



## **Filing Receipt**

**Filing Date - 2023-07-18 10:53:18 AM**

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**Item Number - 1**

PUC DOCKET NO. \_\_\_\_\_

PETITION BY THE CITY OF  
TAYLOR AND MANVILLE  
WATER SUPPLY CORPORATION  
FOR APPROVAL OF A SERVICE  
AREA CONTRACT UNDER  
TEXAS WATER CODE § 13.248  
AND TO AMEND WATER  
CERTIFICATES OF  
CONVENIENCE AND NECESSITY  
IN WILLIAMSON COUNTY,  
TEXAS

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BEFORE THE  
  
PUBLIC UTILITY COMMISSION  
  
OF TEXAS

**PETITION BY THE CITY OF TAYLOR AND MANVILLE WATER SUPPLY  
CORPORATION FOR APPROVAL OF A SERVICE AREA CONTRACT UNDER  
TEXAS WATER CODE § 13.248 AND TO AMEND WATER CERTIFICATES OF  
CONVENIENCE AND NECESSITY IN WILLIAMSON COUNTY, TEXAS**

TO THE HONORABLE PUBLIC UTILITY COMMISSION OF TEXAS:

COME NOW, the City of Taylor (Taylor) and Manville Water Supply Corporation (Manville) (collectively Petitioners), and hereby file this Petition for Approval of a Service Area Contract under Texas Water Code (TWC) § 13.248 and to Amend Water Certificates of Convenience and Necessity (CCNs) in Williamson County, Texas (Petition). In support thereof, Taylor would respectfully show as follows:

**I. PETITION**

1. Pursuant to TWC § 13.248 and 16 Texas Administrative Code (TAC) § 24.253, contracts between retail public utilities designating areas and customers to be served (Service Area Contracts) are valid and enforceable and are incorporated into the corresponding pre-existing CCNs of the retail public utilities if approved by the Public Utility Commission (Commission) after notice and a hearing.

2. Retail public utilities may request approval of a Service Area Contract by filing a written petition with the Commission, which must include: (1) maps of the area to be transferred in accordance with 16 TAC § 24.257(a); (2) a copy of the executed contract or agreement; (3) the number of customers to be transferred, if any; (4) notice information in accordance with 16 TAC § 24.253(c); and (5) any other information required by the Commission.

3. Petitions for approval of a Service Area Contract must include the following mapping information prescribed by 16 TAC § 24.257(a):

- a. a general location map identifying the requested area in reference to the nearest county boundary, city, or town;
- b. a detailed map identifying the requested area in reference to verifiable man-made and natural landmarks, such as roads, rivers, and railroads; and
- c. one of the following for the requested area:
  - i. a metes and bounds survey sealed or embossed by either a licensed state land surveyor or a registered professional land surveyor;
  - ii. a recorded plat; or
  - iii. digital mapping data in a shapefile format georeferenced in either NAD 83 Texas State Plane Coordinate System or in NAD 83 Texas Statewide Mapping System. The digital mapping data shall include a single continuous polygon record.

4. Pursuant to 16 TAC § 24.253(c), for purposes of requesting approval of a Service Area Contract, notice is to be provided as follows:

- a. if no affected customers will be transferred, and the decision to enter into a Service Area Contract was discussed at a meeting of a city council, a water supply or sewer service corporation's board, district board, county commissioner's court, or other regulatory authority, then a copy of the meeting agenda and minutes for the meeting during which the item was discussed may be considered sufficient notice; and
- b. if notice was provided in accordance with paragraph a. above, then the parties to the Service Area Contract must ensure that an affidavit attesting to the date that notice was provided and copies of the notice that was sent are filed with the Commission.

5. Taylor and Manville are both "retail public utilities," as that term is defined by TWC § 13.002(19), and their water CCN service area boundaries are adjacent to each other in certain locations.

6. Taylor is the holder of water CCN No. 10319, the boundaries of which are within Williamson County, Texas (Taylor CCN).

7. Manville is the holder of water CCN No. 11144, the boundaries of which are within Travis, Williamson, and Lee Counties, Texas (Manville CCN).

8. Petitioners entered into a certain Water CCN Service Area Transfer Agreement (Contract), dated May 31, 2023, pursuant to TWC § 13.248 and 16 TAC § 24.253, designating water service areas and customers to be served by each Petitioner and transferring a portion of the Manville CCN to the Taylor CCN (the Transfer Area). A copy of the Contract is attached hereto as **Exhibit A**.

9. This Petition does not contemplate transferring any existing retail water service customers of Manville to Taylor.

10. The Contract was approved by the City Council of Taylor (Council) during its regular meeting held on May 25, 2023. Copies of the meeting agenda and minutes for such meeting are attached hereto as **Exhibit B**. Also included herein as **Exhibit C** is an affidavit from Dianna McLean, City Clerk of Taylor, attesting to the date that notice of such Council meeting was provided and that the Contract was approved at that Council meeting (Taylor Affidavit).

11. The Contract was approved by the Manville Water Supply Corporation Board of Directors (Board) during its regular meeting held on June 9, 2022. Copies of the meeting agenda and minutes for such meeting are attached hereto as **Exhibit D**. Attached herein as **Exhibit E** is an affidavit from Rexanne Pilkenton, Assistant General Manager of the Manville Water Supply Corporation, attesting to the date that notice of such Board Meeting was provided and that the Contract was approved at that Board Meeting (Manville Affidavit).

12. **Exhibit F**, attached hereto, contains a large-scale general location map and detailed, smaller-scale maps identifying and depicting the requested Transfer Area. Digital mapping data in a shapefile format will also be filed under this Docket.

13. Taylor has provided a copy of this Petition to Manville, and Manville supports the filing and approval of this Petition.

## **II. CONCLUSION AND PRAYER**

For these reasons, the City of Taylor and Manville Water Supply Corporation respectfully request that (1) this Petition be deemed properly filed with the Commission; (2) that the Commission approve the Contract as provided under TWC § 13.248 and 16 TAC § 24.253; (3) that the Commission enter an order transferring the requested portion of Manville's water CCN

No. 11144 to the City of Taylor's water CCN No. 10319; and (4) that all other orders, acts, procedures, and relief be granted as are necessary to enforce the Contract.

Respectfully submitted,

**LLOYD GOSSELINK**  
**ROCHELLE & TOWNSEND, P.C.**  
816 Congress Ave., Suite 1900  
Austin, Texas 78701  
(512) 322-5800  
(512) 472-0532 (Fax)



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CHLOE A. DANIELS  
State Bar No. 24134756  
[chloe.daniels@lglawfirm.com](mailto:chloe.daniels@lglawfirm.com)

**ATTORNEYS FOR THE CITY OF TAYLOR**

**CERTIFICATE OF SERVICE**

I certify that, unless otherwise ordered by the presiding officer, notice of the filing of this document was provided to all parties of record via U.S. first class mail or electronic mail on July 18, 2023, in accordance with the Order Suspending Rules, issued in Project No. 50664.



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David J. Klein

**Exhibit A**

The Contract

## WATER CCN SERVICE AREA TRANSFER AGREEMENT

STATE OF TEXAS                   §  
   §  
COUNTY OF WILLIAMSON       §

This WATER CCN SERVICE AREA TRANSFER AGREEMENT (this "Agreement") is entered into by and between **Manville Water Supply Corporation**, a Texas nonprofit water supply corporation organized and operating pursuant to Chapter 67 of the Texas Water Code and Chapter 8 of the Texas Business Organizations Code ("Manville") and the **City of Taylor, Texas**, a home rule municipality organized and existing under the laws of the State of Texas (the "City") to be effective as of the date this Agreement is fully executed (the "Effective Date"). Manville and the City are each referred to herein as a "Party" and are collectively referred to herein as the "Parties."

