

Control Number: 46333



Item Number: 78

Addendum StartPage: 0

PUC Docket No. 46333

RECEIVED

2016 DEC 16 PM 2: 18

December 5, 2016 RE: Re-Notice of Proposed Water and Sewer Rate Increases

PUBLIC HTILITY COMMISSIUN FILING CLERK

Dear Customer of Greenshores Utility Services and Oak Shores Water Company,

Please find the enclosed Notices of Proposed Rate Changes for water and sewer service. This is a required re-notice to all customers pursuant to Order No. 2 issued on November 16, 2016, by the Public Utility Commission of Texas ("PUC"). The PUC recently requested PK-RE Development Company, Inc. (the "Utility") to amend the rate notices to correct some of the information. The Utility is also taking the opportunity to revise the proposed water rate design from the original proposal. The water rate design reflected in the enclosed Notices now uses a tiered volumetric rate structure, in which lower-volume users of water will pay less per 1,000 gallons than higher-volume users. These tiered rates are intended to encourage water conservation.

The Utility continues to propose to implement the proposed rates in three phases, as follows: Phase I will be effective on January 28, 2017; Phase II will be effective on January 28, 2018; and Phase III will be effective on January 28, 2019.

The reason for this phased approach is due to the settlement agreement for the previous rate case ("2012 Agreement") in which the Utility agreed to a cap on the level of increases it could request for a period of five years after the settlement date, September 19, 2012. The agreement placed a cap on revenue increases of 5% per year for five years. The Phase I increase represents a 20% increase in revenue. Phase II reflects a 5% increase, and Phase III provides an increase to catch-up revenues to account for the actual costs of operating and maintaining the system. Please note that the % increase in Phase I represents a rate design that increases revenue by 20% in the aggregate. We believe that while this increase in revenue is justified, we proposed a three-year phase-in to minimize the impact on our customers. Although the rates requested in Phase I result in an increase in the base rate of greater than 20%, the increase is in compliance with the 2012 Agreement.

The rates that customers pay for water and sewer are set with multiple considerations in mind. Rates are designed to recover the Utility's overall revenue requirement by allocating appropriate amounts to each rate class, resulting in rates that are fair and reasonable. Additionally, in aggregate, the rates set for the Utility's customers should allow it an opportunity to earn a return on its investment, "at a level deemed appropriate by the PUC.

As a utility ratepayer, you have the right to protest the rate increase. A form is enclosed that you can return to the PUC. Should you have any questions regarding the rates, Crossroads Utility Services, the operations company for the Utility, can be reached at 512-246-1400.

Sincerely,

PK-RE Development Company, Inc. c/o Crossroads Utility Services, LLC

T.

NOTICE OF PROPOSED RATE CHANGE TO BE PROVIDED TO CUSTOMERS PURSUANT TO TEX. WATER CODE § 13.1871

AFFIDAVIT

COUNTY OF	Travis
I, Andrew Hunt PROPOSED RATE CHANGE	being duly sworn, file this NOTICE OF Utility Manager
other authorized representative of	at is, owner, member of partnership, title as officer of corporation, or Utility); that, in such capacity, I am qualified and authorized to file all statements made and matters set forth herein are true and correct.
I further represent that a copy of t by	he attached NOTICE was provided mail (method of delivery)
to each customer or other affected	
	AFFIANT
	(Utility's Authorized Representative)
	PK-RE DEVELOPMENT COMPANY, INC.
	NAME OF UTILITY
If the Affiant to this form is any pe attorney, a properly verified Power	erson other than the sole owner, partner, officer of the Utility, or its r of Attorney must be enclosed.
SUBSCRIBED AND SWORN TO this the 5th day which witness my hand and seal of	of December, 20 16, to certify
ŧ	
SEAL	DanaSeide
Dana Seidl Commission Expires 06-02-2017	NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.
***************************************	MY COMMISSION EXPIRES 6-02-17

