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MEMORANDUM

Date: February 22, 2023

To: Public Utility Commission of Texas

From: Dana Collier, Deputy General Manager

Subject: Docket 53922-Order No. 4- Application of Skyline Drive Landowners Association Water System and Johnson County Special Utility District for sale, transfer, or merger of facilities and to amend Johnson County Special Utility District's Water Certificate of Convenience and Necessity in Johnson County.

On January 24, 2023, the Public Utility Commission of Texas (PUC) found the application of Skyline Drive Landowners Association Water System and Johnson County Special Utility District for sale, transfer, or merger of facilities and to amend Johnson County Special Utility District's Water Certificate of Convenience and Necessity in Johnson County, administratively complete and directed the applicants to provide notice of the application in the manner described in the January 23, 2023 memorandum of Jolie Mathis.

Johnson County Special Utility District (JCSUD) is providing the following documents:

- Signed affidavits of:
 - Notice was given along with a copy of the notice and map sent to the affected parties.
 - Publisher's Affidavit
 - Newspaper tear sheets.
- JCSUD Board Meeting Agenda and Minutes approving:
 - The Sale/Merger/Application with the PUC
 - Resolution 2023-01:
 - Committing funds
 - Approving the Schedule of improvements

PUBLIC UTILITY COMMISSION OF TEXAS



AFFIDAVIT OF NOTICE TO CURRENT CUSTOMERS, LANDOWNERS, NEIGHBORING UTILITIES, AND AFFECTED PARTIES DOCKET NO. 53922

STATE OF TEXAS
COUNTY OF JOHNSON

Johnson County Special Utility District (JCSUD) has provided individual notice to the following entities and customers:

(See attached list of entities and Customers)

DATE OF NOTICE
January 31, 2023

OATH

I, Pete Kampfer, being duly sworn, file this form as General Manager (indicate relationship to applicant, that is, owner, member of partnership, title of officer of corporation, or other authorized representative of applicant); that in such capacity, I am qualified and authorized to file and verify such form, am personally familiar with the notices given with this application, and have complied with all notice requirements in the application and application acceptance letter; and that all such statements made and matters set forth therein are true and correct.

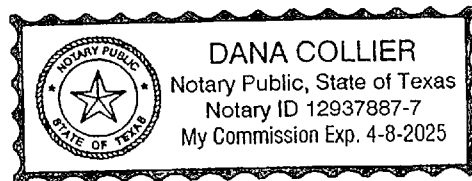
Pete Kampfer
Applicant's Authorized Representative

If the applicant to this form is any person other than the sole owner, partner, officer of the applicant, or its attorney, a properly verified Power of Attorney must be enclosed.

Subscribed and sworn to before me this 22nd day of February, 2023, to certify which witness my hand and seal of office.

Dana Collier
Notary Public in and for the State of Texas

Dana Collier
Print or Type Name of Notary Public



Commission Expires 04/08/2025

Tract No	JCAD 126	Current Owner	Address	City	State	Zip
21-R-1A	126.3465.00218	Jeremiah Farley	7728 CR 915	Joshua	TX	76058
21-R-1B	126.3465.00219	Jesus Aguilera	7724 CR 915	Joshua	TX	76058
21R2	126.3465.00220	Vickie Diaz	8601 Skyline Dr	Joshua	TX	76058
22	126.3465.00230	David Cayetano Rojo & Rosa Hernandez	9915 CR 915A	Joshua	TX	76058
23	126.3465.00240	Guy Fricks	8621 Skyline Dr	Joshua	TX	76058
24	126.3465.00250	Randal L & Wanita A Lovell	8629 Skyline Dr	Joshua	TX	76058
24	126.3465.00252	James Lee LaFerney	8701 Skyline Dr	Joshua	TX	76058
25	126.3465.00260	James L & Roxie E LaFerney	8705 Skyline Dr	Joshua	TX	76058
26A	126.3465.00280	Josephh D Peaslee	8717 Skyline Dr	Joshua	TX	76058
26B	126.3465.00270	Marcelino & Cynthia Saldivar	8721 Skyline Dr	Joshua	TX	76058
27	126.3465.00290	Dwight David Edmonson	8735 Skyline Dr	Joshua	TX	76058
28	126.3465.00300	Teresa & Juan Zurita	8801 Skyline Dr	Joshua	TX	76058
29	126.3465.00310	Ricardo & Ana M Jimenez	9936 CR 1004	Godley	TX	76044
30	126.3465.00325	Mark Quirion	8821 Skyline Dr	Joshua	TX	76058
30A	126.3465.00321	Skyline Drive Homeowners	8604 Skyline Dr	Joshua	TX	76058
31, 30	126.3465.00330	Jacob Matthew & Kayla Michelle Rhodes	8825 Skyline Dr	Joshua	TX	76058
32	126.3465.00340	Roger & Patricia Hall	8829 Skyline Dr	Joshua	TX	76058
33	126.3465.00350	Donald L & Karen S Johnson	8832 Skyline Dr	Joshua	TX	76058
34	126.3465.00360	Jose Cruz & Ma Elena Arenas	8824 Skyline Dr	Joshua	TX	76058
34	126.3465.00365	Kelley D Stacy	8828 Skyline Dr	Joshua	TX	76058
35, 36	126.3465.00380	Kamy Real Property Trust	PO Box 50593	Denton	TX	76206
37	126.3465.00390	Jeremy Michael & Taylor J Thomson-Tyan	8800 Skyline Dr	Joshua	TX	76058
38	126.3465.00400	Jeremy Michael & Taylor J Thomson-Tyan	8800 Skyline Dr	Joshua	TX	76058
39	126.3465.00410	Oscar L England	1710 S Main st	Fort Worth	TX	76110
40	126.3465.00420	John Lewis England	8708 Skyline Dr	Joshua	TX	76058
41, 42	126.3465.00430	Rickey D Morris	8704 Skyline Dr	Joshua	TX	76058
43, 44	126.3465.00470	James L & Roxie E LaFerney	8701 Skyline Dr	Joshua	TX	76058
45	126.3465.00480	Kelli Dake	8616 Skyline Dr	Joshua	TX	76058
46	126.3465.00490	Kimberly K Lowrance	8612 Skyline Dr	Joshua	TX	76058
47	126.3465.00500	Randy G & Mary L Chitwood	8604 Skyline Dr	Joshua	TX	76058
48	126.3465.00510	Rebecca A & Jimmie E Hudgins	8600 Skyline Dr	Joshua	TX	76058
		Brazos River Authority	PO Box 7555	Waco	TX	76714
		James A Dyche (CCN No. 12037)	PO Box 460	Keene	TX	76059
		Texas Water Utilities LP (CCN No. 12983)	12535 Reed Road	Sugar Land	TX	77478
		Johnson County Judge	2 N. Main	Cleburne	TX	76033
		Prairielands Groundwater Conservation District	208 Kimberly Dr.	Cleburne	TX	76031

Notice to Current Customers, Landowners, Neighboring Systems, and Cities
JOHNSON COUNTY SPECIAL UTILITY DISTRICT, CERTIFICATE OF CONVENIENCE
AND NECESSITY (CCN) NO. 10081, NOTICE OF INTENT TO AMEND ITS CCN AND TO
PURCHASE WATER FACILITIES AND TRANSFER WATER SERVICE AREA UNDER
CCN NO. 12479 FROM SKYLINE DRIVE LANDOWNERS ASSOCIATION WATER
SYSTEM IN JOHNSON COUNTY, TEXAS

Date Notice Mailed: January 31, 2023

To: Property Owner Name
Address
City, State, Zip

<u>Johnson County SUD</u>	<u>P.O. Box 1390</u>	<u>Joshua, TX</u>	<u>76058</u>
(Purchaser's Name)	(Address)	(City), (State)	(Zip Code)

has submitted an application with the Public Utility Commission of Texas (Commission) to amend uncertificated area to its CCN, purchase all of the water facilities and to transfer water certificated service area under CCN No. 12479, in Johnson County, TX from:

<u>Skyline Drive Landowners Association Water System</u>	<u>8604 Skyline Drive</u>	<u>Joshua, TX</u>	<u>76058</u>
(Seller's Name)	(Address)	(City), (State)	(Zip Code)

The sale is scheduled to take place if approved by the Commission (Texas Water Code § 13.301). The transaction and the transfer of the CCN includes the following subdivision:
Skyline Drive.