### RECITALS

**WHEREAS**, Manville is the holder of water Certificate of Convenience and Necessity ("CCN") No. 11144 (the "Manville CCN"), the boundaries of which are within Travis, Williamson, and Lee Counties, Texas;

**WHEREAS**, the City is the holder of water CCN No. 10319, the boundaries of which are within Williamson County, Texas (the "City CCN");

**WHEREAS**, Texas Water Code ("TWC") § 13.248 authorizes contracts between retail public utilities designating areas and customers to be served by those retail public utilities, when approved by the Public Utility Commission of Texas (the "PUC");

**WHEREAS**, Manville and the City are "retail public utilities", as such term is defined in TWC § 13.002(19), and their water CCN service area boundaries are adjacent to each other in certain locations;

**WHEREAS**, Samsung Austin Semiconductor, LLC ("Samsung") is the owner of approximately 1,269.33 acres of land in Williamson County, Texas (the "Samsung Tract");

**WHEREAS**, approximately 814.56 acres of the Samsung Tract overlap with the Manville CCN service area boundaries, which are more specifically depicted in Exhibit A, attached hereto and incorporated herein for all purposes (the "Transfer Tract"); and

**WHEREAS**, the Parties desire to transfer the portion of the Manville CCN service area that overlaps with the Transfer Tract to the City CCN service area in accordance with the terms of this Agreement.



## AGREEMENT

**NOW THEREFORE**, for and in consideration of the mutual promises and covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties, it is agreed as follows:

1. **Purpose.** This Agreement shall be a "contract" designating areas and customers to be served by the Parties in accordance with TWC § 13.248, as more specifically described in Section 2 of this Agreement; and the intent of the Parties is in part to fully remove the Samsung Tract from the Manville CCN service area, without leaving any strips or other pieces.
2. **Transfer.** Manville transfers and conveys to the City, and the City accepts from Manville, the portion of Manville Water CCN No. 11144 that overlaps with the Transfer Tract; and the Parties hereby agree to the modifications of the service area boundaries of their respective water CCNs, accordingly. The City, at its sole cost, shall prepare, file, and prosecute an application at the PUC under TWC § 13.248 to secure the PUC's approval of this Agreement and the transfer of the portion of the Manville Water CCN service area that overlaps with the Transfer Tract to the boundaries of the City CCN service area (the "Application"). Manville agrees to cooperate in a timely manner with the City in advancing the Application, should the need arise, and the City agrees to keep Manville apprised of the status of the Application. If the PUC denies the Application in whole or in part, or is unwilling to process the Application, then the Parties agree to implement an alternate approach in a reasonable amount of time that is substantially similar to and accomplishes the purposes of this Agreement.
3. **Compensation.** No later than seven (7) days after the date that the order issued by the PUC approving the Application becomes final and non-appealable, the City shall pay Manville ONE THOUSAND TWO HUNDRED DOLLARS AND NO CENTS (\$1,200.00) per acre of the Transfer Tract, for a total of NINE HUNDRED SEVENTY-SEVEN THOUSAND FOUR HUNDRED SEVENTY-TWO DOLLARS AND NO CENTS (\$977,472.00) (the "CCN Transfer Payment"). The City acknowledges that it possesses the funds for the CCN Transfer Payment and such funds represent current funds that are neither tax revenues nor debt.
4. **Termination.** The City shall have the authority to terminate this Agreement for its convenience at any time before the Application is approved by the PUC.
5. **Applicable Law.** This Agreement shall be governed by, and construed in accordance with, the Constitution and laws of the State of Texas.



6. **Entire Agreement.** This Agreement reflects the entire agreement between the Parties, and supersedes all prior and contemporaneous agreements and understanding, both written and oral, between the Parties with respect to the subject matter hereof.
7. **Notices.** All notices and correspondence pertaining to the Agreement shall be in writing delivered by hand or certified mail, return receipt requested and postage prepaid, or by nationally recognized courier service, and shall be addressed as follows, unless a Party notifies the other in accordance with this Section of a change of address or other information provided herein:

If to Manville:

Manville Water Supply Corporation  
Attn: General Manager  
P.O. Box 248  
Coupland, Texas 78615, Texas 78615  
Telephone: (512) 856-2488

If to City:

City of Taylor  
Attn: City Manager  
P.O. Box 810  
Taylor, Texas 76574  
Telephone: (512) 352-3675

With copy to:

Mark Schroeder, City Attorney  
Hejl & Schroeder, P.C.  
311 Talbot Street  
Taylor, Texas 76574

Notice shall be effective only upon receipt by the Party being served, except notice shall be deemed and delivered and received seventy-two (72) hours after posting by the United States Post Office, by the method described above.

8. **Successors and Assigns.** This Agreement shall bind the Parties and their legal successors, but shall not otherwise be assignable by any Party without the prior written consent of the other Party, which consent shall not be unreasonably withheld; provided, however, that the City may assign its payment obligation under this Agreement to Samsung without the consent of Manville, but without affecting the rights of Manville to receive the CCN Transfer Payment in the amount and within the time as provided in Section 2 of this Agreement. All of the respective obligations of each of the Parties shall bind that Party and shall apply to and bind any successor or assigns of that Party.
9. **Venue.** Actions taken by either Party in connection with this Agreement shall be deemed to have occurred in Williamson County, Texas, and venue, either administrative or judicial,

shall be proper and lie exclusively in the state courts of Williamson County.

10. **Recitals.** The above recitals are true and correct and are incorporated into this Agreement for all intents and purposes.
11. **Multiple Originals.** This Agreement may be executed in any number of counterparts, each of which shall be, for all purposes, deemed to be an original, and all such counterparts shall together constitute and be one and the same instrument.
12. **Authority.** The Parties represent that the individuals named below are duly authorized to execute this Agreement on behalf of their respective Party.
13. **Enforceability.** The Parties agree that this Agreement constitutes the legal, valid and binding obligation of each Party hereto, enforceable in accordance with its terms, and that each Party is entering into this Agreement in reliance upon the enforceability of this Agreement.
14. **Exhibits.** All exhibits attached to this Agreement are hereby incorporated in this Agreement as if the same were set forth in the full body of this Agreement.

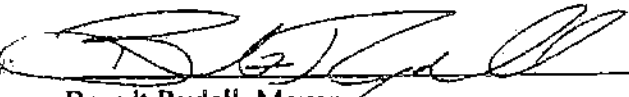
**IN WITNESS WHEREOF,** the Parties hereto have executed this Agreement effective as of the Effective Date.

