

May 10, 2023

Developers
City of Magnolia

Subject: Water Moratorium Connection Allocation

Dear Developers:

The City of Magnolia (the “City”) put a development moratorium into effect on December 16, 2022, as a result of the number of water connections in the ground meeting the capacity of the City’s water supply system. The moratorium was extended on April 11, 2023, and is in effect for another 120 days.

The City is currently underway with construction of Water Well No. 7 at the Guillemont Water Plant (Water Plant No. 3) and Water Well No. 8 at the Kelly Road Water Plant (Water Plant No. 2). It is anticipated that Water Well No. 7 will have a beginning interim phase with a capacity of 500 gallons per minute (gpm), which equates to 833 connections per the Texas Commission on Environmental Quality (the “TCEQ”). It is anticipated to go online by the end of May. It is anticipated that Water Well No. 8 will have a capacity of 500 gpm, which equates to an additional 833 connections. Water Well No. 8 is anticipated to go online by the end of September. The City will upgrade Water Well No. 7 to a final phase of 1,600 gallons per minute. We anticipate this happening by the end of September. This letter serves to notify the developers of the intended release of connections once the Water Well No. 7 interim phase is active.

Baxter & Woodman Consulting Engineers (B&W) prepared a spreadsheet of connection releases for the first four months following the activation of Water Well No. 7, which the City Council approved at the May 9, 2023, Council meeting. The spreadsheet was based on requests from developers concerning their anticipated construction. The spreadsheet is attached. The spreadsheet indicates the release of approximately 200± connections per month. This limit is imposed to control the number of connections and to allow City staff time to set up the accounts and install the meters. The following rules will apply when requesting a meter:

1. Meters will not be issued until proof of a passing framing inspection is provided.
2. Temporary fire hydrant meters should be utilized for any water needed for inspections until the framing inspection is passed.
3. It is anticipated the City staff will be somewhat overloaded with connection and permit requests. As such, and to avoid unnecessary waiting, when the connections are released, entities must call to make an appointment with the City staff for setup of accounts/meters including temporary meters. Please call 281-356-2266 Extension 2. Proof of a framing inspection is needed prior to setting up an appointment for a permanent meter.



As this process goes into effect, please understand that this is a significant amount of work for the City staff. They intend to try and make this run as smooth as possible with as few delays as are possible. B&W and the City appreciate your cooperation in setting up the accounts and installing the meters. If there are any specific concerns with the number of connections in the spreadsheet or the process of obtaining connections, please contact the undersigned. If you have difficulties setting up the appointments, please contact Mr. Don Doering at 281-356-2266, Extension 6.

Sincerely,

Michael A. Kurzy, P.E.
BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS
TBPELS REGISTRATION NO. F21783

Author
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