The requested area includes 34 customer connections, is located approximately 4.7 mile(s) northeast of downtown Godley, Texas, and is generally bounded on the north by the intersection of First Street and Texas Street; on the east by County Road 915B; on the south by County Road 915; and on the west by Clearview Drive.

The requested area includes approximately 88.5 acres, comprised of:
26.8 acres of uncertificated area; and
61.7 acres of transferred area from CCN No. 12479.

The application proposes the subtraction of approximately 61.7 acres from CCN No. 12479 and the addition of approximately 88.5 acres to CCN No. 10081.

See enclosed maps showing the requested area.

The proposed transaction may change the current customers' rates and services to the current approved rates and services of Johnson County SUD, which are higher than the current rate for a 5/8" meter for Skyline Drive Landowners Association Water System. To view a copy of the current approved tariff, go to: 8604 Skyline Drive, Joshua, TX 76058 or email rgc42@yahoo.com or call 817-517-3111 to request a copy.

Persons who wish to intervene in the proceeding or comment upon action sought should contact the Public Utility Commission, P.O. Box 13326, Austin, Texas 78711-3326, or call the Public Utility Commission at (512) 936-7120 or (888) 782-8477. Hearing- and speech-impaired individuals with text telephones (TTY) may contact the commission at (512) 936-7136. The deadline for intervention in the proceeding is (30 days
Notice Form Updated: March 31, 2022

from the mailing or publication of notice, whichever occurs later, unless otherwise provided by the presiding officer). You must send a letter requesting intervention to the commission which is received by that date. The letter must include the person's name, address, email address and fax number if applicable.

If a valid public hearing is requested, the Commission will forward the application to the State Office of Administrative Hearings (SOAH) for a hearing. If no settlement is reached and an evidentiary hearing is held, SOAH will submit a recommendation to the Commission for final decision. An evidentiary hearing is a legal proceeding similar to a civil trial in state district court.

A landowner with a tract of land at least 25 acres or more, that is partially or wholly located within the requested area, may file a written request with the Commission to be excluded from the requested area ("opt out") within (30) days from the date that notice was provided by the Utility. All opt out requests must include a large-scale map, a metes and bounds description of the landowner's tract of land, landowner's name, address, email address and fax number, if applicable.

Persons who wish to request this option should file the required documents with the:

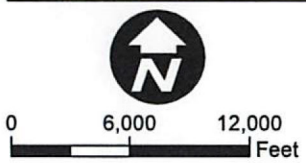
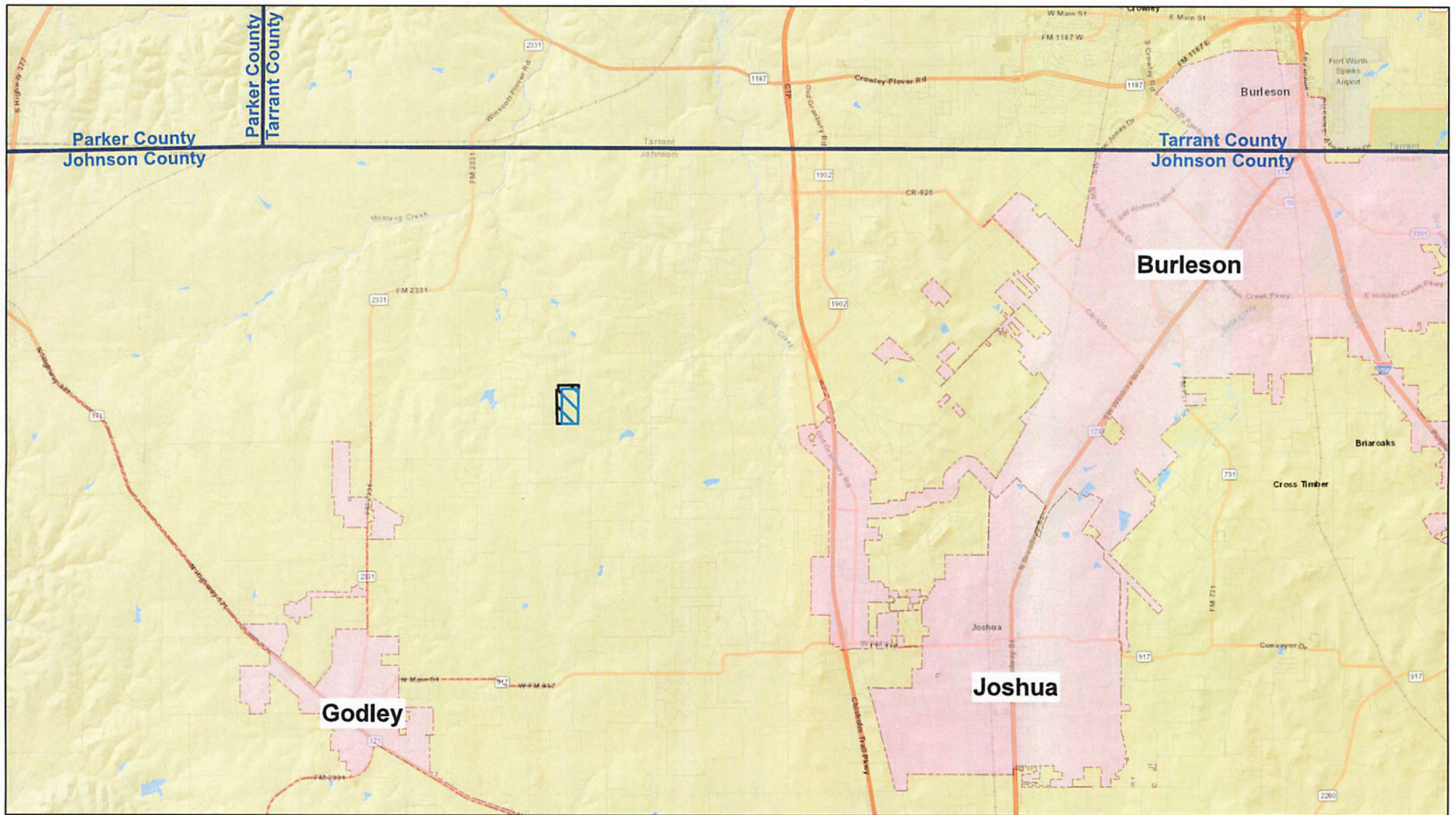
Public Utility Commission of Texas
Central Records
1701 N. Congress, P. O. Box 13326
Austin, TX 78711-3326

In addition, the landowner must also send a copy of the opt out request to the Utility. Staff may request additional information regarding your request.

Si desea información en español, puede llamar al 1-888-782-8477.

