

STATE OF INDIANA

INDIANA UTILITY REGULATORY COMMISSION

IN THE MATTER OF THE PETITION OF THE )  
TOWN OF CHESTERTON, INDIANA, AND THE )  
TOWN OF CHESTERTON UTILITY SERVICE )  
BOARD FOR APPROVAL OF A REGULATORY ) CAUSE NO. 45312  
ORDINANCE ESTABLISHING A SERVICE )  
TERRITORY FOR THE CITY'S MUNICIPAL )  
SEWER SYSTEM PURSUANT TO IND. CODE )  
CH. 8-1.5-6 )

**THE TOWN OF CHESTERTON, INDIANA'S SUBMISSION OF PROPOSED ORDER**

The Town of Chesterton, Indiana, by counsel, hereby files its proposed order with the Commission in this proceeding.

This 18<sup>th</sup> Day of August, 2020.

Respectfully submitted,



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*Attorneys for Town of Chesterton, Indiana, by and  
through the Town of Chesterton Utility Service  
Board*

**CERTIFICATE OF SERVICE**

The undersigned certifies that a copy of the foregoing was served by e-mail this 11<sup>th</sup> day of August,  
2020, to the following:

**OUCC**

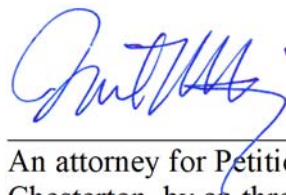
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An attorney for Petitioner, Town of  
Chesterton, by an through its Utility Service  
Board

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**CH. 8-1.5-6 )**

**ORDER OF THE COMMISSION**

**Presiding Officers:**

**Stefanie N. Krevda, Commissioner**

**Jennifer L. Schuster, Administrative Law Judge**

On October 29, 2019, the Town of Chesterton, Indiana, by and through its Utility Service Board (“USB”) (collectively, “Petitioner” or “Chesterton”) filed a Verified Petition seeking approval from the Indiana Utility Regulatory Commission (“Commission”) under Ind. Code § 8-1.5-6-9 of a regulatory ordinance, as defined by Ind. Code § 8-1.5-6-3, adopted by Chesterton’s Town Council. That same date, Chesterton filed a Motion to Consolidate this Cause with Cause No. 45306, which Cause No. involved a request by the City of Valparaiso and Valparaiso City Utilities (collectively, “Valparaiso”) for approval of a regulatory adopted by Valparaiso’s City Council.

On November 21, 2019, Aqua Indiana, Inc. (“Aqua”) filed a Petition to Intervene in this Cause. On December 4, 2019, the Presiding Officers issued a Docket Entry granting Aqua’s Petition to Intervene.

Chesterton withdrew its Motion to Consolidate on December 3, 2019, and on January 28, 2020, Chesterton filed its Motion to Temporarily Stay Proceedings pending the outcome of settlement discussions with Valparaiso in Cause No. 45306. On January 29, 2020, the Presiding Officers issued a Docket Entry granting Chesterton’s Motion to Temporarily Stay Proceedings.

Chesterton and Valparaiso entered into a settlement agreement in Cause No. 45306 and filed a Notice of Settlement in Cause No. 45306 on February 28, 2020. That settlement agreement was approved by Order of the Commission in Cause No. 45306 on June 3, 2020. After entering into the settlement agreement, Chesterton re-initiated activity in this proceeding. On April 7, 2020, Chesterton filed a Notice of Waiver of Ind. Code § 8-1.5-6-9(c) Deadline to Issue Order that waived the 300 day statutory timeframe for the Commission to issue an order in a regulatory ordinance approval case.

On April 15, 2020, Valparaiso filed a Petition to Intervene in this Cause. On April 30, 2020, the Presiding Officers issued a Docket Entry granting Valparaiso's Petition to Intervene.

The Commission set this matter for a public hearing to be held at 9:30 a.m. on August 18, 2020, in Room 224 of the PNC Center, 101 W. Washington Street, Indianapolis, Indiana. Chesterton, Aqua, Valparaiso, and the OUCC appeared at and participated in the evidentiary hearing. During the hearing, all of the prefiled evidence submitted by the parties was admitted into the record without objection.

