

Dist
128812

VIEWED

AUG 26 2022

GCW H



CHIEF CLERKS OFFICE

2022 AUG 26 AM 9:59

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

Office of the Chief Clerk
MC-105
TCEQ
PO Box 13087
Austin, TX 78711-3087

August 19, 2022

- 1) Name: Lisa and Scott Cody
- 2) Petitioners: Earthland Farms, LLC and Kenneth Zollinger and Daphne Zollinger
TCEQ Internal Control Number: D-06142022-031

3) I request a contested case hearing.

- 4) Our way of living would be changed completely.

Our roads cannot take the traffic increase.

Our roads will be ruined by all the heavy work vehicles.

Many landowners have private wells on their properties that are their sole source of water.

Contamination of these wells would be devastating to these landowners, for their families and their livestock.

There are many farms in this area that will be affected, bee farms, cattle farms, horse farms.

The Safety of farm animals will be threatened because of increased traffic, thus possibly putting some that make a living out of business.

Increase in taxes

The possible sewer smell/issues.

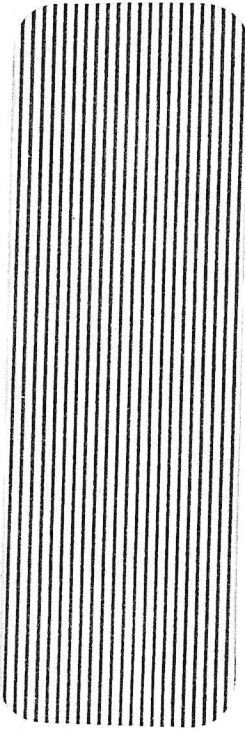
- 5) My property is less than half a mile to the north of the contested property.

Solution: Bolivar water is available, CoServ Electric is available and individual septic systems can be installed on acreage. No need for a MUD.

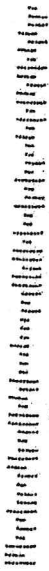
Thank you,

Lisa and Scott Cody

From: Coody
14355 Cash mld
Sanger TX 76226



78711-308787



CERTIFIED MAIL



7021 2720 0003 3024 7529

R2304M110577-03

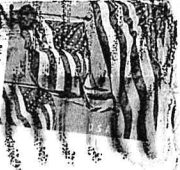
\$6.00

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AUG 26 2022

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DA

TEXAS
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ENVIRONMENTAL
QUALITY



Dist
128812

REVIEWED

AUG 30 2022

By GCW H

August 23, 2022

Office of the Chief Clerk, MC-105, TCEQ

Janis Massie
14430 Cashes Mill Road
Sanger, TX 76266
510-331-7132

Petitioner – Earthland Farms LLC a Texas Liability Co. and Kenneth Zollinger as individual land owners

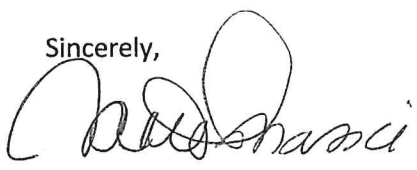
TCEQ Internal Control No. – D-06 142022-031

I/We request a contested case hearing

The construction of a sewage treatment plant will decrease the property value of my home and land and raise our property taxes. The smell will ruin our peaceful living environment and be detrimental to the process of selling our home and land in the future. We live in the country for peace and quiet and not being subjected to City style living. This area also does not need anymore housing projects, less than a mile from this proposed housing is already a huge new development called Sanger Meadows. The traffic is already going to be an issue with all of our small country roads.

The proposed sewage plant is to be built within ¼ of a mile from my residence on Cashes Mill Road.