**MANVILLE WATER SUPPLY CORPORATION**, a Texas water supply corporation

By:   
Jack Atterstrom, President   
Tony Graf, General Manager

Date: 5-31-23

**CITY OF TAYLOR, a Texas home rule city**

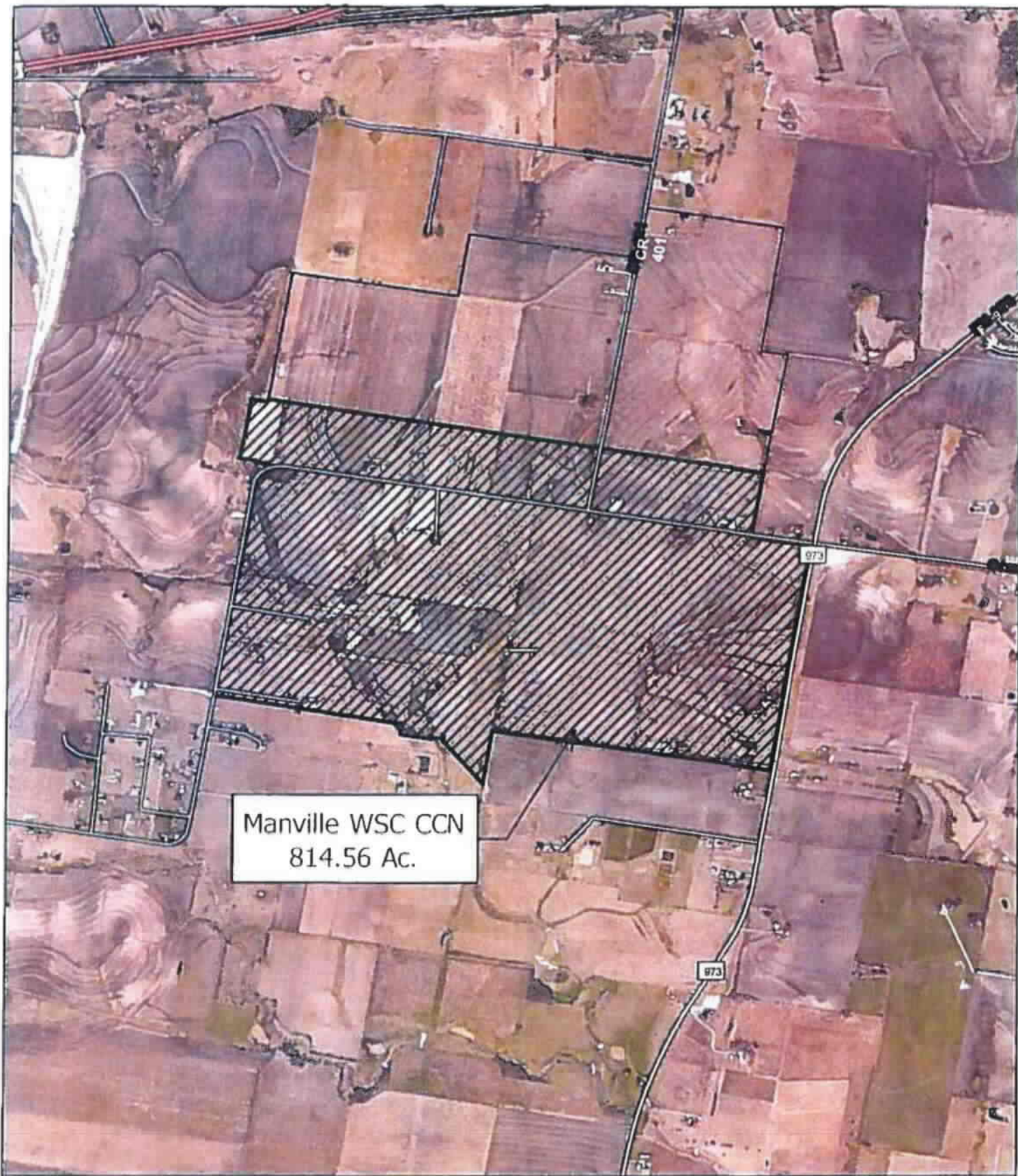
By:   
Brandt Rydell, Mayor

Date: MAY 25, 2023

**EXHIBIT A**

**Transfer Tract**





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## Exhibit A

 Transfer Tract

**Exhibit B**

Agenda and Minutes for the May 25, 2023, Regular Meeting of the  
City Council of the City of Taylor



# **AGENDA**

## **CITY OF TAYLOR, TEXAS CITY COUNCIL MEETING CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET**

**MAY 25, 2023, 6:00 P.M.**

### **CALL TO ORDER AND DECLARE A QUORUM**

### **INVOCATION / MOMENT OF REFLECTION**

### **PLEDGE OF ALLEGIANCE**

### **PROCLAMATIONS / RECOGNITIONS**

- A. Primera Iglesia Bautista Church 95<sup>th</sup> Anniversary proclamation.

### **CITIZENS COMMUNICATION**

*(The City Council welcomes public comments on items not listed on the agenda. However, the Council cannot respond until the item is posted on a future meeting agenda. Public comments are limited to 3 minutes.)*

### **BOARDS & COMMISSION PRESENTATION**

- 1. Main Street Advisory Board update.

### **CONSENT AGENDA**

*(The Consent Agenda includes non-controversial and routine items that the Council may act on with one single vote. Any Council member may pull any item from the Consent Agenda to discuss and act upon individually on the Regular Agenda.)*

- 2. Approve minutes from the May 11, 2023 regular City Council meeting and the May 16, 2023 special called City Council meeting. (Dianna McLean)
- 3. Consider approving Resolution R23-20 authorizing the City of Taylor to nominate Samsung Austin Semiconductor, LLC to the Office of the Governor Economic Development and Tourism through the Economic Development Bank for Designation as a Qualified Business and Triple Jumbo Enterprise Project under the Texas Enterprise Project under the Texas Enterprise Zone Program. (Jeff Jenkins; Representative with Ryan Group. (Jeff Jenkins)
- 4. Discuss, consider, and take action to approve the Water CCN Service Area Transfer Agreement between the City of Taylor and Manville Water Supply Corporation. (Mark Schroeder)
- 5. Consider Resolution R23-23 authorizing proceeding with issuance of certificates of obligation and further directing the publication of notice of intention to issue City of Taylor, Texas combination tax and revenue certificates of obligation, series 2023A. (Jeff Wood)
- 6. Consider Ordinance 2023-14, adoption of city event policy. (Brian LaBorde)

### **PUBLIC HEARINGS / ORDINANCES**

- 7. Introduce Ordinance 2023-20, adopting updated roadway impact fees. (Tom Yantis)
- 8. Hold a public hearing and introduce Ordinance 2023-23, PZ-2023-1642, regarding a request to change the zoning designation from Light Industrial (M-1) to Manufactured Housing (MH) on approximately 0.080 acres of land, addressed as 205 S. Doak Street, more particularly described by Williamson Central Appraisal District R016533, being Lot Number Two (2) in Block Number Thirty-One (31), Doak's Addition to the City of Taylor, Taylor, Williamson County, Texas. (Colin Harrison)
- 9. Hold a public hearing and introduce Ordinance 2023-24, PZ-2023-1646, regarding a request to change the zoning designation from Institutional (I) to Local Business (B-1) on approximately

3.59 acres of land, addressed as 2225 N. Main Street, more particularly described by Williamson Central Appraisal District Parcel R345014, part of and out of the John Pharrass Survey, Abstract No. 495, Taylor, Williamson County, Texas. (Colin Harrison)

#### **REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION**

10. Consider Resolution R23-22 supporting the City of Taylor's applications to the Texas Department of Transportation's 2023 Transportation Alternatives set-aside (TA) call for projects; and authorizing the City Manager or his designee to act as the authorized representative in all matters pertaining to the City's participation in the transportation alternatives set-aside program; and provide direction on the Mallard Lane Sidewalk portion of the project. (Jeff Jenkins)
11. Consider recommendation from TIF Board No. 1 to raise the Façade Improvement Grant reimbursement from \$5,000 to \$25,000. (Jan Harris)
12. Discuss and consider the creation of a Council Compensation Committee. (Jeff Jenkins)

The City Council may take action on any executive session item listed on this agenda after they reconvene into regular session.

**Executive Session I.** The Taylor City Council will conduct a closed executive meeting under Section 551.087 of the Texas Government Code regarding economic development negotiations and considering financial or other incentives to a business prospect that the City seeks to have locate in or near the City of Taylor, and Section 551.071 of the Texas Government Code in order to meet with its City Attorney on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas authorize and allow such a closed meeting and which Rules conflict with the Texas Open Meetings Act.

- a) Discuss proposal from Megatel Austin Taylor LLC
- b) Fire Station #2

13. Take any action regarding Executive Session items.

#### **ADJOURN**

The Council may vote and/or act upon each of the items listed in this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act including: Section 551.071 (Consult with attorney); Section 551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development). I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 p.m. on May 22, 2023 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

In compliance with the ADA the City Hall and Council Chambers is wheelchair accessible. Reasonable accommodations will be provided for persons attending city council meetings in need of special assistance. Please contact the City Clerk at least 24 hours prior to the meeting for special assistance.