Based on the applicable law and the evidence presented, the Commissions finds:

1. **Notice and Jurisdiction.** Notice of the hearings in this Cause was given and published as required by law. Chesterton is a municipal utility as that term is defined in Ind. Code § 8-1.5-6-1. Under Ind. Code § 8-1.5-6-9, the Commission has jurisdiction to approve a municipality's regulatory ordinance. Therefore, the Commission has jurisdiction over Chesterton and the subject matter of this proceeding.

2. **Petitioner's Characteristics.** Chesterton is a municipality that owns and operates a plant and equipment for the collection and treatment of sanitary sewage and storm water pursuant to Ind. Code ch. 36-9-23. Chesterton provides sewer utility service to the public inside its corporate limits and to certain customers outside its corporate boundaries.

3. **Relief Requested.** Chesterton requests approval of a regulatory ordinance, specifically, Chesterton Ordinance No. 2020-07 ("Chesterton Regulatory Ordinance") that amended Chesterton Ordinance No. 2014-11. The Chesterton Regulatory Ordinance includes a map over which Chesterton seeks to be the exclusive provider of sewer utility service ("Chesterton Regulated Territory").

4. **Chesterton's Case-in-Chief.**

A. **Lawrence Brandt.** Lawrence Brandt, President of Chesterton's USB, testified in support of the Chesterton Regulatory Ordinance. Mr. Brandt testified that Chesterton's municipal sewer utility comprises approximately 88 miles of collection pipe, 35 lift stations, a 1.2 million gallon holding tank built to comply with a long-term control plan, and a processing plant with a 4.6 MGD capacity currently operating between 55 and 60 percent of its total capacity. Chesterton serves approximately 5,200 customers and provides treatment services to both the Town of Porter, Indiana, and the Indian Boundary Conservancy District. Chesterton's sewer utility employs 22 individuals and currently operates with a cash surplus in excess of \$2 million.

Mr. Brandt described the proceedings in Cause No. 45306 and their relevance to this Cause No. 45312. Mr. Brandt explained that in Cause No. 45306, Valparaiso requested approval of a regulated territory for sewer service that included territory covered by

Chesterton Ordinance No. 2014-11. Chesterton intervened in Cause No. 45306 and entered into a negotiated Joint Stipulation and Settlement Agreement (“Settlement”) with Valparaiso in Cause No. 45306 that resulted in both Valparaiso and Chesterton modifying the territory requested to be covered by their respective regulatory ordinances. The Chesterton Regulatory Ordinance for which approval is sought resulted from the Settlement.

Mr. Brandt testified that Chesterton has the capacity and ability to serve the Chesterton Regulated Territory with relatively minor infrastructure improvements. He testified Chesterton has a long-term plan for expanding sewer services in the Chesterton Regulated Territory that it has been following the past 25 years and has been well-documented in testimony before the Commission in Cause Nos. 43966, 44146 and 44475. Mr. Brandt testified that this long-term plan had not been condensed into a formal master plan until 2020. Mr. Brandt indicated that the USB approved the Sanitary Sewer Master Plan prepared by Beam, Longest & Neff on May 18, 2020. Mr. Brandt also testified that Chesterton has the technical expertise, staffing levels and financial resources to provide service in the Chesterton Regulated Territory.

Mr. Brandt also testified to Chesterton’s rates for sewer service. He provided copies of the current rate ordinances in effect for Chesterton’s sewer utility and testified those rates are competitive with neighboring utilities. Mr. Brandt stated that Chesterton would charge customers in the Chesterton Regulated Territory consistently with the latest rate ordinance applicable to customers within the town limits. He also stated that for customers connecting to Chesterton’s sewer utility through the interceptor installed as part of the State Road 49 Corridor Project, charges would be similar to customers within the special utility area consisting of the Fox Chase and Whispering Sands developments.

Mr. Brandt testified that approval of the Chesterton Regulatory Ordinance would have a positive effect on economic development because it would provide developers greater certainty of their sewer service provider and that certainty promotes economic development. He also testified that certainty would allow Chesterton to plan and install infrastructure with confidence knowing that Chesterton would not lose its investment to a competing utility that connected customers in the vicinity of Chesterton’s main.

Mr. Brandt detailed the history of service in the Chesterton Regulated Territory. He recounted the sewer extension agreements Chesterton has entered into with a number of developers in the Chesterton Regulated Territory, as well as a sewer main extension project undertaken in partnership with Porter County. Mr. Brandt also testified that with one minor exception, Chesterton provides sewer service to all of the customers receiving sewer utility service within the Chesterton Regulated Territory. He further stated that the customer that had been served by another utility recently signed an agreement to become a Chesterton sewer customer. Thus, according to Mr. Brandt, Chesterton has a significant history of providing sanitary sewer service in the Chesterton Regulated Territory and is the only provider remaining in the Chesterton Regulated Territory.