Dana Collier, Deputy General Manager
Utility Representative

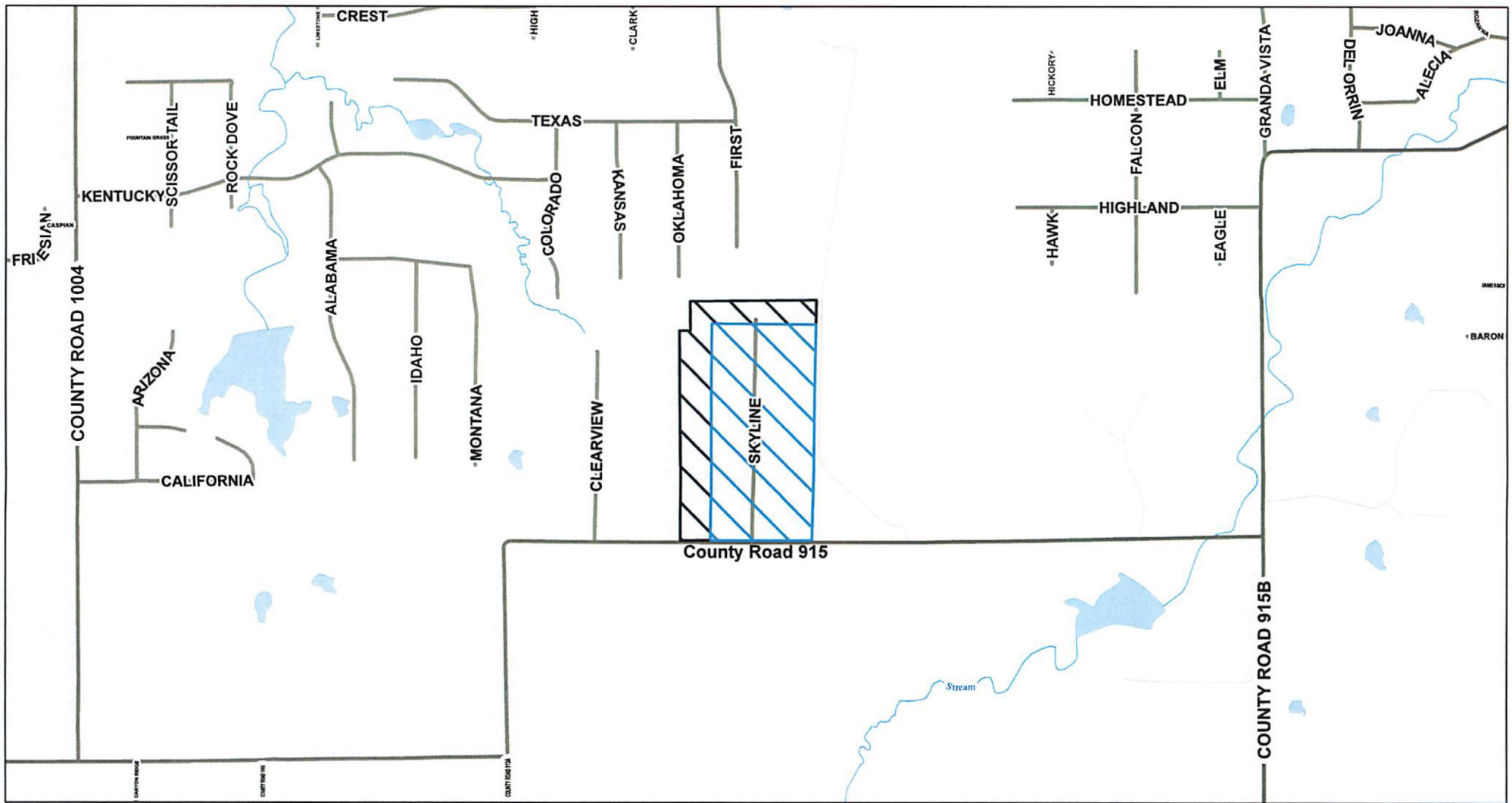
Johnson County Special Utility District (JCSUD)
PO Box 1390
Joshua, TX 76058



General Location Map

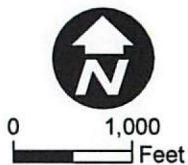
Transfer All of Skyline Drive Landowners Association
Water System (CCN No. 12479) to
Johnson County SUD (CCN No. 10081) and Amend CCN No. 10081

- Legend**
- County Lines
 - Requested Area to Transfer from CCN No 12479 to CCN No. 10081
 - Requested Area to Amend (Add) to CCN No. 10081
 - City Limits-2022






Detail Map

**Transfer All of Skyline Drive Landowners Association
Water System (CCN No. 12479) to
Johnson County SUD (CCN No. 10081) and Amend CCN No. 10081**



Legend

-  County Lines
-  Requested Area to Transfer from CCN No 12479 to CCN No. 10081
-  Requested Area to Amend (Add) to CCN No. 10081

PUBLIC UTILITY COMMISSION OF TEXAS

PUBLISHER'S AFFIDAVIT
DOCKET NO. 53922

STATE OF TEXAS
COUNTY OF JOHNSON

Before me, the undersigned authority, on this day personally appeared Betsy Dahn,

who being by me duly sworn, deposes and that (s)he is the

Major Accounts Sales Mgr of the Cleburne Times Review
(TITLE) (NAME OF NEWSPAPER)

that said newspaper is regularly published in Johnson
(COUNTY/COUNTIES)

and generally circulated in Johnson, Texas;
(COUNTY/COUNTIES)

and that the attached notice was published in said newspaper on the following dates, to wit:

February 4th & 11th, 2023
(DATES)

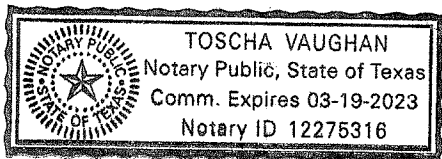
Betsy Dahn
(SIGNATURE OF NEWSPAPER REPRESENTATIVE)

Subscribed and sworn to before me this 21 day of February, 2023,
to certify which witness my hand and seal of office.

Toscha Vaughan
Notary Public in and for the State of Texas

Toscha Vaughan
Print or Type Name of Notary Public

Commission Expires 03-19-2023



CLASSIFIEDS

147 Legals

NOTICE FOR PUBLICATION

JOHNSON COUNTY SPECIAL UTILITY DISTRICT, CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) NO. 10081, NOTICE OF INTENT TO AMEND ITS CCN AND TO PURCHASE WATER FACILITIES AND TRANSFER WATER SERVICE AREA UNDER CCN NO. 12479 FROM SKYLINE DRIVE LANDOWNERS ASSOCIATION WATER SYSTEM IN JOHNSON COUNTY, TEXAS

Johnson County SUD P.O. Box 1390 Joshua, TX 76058

has submitted an application with the Public Utility Commission of Texas (Commission) to amend uncertificated area to its CCN, purchase all of the water facilities and to transfer water certificated service area under CCN No. 12479, in Johnson County, TX from:

Skyline Drive Landowners Association Water System 8604 Skyline Drive Joshua, TX 76058

The sale is scheduled to take place if approved by the Commission (Texas Water Code § 13.301). The transaction and the transfer of the CCN includes the following subdivision: Skyline Drive.

The requested area includes 34 customer connections, is located approximately 4.7 mile(s) northeast of downtown Godley, Texas, and is generally bounded on the north by the intersection of First Street and Texas Street; on the east by County Road 915B; on the south by County Road 915; and on the west by Clearview Drive.

The requested area includes approximately 88.5 acres, comprised of:

26.8 acres of uncertificated area; and

61.7 acres of transferred area from CCN No. 12479.

The application proposes the subtraction of approximately 61.7 acres from CCN No. 12479 and the addition of approximately 88.5 acres to CCN No. 10081.

A copy of the maps showing the requested area are available at: 8604 Skyline Drive, Joshua, TX 76058

The proposed transaction may change the current customers' rates and services to the current approved rates and services of Johnson County SUD, which are higher than the current rate for a 5/8" meter for Skyline Drive Landowners Association Water System. To view a copy of the current approved tariff, go to: 8604 Skyline Drive, Joshua, TX 76058 or email rgc42@yahoo.com or call 817-517-3111 to request a copy.

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If a valid public hearing is requested, the Commission will forward the application to the State Office of Administrative Hearings (SOAH) for a hearing. If no settlement is reached and an evidentiary hearing is held, SOAH will submit a recommendation to the Commission for final decision. An evidentiary hearing is a legal proceeding similar to a civil trial in state district court.