Sincerely,

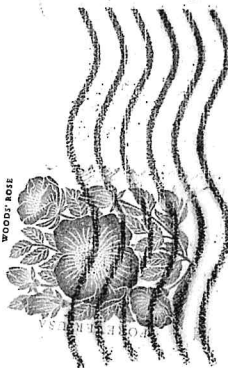


Janis Massie
Home Owner

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY
2022 AUG 29 AM 10:04
CHIEF CLERKS OFFICE

MASSIE
1443D CASH'S MILL RD
SANGER, TEXAS 76264

NORTH TEXAS TX PRDC
DALLAS TX 750
24 AUG 2022 PM 9 L



AUG 29 2022

TECEMAIL CENTER
MT

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

2022 AUG 29 AM 10: 04

CHIEF CLERKS OFFICE

Office of the Clerk, MG-105 TCEQ
P.O. Box 13087
Austin, TX 78711-3087

78711-308787



8/19/2022

Dist
128812

1) Glenn & Cathy McDaniel
P.O. Box 852
Street address 8801 Gregory Rd
Sanger, TX 76266
940 367 0878

2) Earthland Farms LLC,
Kenneth Zollinger & Deborah
Zollinger # D-06142022-031

(3) we request a contested hearing
(4) The smell of the sewer plant
would ruin the value of
my home. The traffic going
in and out is bad enough.

(5) my property is right down
the road corner of Gregory Rd
& Cash Mill

CHIEF CLERKS OFFICE

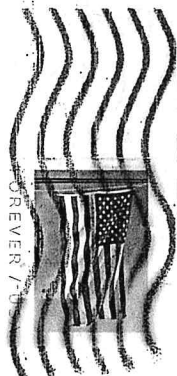
2022 AUG 26 AM 9:56

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

REVIEWED
AUG 26 2022
H
BY GCU

Cathy McDaniel
P.O. Box 852
Sanger, TX 76266

NORTH TEXAS TX P&DC
DALLAS TX 750
22 AUG 2022 PM 3 L



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AUG 26 2022

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OFFICE

CHIEF CLERKS OFFICE

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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Office of the Chief Clerk, MC-105
TYLER
P.O. Box 13087
Auburn, TX 78711-3087

78711-3087



8/22/2022 Disk
128812

To the Office of the chief clerk,

1) Our name is Glenn & Cathy McDaniel

Mailing address is PO Box 852

Physical address is 8801 Gregory

Sanger, TX. 76266

940-367-0878

jb3.mcdaniel@gmail.com

REVIEWED
AUG 26 2022 H
By GCW

CHIEF CLERKS OFFICE

2022 AUG 26 AM 9:58

TEXAS COMMISSION
ON ENVIRONMENTAL
QUALITY

2) Petitioner is Earthland Frams LLC. Kenneth & Daphane Zollinger

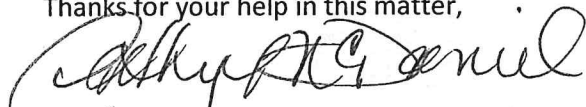
TECG internal control #D-06142022-031.

3) WE request a contested case hearing.

4) We built our forever home down the street 7 years ago, most of our net worth is tied up in the property. We are living with all the subdivisions coming in and our tore up roads. BUT, we DON'T want a sewage facility our here.

5) We live on the corner of Cash's Mill and 2nd house down on Gregory possibly 1 mile.

Thanks for your help in this matter,


Cathy McDaniel

*Cathy McFarrell
P.O. Box 852
Sanger TX.
76266*

7021 0950 0002 0620 8109



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76266 TX 750

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*Office of the Chief Clerk
me-105, TCEA
P.O. Box 13087
Austin, TX. 78711-3087*

TCED MAIL CENTER
DA

AUG 26 2022

**RETURN RECEIPT
REQUESTED**

AUG 26 AM 9:05 2022

ALITY
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**RETURN RECEIPT
REQUESTED**



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SANGER, TX
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AUG 23, 22
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DIST
128812

REVIEWED

SEP 06 2022

H

By Gau

TCEQ, Office of Chief Clerk

September 2nd 2022

Control No. D-06142022-031

Control # D-06142022-031

I/we request a contested case hearing regarding MUD proposal. I am attaching the map showing the direct placement of this district and proximity of the residents that maintain a homestead on "Stone Creek Dr" which is where I/we live. As an obvious minority in financial abilities and higher education myself and neighbors truly request a hearing to understand, weigh and voice our concerns of the district MUD request/ proposal to be enacted.