NOTICE OF PROPOSED RATE CHANGE PURSUANT TO TEX. WATER CODE § 13.1871

PK-RE DEVELOFM	ENT COMPANY, INC (DEA Bresnskon	es Dulity Services)	1240	(Water), 2094	IS (Sewer) (1, ∞, ∞, ≥, ≥, ≥, ≥, ≥, ≥, ≥, ≥, ≥, ≥, ≥, ≥, ≥,	A Committee of the Comm
	Company Name			CCN Nu	mber(s)	
application may application at y TX 78701). The or suspended becombined protestates the Committee are supplied to the committe	e change application with y be reviewed online at introur utility's office at the ade proposed rates will apply by the Commission. If the est letter, from at least online has original jurisdict the matter will be set for h	erchange.puc.texa: dress below or at to to service received Commission rece [number of] rates ion) or from any affice.	s gov. he Com after th ives a s payers (fected n	You may also in insission's office the effective date sufficient numb (10 percent of the nunicipality before the property of the property of the nunicipality before the property of the prope	nspect a copy of the received the following the congress A provided below, unlesser of protests, separate utility's customers core the 91st day after the	ate change ve, Austin, ss modified ely or in a over whose se proposed
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Existi	,	\$ \(\delta\) \(\delta\) \(\delta\) \(\delta\)	/mo	Proposed	10,000 gallons:	\$ <u>\[\frac{1}{2} \] \[\frac{1}{98.12} \] /mo</u>
Existi	ng 30,000 gallons:	\$ 💯 🏋 270 00	/mo	Proposed	30,000 gallons:	\$ <u>100</u> 264 67 1/mo
<u>Sewer</u>			.			e war
Existi	**	\$ 130.00	/mo	Proposed	5,000 gallons:	1. /s188.12 /mo
Existi	ng 10,000 gallons:	\$ 190.00	/mo	Proposed	10,000 gallons:	\$ <u>304.72</u> /mo
Oak Shores, Restaurant &	Oak Shores on Lake Austin, E & Marina, W. Greenshores & Pi Subdivision	Briarpatch, Smokey Rearce Road Area, Wo	ods of C	Greenshores Subc	livision. Greenshores on	Skishores Lake Austin
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***************************************	Gallena, Suite B175	Bee Cave City		State Zi		
Co	mpany Address	CRy		State E	P	
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146,999.00	, _H			12/9/2016		a see a see of
Anni	ual Revenue Increase		Date	Notice Deliver	ed	
24 <u>.</u> 12	§ * v\$ 9/21/2012. * ****	A Mont	hly on the	e 25th ^당 축급 사		and the second
- Indiagnossi dalikur, assali lakkibar.	Date of Last Rate Change	Dare	Meters	Typically Read		

^{*} Prior to providing notice, the utility shall file a request for the assignment of a docket number for the application.

RATEPAYER PROTEST

· If you wish to PROTEST the proposed rate change, you must submit this form and 10 copies to:

Filing Clerk
Public Utility Commission of Texas
1701 North Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

Unless protests are received from at least 10% of ratepayers or from any affected municipality, or the Commission Staff requests a hearing, no hearing will be held and the rates will be effective as proposed.

CUSTOMER INFORMATION (to be con	npleted by customers submitting protests)
First Name: ,	Last Name:
	Fax Number:
Address, City, State:	
Location where service is received:	· · · · · · · · · · · · · · · · · · ·
(if different from the mailing address)	,
Please fill out the following:	
I wish to PROTEST the following prope	osed rate action/s:
☐ Water Rate Change ☐ Sewer Rate Chan	ge Both Water and Sewer Rate Change
Other (please specify below)	3
	•
	at the second of
3	
Signature of Protestant:	4 · C
	Date:

Hearing- and speech-impaired individuals with text telephones may contact the PUC's Customer Assistance
Hotline at
512-936-7136

Si desea informacion en Espanol, puede llamar al 1-888-782-8477

NOTICE OF PROPOSED RATE CHANGE -WATER.								
CURRE	NT RATES	And the state of t	PROPOSED RATES Phase	Million and the state of the st				
Monthly	base rate including	ইবিস্থান্ত - o gallons	Monthly base rate including	CAPT HELLET O gallons				
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	S 5 25.00	(Maximum - \$25.00)	\$ 25 00
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Transfer Fee	\$ 45.00	Transfer Fee	\$ 155, 20, 30, 30, 30, 30, 31, 45,00
Late Charge		/c Late charge: (Indicate	
· ·		either \$5.00 or 10%)	\$ 10.00
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•	\$ - 4 1 50.00 E. 50.00	(Maximum \$50.00)	\$ 50.00
Meter test fee	\$ 25.00	Meter test fee	\$ 1.77946 1.7757 25.00
•	A CONTRACTOR OF THE CONTRACTOR	(Maximum - \$25.00)	

If applicable, list any bill payment assistance programs to low income Ratepayers.

N	OTICE O	PROPOSED	RATE CHANGE –SE	WER			
CURRENT RATES	*		PROPOSED RATES Ph	ase I	maring particular and the second seco		
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Ţ	• •	* _ •	either \$5.00 or 10%)	\$			
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Deposit	•		Deposit				
*	\$	50.00	(Maximum \$50.00)	\$	50.00		
Meter test fee	S	. 000	Meter test fee	S	0.00		
		*	(Maximum - \$25.00)		• 2		

If applicable, list any bill payment assistance programs to low income Ratepayers.