Finally, Mr. Brandt testified that approval of the Chesterton Regulatory Ordinance serves the public interest by encouraging efficient installation of infrastructure, by providing certainty for developers, landowners and Chesterton, by cementing the Settlement between Chesterton and Valparaiso, and by avoiding future sewer territory fights.

**B. Stephen “Mark” DeBruler.** Mr. DeBruler, a Professional Engineer with Beam Longest & Neff, testified concerning the ability of Chesterton and of other utilities to provide sewer service in the Chesterton Regulated Territory and the impact on present and future development of granting Chesterton a regulated territory.

Mr. DeBruler described Chesterton’s wastewater treatment system as consisting of a 4.6 million gallons per day wastewater treatment plant and a 1.2 million gallon wastewater storage tank constructed in 2015 to better handle peak wet weather flows and to comply with Chesterton’s Long-Term Control Plan. He testified that Chesterton’s collection system consists of gravity mains ranging from 4” to 48” in diameter and force mains ranging from 2” to 20” in diameter. This system formerly comprised a combined sewer system and Chesterton has aggressively separated sanitary and storm flows so that today on a single combined sewer overflow, at the wastewater treatment plant, remains in service according to Mr. DeBruler. Because Chesterton installed new storm sewers for the majority of its separation projects, Chesterton’s sanitary sewers now have significant excess capacity for sanitary flows Mr. DeBruler testified.

Mr. DeBruler testified that Chesterton’s sewer utility serves about 5,200 customers and accepts wastewater from the Town of Porter and Indian Boundary Conservancy District. In the 2018 calendar year, Mr. DeBruler calculated that Chesterton’s wastewater treatment plant utilized 54.1% of its capacity and had capacity to serve over 5,300 additional customers. He testified these numbers for calendar year 2019 were 59.4% of capacity utilization and additional capacity for over 4,500 customers.

Mr. DeBruler testified that Chesterton maintains existing sewer infrastructure near and in the Regulated Territory. He identified a lift station and force main system serving the Fox Chase Farms and Whispering Sands developments. He testified there is significant additional capacity available in this system with only minor lift station upgrades needed. Mr. DeBruler also testified concerning the State Road 49 Corridor Utility Service Project, in which Chesterton partnered with Porter County to bring sewer infrastructure to areas south of I-80/90 along State Road 49, which is in the Regulated Territory.

Mr. DeBruler also testified concerning Chesterton’s Sanitary Sewer Master Plan. He testified that Chesterton’s Sanitary Sewer Master Plan, which he sponsored as Attachment MD-1, provides a plan for how Chesterton should serve the area Chesterton agreed to in the Settlement, which he noted is consistent with the Chesterton Regulatory Territory. Mr. DeBruler indicated the goals for the Sanitary Sewer Master Plan are (1) the extension of sanitary sewer infrastructure both within and outside of the current corporate boundaries of Chesterton for sewer service to the Chesterton Regulated Territory; (2) the provision of sanitary sewer service and treatment to areas both within and outside of

Chesterton's boundaries within the Chesterton Regulated Territory; and (3) plant and infrastructure capacity determinations for operation and planning purposes.

Mr. DeBruler described the Sanitary Sewer Master Plan's depiction of Chesterton's existing system and divided Chesterton's system into 34 sub-basins based on lift stations and 11 additional sub-basins that flow by gravity directly to the wastewater treatment plant. He identified a schematic flowchart within the Sanitary Sewer Master Plan that described how flows from each sub-basin are routed from the lift stations to the main lift station at the wastewater treatment plant. Mr. DeBruler testified that the Sanitary Sewer Master Plan also divides the Chesterton Regulated Territory into four basins and 12 sub-basins and provides generalized gravity interceptor, lift station, and force main locations for each basin. He testified that as development occurs in the service area, specific demands, alignments and connectivity should be addressed to ensure compatibility with the overall plan, as the Sanitary Sewer Master Plan does not provide specific alignments of mains or locations of all necessary lift stations. Those elements would be developed at the time each new development approaches Chesterton for service according to Mr. DeBruler.