Brief Description of affect:

We are scared and want to voice our tremendous concerns regarding the affects of the wastewater, sewage, drainage, solid waste, creation of easements, water plant, solid waste plant and all the affects that come with the creation and location of this MUD. My husband works for a solid waste plant and our concerns are real/ valid. The placement of the solid waste/ water plant is directly near our homes. Which equitably is also concerning showing absolute disregard for the lower income folks that we are.

The smells, the bugs / flies that this solid / water plant brings with it is alone atrocious. Our homes all that comes with it will be majorly impacted. The fire hazards should alone be weighed in proximity.

Taxes: Bringing in a MUD has been proven direct to contribute to soaring property taxes. We can't afford anything else as most of my neighbors are senior citizens or families with children and limited income. Tax assessments by WCID's and irrigation districts never go away. No matter how long a district has failed to collect. MUD taxes are around for 20-30 years + - which means we more money in my lifetime. Our taxes just increased with a school adopted tax. When is enough enough?

We must discuss the affect this will have on our water. Our homes 25+ are all on private wells. This will evitability majorly affect our water supply and the condition of the water to our homes.

What about accountability? There is no comprehensive review mechanism in place to determine if water districts are providing value to communities. This will directly us here on Stone creek Dr. What about this will bring a potential for exercising eminent domain? We are folks in the country.

Lack of Transparency. Water districts are subject to few financial transparency requirements.

CHIEF CLERKS OFFICE

2022 SEP - 6 PM 2: 25

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

we are deeply concerned with the affects on our quality of life in the creation of this MUD district. The proximity. The health hazards and the depletion of resources or the affects on resources in our environment.

Please seek our request for a hearing.

Very respectfully,

Stacy Rees WS

Brian Rushing

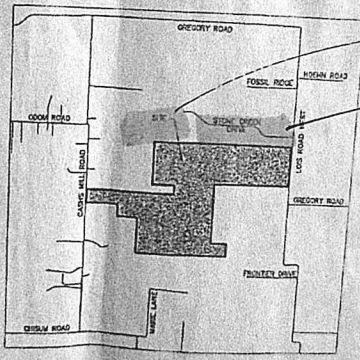
1
3

Stoney Creek Residents

1
3

HOA

Southeast corner of said tract 1; ... capped iron rod found
 THENCE North 89 degrees 38 minutes 28 seconds West, 3284.87 feet to a capped iron rod found
 Southerly Southwest corner of said Tract 1 and being the Southeast corner of a called 20.00 acre
 land described in deed to Floyd Seitzinger, et ux recorded in Instrument number 2007-29688, Re
 Records, Denton County, Texas;
 THENCE along the common line of said 20.00 acre tract and this tract, North 00 degrees 2
 40 seconds East, 1171.02 feet to a metal fence corner post at the Northeast corner of said 20.00
 THENCE continuing along said common line, North 89 degrees 38 minutes 28 seconds West, 743
 a capped iron rod found at the Northwest corner of said 20.00 acre tract;
 THENCE North 00 degrees 25 minutes 39 seconds East, 390.34 feet to a 1/2 inch iron rod found
 Southeast corner of the aforementioned 10.28 acre tract;
 THENCE North 89 degrees 38 minutes 28 seconds West, 1147.00 feet to a Mag nail set at the S
 corner of said 10.28 acre tract and being in the approximate center of the aforementioned Cash's A
 THENCE along said center, North 00 degrees 27 minutes 52 seconds East, 450.60 feet
 to the PLACE OF BEGINNING and containing 320.41 acres of land more or less.