Posted By:

  
Dianna McLean, City Clerk

Date

5-22-2023

**City of Taylor**  
**Regular City Council Meeting**  
**Taylor City Hall, Council Chambers, 400 Porter Street**  
**May 25, 2023 at 6:00 p.m.**

Mayor Rydell declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Mayor Pro-Tem Gerald Anderson  
Council Member Robert Garcia  
Council Member Mitch Drummond  
Council Member Dwayne Ariola  
Mayor Brandt Rydell

Brian LaBorde, City Manager  
Jeff Jenkins, Deputy City Manager  
Tom Yantis, Assistant City Manager  
Mark Schroeder, City Attorney  
Dianna McLean, City Clerk

**INVOCATION / MOMENT OF REFLECTION**

**PLEDGE OF ALLEGIANCE**

**PROCLAMATIONS/RECOGNITIONS**

**A. Primera Iglesia Bautista Church 95<sup>th</sup> Anniversary proclamation.**

Mayor Rydell read the proclamation and presented it to Pastor Adam Guzman.

**CITIZENS COMMUNICATION**

Dianna McLean, City Clerk – email received from Monica Luxon, authorized representative of the Jayroe Management Trust regarding façade grant increase.  
Luling Bell, 512 W. 2<sup>nd</sup> St. – homelessness.

**BOARDS & COMMISSION PRESENTATION**

**1. Main Street Advisory Board update.**

Chairperson Doug Moss – gave a presentation update on the board's responsibilities and activities.

*Motion was made by Councilmember Garcia to receive the Main Street Advisory Board's update as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.*

**CONSENT AGENDA**

- 2. Approve minutes from the May 11, 2023 regular City Council meeting and the May 16, 2023 special called City Council meeting.**
- 3. Consider approving Resolution R23-20 authorizing the City of Taylor to nominate Samsung Austin Semiconductor, LLC to the Office of the Governor Economic Development and Tourism through the Economic Development Bank for Designation as a Qualified Business and Triple Jumbo Enterprise Project under the Texas Enterprise Project under the Texas Enterprise Zone Program. (Jeff Jenkins; Representative with Ryan Group.**
- 4. Discuss, consider, and take action to approve the Water CCN Service Area Transfer Agreement between the City of Taylor and Manville Water Supply Corporation.**
- 5. Consider Resolution R23-23 authorizing proceeding with issuance of certificates of obligation and further directing the publication of notice of intention to issue City of Taylor, Texas combination tax and revenue certificates of obligation, series 2023A.**
- 6. Consider Ordinance 2023-14, adoption of city event policy.**

Mayor Rydell pulled item #6 for separate consideration.

*Motion was made by Mayor Pro-Tem Anderson to approve consent agenda items 2, 3, 4, and 5 as presented. Motion was seconded by Councilmember Garcia. Motion carried unanimously.*

**6. Consider Ordinance 2023-14, adoption of city event policy.**

Brian LaBorde, City Manager, stated this is the second reading. Change made to the Ordinance since the first reading was in Sec 14-163, adoption for a city event, changed number of years event had to have been active from two to five.

Mayor Rydell opened for citizen communication.

Jeff Sciarretta, Jeff Ripple, Caleb Ripple, Shane Allen, Jonathan Saenz, John Needler, Alexandria Farrah, Sophia Greyling (registered a no vote), Michael Prillaman, John Youngblood (gave his time to Caleb Ripple)

Councilmember Ariola requested the Council adjourn into executive session on this item to conference with the City Attorney. Mayor Rydell adjourned into closed session referencing Government Code Section 551.071 as the authority at 6:57pm.

Mayor Rydell reconvened into open session at 7:07pm.

*Motion was made by Mayor Pro-Tem Anderson to approve Ordinance 2023-14 with the two-year provision. Motion was seconded by Councilmember Drummond. Motion carried 4 to 1 with Councilmember Ariola opposing.*

**PUBLIC HEARING/ORDINANCES**

**7. Introduce Ordinance 2023-20, adopting updated roadway impact fees.**

Tom Yantis, Assistant City Manager - Council appointed the Planning and Zoning Commission as the capital improvements advisory committee and added Ed Komandosky as the ETJ representative. The committee met to review the proposed capital improvement plans and the associated impact fees.

The City Attorney read the caption of the Ordinance.

**ORDINANCE NO. 2023-20**

**AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING ORDINANCE NO. 2014-03 AND CHAPTER 25, ARTICLE V, OF THE CODE OF ORDINANCES OF THE CITY OF TAYLOR BY UPDATING IMPACT FEES FOR ROADWAYS; PROVIDING FOR COLLECTION OF IMPACT FEES; ESTABLISHING ACCOUNTS AND RECORDS OF IMPACT FEES COLLECTED; PROVIDING FOR USE OF PROCEEDS FROM IMPACT FEE ACCOUNTS; PROVIDING FOR AN ADVISORY COMMITTEE; PROVIDING FOR EXEMPTIONS FROM THIS ORDINANCE; PROVIDING FOR SEVERABILITY CLAUSE; AND PROVIDING FOR A PENALTY CLAUSE FOR VIOLATIONS OF THIS ORDINANCE.**

First reading. No action was taken.

8. **Hold a public hearing and introduce Ordinance 2023-23, PZ-2023-1642, regarding a request to change the zoning designation from Light Industrial (M-1) to Manufactured Housing (MH) on approximately 0.080 acres of land, addressed as 205 S. Doak Street, more particularly described by Williamson Central Appraisal District R016533, being Lot Number Two (2) in Block Number Thirty-One (31), Doak's Addition to the City of Taylor, Taylor, Williamson County, Texas.**

Tom Yantis, Assistant City Manager – The applicant is requesting a rezone of the property from the existing M-1 (Light Industrial) to the desired M-H (Manufactured Housing) to place a manufactured home as the applicant's anticipated homestead. The Planning and Zoning Commission recommend approval to the City Council for the proposed rezoning.

Mayor Rydell opened the public hearing at 7:19pm. With no one appearing, the public hearing was closed at 7:19pm.

The City Attorney read the caption of the Ordinance.

**ORDINANCE NO. 2023-23**

**AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 0.080 ACRES OF LAND, GENERALLY LOCATED AT 205 S. DOAK STREET, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R016533, FROM LIGHT INDUSTRIAL ZONING DISTRICT (M-1) TO MANUFACTURED HOUSING ZONING DISTRICT (M-H), TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.**

First reading. No action was taken.

9. **Hold a public hearing and introduce Ordinance 2023-24, PZ-2023-1646, regarding a request to change the zoning designation from Institutional (I) to Local Business (B-1) on approximately 3.59 acres of land, addressed as 2225 N. Main Street, more particularly described by Williamson Central Appraisal District Parcel R345014, part of and out of the John Pharrass Survey, Abstract No. 495, Taylor, Williamson County, Texas.**

Tom Yantis, Assistant City Manager – The applicant is requesting a rezone of the property from the existing I (Institutional) zoning district to the desired B-1 (Local Business) zoning district to open the property up to other commercial opportunities and provide a zoning designation that is consistent with adjacent properties. The Planning and Zoning Commission recommend approval to the City Council for the proposed rezoning request.

Diane Bernal, property owner representative, was present to answer any questions and briefly informed Council on the project.

Mayor Rydell opened the public hearing at 7:25pm. With no one appearing, the public hearing was closed at 7:25pm.

The City Attorney read the caption of the Ordinance.