Mr. DeBruler testified that based on his current and past engineering experiences with Chesterton, the absence of sanitary sewer overflows during 2019 in the Chesterton system, the quality and planning of the State Road 49 Corridor Utility Service Project and Chesterton's willingness and ability to extend services to Fox Chase and Whispering Sands demonstrates that Chesterton has the technical, financial and managerial ability to serve the Chesterton Regulated Territory and that Chesterton is able to serve the Chesterton Regulated Territory.

Mr. DeBruler testified that no other utilities serve customers in the Chesterton Regulated Territory and that from a theoretical perspective Chesterton, Valparaiso, Aqua, and Portage each have the capability to provide service in the Chesterton Regulated Territory. He testified that as a result of the Settlement, Valparaiso has no objection to Chesterton serving the Chesterton Regulated Territory and that his understanding is that Aqua indicated that if Chesterton's case is consistent with the Settlement, that Aqua has no intention to oppose Chesterton's request. As to the City of Portage, Mr. DeBruler testified that it entered into an agreement with Valparaiso that requires Valparaiso's prior written consent to extend service into the areas that are covered by the Chesterton Regulated Territory.

Additionally, Mr. DeBruler testified concerning the impact on economic development. He testified that he believes economic development will be positively impacted by granting the Chesterton Regulated Territory. Mr. DeBruler testified that granting approval of the Chesterton Regulated Territory will provide Chesterton with the assurances of financial viability it needs to make investments to serve the Chesterton Regulated Territory.

Finally, Mr. DeBruler testified he believed that approving the Chesterton Regulatory Ordinance and granting the Chesterton Regulated Territory serves the public interest.

**C. Theodore J. Sommer.** Mr. Sommer, a CPA and Partner with LWG CPAs and Advisors, testified regarding financial issues affecting Chesterton's sewer utility and the public interest being served by approval of the Chesterton Regulatory Ordinance.

Mr. Sommer testified that Chesterton's sewer utility is on a sound financial basis. According to Mr. Sommer, Chesterton has adequate cash reserves, an engaged and informed board, and a diligent Utility Superintendent. He stated that Chesterton's environmental record shows that it has spent its money wisely to build and maintain a safe, efficient, and environmentally sound sewer utility system. Chesterton raises its rates when it needs to, most recently in 2019, in order to maintain its financial integrity. He stated that these qualities demonstrate Chesterton's technical, managerial, and financial abilities.

Mr. Sommer testified that Chesterton's monthly charges for sewer service consist of three categories: standard monthly rates and charges; special utility area ("SUA") rates and charges; and monthly charges to wholesale customers. He testified that Chesterton's standard monthly rate for an unmetered residential bi-monthly bill is \$88.42 (*i.e.*, \$44.21 per month). Mr. Sommer explained that the SUA rate is charged to all connections to the sewer interceptor running from Chesterton's sewer main located at the Indiana Toll Road and State Road 49 to Fox Chase Farms and Whispering Sands. In the SUA, Chesterton charges \$99.18 per month, which is made up of two components: the monthly user charge of \$44.21 applicable to all Chesterton customers and a Debt Service and Reserve Charge of \$54.97, which recovers the cost of grinder pumps and the sewer line. Mr. Sommer testified that Chesterton's plan is that upon full payment of the debt supporting the Fox Chase and Whispering Sands extension, customers in the SUA will revert to the standard rate charged to other Chesterton customers.

Mr. Sommer testified the impact on economic development from approval of the Chesterton Regulatory Ordinance will be positive. He indicated that the Chesterton Regulatory Territory is a reasonable planning area where development can occur incrementally and the number of significant extensions will likely be minimal. He testified that certainty from approval of the Chesterton Regulatory Territory will allow Chesterton to plan and install infrastructure in an efficient manner.

Finally, Mr. Sommer testified that approval of the Chesterton Regulatory Ordinance will serve the public interest.

## **5. OUCC's Case-in-Chief.**

**A. Carl N. Seals.** Mr. Seals, Utility Analyst in the OUCC's Water/Wastewater Division, testified that Chesterton appears to have met the criteria identified in Ind. Code ch. 8-1.5-6.

Mr. Seals testified that Chesterton seeks to become the exclusive provider of sewer utility service to the Chesterton Regulated Territory. Mr. Seals identified the four elements that a petition under Ind. Code § 8-1.5-6-9(b) must include: a description of the service



territory, proposed rates and charges, a list of any related proceedings, and a list of any actually or potentially affected utilities.