A landowner with a tract of land at least 25 acres or more, that is partially or wholly located within the requested area, may file a written request with the Commission to be excluded from the requested area ("opt out") within (30) days from the date that notice was provided by the Utility. All opt out requests must include a large-scale map, a metes and bounds description of the landowner's tract of land, landowner's name, address, email address and fax number, if applicable.

Persons who wish to request this option should file the required documents with the:

Public Utility Commission of Texas
Central Records
1701 N. Congress, P. O. Box 13326
Austin, TX 78711-3326

In addition, the landowner must also send a copy of the opt out request to the Utility. Staff may request additional information regarding your request.

Si desea información en español, puede llamar al 1-888-782-8477.

Dana Collier, Deputy General Manager
Utility Representative

Johnson County Special Utility District (JCSUD)
PO Box 1390
Joshua, TX 76058

147 Legals

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Robert Conrad Wallen, Deceased, were issued on November 17, 2022, in Cause No. CC-P202225023, pending in the County Court at Law No. One, Johnson County, Texas, to: Bryan Conrad Wallen. All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

c/o: Lane E. Rugeley
Attorney at Law
16 N. Caddo St.
Cleburne, TX 76031

DATED the 27th day of January, 2023.

/s/ Lane E. Rugeley

Lane E. Rugeley
Attorney for Bryan Conrad Wallen
State Bar No.: 17383000
16 N. Caddo St.
Cleburne, TX 76031
Telephone: (817) 641-4055
Facsimile: (817) 641-0003
E-mail: laner@rugeleylaw.com

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Robert Paul Pettit, Deceased, were issued on January 17, 2023, in Cause No. CC-P202225049, pending in the County Court at Law No. 2 of Johnson County, Texas, to: Patricia Kay Pettit.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

c/o: Jennifer Lovelace
1601 8th Avenue
Fort Worth, Texas 76104

DATED the 27 day of January, 2023.

/s/ Jennifer Lovelace

Jennifer Lovelace
State Bar No.: 24051110
1601 8th Avenue
Fort Worth, Texas 76104
Telephone: (817) 953-9656
Facsimile: (817) 385-6656
E-mail: jlovelace@lovelacelawpc.com

NOTICE TO CREDITORS

Notice is hereby given that Original Letters Testamentary for the Estate of Mary Kay Hamilton-Surita, Deceased, were issued on January 30, 2023, in Cause No: CC-P2022 25126, pending in the County Court at Law Number 2, Johnson County, Texas to Theresa Ann Posani.

The mailing address of the attorney representing the Independent Executor is as follows:

THE LAW OFFICE OF SHANNON GOBLE, PLLC
251 SW Wilshire, Blvd., Suite 124-504
Burleson, Texas 76097

All persons having claims against the estate, which is currently being administered, are required to present them within the time and in the manner prescribed by law to:

Mr. Shannon Goble
251 SW Wilshire, Blvd., Suite 124-504
Burleson, Texas 76097
Attorney for Theresa Ann Posani

Independent Executor,
Estate of Mary Kay Hamilton-Surita, Deceased

**NOTICE OF MEETING
BUILDING AND STANDARDS
COMMISSION WEDNESDAY,
FEBRUARY 15, 2023 @ 9:00 AM
CITY HALL - COUNCIL CHAMBERS
10 N. ROBINSON STREET, CLEBURNE,
TEXAS 76033**

To Heirs at Law, Administrator, Executor, Lien Holders, Occupants, Tenants, and/or Interested Persons that the Commission will meet in open session and discuss the properties as herein:

898 Sabine Ave., house, Cause #BS2023-044
CAD 126.2800.12020
C1, Local Business, Lot 1, Blk 189, Original
Cleburne, Owner - Gabriela Emerton & Melany Hernandez

207 North Washington St., house, Cause #BS2023-045
CAD 126.2800.18190
MF1, Multi-Family, Lot 1C, Blk 326, Original
Cleburne, Owner - Maudie Newsome

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ated from High School and Passionate about
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quiries and more details: pcox@rvlamb.com
817-229-3211**

**Care Giver Needed
Burleson Texas**

Single retired female to care for my elderly father. Fully furnished apartment, utilities paid with salary compensation. Call 817-925-2748 or 817-781-5542

155 Lost & Found

Found 1 pig

located off Moore Rd in Cleburne. If you have any information please call the Johnson County Sheriff's Office at: 817-556-6058.

Found 2 Lambs

located off Meadow Lake Dr. in Alvarado. If you have any information please call the Johnson County Sheriff's Office at: 817-556-6058.

605 Rentals

Wallen Park Estates
1-4 Bedroom Homes. Where it is easy to earn 10% Rent Discounts Call 817-556-3396

640 Duplexes

Single Family
SENIOR LIVING-55 & Over
Luxury Living-Newly remodeled 3/2/1 in mostly retired neighborhood. Includes stainless refrigerator, range & microwave, granite countertops, tiled wet areas, mini blinds, faux wood floors, nice backyard with stg bldg & only 5 minutes from CTP toll road. Non smokers, 1275/month, 1919 Armstrong St Call (817) 648-2007

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With
The Classifieds**

CLASSIFIEDS

147

Legals

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Central Records
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Austin, TX 78711-3326

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Dana Collier, Deputy General Manager
Utility Representative

Johnson County Special Utility District (JCSUD)
PO Box 1390
Joshua, TX 76058

147

Legals

Application has been made for a Wine Only Package Store for C & R Group, LLC. d/b/a Burleson One Stop located at 440 SW Wilshire Boulevard, Burleson, Johnson County, Texas 76028 Said application made to the Texas Alcoholic Beverage Commission in accordance with the provision of the Texas Alcoholic Beverage Code. a Texas Limited Liability Company: Chetna Puri Sethi - Managing Member Ramandeep Kaur - Managing Member

225

General Help Wanted

Care Giver Needed
Burleson Texas

Single retired female to care for my elderly father. Fully furnished apartment, utilities paid with salary compensation. Call 817-925-2748 or 817-781-5542

Rio Vista Lamb Company is Hiring Wood Shop Apprentice and Ranch Hand. Preferably graduated from High School and Passionate about learning Wood Working. Call or email for inquiries and more details: pcox@rvlamb.com 817-229-3211

160

Personals



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Sweetest,
Lovingest,
Sexiest,
WIFE

In The Whole World!
I'll Always Be Your
Valentine!

I LOVE YOU
Your Husband,
WAYNE
2023

455

Misc. Merchandise

2003 Ford F-150 four door pick up. Trailer filled with lawn care equip. Fair price \$12,000 for all. Call 817-645-9824

470

Pets & Free Pets

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605

Rentals

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640

Duplexes

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645

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BUSINESS SERVICES

844

Construction/Remodel



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Landscape



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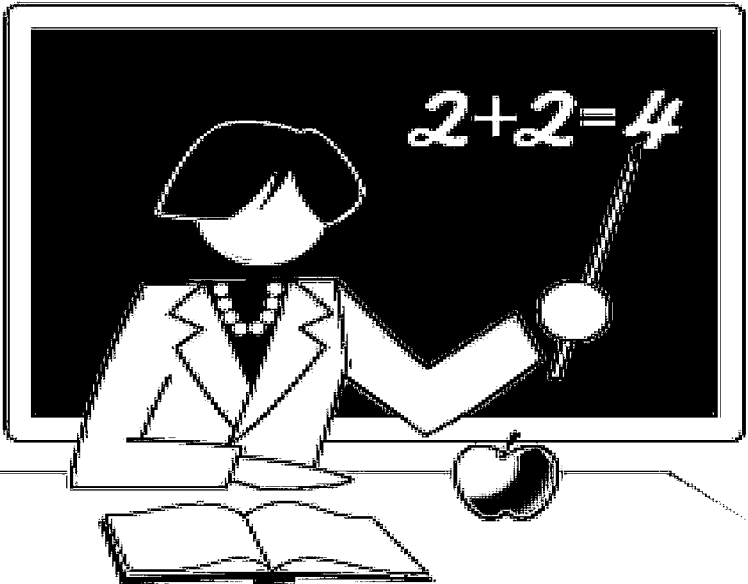
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JOHNSON COUNTY SPECIAL UTILITY DISTRICT
Board of Directors Regular Meeting
Tuesday, January 18, 2022 – 4:30 PM
(or immediately following Workshop Session, whichever is latest)
District Office – 740 FM 3048
Joshua, Texas 76058

Notice is hereby given that the Board of Directors will be meeting in person and by teleconferencing means.