Site PROPOSAL
OUR HOMES

EXHIBIT 1
 Duck Creek MUD Exhibit
 Sanger, Texas
 January 2022

Kimley-Horn
 © 2021 - KIMLEY-HORN AND ASSOCIATES, INC.
 400 N. CALAMONDA DRIVE, SUITE 104, CELINA, TX 75749
 PHONE: 817-507-2200 | WWW.KIMLEY-HORN.COM
 A TEXAS REGISTERED ENGINEERING FIRM # 363

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

2022 SEP - 6 PM 2: 25

CHIEF CLERKS OFFICE

78711-30877
control# D-06142022-031

AUSTIN TX 78711-30877

Office of Chief Clerk
Po Box 13087

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SEP 06 2022

TOCQA MAIL CENTER
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Stacy Rushing
5192 Stoverwood Dr
Sanger TX 76266



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CHIEF CLERKS OFFICE

2022 SEP - 6 PM 2: 24

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TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

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AUG 26 2022 H
60W

DIST
128812

August 22, 2022

Bryan + Kristina Sipp
14110 Cash's Mill Road
Sanger, TX 76266
(940) 390-9207

Gray + Janell Shelton
12370 Chisum Road
Sanger, TX 76266
(940) 458-0377

Marion Odom
14134 Cash's Mill Road
Sanger, TX 76266
(940) 395-2674

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY
2022 AUG 26 AM 9:59
CHIEF CLERKS OFFICE

Petitioners: Earthland Farms, LLC.
Kenneth + Daphne Zollinger
TCEQ Internal Control Number
D-06142022-031

I, we request a contested case hearing. The 320.41 acres in question is adjacent to the Southwest corner of our 60 acre and 90 acre properties. We have cattle that drink from the creek that runs all through said property. I believe its Duck Creek. Most all residents in this Bolivar area have well and septic tanks. The population does not support or need a water treatment facility. No need for sewer and water.

The noise and the toxic fumes from a treatment plant would drive down property value. What contingencies are in place if said LLC goes bankrupt? Who is responsible for cost to carry property after that? How does this increase property tax and insurance? All properties are within some kind of flood plain. What will TCEQ do to insure no flooding in neighboring properties? Not to mention the displacement of wildlife. All residents in this area have septic and water wells ran by The Bolivar Water Company. The Infrastructure is already in place. There is no want or need for a facility of this magnitude in our small rural community. Is this a forced Urbanization? We as a community say NO to this massive MUD being sneakily posted and forced.

Sincerely,

Bolivar Residents.

The noise and the toxic fumes from a treatment plant would drive down property value. What contingencies are in place if said LLC goes bankrupt who is responsible for cost to carry property after that? How does this increase property tax and insurance? All properties are within some kind of flood plain. What will TGEA do to insure no flooding in neighboring properties? Not to mention the displacement of wildlife. All residents in this area have septic and water wells ran by The Bolivar Water Company. The Infrastructure is already in place. There is no want or need for a facility of this magnitude in our small rural community. Is this a forced Urbanization? We as a community say NO to this massive MUD being sneakily posted and forced.

Sincerely,

Bolivar Residents.

Kristina Sipp
14110 Cash's Mill Rd
Sanger, TX 76202

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

2022 AUG 26 AM 9: 59

CHIEF CLERKS OFFICE

Texas Commission on Environmental Quality
Office of the Chief Clerk, MC-105
PO Box 13087
Austin, TX 78711-3087

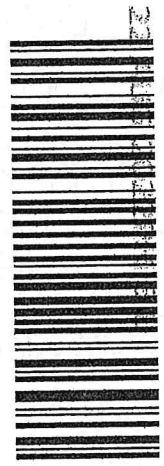
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JUN 26 2022
TCEQ MAIL CENTER
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Dix
128812

August 23, 2022

Office of the Chief Clerk, MC-105, TCEQ

Jennifer and Stephen Sutton
14440 Cashes Mill Road
Sanger, TX 76266
925-998-1183

REVIEWED
AUG 30 2022
By Gcw H

Petitioner – Earthland Farms LLC a Texas Liability Co. and Kenneth Zollinger as individual land owners

TCEQ Internal Control No. – D-06 142022-031

I/We request a contested case hearing

The construction of a sewage treatment plant will decrease the property value of my home and land and raise our property taxes. The smell will ruin our peaceful living environment and be detrimental to the process of selling our home and land in the future. We live in the country for peace and quiet and not being subjected to City style living. This area also does not need anymore housing projects, less than a mile from this proposed housing is already a huge new development called Sanger Meadows. The traffic is already going to be an issue with all of our small country roads.