Mr. Seals testified that Chesterton modified its request from that in its Petition to conform to the Settlement between Chesterton and Valparaiso in Cause No. 45306.

Mr. Seals testified that Chesterton's Petition indicated there were no other administrative or judicial proceedings involving its regulatory ordinance and that the petition lists the following affected sewer utilities, Valparaiso, Aqua, City of Portage, Damon Run Conservancy District, Valparaiso Lakes Area Conservancy District, Town of Porter, Town of Burns Harbor and Indian Boundary Conservancy District, and excludes these utilities from the proposed regulated territory.

Regarding the ability of another utility to provide service, Mr. Seals testified that Mr. DeBruler explains that of the four utilities in a position to serve the Chesterton Regulated Territory, each has agreed that Chesterton should be the sewer provider. Moreover, Mr. Seals testified that Chesterton appears to have been proactive in meeting the needs of potential sewer customers outside its corporate boundaries by working with Porter County and with troubled utilities in the area to provide safe, reliable service. Regarding the potential impact on customer rates, Mr. Seals testified that Chesterton's evidence shows that Chesterton charges the same rates and charges to Chesterton's other customers, excluding customers served by the State Road 49 Corridor Project.

Mr. Seals testified that Chesterton's Sanitary Sewer Master Plan recognizes the benefits of regional approaches to solving infrastructure and sewer service problems and formalizes assumptions under which Chesterton has been operating for the past 25 years. Mr. Seals testified that the Sanitary Sewer Master Plan is important because it supports Chesterton's ability to provide service to the Chesterton Regulated Territory with no immediate need for plant expansion.

Finally, Mr. Seals recommended that the Commission approve the Chesterton Regulatory Ordinance.

## **6. Commission Discussion and Findings.**

**A. Sufficiency of the Petition.** Under Ind. Code § 8-1.5-6-9(b), a municipality's petition for approval of a regulatory ordinance must contain the following information:

- (1) A description of the service territory established in the regulatory ordinance;
- (2) Proposed rates and charges for the services to be provided in the service territory;
- (3) A list of any administrative or judicial proceedings involving the regulatory ordinance; and

- (4) A list of any utilities actually or potentially affected by the regulatory ordinance.

Chesterton's Petition includes a description of the originally proposed Chesterton Regulated Territory and attached a map thereof as Exhibit B. After agreeing to the Settlement in Cause No. 45306, Chesterton enacted the Chesterton Regulatory Ordinance, which amended Chesterton Ordinance No. 2014-11 by establishing a regulated territory reflecting the terms of the Settlement. The Chesterton Regulatory Ordinance describes the Chesterton Regulated Territory and attached a map that depicts the Chesterton Regulated Territory.

Chesterton's Petition provided the current rates for its customers. The Petition also stated that the Chesterton Regulatory Ordinance is not the subject of any other administrative or judicial proceeding. Although the Chesterton Regulatory Ordinance is relevant to Valparaiso's Regulatory Ordinance, we note that Chesterton identified the Valparaiso Regulatory Ordinance and Cause No. 45306 in its Petition. Finally, the Petition lists the utilities that might be impacted by the Chesterton Regulatory Ordinance as Valparaiso, Aqua, City of Portage, Damon Run Conservancy District, Valparaiso Lakes Area Conservancy District, Indian Boundary Conservancy District, Town of Porter, and Town of Burns Harbor.

Based on our review of the Petition, the Commission finds that the Petition complies with the requirements of Ind. Code § 8-1.5-6-9(b).

**B. Public Interest Factors.** In this case, as required by Ind. Code § 8-1.5-6-9(c), the Commission must consider Chesterton's request for approval of its regulatory ordinance in light of the public interest factors set forth in Ind. Code § 8-1.5-6-8(g), which are the following:

- (1) The ability of another utility to provide service in the regulated territory.
- (2) The effect of a commission order on customer rates and charges for service provided in the regulated territory.
- (3) The effect of the commission's order on present and future economic development in the regulated territory.
- (4) The history of utility service in the regulated territory, including any contracts for utility service entered into by the municipality that adopted the regulatory ordinance and any other municipalities, municipal utilities, or utilities.
- (5) Any other factors the commission considers necessary.

