



Control Number: 46150



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October 18, 2016

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2016 OCT 19 AM 11:46

PUBLIC UTILITY COMMISSION
FILING CLERK

VIA HAND DELIVERY

Public Utility Commission of Texas
Attn: Filing Clerk
1701 North Congress Avenue, 8th Floor
Austin, Texas 78701

Re: PK-RE Development Company, Inc. d/b/a Oak Shores Water System ("PK-RE"); Notice of Intent to Sell Facilities and Transfer of Certificate of Convenience and Necessity (CCN) Nos. 12407 and 20948 to Undine Development, LLC ("Undine") in Travis County, Texas; PUC Docket No. 46150

Dear Filing Clerk:

Our names are David and Molly Peffer, and we reside at 3812 Pappy's Way, Austin, TX 78730 and our mailing address is the same. You can contact us during the daytime at 703-508-4649.

We are retail water and sewer customers of PK-RE. we are filing this letter of protest and hearing request in response to the Notice of Intent to Sell Facilities and Transfer of CCN Nos. 12407 and 20948. We formally request a public hearing on the matter.

The sale of the facilities and transfer of the CCNs will have an adverse impact on us. In particular,

- 1) We are concerned that Undine is not capable of providing continuous and adequate service, or meeting the standards of the Commission and the Texas Commission on Environmental Quality for providing water and sewer service;
- 2) We are concerned that Undine does not have the financial ability to pay for or finance the improvements that are necessary to provide continuous and adequate service to the water and sewer systems;
- 3) We are concerned that Undine does not have the financial stability to provide continuous and adequate service to the water and sewer systems;
- 4) We are concerned that Undine will not improve my service or lower my costs for utility service; and
- 5) We are concerned that the transfer of the CCNs to Undine will likely result in higher rates for me and other customers of the water and sewer systems.

Our concerns could be addressed by withdrawal of the application or possible through conditions established in an order related to the requested sale and transfer.

Sincerely,

A handwritten signature in black ink that reads "David Pepper". The script is fluid and cursive, with a long horizontal flourish extending from the end of the word "Pepper".

David Pepper

A handwritten signature in black ink that reads "Molly Pfeffer". The script is fluid and cursive, with a long horizontal flourish extending from the end of the word "Pfeffer".

Molly Pfeffer