

# **SPRINGS HILL WATER SUPPLY CORP. SEDC REQUEST**

## **A. BACKGROUND ON SPRINGS HILL WSC FORMATION AND POLICY**

Springs Hill Water Supply Corporation (SHWSC) is a Member-Owned, non-profit corporation incorporated under Article 1434 (a) of the Revised Civil Statutes of Texas of 1925, as amended, supplemented by the Texas Non-Profit Corporation Act, Article 1.01 et seq., as amended for the purpose of furnishing a water supply for general farm use and domestic purposes to individuals in rural areas. Corporation operating policies, rates, tariffs, and regulations are formulated and affected by a Board of Directors (Appendix A) elected by the Owner Members. Springs Hill was incorporated on May 1, 1967 and the Corporation's offices are located at 5510 S. 123 Bypass, Seguin, Texas. The Corporation is empowered, among other things, to purchase, construct, operate, and maintain all works, improvements, facilities, and plants necessary for the supply and distribution of water.

In order to conserve and protect the integrity of the available water supply, with particular regard for domestic water use, sanitation, and fire protection, and to protect public health, welfare, and safety and minimize the adverse impacts of water shortage or other water supply emergency conditions, SHWSC has formulated conservation policies, regulations and restrictions on the delivery and consumption of water.

## **B. DESCRIPTION OF THE PLANNING AREA AND UTILITY SYSTEM**

SHWSC service is comprised of approximately 140,000 acres / 218.75 square miles and encompasses the City of Seguin; with boundaries on the north, to the New Braunfels city limits, on the south and east, the Gonzales County Line, and to the west, the City of McQueeney city limits, abutting the Green Valley Special Utility District's service area. SHWSC is located within the extra territorial jurisdiction (ETJ) of the City of Seguin and City of New Braunfels. (See Appendix B- SHWSC Map)

SHWSC currently serves a population of 26,668 people and has over 7,050 connections. The Texas Water Development Board (TWDB) has projected the population to reach 45,804 by the year 2050. Connections are likewise projected to reach 12,203. The prominent area of growth is in the northern service area along state highway (SH) 46 and northwest service area along Farm-to-Market (FM) 78 and the I10 corridor going east.

SHWSC obtains water from several sources. The corporation operates a 1.9 MGD conventional surface water treatment plant on Lake Placid with 2850 acre feet purchased from GBRA. Canyon Regional Water Authority (CRWA) provides additional 2,425 acre feet of surface water per year. Groundwater is obtained from three wells operated and owned by SHWSC and located in the Carrizo Aquifer producing approximately 400 acre feet per year per well. SHWSC has a contract to purchase 560 acre feet of groundwater from Schertz Seguin Local Government Corporation (SSLGC). In the year 2010 we added 100 acre feet from the CRWA wells located in the Carrizo aquifer. SHWSC has a total of 7,135 acre feet available and currently uses approximately 55% of those resources.

#### C. REQUEST FOR FUNDING FROM SEGUIN ECONOMIC DEVELOPMENT CORP.

Springs Hill is currently developing plans to build a 1 million gallon elevated storage facility. This structure will be a mirror image of the one the City of Seguin built on Stempel Road and will be designed so that it could, if needed, be used to support the City of Seguin in an emergency situation. Its main purpose will be to increase our capacity to service the growing population north of Interstate 10. In particular we wish to have adequate fire flows for Caterpillar, the New Quest property and CMC. We are hoping to build this with impact fees and help from two other sources. The first source will be Commercial Metals Corporation. They are trying to get approval to pay for the upsizing from 750,000 gallons to one million gallons to help them in fire emergencies. The last fire CMC experienced required over a million gallons from Springs Hill as well as water from the City of Seguin and directly from the Guadalupe River. The second source would be \$100,000 from SEDC. In the past Springs Hill has borrowed money from TWDB and Co-Bank. Unfortunately this requires many hours of documentation and the services of our Engineers and attorneys. Often the legal and engineering fees add an additional 25% to the total cost of the project. We are trying to use cash to avoid the additional cost and future interest charges.

#### D. COST BREAKDOWN

Landmark Elevated Storage	\$2,500,000
SCADA System	\$ 10,000
Geotech Study	\$ 7,000
Land	\$ 10,000
Engineering Fees	<u>\$ 100,000</u>
Total Estimate	\$2,627,000
 CMC to commit to	 \$ 242,000

#### E. CITY OF SEGUIN RELATIONSHIP

1. City Population served: Currently SHWSC has 1435 connections within the city limits
2. Waste Water Billing Agreement: \$429,695 was billed and collected by SHWSC and then paid to the city in 2016
3. Emergency Connection: Located on Hwy 123 North and currently being built SHWSC will pay city \$1000/month as a stand by fee.
4. Franchise Taxes Paid to City: \$21,412 in 2016
5. Water purchased from SSLGC: \$500,000/year which helps lower the cost of water for the City of Seguin.