**i. Other Utilities' Ability to Serve the Regulated Territory.** Chesterton provided evidence demonstrating that it is the only utility currently providing sewer service in the Chesterton Regulated Territory, with the exception of a lone customer that had been served by another utility recently switching to service from Chesterton. Moreover, the evidence demonstrates that Chesterton is well-positioned to serve in the Chesterton Regulated Territory and that of the four utilities that could theoretically serve

in the Chesterton Regulated Territory, none expressed their intentions to do so. We note that Aqua filed no testimony in this Cause, Valparaiso entered into the Settlement ceding the Chesterton Regulated Territory to Chesterton and waiving objection to the Petition, and the City of Portage requires Valparaiso's consent in order to extend lines into the Chesterton Regulated Territory.

We find that the evidence presented in this Cause sufficiently addresses the ability of another utility to provide service in the Chesterton Regulated Territory and find this evidence supports our approval of the Chesterton Regulatory Ordinance.

**ii. Effect on Rates.** The evidence demonstrates that Chesterton's monthly standard rate for sewer service of \$44.21 and SUA monthly sewer rate of \$99.18 are competitive with neighboring utilities. Chesterton also demonstrated that once the debt is paid off in the SUA that the plan is for those rates to mirror rates charged to other Chesterton customers. Chesterton's evidence further demonstrates that with relatively minor infrastructure improvements it has the capacity and ability to add customers in the Chesterton Regulated Territory, which should avoid Chesterton incurring major additional costs, and their attendant rate increases, to extend infrastructure.

We find that the evidence presented in this Cause sufficiently addresses the effect of Chesterton's requested relief on customer rates, and we find that this evidence supports our approval of the Chesterton Regulatory Ordinance.

**iii. Effect on Economic Development.** The ability to obtain reliable and affordable wastewater treatment service is critical to present and future economic development in an area. Chesterton, and Porter County, Indiana, have each expended considerable resources acquiring and constructing infrastructure to provide sewer utility service in and around the Chesterton Regulated Territory. In addition, Chesterton has expended substantial resources to develop a Sanitary Sewer Master Plan to serve the Chesterton Regulated Territory. The certainty that accompanies a regulated territory will promote economic development given the unique circumstances of this case.

We find that the evidence presented in this Cause sufficiently addresses the effect of Chesterton's requested relief on economic development, and we find that this evidence supports our approval of the Chesterton Regulatory Ordinance.

**iv. History of Utility Service.** Chesterton presented evidence that it is the only sewer service provider that has provided service within the Chesterton Regulated Territory with one minor exception. That one exception has recently switched to taking sewer service from Chesterton. Chesterton demonstrated its substantial history of main extensions in the Chesterton Regulated Territory and its willingness to extend infrastructure to remedy the environmental problems occurring in Fox Chase and Whispering Sands. Moreover, Chesterton demonstrated its willingness to work in partnership with Porter County by extending infrastructure under the Indiana Toll Road.

We find that the evidence presented in this Cause sufficiently addresses the history of utility service in the Chesterton Regulated Territory, and we find that this evidence supports our approval of the Chesterton Regulatory Ordinance.

**C. Approval of the Chesterton Regulatory Ordinance.** Based on our consideration of the public interest factors discussed above, we conclude that the Chesterton Regulatory Ordinance and the Chesterton Regulated Territory comply with Ind. Code § 8-1.5-6-9 and that our consideration of the public interest factors support approval of both. We therefore, approve the Chesterton Regulatory Ordinance and find that Chesterton shall have an enforceable regulated territory as described in Ordinance No. 2020-07, as depicted in the map attached to Ordinance No. 2020-07. We further find that the Chesterton Regulated Territory reflects the territory apportioned to Chesterton under the Settlement in Cause No. 45306, which we approved by Order issued June 3, 2020 (2020 WL 3050408 (Ind. U.R.C.)).

**IT IS THEREFORE ORDERED BY THE INDIANA UTILITY REGULATORY COMMISSION that:**

1. Chesterton Ordinance No. 2020-07 (*i.e.*, the Chesterton Regulatory Ordinance) is approved.
2. Chesterton shall have an enforceable regulated territory as described in Ordinance No. 2020-07 and depicted in the map attached to Ordinance No. 2020-07.
3. This Order shall be effective on and after the date of its approval.

**HUSTON, FREEMAN, KREVDA, OBER, AND ZIEGNER CONCUR:**

**APPROVED:**

**I hereby certify that the above is a true  
and correct copy of the Order as approved.**

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**Mary M. Becerra**  
**Secretary of the Commission**