Zoom Meeting Process:

This meeting can be accessed live by calling one of the following phone numbers:
1-(346)-248-7799 or 1-(312)-626-6799. When prompted, please enter the following:
Meeting ID: 778 769 5734

§ Board Workshop Session This work session is primarily for the benefit of the Board, although it is open to the public. During workshop sessions of the Board, no public comment time is scheduled. Workshop items discussed, whether in open or closed session, correlate to the agenda.

Board Workshop Session Begins at 3:30 PM

1. Update from e-HT Engineering on Construction Manager's Progress: CIP Bundled-DWSRF Water Transmission Line Project – Keith Kindle, e-HT Engineering
2. Update from Kimley-Horn Engineering (Presented by Jeremiah Bihl) on the Progress of the JCSUD Water Master Plan
3. General Manager Report/Update - Pete Kampfer
Department Manager Reports: Staff, Directors, Committees, Quarterly Reports
 - a. Finance and Service Update/Report – Josh Howard
 - b. Engineering Department Update/Report – Jeremiah Bihl
 - c. Human Resource Department Update/Report – Adina Reed
 - d. Community Relations Update/Report – Sarah Bauman
 - e. System Development Department Update/Report - Dana Collier
 - f. System Operations Department Update/Report – Tyler Lyles
 - g. System Wastewater Department Update/Report – James Lyles

Board Meeting Agenda

1. Call to Order; Confirm a Quorum
2. Invocation
3. Pledge to the Flag
4. Open Forum

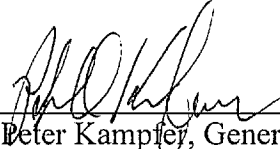
§ Consent Agenda Items under this section are staff recommended for approval. These items are routine in nature, or previously discussed during the workshop session or in another Board meeting. All items may be acted upon by a single motion. If needed, item(s) may be removed by request and considered separately.

5. § Consent Items:
 - a. Approve Minutes of Regular Board Meeting, December 14, 2021
 - b. Approve Financial Report for December 2021

§ Action Items:

6. Consideration and/or Approval of the JCSUD Parking Lot Improvements.
7. Consider and/or Approve District staff to pursue a Sale/Transfer/Merger application and approval from the Public Utility Commission (PUC) in the CCN (Certificate of Convenience and Necessity) acquisition of the Skyline Drive Landowners Association (LOA).
8. Consider and/or Approve Resolution No. 2022-01 Amending the District Service Policy to Increase Water Rates to be Effective for February 2022.
9. EXECUTIVE SESSION: as authorized by the Texas Open Meetings Act, Government Code Sections 551.071: a.) consult with legal counsel and/or deliberate pending litigation regarding Acton Municipal Utility District. b.) economic development matters. No final action, decision, or vote will be taken in Executive Session.
10. OPEN SESSION: Consider Action, if Necessary, for Executive Session Items.
11. Adjourn

Dated: January 14, 2022


Peter Kampfer, General Manager
Johnson County Special Utility District

Agenda posted:

www.JCSUD.com

JCSUD District Office

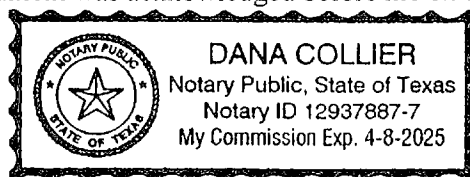
STATE OF TEXAS

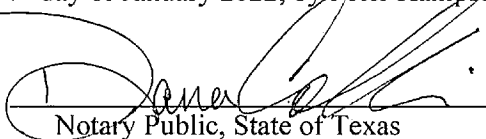
} ACKNOWLEDGEMENT
}
}

COUNTY OF JOHNSON

This instrument was acknowledged before me on the 14th day of January 2022, by Peter Kampfer.

Seal




Notary Public, State of Texas

Agenda items may be considered, deliberated, and/or acted upon in a different order than set forth above.

In accordance with section VII of the Texas Open Meetings Act Handbook,
this agenda also serves as public notice for the listed subjects that can be considered
whether the subject's deliberation occurs in open session or a closed executive session.

JOHNSON COUNTY SPECIAL UTILITY DISTRICT
BOARD OF DIRECTORS MEETING
TUESDAY, JANUARY 18, 2022

Pursuant to a notice timely posted in accordance with Government Code, Title 5 Chapters 551 & 552, the District's Board of Directors held an open meeting on January 18th, 2022, at 4:30 p.m. at the District office in Joshua, Texas. Directing the meeting was President Harry Shaffer, Directors: Ronnie Nichols, Glen Walden, Mike Bowles, Gary Giesen, Eric Baze, and Gene Petross attended. Staff members attending were General Manager Pete Kampfer, Deputy GM Finance & Service, Josh Howard, Deputy GM System Development & Operations, Dana Collier, District Engineer, Jeremiah Bihl, Human Resource Manager, Adina Reed, Communications Manager, Sarah Bauman, Wastewater Operations Manager, James Lyles, Administrative Assistant, Connie Coppock, and Attorney Scott Cain. Guest: Keith Kindle of eHT Engineering, Jared Slemmons of eHT Engineering, Stefan Dollins of BRPUA, Randy Chitwood of Skyline L.O.A., Water Operations Manager, Tyler Lyles attended via Zoom teleconference.

Board Meeting Workshop:

1. Update from e-HT Engineering on Construction Manager's Progress: CIP Bundled – DWSRF Water Transmission Line Project – Keith Kindle, e-HT Engineering -
Keith Kindle with eHT discussed the CIP Bundled DWSRF Project Status Report and Engineering Support Activities.
 - CSM was held on January 12, 2022, at the District Office.
 - In December, Dowager installed 560 LF of 12-inch WL along FM 2331 and tie-in along CR 312 and FM 4 with a project total of 55,845 LF or 98% of their contract. They were also working on preliminary punch list items for FM 4 and 2415 and services.
 - In December, Moss installed 1,280 LF of 20-inch DIP WL along 1902 (I) for a total of 49,614 LF installed or 92% of their contract.
 - In December, Trophy installed 2,760 LF of 12-inch WL along CR 402 for a total of 22,023 LF installed or 92% of their contract.
 - Total of 127,482 LF of WL installed (24.14 miles) pr 91% of the TOTAL Project (139,732 LF or 26.46 miles) and 91% (20 or 22 months) thru the Project Schedule for Substantial Completion.
2. Update from Kimley – Horn Engineering (Presented by Jeremiah Bihl) on the Progress of the JCSUD Water Master Plan. Jeremiah updated that the Engineering Department and System Development and Operations met with Kimley-Horn for a project status meeting. Kimley-Horn requested additional information and data that staff provided in January. Kimley-Horn is scheduled to begin fire flow testing two days a week, starting on January 25th and finishing on February 9th.
3. General manager Report/Update - Dana presented the reports for JCSUD management as follows:

Josh – Finance, and Service –

- The 2022 Annual Budget has been entered into the accounting software and observed.