#### F. PAST INVESTMENTS TO BENEFIT GROWTH

1. Water Line run into New Quest Property: \$234,949
2. Water Line running to Caterpillar Site: \$261,269
3. Highway 46 upsizing of Water line for New Quest and new subdivisions: \$503,574
4. Purchased additional 500 acre feet of water from SAWS/CRWA to meet projected needs of New Quest: \$48,667 annually

#### G. CURRENT TOP 10 WATER USERS IN THE SHWSC CCN

CMC Steel Texas  
Caterpillar  
Fairway Manor Apts.  
Fadal Management  
Acco-Feeds (Cargill)  
Raymond Krause  
BV Seguin, LP  
Pradip Upadhyay (Motel 6)  
Navarro I.S.D.

**APPENDIX A**  
**BOARD OF DIRECTORS**  
**SPRINGS HILL WATER**

**April 2017**

Office/Director		Term Expires
President		
James Martin #103923	<a href="mailto:bubbathehunter@aol.com">bubbathehunter@aol.com</a>	2020
410 Eastwind Road		
Seguin, Texas 78155-7808		
Work 830-303-8624; Cell 830-401-2137		
Elected: 4/2/2002		
Treasurer		
Deborah (Debbie) Magin # 102083	<a href="mailto:dcmagin@gvec.net">dcmagin@gvec.net</a>	2018
675 Flint Rock Lane		
Seguin, TX 78155		
Home 830-372-3033; Cell 830-832-3033		
Elected: 8/25/2015		
Secretary		
Bernie Mueller # 103908	<a href="mailto:berniem@lcb.com">berniem@lcb.com</a>	2018
1011 Timmermann Road		
Seguin, Texas 78155-0306		
Home 830-379-4659; Cell 830-556-4748		
Elected: 7/22/1996		
Vice- President		
Ronnie Glenewinkel # 106883	<a href="mailto:rpglenewinkel@yahoo.com">rpglenewinkel@yahoo.com</a>	2019
2960 FM 466		
Seguin, TX 78155		
Cell 210-275-1994; Home 830-379-3435		
Elected: 4/2/2013		
Fred M. Blumberg # 103900	<a href="mailto:fred.blumberg@arcadis-us.com">fred.blumberg@arcadis-us.com</a>	2019
3767 S State Highway 46		
Seguin, Texas 78155-7502		
Home 830-379-1693; Cell 512-584-4242		
Elected: 4/2/2013		
Steve Ramsey # 102210	<a href="mailto:rwram@axs4u.net">rwram@axs4u.net</a>	2020
6525 N State Hwy 123		
Seguin, TX 78155		
Home 830-303-1270; Cell 830-660-1830		
Elected: 4/4/2017		