**ORDINANCE NO. 2023-24**

**AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 3.59 ACRES OF LAND, GENERALLY LOCATED AT 2225 N. MAIN STREET, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R345014, FROM INSTITUTIONAL ZONING DISTRICT (I) TO LOCAL BUSINESS ZONING DISTRICT (B-1), TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.**

First reading. No action was taken.

**REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION**

- 10. Consider Resolution R23-22 supporting the City of Taylor's applications to the Texas Department of Transportation's 2023 Transportation Alternatives set-aside (TA) call for projects; and authorizing the City Manager or his designee to act as the authorized representative in all matters pertaining to the City's participation in the transportation alternatives set-aside program; and provide direction on the Mallard Lane Sidewalk portion of the project.**

Jeff Jenkins, Deputy City Manager – Applying for two sidewalk projects which would be for the South Taylor Pedestrian Project/Connectivity Project and Mallard Lane Pedestrian Connection. Staff asked Council for direction on which side of the Mallard Lane portion of the project to construct the sidewalk.

*Motion was made by Councilmember Garcia to approve Resolution R23-22 as presented and to construct the Mallard Lane portion of the project on the north side of Mallard Lane. Motion was seconded by Councilmember Drummond. Motion carried unanimously.*

- 11. Consider recommendation from TIF Board No. 1 to raise the Façade Improvement Grant reimbursement from \$5,000 to \$25,000.**

Jan Harris, Main Street Manager – this change is designed to encourage property owners to revitalize their historic downtown properties through building rehabilitation projects. The cost of rehabilitating a historic building façade has increased dramatically since the Façade Grant program began over 20 years ago. In order to encourage property owners to rehabilitate their properties in an historically sensitive manner, it is important that our reimbursement levels for our grants keep pace with the costs of materials and professional labor. The TIF #1 board voted to recommend that the City Council increase the reimbursement limit of the Façade Improvement Grant from a \$5,000 limit to a limit of \$25,000.

*Motion was made by Councilmember Garcia to increase the reimbursement limit of the Façade Improvement Grant from a \$5,000 limit to a limit of \$25,000. Motion was seconded by Councilmember Ariola. Motion carried unanimously.*

**12. Discuss and consider the creation of a Council Compensation Committee.**

Jeff Jenkins, Deputy City Manager – purpose is to discuss creating a committee to review and make recommendations to Council regarding Council compensation.

*Motion was made by Councilmember Garcia to establish a Compensation Committee to review & provide a recommendation on compensation and provide for each council member to appoint one member to the committee. Motion was seconded by Councilmember Ariola. Motion carried unanimously.*

Mayor Rydell read the Executive Session items and adjourned into closed session at 7:54pm.

**Executive Session I.** The Taylor City Council will conduct a closed executive meeting under Section 551.087 of the Texas Government Code regarding economic development negotiations and considering financial or other incentives to a business prospect that the City seeks to have locate in or near the City of Taylor, and Section 551.071 of the Texas Government Code in order to meet with its City Attorney on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas authorize and allow such a closed meeting and which Rules conflict with the Texas Open Meetings Act.

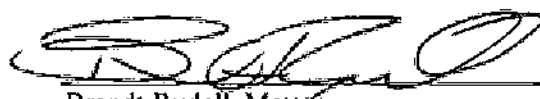
- a) Discuss proposal from Megatel Austin Taylor LLC
- b) Fire Station #2

**13. Take any action regarding Executive Session items.**

Mayor Rydell reconvened into open session at 8:25pm. No action was taken.

**ADJOURN**

With no further business Mayor Rydell declared the meeting adjourned at 8:25p.m.

  
Brandt Rydell, Mayor

ATTEST:

  
Dianna McLean, City Clerk



**Exhibit C**

Taylor Affidavit

**PETITION BY THE CITY OF  
TAYLOR, TEXAS, AND  
MANVILLE WATER SUPPLY  
CORPORATION FOR APPROVAL  
OF A SERVICE AREA  
CONTRACT UNDER TEXAS  
WATER CODE § 13.248 AND TO  
AMEND WATER CERTIFICATES  
OF CONVENIENCE AND  
NECESSITY IN WILLIAMSON  
COUNTY**

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**BEFORE THE  
  
PUBLIC UTILITY COMMISSION  
  
OF TEXAS**

**AFFIDAVIT OF DIANNA MCLEAN**

STATE OF TEXAS           §  
  §  
COUNTY OF WILLIAMSON   §

On this day, June 5, 2023, appeared before me, the undersigned notary public, and I administered an oath to her, which upon her oath, she said:

“My name is Dianna McLean. I am the City Clerk of the City of Taylor. I am more than 21 years of age and capable of making this affidavit (Affidavit). I have personal knowledge of the facts stated herein, which are true and correct.

1. On May 25, 2023, the City Council for the City of Taylor (Taylor) held its regular meeting at which it discussed and approved entering into a contract with Manville Water Supply Corporation (MWSC), contemplating in part the transfer of an approximately 800-acre portion of MWSC’s water Certificate of Convenience and Necessity (CCN) No. 11144 service area to Taylor for inclusion in its Water CCN No. 10319. The tract discussed at the meeting is the same tract that is the subject of the Petition to the Public Utility Commission of which this affidavit is a part (Transfer Area). Notice of this Taylor City Council meeting was provided in accordance with the requirements of the Texas Open Meetings Act.

2. On May 31, 2023, MWSC and Taylor entered into a "Water CCN Service Area Transfer Agreement" pursuant to Texas Water Code § 13.248 and 16 Texas Administrative Code § 24.253 designating water customers to be served by Taylor and MWSC and transferring the Transfer Area from MWSC's water CCN No. 11144 to Taylor's water CCN No. 10319 (Transfer Agreement).
3. The Transfer Area identified in the Transfer Agreement is the same tract of land that is the subject of the 'Petition by The City of Taylor, Texas, and Manville Water Supply Corporation for Approval of a Service Area Contract Under Texas Water Code § 13.248 and to Amend Water Certificates of Convenience and Necessity in Williamson County.'
4. The City supports the approval of the Petition by the Public Utility Commission.

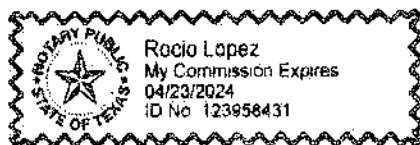
FURTHER AFFIANT SAYETH NOT."

CITY OF TAYLOR, TEXAS,  
a Texas home rule municipality

By: Dianna McLean  
Dianna McLean, City Clerk

STATE OF TEXAS                   §  
   §  
COUNTY OF WILLIAMSON       §

This instrument was acknowledged before me on June 5, 2023 by Dianna McLean, City Clerk of the City of Taylor, Texas, on behalf of said city.



Rocio Lopez  
Notary Public, State of Texas

**Exhibit D**

Agenda and Minutes for the June 9, 2022, Regular Meeting of the  
Manville Water Supply Corporation Board of Directors

## MANVILLE WATER SUPPLY CORPORATION

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P. O. Box 248  
Coupland, TX 78615

Toll Free (1-888) 856-2488 • (512) 856-2488  
Fax (1-888) 856-2242 • (512) 856-2029

### NOTICE OF PUBLIC MEETING

Notice is hereby given that the Manville Water Supply Corp. Board of Directors will meet for a regular monthly meeting at the Manville Water Supply office at 13805 South SH 95 in Coupland, Texas at 6:00 P.M., on Thursday, June 9, 2022.

1. Call Meeting to Order
2. Approval of Minutes
3. Citizens Communication
4. CoBank Financing Process, Terms & Rates - John Deluca
5. Manager's Report and Condition of System – Tony Graf  
Report on:
  - 36" transmission line easement acquisition status
  - Monthly System Activities
6. Brief Board on Recent Meetings and Committee Report(s)- No action, report only
7. Discuss and Take Action

#### Closed Session

"The Board will meet in closed executive session by authority of Section 551.071(2) Government Code, to receive privileged information and advice from its attorney regarding the legal parameters of development or service moratoriums over all or portions of the system."