- George, Morgan & Sneed will conduct the 2021 Comprehensive Annual Financial Audit. We have received the Auditor's Checklist for information. The checklist will be completed by February 19th in preparation for the audit on the week of February 21st through February 25th. After the audit, a committee meeting will be scheduled so the auditor can review the draft report and finding with the committee. After finalizing the audit, the audit results will be presented to the Board, hopefully during the April Board Meeting.
- The 2021 Comprehensive Annual Financial Audit was completed on-site on January 3, 2022, by George, Morgan & Sneed.
- NewGen Strategies & Solutions conducts a Retail Water, Wholesale Water, Wastewater, and Miscellaneous Fee study. The District is in the process of completing the Water and Wastewater Master Plans and needs to be adequately positioned to find these capital investments and improvements. NewGen is assisting the District in developing a 5 to 10-year financial plan for the District's water and wastewater utility, recognizing the impact of debt-funding the majority of the capital plan and the general effect of inflation, customer growth, and estimated changes in customer demand. This plan will consider critical financial metrics that the District must maintain to ensure the utility's financial stability, including maintaining sufficient working cash reserves and appropriate debt service coverage levels. We are currently working through the review of our wholesale rates.
- Mobile Service Orders (MSO) training and configuration and completed. MSO will eliminate paper service orders and allow operators to track work electronically via a cellular-based tablet. The tablet will enable operators to clock in/out and view the map. We will implement the Mobile Service Orders when additional tablets arrive to assign each operator.
- We have made enhancements in the Boardroom to improve presentations and allow remote meeting access and participation; however, audio quality concerns still require attention to conduct an effective meeting. We have contacted Taurus Technologies to install and program an improved microphone system and desk monitors to enhance participants' voice quality and presentations during the meeting. The equipment has been ordered, but it is not expected to arrive until April due to supply chain issues. We have scheduled the week of April 25th for the boardroom enhancements. We will be installing sound panels to mitigate background noise and reduce the reverberation and echo in the room.
- The Laserfiche project began in November with the completion of a kick-off meeting and a couple of training to learn and configure the system. The conversion of customer files has been delayed due to unforeseen circumstances from Laserfiche but should get back on track through December and complete in February. Equipment will be established to begin digitizing the project and long-term retention files. Digital signature programs are being reviewed to allow for more streamlined and convenient processing of documents and eliminate paper flow.
- In December, 33 customers registered for the WaterSmart portal bringing the total number of registered users to 2,636.
- JCSUD received 174 applications in December, and we had 291 accounts that were subject to being locked.
- We processed (7) seven leak adjustments and wrote off 27 accounts to bad debt.
- Our Utility Service Supervisor assisted two customers on-site to identify unexplained water consumption.

Jeremiah – Engineering –

- Water Master Plan
 - Kimley-Horn met with District staff on December 15th to provide a project status update.
 - Kimley-Horn will begin the fire flow testing phase on January 25th.
- Wastewater Master Plan
 - The WWMP was received on November 5th.
 - District staff met to go over comments and questions.
 - The District's comments have been prepared and submitted to eHT.
- Pressure Plan 13
 - We are working on the overall capacity plan.
 - Engineering and System Development will present it once it's complete.
- Senate Bill 3
 - EPP documents are being completed.
 - Well contractor is investigating the well pump requirements.
- Hydraulic Model – The Department is currently performing hydraulic analysis alongside eHT to confirm results and model settings.
- Plant 18 & 19
 - District staff is currently waiting on the revised TM
 - The District staff is currently developing a plan for capacity improvements and possible funding options.
- JCSUD Safety Plan
 - The Department is working on a Districtwide safety program.
 - Omega Safety Training will perform safety site assessments, then they will submit a quote for the complete program.
 - HR is searching for a District Safety Officer.
- Personnel – We have filled the Engineering Technician position and are taking applications for the Associate Engineer position.

Adina – Human Resources –

- There are several positions open, including Associate Engineer, Water Operators, Safety Director, Customer Service Representatives
- The following positions have been filled: Project Support Specialist, System Development Clerk, Wastewater Operator, Utility Services Field Operator (pending an offer)
- ExecuTime- Employee Timekeeping System is in the finalized transition.
- We are working on revamping and enhancing onboarding- including Core Values and training.
- We have started implementing companywide training for Management, Supervisors, Individual Departments, and Company-Wide Safety Training.
- We are continuing to update the Total Compensation Plan.
- We welcomed Isaiah Ortiz as a water operator.
- Hannah Hill was promoted to Project Support Specialist, and Lindsey Carroll was promoted to System Development Clerk.

Sarah – Community Relations –

- In December, we held our JCSUD Christmas Party at the Jones Barn with Hard Eight catering. It was a great evening of fellowship for JCSUD employees.

- We had a good turnout for our JCSUD Christmas Gift Swap and Ugly Sweater Contest.
- JCSUD took donations to Operation Blessing. Sarah and Connie delivered a car full of toothpaste, toothbrushes, deodorant, soap, shampoo, conditioner, toilet paper, laundry detergent, and lotion. The staff also donated \$280 cash in Pete's honor for Christmas.
- Our JCSUD Internal Communications have been busy rolling out daily text that includes the value of the month, company updates, high fives, and several other topics.

Dana – System Development –

- System Development received 53 new water connections, giving the year-to-date total of 984. Fifty-seven applications were processed; out of those, 54 were new applications, one upsize and two pull and relocates.
- They also received two new wastewater connections, making that year-to-date total of 102.
- We have had one hydraulic analysis completed, two quoted, and four paid.
- Development Updates:
 - We have six plans for review
 - Four projects were added to the development list.
 - Three final letters were issued, making a total of 137 lots.
 - We currently have 22 projects in construction.
- Capital Improvement Projects:
 - Grant Project
 - MVCC Phase 1
 - CR 206
- Plant 8-1M-CIAOC:
 - System Development continued working on land acquisitions for the elevated storage tank.
 - We also completed the sale and closing of the bond.
- In December, we implemented CIAOC and began collecting the CIAOC for Pressure Plane 13

Tyler – System Water Operations –

- AMI Operations and Utility Service have completed the larger compound meter change-outs. We will soon begin to change out the rest of the larger old-style meters; most of them are our 2" meters. We will also start our inactive meter change-out in the first quarter of 2022.
- JCSUD completed 672 CSIs in 2021, and we have 763 open CSIs (some of these are from 2020). We continue to process some CSIs before 2020 to update and determine status.
- There are 1562 annual backflows on our system that require yearly testing. 1498 have been tested, 64 have not been tested. There are 19 past due and 45 with a due date of 2022.
- Water Quality and Maintenance has completed the winterization of all plants and facilities to prepare for the winter months. We have also ensured that we have ample backup heaters for all plants.
- Our SL-Serco water loss investigation through our AMI will be ready to present next month. We have continued calculating our loss through true month versus

- billing cycles; this month's real loss was 19.2 million.
- In early 2022 we will begin using SAMCO services on PP 18 & 19.
- Forty-Four resets were complete in December. The crew also completed four short taps, four bores, and one upsize.

James – System Wastewater Operations – Items of Interest:

- New Led light fixtures to be installed in the next upcoming weeks.
- Seven old brick manholes have been updated to complete CIP project
- Planning for a new dewatering system.

Agenda Items:

1. Call to Order: Confirm a Quorum – President Harry Shaffer called the meeting to order at 4:30 p.m.
2. Invocation – Pete gave the prayer.
3. Pledge to the Flag
4. Open Forum – No one signed up to speak in the Open Forum.
5. Consent Items –
 - a) Approve Minutes of Regular Board Meeting, December 14, 2021
 - b) Approve Financial Report for December 2021

December 14, 2021, Regular Board Meeting minutes were presented for consideration, and Josh went over the financial report for December 2021. Gene moved to accept the consent items as presented, Eric seconded. Motion passed unanimously.