## **APPENDIX B**

### **MAPS**

Water Utility Boundaries

Springs Hill Water Mains and Sources

Springs Hill official CCN

## APPENDIX C

2016 Financial Summary from our Auditor :

*Kimberly J. Roach, CPA*

*Armstrong, Vaughan & Associates, P.C.*

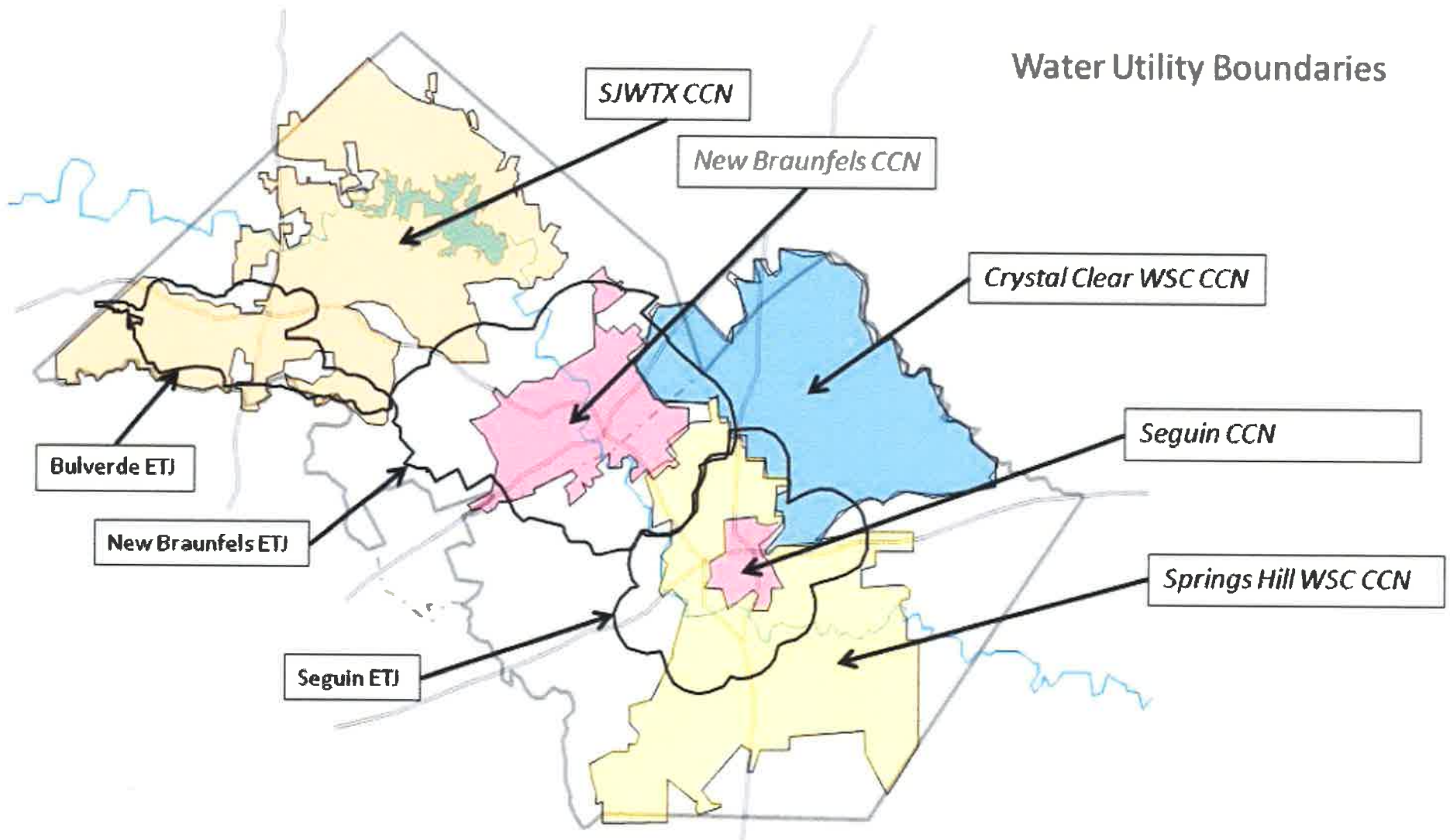
*941 W. Byrd, Suite 101*

*Universal City, Texas 78148*

*(210) 658-6229*

*(210) 659-7611 fax*

## Water Utility Boundaries

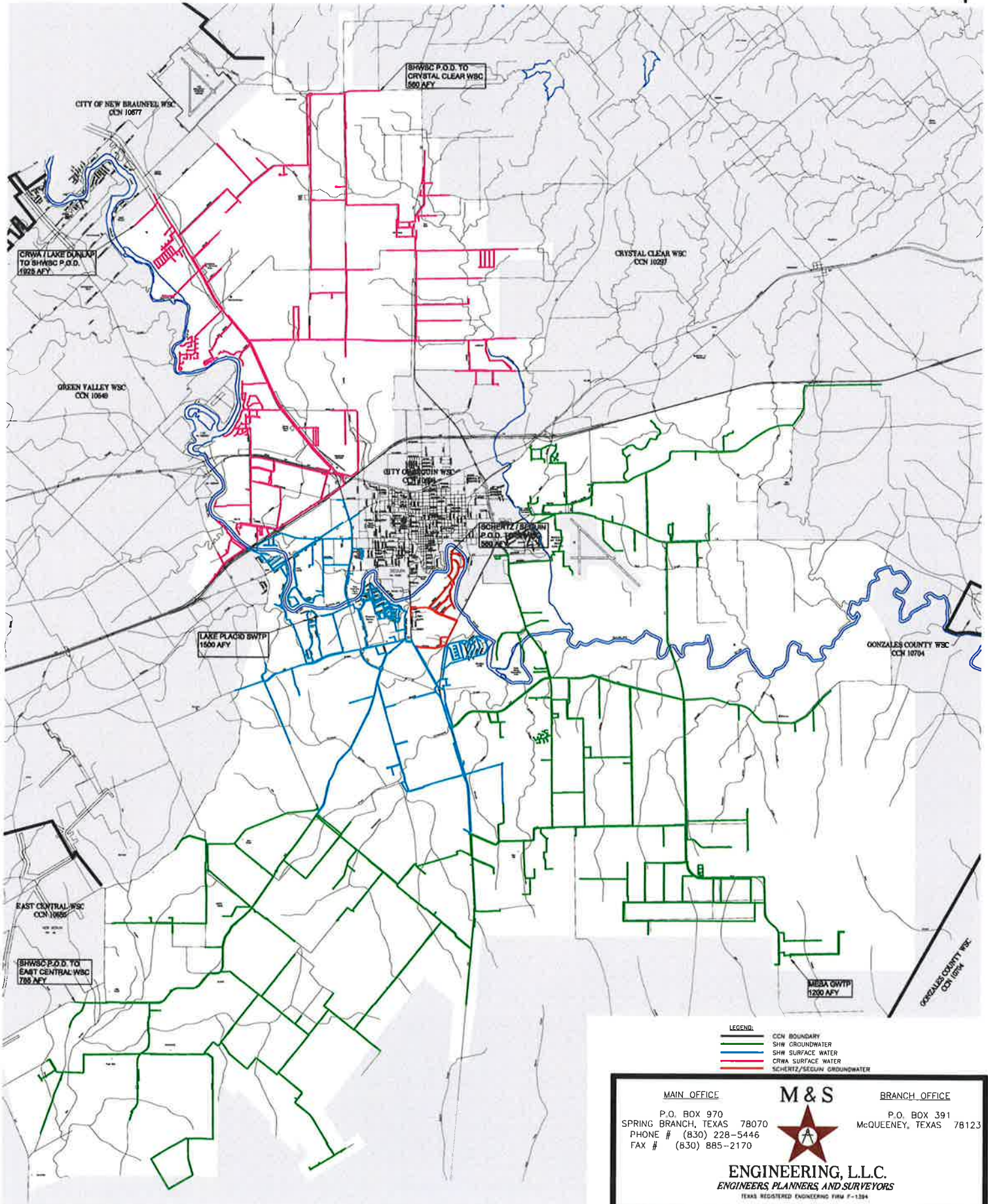






2009 CENTRAL FACILITIES  
SPRINGS HILL WATER SUPPLY CORPORATION  
GUADALUPE COUNTY, TEXAS

0 3000 6000  
SCALE (FEET)







NOT DRAWN TO SCALE  
 COUNTY OF TEXAS  
 This map is for informational purposes only and is not intended to be used as a legal document. It is the responsibility of the user to verify the accuracy of the information shown on this map. The Commission is not responsible for any errors or omissions on this map.  
 Date: 12/12/2011  
 By: [Signature]  
 Title: [Title]

Spring Hill Water Supply Corporation  