No final action, decision or vote on the matter being deliberated will be made except in open session or meeting held in compliance with the Act.

- a. Consider Request for Reallocation of LUE's for WSID # 3 & WC Mud #22- Tim Timmerman & John Bartram
  - b. Discuss Options for Expired Aqua Utilities, Inc Wholesale Agreement
  - c. Consider CCN Decertification of all Samsung Tracts, 800+ Acres, Annexed by City of Taylor
  - d. Consider Appointing Larry Bradley as a Manville WSC Board of Director for Open Director Position in Zone 9 - Three Year Remaining Term
  - e. Discuss Potential Water Rate Amendment
  - f. Consider Approval of KB Home Baxter Voss– 200 LUE's
  - g. Consider Approval of Meadowlark Preserve – 424 LUE's
  - h. Consider Approval of Twin Creek Development – 581 LUE's
  - i. Financial Report – Sharon Kreidel
    - Approve Balance Sheet and Income Statement
    - Discuss LUE and Committed Funds Report
  - j. Manville W.S.C. – Water Report, Rolling 12 Month Efficiency Report, Meters Set Report and Delinquent Accounts – Rexanne Pilkenton
8. Engineer's Report – Jerry Fontaine
    - a. Report on Construction Projects
  9. Next Board Meeting – Thursday, July 14, 2022
  10. Adjourn

---

Tony Graf, General Manager – June 6, 2022

MWSC is an equal opportunity provider and employer.

# MANVILLE WATER SUPPLY CORPORATION

P. O. Box 248  
Coupland, TX 78615

Toll Free (1-888) 856-2488 • (512) 856-2488  
Fax (1-888) 856-2242 • (512) 856- 2029

A meeting of the Manville Water Supply Corporation Board of Directors was held on June 9, 2022, at Manville's office in Coupland.

## Meeting Minutes

### Board of Directors present:

Jack Atterstrom, President  
George Tolleson, Vice President  
Larry Hodde, Secretary  
Tracy Spellings, Treasurer  
Steve Mares  
Joe Coffey  
Jeff Monzingo  
Sam Jones  
Larry Bradley

### Not Present:

### Manville Representatives and Staff present:

Tony Graf, General Manager  
Rexanne Pilkenton, Assistant GM  
Sharon Kreidel, Finance Specialist  
Karl Moeller, Attorney  
Jerry Fontaine – Engineer  
Sean Conner – Engineer

**Visitors:** Tim Timmerman, Star Ranch & Blake Reed, Timmerman Capital & John Deluca, Cobank

1 1. Call Meeting to Order

2 Jack Atterstrom, President, called the meeting to order at 6:07 p.m.

3 2. Approval of Minutes

4 George Tolleson made a motion to approve the minutes as submitted to the Directors. Larry Hodde  
5 seconded the motion; motion carried.

6 3. Citizens Communication

7 None

8 7. Discuss and Take Action

9 d. Consider Appointing Larry Bradley as a Manville WSC Board of Director for Open  
10 Director Position in Zone 9 - Three Year Remaining Term

11 Jeff Monzingo made a motion to Appoint Larry Bradley as a Manville WSC Board of Director for Open  
12 Director Position in Zone 9 - Three Year Remaining Term. Tracy Spellings seconded the motion; motion  
13 carried.

14 a. Consider Request for Reallocation of LUE's for WSID # 3 & WC Mud #22- Tim  
15 Timmerman & John Bartram

16 Tim Timmerman spoke to Board about the district's request and amendment presented to  
17 reallocate the 2600 LUE's for WSID #3 & 800 LUE's for WC Mud #22 to be used in  
18 combination by either district instead of set limits for each district.

19 Jeff Monzingo made a motion to Consider the Reallocation of LUE's for WSID # 3 & WC Mud #22  
20 once Manville's Attorney Reviews and Recommends Approval by the Board. Joe Coffey seconded the  
21 motion; motion carried.

22 4. CoBank Financing Process, Terms & Rates - John Deluca

23 John noted that Cobank is a cooperative and owned by its members. As an owner/member, Manville would  
24 be eligible for the Cobank patronage program. Patronage is paid annually & currently the plan pays 0.48%  
25 of the average annual loan balance in cash & 0.32% of the average annual loan balance as equity.

26

No preliminary Engineering report or Environmental report is required, nor does Cobank require meeting American Iron & Steel. Cobank waives all bank fees, along with a .25% reduction in interest rates for TWRA members. The loan process should take 8-10 weeks from the time all required information is received. Manville can draw funds as needed and pay interest only on the amount borrowed during the construction period, typically set for 1-2 years & begin amortization (monthly principal & interest) at end of construction period. During construction the variable rate is currently around 2%. Interest rates are set as funds are drawn (up to 5 fixes during construction, \$100,000 minimum each). Long term fixed rate for 25 years is currently 5.25% (does not include the benefit of patronage) and requires approval beyond a 20-year term. Once the rate is locked in for the life of the loan there is a penalty to pre-pay all or a portion of the loan early. Prepayable rates are offered; however, the rate is higher.

#### 5. Manager's Report and Condition of System – Tony Graf

##### Report on:

- 36" transmission line easement acquisition status

Tony report that EAS has mailed out 56 initial offer letters (IOL's) of the 132 tracts. They will continue sending out IOL's to the remaining property owners and begin negotiations.

- Monthly System Activities

Tony stated he and the staff are keeping a close eye on the drought conditions and anticipates implementing water restrictions soon if the drought conditions do not improve. He added that Manville customers in the Manor area have been experiencing discolored water. The production staff has been responding to the complaints as well as conducting additional monthly flushing. Erik is looking into a long-term solution to alleviate the minerals in the well water Manville purchases from Epcor.

#### 6. Brief Board on Recent Meetings and Committee Report(s)- No action, report only

Rexanne reported that she and Tony met with Tim Timmerman last week to discuss the reallocation of LUE's as well as the districts desire to request additional LUE's. Tim asked to have the reallocation on the current agenda for consideration. The district is proposing to request approximately 2372 + additional LUE's from Manville in the near future.

Jack reported that the staff and the water committee continue to discuss options for additional water sources. Meetings have been conducted with Ross Cummings to negotiate obtaining 3 wells for 12 MGD in Lee County. A rough cost estimate has been received for installing a new 24" water line the 13 miles from the 3 wells; cost is over \$20 million & does not include easements, valves, bedding or clearing, as well as electric costs at 1.4 million. The committee will continue negotiations for this source.

Manville will file an application for permitted water with LPGWD to produce additional wells on the 100 acres Manville purchased next to the Blue well field as well as considering purchasing additional land and/or water rights in Lee County.

Jack stated that Manville received a proposal from Epcor for an additional 2.5 MGD. He noted that water would not be available for 30 months and Epcor is asking to amend & reinstate the current contract Manville has for 3 MGD to increase the take or pay schedule, eliminate the annual true-up provision, and increase the unit price to \$5.35.

Jack, Tony and Rexanne spoke with Tommy Hodges, to see if SLR has or will have any additional water available in the future. It appears SLR will need to obtain more permitted water rights from the groundwater district. Currently, there is no plan to ask for that additional water unless Manville is interested in pursuing a contract with a cost of \$500 per acre ft.

#### 7. Discuss and Take Action

##### Closed Session

"The Board will meet in closed executive session by authority of Section 551.071(2) Government Code, to receive privileged information and advice from its attorney regarding the legal parameters of development or service moratoriums over all or portions of the system."

No final action, decision or vote on the matter being deliberated will be made except in open session



1 or meeting held in compliance with the Act.