6. Consideration and/or Approval of the JCSUD Parking Lot Improvements. – Jeremiah went over the new parking lot improvement plans with the JCSUD Board. Stating that since the District has experienced rapid growth, we need a larger parking lot. The proposed lot would give us 102 spaces compared to the 40 we currently have. Glen moved to approve the JCSUD Parking Lot Improvement Plan, Gary seconded. Motion passed unanimously.
7. Consider and/or Approve District staff to pursue a Sale/Transfer/Merger application and approval from the Public Utility Commission (PUC) in the CCN (Certificate of Convenience and Necessity) acquisition of the Skyline Drive Landowners Association (LOA).– Dana explained that Randy Chitwood approached Johnson County Special Utility District regarding JCSUD taking on the Skyline Drive Landowners Association Water System in late July. The documentation received from Randy states that with the increase in cost from taxes, TCEQ, testing, and the Groundwater Conservation District, the LOA can no longer generate enough revenue from improvement. While talking to Randy and other agencies, one thing that was mentioned was the Sale/Transfer/Merger application that we would submit to PUC and work with LOA. To bring the LOA onto the JCSUD system, we would ask that

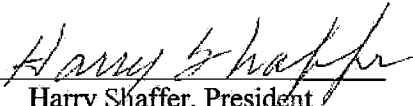
improvements be made, such as installing a (4) four-inch water line. The cost to install the infrastructure is approximately \$150,000. To bring the LOA onto the system and pay for the needed infrastructure, the District will require the system development fee (\$2800) per connection to be paid. The District will allow the \$2800 to be paid for in 60 monthly installments, interest-free, that will be applied to the monthly water bill. Eric motioned to pursue a Sale/Transfer/Merger application and approval from the PUC in the CCN acquisition of the Skyline Drive LOA, Glen seconded. Motion passed unanimously.

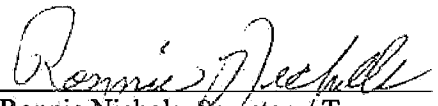
8. Consider and/or Approve Resolution No. 2022-01 Amending the District Service Policy to Increase Water Rates to be Effective for February 2022. Shelly Anderson signed up via zoom and emailed her question for us to read and address. Shelly stated, "regarding the request for a rate increase. I realize that with the increase in inflation this also impacts the cost JCSUD incurs on materials, but you have to expect this is going to leave a bad taste in the mouths of ratepayers after the amount of money was spent on the new building with the promise that rates would not have to be raised to pay for it. While the rate increase is not directly to pay for this building, it did impact funds no longer being available for necessary expenses. I also recognize that most of you are not responsible for that, but it has to be said. I would ask that the Board and the staff keep in mind that the cost of everything is going up while wages are not. Please be mindful of that if you approve this rate change and make sure that a priority is given to staying in budget or, even better, looking for areas to tighten your belts on spending unnecessary and also continue to investigate water loss aggressively. While I hope that staff pay rates and benefits continue to be fair, it's important to make sure that staffing levels are kept at appropriate levels so unnecessary positions are not having to be funded. We put trust in this Board to make the right decision. We, of course, do not want to see rates increase, but if you can honestly justify the necessity, then so be it; however, we ask you to continue with diligent oversight that the funds are being spent responsibly."

Josh stated that JCSUD management staff has been working closely with NewGen Strategies & Solutions to develop the following Water & Wastewater Utility Rate Study presentation proposing a water rate amendment and the rationale behind the proposal. There is no recommended change to the wastewater rates. The figures calculated in the following presentation were presented to the Budget Committee in September during the first reading of the 2022 Annual Budget and included in the Budget. The proposed water rate changes aim to allow the District to accomplish future financial obligations. The last water rate amendment was in 2017. The updated water rate design will promote water conservation and ensure that the appropriate cost for each tier is assigned. Glen motioned to approve the Resolution No. 2022-01 Amending in District Service Policy to Increase Water Rates to be Effective for February, Mike seconded. Motion passed unanimously.

9. Executive Session: as authorized by the Texas Open Meeting Act, Government Code Sections 551.071: a.) consult with legal counsel and/or deliberate pending litigations regarding Acton Municipal Utility District. b.) economic development matters. No final action, decision, or vote will be taken in the Executive Session.- The Board went into Executive Session at 5:31 p.m.
10. Open Session: Consider Action, if Necessary, for Executive Session Items. – The Board resumed Open Session at 6:37 p.m. No action was taken.

11. Adjourn- Glen made a motion to adjourn at 6:38 p.m. Mike seconded. Motion passed unanimously.


Harry Shaffer, President


Ronnie Nichols, Secretary/ Treasurer

JOHNSON COUNTY SPECIAL UTILITY DISTRICT
Board of Directors Regular Meeting
Tuesday, February 21, 2023 - 4:30 PM
(or immediately following Workshop Session, whichever is latest)
District Office – 740 FM 3048
Joshua, Texas 76058

Notice is hereby given that the Board of Directors will be meeting in person and by teleconferencing means.

<p>§ Board Workshop Session This work session is primarily for the benefit of the Board, although it is open to the public. During workshop sessions of the Board, no public comment time is scheduled. Workshop items discussed, whether in open or closed session, correlate to the agenda.</p>
--

Board Workshop Session Begins at 3:30 PM

1. Update from Kimley-Horn Engineering on JCSUD Impact Fees and Pressure Plane 13 Improvements.
2. Update from Kimley-Horn Engineering on the JCSUD Water Master Plan.
3. Update from eHT Engineering on Construction Manager's Progress.
4. Board Training - Texas Open Meetings Act - Scott Cain
5. Department Manager Reports: Staff, Directors, Committees, Quarterly Reports
 - a. Finance, Human Resources, IT, and AMI Departments Update/Report – Joshua Howard
 - b. Engineering Department Update/Report – Jeremiah Bihl
 - c. Customer Service Department Update/Report – Dana Collier
 - d. Community Relations Update/Report – Sinclaire Newby
 - e. System Development Department Update/Report - Dana Collier
 - f. System Water Operations Department Update/Report – Tyler Lyles
 - g. System Wastewater Operations Department Update/Report – James Lyles

Board Meeting Agenda

1. Call to Order; Confirm a Quorum
 - a. Roll Call of the Members of the Board of Directors
Walden ____ Shaffer ____ Nichols ____ Bowles ____ Petross ____ Giesen ____ Baze ____
2. Invocation
3. Pledge to the Flag
4. Open Forum

<p>§ Consent Agenda Items under this section are staff recommended for approval. These items are routine in nature, or previously discussed during the workshop session or in another Board meeting. All items may be acted upon by a single motion. If needed, item(s) may be removed by request and considered separately.</p>

5. § Consent Items:
 - a. Approve Minutes of Regular Board Meeting, January 17, 2023

- b. Approve Minutes of Special Called Meeting, February 14, 2023
- c. Approve Financial Report for January 2023

Action Items

1. Administer Oath of Office for New Term to Returning Directors: Glen Walden and Harry Shaffer.
2. Annual JCSUD Officer Elections.
3. Consider all matters incidental and related to the issuance and sale of the District's Revenue Notes, Series 2023, including the adoption of an order authorizing the issuance of the notes, establishing parameters for the sale and issuance of such notes, and delegating certain matters to District officers to act on its behalf in selling the notes. Presenters: Ben Rosenberg, Financial Advisor and Cooper Anderson, Bond Attorney.
4. Consider and/or Approve District staff through Resolution 2023-01, to proceed with the Skyline Drive Landowners Association sale/merger/transfer needed 4-inch waterline capital improvement project in 2023 and funded from the 2023 JCSUD Annual CIP Budget funds in the amount of \$150,000.
5. Consider and/or Approve the upsize of the 8-inch waterline to a 16-inch waterline along CR 1001 (aka Railroad Street) for the Still Water Lakes Estates and fund the upsize from the Pressure Plane 13 Contribution In Aid of Construction funds not to exceed \$250,000.
6. Consider and/or Approve an amendment to the Leak Adjustment Policy.
7. Consider and/or Approve Bad Debt/Collection Policy.
8. Consider and/or Accept the 2022 Water System Master Plan.
9. EXECUTIVE SESSION: as authorized by the Texas Open Meetings Act, Government Code Sections 551.071: consult with legal counsel regarding legal or litigation matters as follows: a) Acton Municipal Utility District lawsuit; and (b) pending litigation with Joshua Meadows. No final action, decision, or vote will be taken in the Executive Session.
10. OPEN SESSION: Consider Action, if Necessary, for Executive Session Items.
11. Adjourn