 Water Service Area in Guadalupe and Wilson Counties  
 CCN No. 10686  
 Application No. 36999-C  
 (Decertified a Portion of Gonzales County WSC, CCN No. 10704  
 and Amended CCN No. 10686 in Guadalupe County)



**Water CCN Service Areas**

- 10686 - SPRINGS HILL WSC
- 10704 - GONZALES COUNTY WSC
- 10291 - CITY OF LULING
- 10287 - CRYSTAL CLEAR WSC
- 10313 - TRI COMMUNITY WSC
- 10646 - GREEN VALLEY SUD
- 10635 - EAST CENTRAL WSC
- 10677 - CITY OF NEW BRAUNFELS
- 10689 - CITY OF LA VERNIA
- 10698 - CITY OF SEGUIN
- 11106 - WATER SERVICES INC
- 11822 - SAN MIGUEL SPRINGS WATER CO
- 12051 - OAK HILL RANCH ESTATES WATER CO
- 12308 - LAKE VALLEY WATER COMPANY INC
- 12813 - LAGO VISTA WATER SYSTEM
- Water CCN Facilities + 200 Feet Service Area
- 10313 - TRI COMMUNITY WSC
- 10420 - POLONIA WSC

1 0 1 2 3 Miles



Protecting Texas by  
 Reducing and  
 Preventing Pollution

Texas Commission on Environmental Quality  
 P.O. Box 13687  
 Austin, Texas 78711-3687

December 12, 2011