2 Jack Atterstrom, President, read the above notice and the Board, staff and legal counsel went into closed  
3 session at 8:25 p.m. The Board returned to open session at 9:10 p.m.

4 No Action

5 b. Discuss Options for Expired Aqua Utilities, Inc Wholesale Agreement

6 Joe Coffey made a motion to Renegotiate the Expired Aqua Utilities, Inc Wholesale Agreement to  
7 include a new rate and terms. Sam Jones seconded the motion; motion carried.

8 c. Consider CCN Decertification of all Samsung Tracts, 800+ Acres, Annexed by City  
9 of Taylor

10 George Tolleson made a motion to Approve the CCN Decertification Request for of all Samsung Tracts,  
11 800+ Acres, Annexed by City of Taylor, for \$1200.00 per acre. Larry Bradley seconded the motion; motion  
12 carried.

13 e. Discuss Potential Water Rate Amendment

14 Tabled

15 f. Consider Approval of KB Home Baxter Voss– 200 LUE’s

16 Larry Hodde made a motion to Approve Village KB Home Baxter Voss– 200 LUE’s. Sam Jones  
17 seconded the motion; motion carried.

18 g. Consider Approval of Meadowlark Preserve – 424 LUE’s

19 Jeff Monzingo made a motion to Approve Meadowlark Preserve – 424 LUE’s. Steve Mares seconded the  
20 motion; motion carried

21 h. Consider Approval of Twin Creek Development – 581 LUE’s

22 Joe Coffey made a motion to Approve Twin Creek Development – 581 LUE’s. Jeff Monzingo seconded  
23 the motion; motion carried

24 i. Financial Report – Sharon Kreidel

25 • Approve Balance Sheet and Income Statement

26 • Discuss LUE and Committed Funds Report

27 Sharon presented the above noted reports which were distributed to the Board.

28 Larry Hodde made a motion to accept the Financial Reports as presented. Jeff Monzingo seconded the  
29 motion; motion carried.

30 j. Manville W.S.C. – Water Report, Rolling 12 Month Efficiency Report,  
31 Meters Set Report and Delinquent Accounts – Rexanne Pilkenton

32 Rexanne presented the above noted reports which were distributed to the Board.

33 8. Engineer’s Report – Jerry Fontaine

34 a. Report on Construction Projects

35 Jerry reported that the SWWC interconnect project is 50% complete & the FM 973, 16” water line to  
36 Lagos is under construction. He noted that the contracts for the FM 1466 TX Dot Road Widening Project  
37 Phase II & Eastwood Booster Station project, approved last month, are ready for signature. Red Bud  
38 Lane Phase I water line project is completed, and the Picadilly/Royston project is about 50% complete.  
39 Sean reported that the Type elevated tank reached the height to interfere with the Manville office internet  
40 (which has been relocated) and Landmark anticipates building the tank portion by the end of the month.

41 9. Next Board Meeting – Thursday, July 14, 2022

42 10. Adjourn

43 Larry Hodde made a motion the meeting adjourn. Jeff Monzingo seconded the motion, meeting  
44 adjourned.

**Exhibit E**

Manville Affidavit

**PETITION BY THE CITY OF  
TAYLOR, TEXAS AND  
MANVILLE WATER SUPPLY  
CORPORATION FOR APPROVAL  
OF A SERVICE AREA  
CONTRACT UNDER TEXAS  
WATER CODE § 13.248 AND TO  
AMEND WATER CERTIFICATES  
OF CONVENIENCE AND  
NECESSITY IN WILLIAMSON  
COUNTY**

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**BEFORE THE  
PUBLIC UTILITY COMMISSION  
OF TEXAS**

**AFFIDAVIT OF REXANNE PILKENTON**

STATE OF TEXAS §  
§  
COUNTY OF WILLIAMSON §

On this day, June 6, 2023, appeared before me, the undersigned notary public, and I administered an oath to her, which upon her oath, she said:

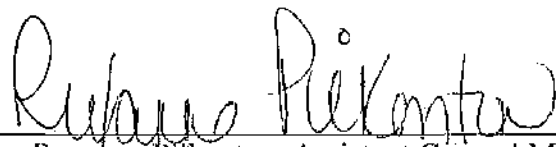
“My name is Rexanne Pilkenton. I am the Assistant General Manager of the Manville Water Supply Corporation (MWSC). I am more than 21 years of age and capable of making this affidavit (Affidavit). I have personal knowledge of the facts stated herein, which are true and correct.

1. On June 9, 2022, MWSC held its regular meeting of its Board of Directors, at which the Board discussed and approved entering into a contract with the City of Taylor, Texas (Taylor), contemplating in part the transfer of an approximately 800-acre portion of MWSC’s water Certificate of Convenience and Necessity (CCN) No. 11144 service area to Taylor for inclusion in its Water CCN No. 10319. The tract discussed at the meeting is the same tract that is the subject of the Petition to the Public Utility Commission of which this affidavit is a part (Transfer Area). Notice of this MWSC regular meeting of the Board of Directors was provided in accordance with the requirements of the Texas Open Meetings Act.

2. The Transfer Area is located within water CCN No. 11144 held by Manville Water Supply Corporation.
3. On May 31, 2023, MWSC and Taylor entered into a “Water CCN Service Area Transfer Agreement” pursuant to Texas Water Code § 13.248 and 16 Texas Administrative Code § 24.253 designating water customers to be served by Taylor and MWSC and transferring the Transfer Area from MWSC’s water CCN No. 11144 to Taylor’s water CCN No. 10319 (Transfer Agreement).
4. The Transfer Area identified in the Transfer Agreement is the same tract of land that is the subject of the ‘Petition by The City of Taylor, Texas, and Manville Water Supply Corporation for Approval of a Service Area Contract Under Texas Water Code § 13.248 and to Amend Water Certificates of Convenience and Necessity in Williamson County.’
5. MWSC does not provide retail water service to any customers within the Transfer Area. Therefore, no customers of MWSC will be transferred from MWSC to Taylor by transfer of the Transfer Area from MWSC to Taylor.
6. MWSC supports the approval of the Petition by the Public Utility Commission.

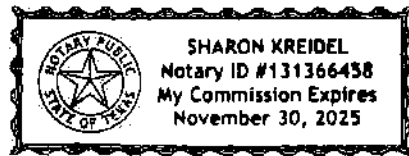
FURTHER AFFIANT SAYETH NOT.”

MANVILLE WATER SUPPLY  
CORPORATION, a Texas public utility agency

By:   
Rexanne Pilkenton, Assistant General Manager

STATE OF TEXAS                   §  
   §  
COUNTY OF WILLIAMSON       §

This instrument was acknowledged before me on June 6, 2023 by Rexanne Pilkenton, Secretary of Manville Water Supply Corporation, on behalf of said corporation.