Dated: February 17, 2023



Peter Kampfer, General Manager
Johnson County Special Utility District

Agenda posted:

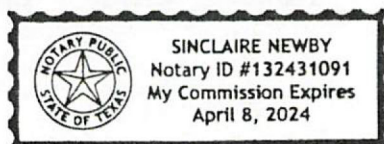
www.JCSUD.com

JCSUD District Office

STATE OF TEXAS }
 }
COUNTY OF JOHNSON } ACKNOWLEDGEMENT

This instrument was acknowledged before me on the 17th day of February 2023, by Peter Kampfer.

Seal




Notary Public, State of Texas

Agenda items may be considered, deliberated, and/or acted upon in a different order than set forth above.

In accordance with section VII of the Texas Open Meetings Act Handbook, this agenda also serves as public notice for the listed subjects that can be considered whether the subject's deliberation occurs in open session or a closed executive session.

JOHNSON COUNTY SPECIAL UTILITY DISTRICT

RESOLUTION NO. 2023-01

**A RESOLUTION APPROVING THE CAPITAL IMPROVEMENT NEEDS FOR
THE SALE/TRANSFER/MERGER APPLICATION OF THE SKYLINE DRIVE
LANDOWNERS' ASSOCIATION**

WHEREAS, Johnson County Special Utility District (JCSUD) has applied with the Public Utility Commission of Texas (PUC) a Sale/Merger/Transfer application for the Skyline Drive Landowners' Association (Skyline Drive LOA); and

WHEREAS, the Board of Directors is responsible for approving Capital Improvement Projects (CIP) in the Certification of Convenience and Necessity (CCN) of Johnson County Special Utility District; and

WHEREAS, the Board of Directors approves the 4-inch waterline Capital Improvement Project for the Skyline Drive Landowners' Association, with an Opinion of Probable Cost of \$150,000 from the 2023 JCSUD Annual CIP Budget; and

WHEREAS, the Board of Directors approves the below schedule for the Skyline Drive Landowners' Association Capital Improvement Project:

- Start Date: 3/8/2023
- End Date: 10/11/2023

Skyline Drive LOA

Estimated Project Schedule

		Start Date:	3/6/2023												
		End Date:	10/11/2023												
				2023											
TASKS	DAYS	START	END	January	February	March	April	May	June	July	August	September	October	November	December
DESIGN															
Survey & Easement Research	28	3/6/2023	4/3/2023												
Plan Set and Specification	56	3/6/2023	5/1/2023												
Contract Documents	14	4/17/2023	5/1/2023												
BIDDING & AWARD															
Advertisement	21	5/1/2023	5/22/2023												
Contract Award and Execution	30	5/22/2023	6/21/2023												
Pre-Construction Conference	5	6/26/2023	7/1/2023												
CONSTRUCTION															
Waterline Construction	75	7/1/2023	10/11/2023												

NOW THEREFORE, BE IT APPROVED BY THE BOARD OF DIRECTORS OF THE JOHNSON COUNTY SPECIAL UTILITY DISTRICT on this 21st day of February 2023 that the District staff proceed with the Skyline Drive LOA sale/merger/transfer needed 4-inch waterline capital Improvement project in 2023 and fund from the 2023 JCSUD Annual CIP Budget funds in the amount of \$150,000 as described in the Attachment.

JCSUD

By:

Glen Walden, President of The Board

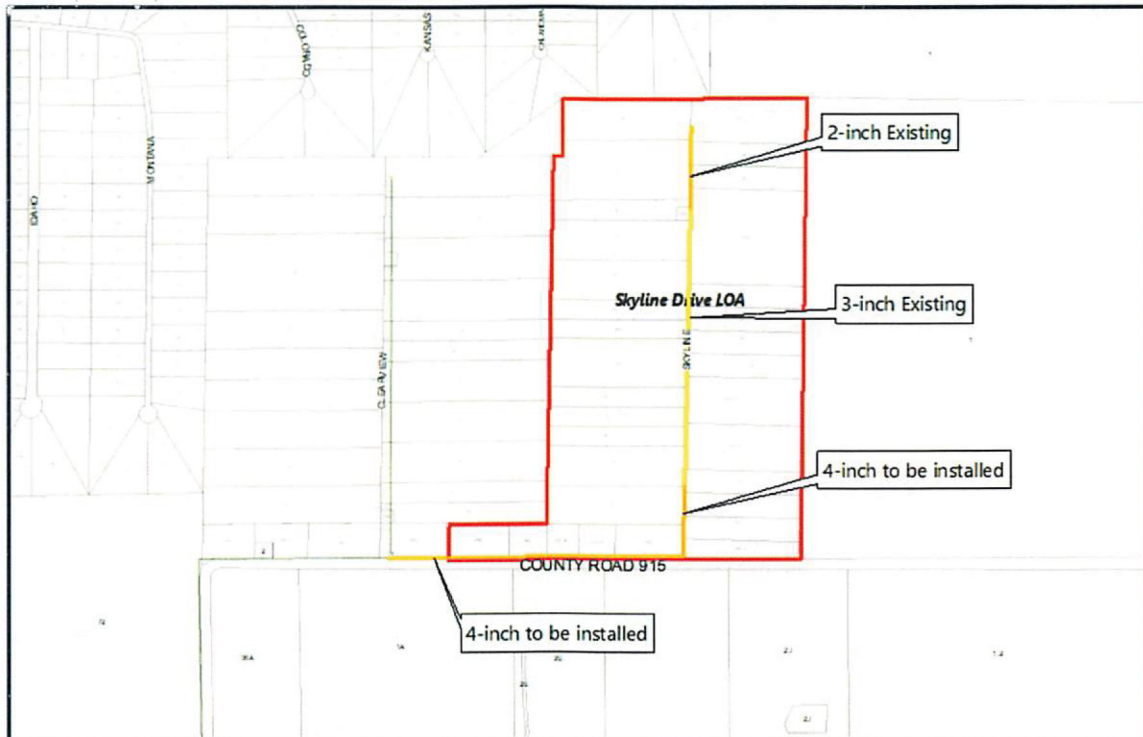
ATTEST:

Ronnie Nichols, Secretary/Treasurer

ATTACHMENT

Skyline Drive Landowners Association Capital Improvement Project

- Installing a 4-inch waterline along CR 915 from the end of the existing JCSUD 4-inch water line at Clearview Drive to the entrance of Skyline Drive. Approximately 1,730 LF
- Installing a 4-inch water line along Skyline Drive from CR 915 to the 3-inch water line on Skyline Drive, approximately 500 LF.



- Opinion of Probable Cost of \$150,000.

OPPC-Skyline Drive LOA 4-INCH	
Construction Cost	COST
Parts	\$ 15,720.15
Labor	\$ 83,325.00
Meters/Taps	\$ 10,947.90
Construction Sub-Total	\$ 109,993.05
Contingency-15%	\$ 16,498.96
Non-Construction	COST
Engineering Plans	\$ 15,000.00
Inspection	\$ 6,000.00
Testing	\$ 2,500.00
Non-Construction Sub-Total	\$ 23,500.00
Total Project Cost	\$ 149,992.01