The proposed sewage plant is to be built within ¼ of a mile from my residence on Cashes Mill Road.

Sincerely,

Stephen and Jennifer Sutton
Property/Home Owners

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY
2022 AUG 29 AM 9:56
CHIEF CLERKS OFFICE

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

2022 AUG 29 AM 9: 55

CHIEF CLERKS OFFICE

Sutton
14440 Cashs Mill Road
Sanger, TX 76266

Office of the Clerk, MC-105, TCEQ
P.O. Box 13087
Austin, TX 78711-3087

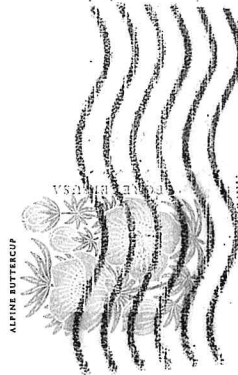
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DALLAS TX 750
24 AUG 2022 PM 6 L

AUG 29 2022

TECHNICAL CENTER



AUGUST 30, 2022
Office of the Chief Clerk – MC-105-TCEQ
P.O. Box 13087
Austin, Texas 78711-3087

Shaun and Colleen Wilson
Mailing address:
106 Carolyn Drive
Sanger, Texas 76266
Shaun 940-367-2461 - sdwilson65@yahoo.com
Colleen 940-367-2978 – cooneygirl1@yahoo.com

RE: TCEQ INTERNAL CONTROL NUMBER D-06142022-031

To whom it may concern:

I/we Shaun and Colleen Wilson are requesting a contested hearing regarding the Municipal Utility District (MUD) request from Kenny Zollinger on Cash's Mill Road, Sanger, Texas 76266 that was in the Denton Record Chronicle August 14, 2022.

We are expressing our thoughts of why we are requesting this contested hearing. We did reach out to Kenny Zollinger to gain knowledge on his MUD petition and he didn't want to give any information and said for us to go to the hearing. Our property is directly next to his petition for this MUD. Our concerns are as follows:
Will this wastewater treatment plant be above or below ground, and will it be treated with chemicals used to treat the wastewater and where will the run-off be? Our property is connected to the natural water source of Duck Creek. Will Duck Creek be affected by this run-off? The information from the paper is unclear on location. We are also concerned about the road access for this, the roads in this area are primarily small lane and bridges are one lane. We are concerned about our honeybees that are located next to the potential MUD. We are passionate about continuing agriculture of the honeybees. There are already challenges keeping the bees healthy in a normal environmental climate and feel this would devastate and make an impact on our honey production. We are right next to the Zollinger's who have also have an agriculture exemption, ours for bees and theirs for wildlife.

We feel this would take away the surrounding farm and ranch land that is crucial for many people in the area. Not only would it take away the potential crops our honeybees use, there is a possibility of the honeybees being contaminated by chemicals and drinking from contaminated wastewater run-off.

Please consider our request for this hearing. This area is currently a thriving agriculture environment filled with wildlife, healthy honeybees, farms and ranches.

Our address on Cash's Mill Road:
13314 Cash's Mill Road
Sanger, Texas 76266

Respectfully,
Shaun and Colleen Wilson

REVIEWED

SEP 13 2022

by GCW

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CHIEF CLERKS OFFICE

2022 SEP 12 PM 2:29

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY



WILSON

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SEP 12 2022

TOEQ MAIL CENTER JR

PLACE STICKER AT TOP OF ENVELOPE OR THE RIGHT SIDE OF THE MAIL ADDRESS. HOLD AT TOP OF THE LINE.
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76266
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OFFICE OF THE CHIEF CLERK
MC-105 TCE&
P.O. BOX 13087
AUSTIN, TX 78711-3087

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