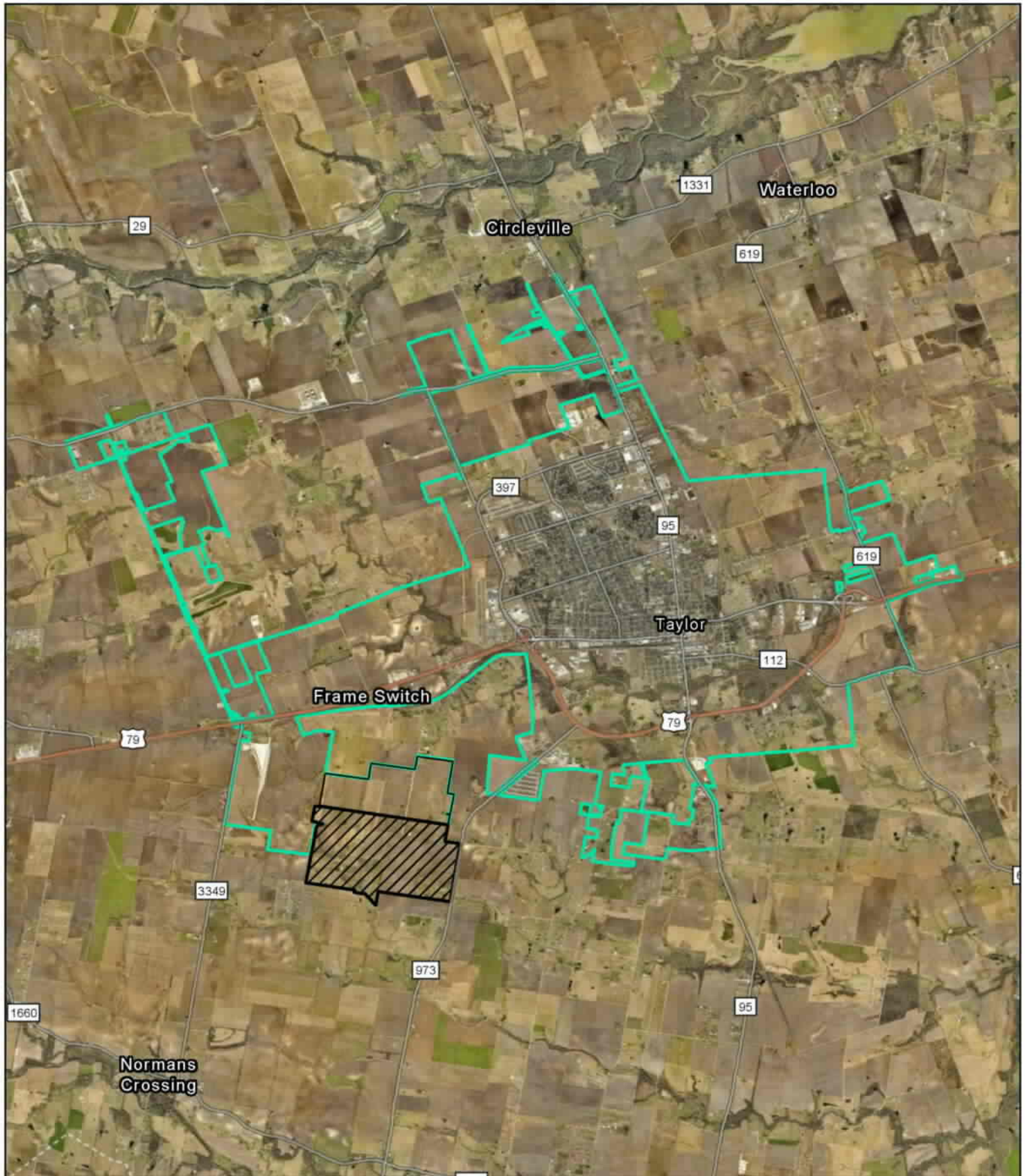


Sharon Kreidel  
Notary Public, State of Texas

**Exhibit F**



Mapping Information for the Transfer Area

*A copy of the digital mapping data, which is incorporated into this exhibit, is available on the Interchange under this Docket, per the Commission's e-filing procedures.*

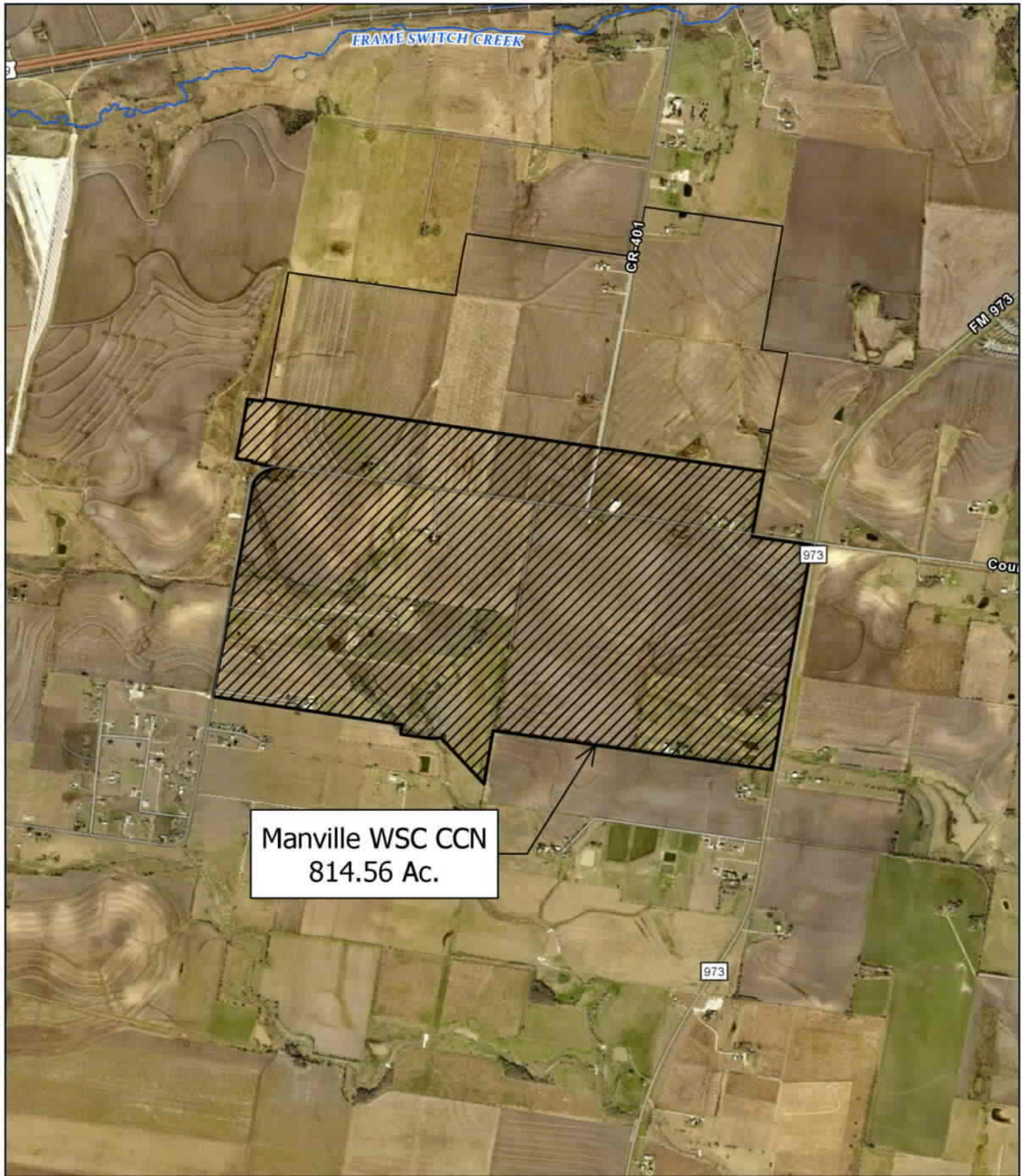


0 4,000 8,000 16,000 Feet

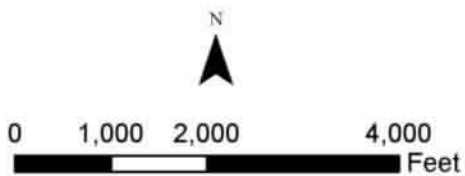
Manville Water Supply  
Corporation Transfer  
Area to City of Taylor  
CCN General Location Map

-  Transfer Tract
-  City of Taylor City Limits







Manville WSC CCN  
814.56 Ac.



Manville Water Supply  
Corporation Transfer  
Area to City of Taylor  
CCN Detail Map

 Transfer Tract  
 Streams