Note: Tap Fees Shown are for the gravity system. Taps fees for the pressure system are \$3,750 for both present and proposed.

NOTICE OF PROPOSED RATE CHANGE PURSUANT TO TEX. WATER CODE § 13.1871

PICHE DEVELOPMENT CO	DMPANY, INC. (DBA Greenshore	s Utiliny Services)	1240	7 (Water), 2094	18 (Sewer) 经汽车管		AND TO THE STATE OF THE STATE O
	Company Name			CCN Nu	mber(s)		
application may be application at your uTX 78701). The propor suspended by the combined protest let rates the Commission effective date, the magnitude of the company of th	inge application with reviewed online at inte tility's office at the add posed rates will apply to Commission. If the ter, from at least in has original jurisoitti natter will be set for he	erchange.puc.texas dress below or at the so service received Commission recei [number of] ratep on) or from any afficaring. See Protes	gov. 's Commerce Comm	You may also i mission's office e effective date ufficient numb 10 percent of th unicipality befo	nspect a copy of the r (1701 N. Congress A provided below, unless er of protests, separat the utility's customers of the 91st day after the	ve, Aiss models of the control of th	nange ustin, lified in a rhose posed
protest.	**Walco	24 8 25		Phase II			
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BILLING COMP	PARISON	Phase I		*			Phase II
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Existing	10,000 gallons:	\$ 75. 98.12		Proposed	10,000 gallons:	\$	102.47 /mo
Existing	30,000 gallons:	\$ 264.67		Proposed	30,000 gallons:	\$	275.07 /mo
Sewer	5 4,5 6 4 5 4 1 2 1 3 1		,				
Existing	5,000 gallons:	S - 188.12	/mo	Proposed	5,000 gallons:		194.48 /mo
Existing	10,000 gallons:	\$ 67, 304,72	/mo	Proposed	10,000 gallons:	\$	311.08 /mo
Oak Shores, Oak Rostaurant & Mari	Shores on Lake Austin, B Ina, W. Greenshores & Pe Subdivision	riarpatch, Smokey Ri earoe Road Area, Wo n(s) or System(s) A	ods of G	reenshores Subc	liv sion. Greenshotes on	Skisho Lake A	ores & ustin
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Hill Country Galler					3738 J	· · · ·	
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36,751.00 ; ; %	and the state of t	AND TOTAL	The far is	" _12/9/2016 📉	the land (Since)		(m) 1/1
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· Date	of Last Rate Change			Typically Read			

^{*} Prior to providing notice, the utility shall file a request for the assignment of a docket number for the application.

	A MATHEMATICA CONTRACTOR CONTRACT	NOTIC	E OF PF	ROPOSED	RATE (CHANGE -W	ATER	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	······································
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Me	ter test fee	\$	•	25.00		eter test fee	\$.		25.00
·····					(Maxi	mum - \$25.00) -		4.5	

If applicable, list any bill payment assistance programs to low income Ratepayers.

N	OTICE OF PROPOSEI	RATE CHANGE -SE	WER			
CURRENT RATES Ph	ase !	PROPOSED RATES Ph	252 //			
Monthly base rate includ	ing o gallons	Monthly base rate includir	ng 🐪 🕾 😚 🗞 o gallons			
Meter Size:	*	Meter Size:				
RESIDENTIAL		RESIDENTIAL				
5/8" or 3/4"	S1 44 (1) 42 (1271)	2 5/8" or 3.4"	\$ 2.25 00 250 77.88			
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4"	\$ 1,788.0		\$ 1,947.00			
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\$23.32		\$ 23.32				
per month: OR		per month; OR				
X for each additional 1 (000 gallons over the minimum	X for each additional 1 00	for each additional 1,000 gallons over the minimum.			
	termined based on average	Gallonage charges are determined based on average				
consumption for winter p		consumption for winter period which includes the				
following months: Decem		following months: December January February				
	ANEOUS FEES	MISCELLANEOUS FEES				
Tap Fee	\$.500.0	······································	-\$			
Reconnect fee:		Reconnect fee:				
Non-payment		Non-payment	,			
	\$. 3. 3. 2. 250		S 25.00			
Customer's Request	\$ 5 1 1 3 2 1 1 1 A 1 1 4 5 4 5 45.1	**************************************	\$			
Transfer Fee	\$ 17 12 12 13 14 14 14 14 14 14 14 14 14 14 14 14 14	o Transfer Fee	\$ 74,00			
Late Charge	# 70 1 AVIAGO 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ok. Late charge: (Indicate	10.00			
_		either \$5.00 or 10%)	\$ 1.20.45			
Returned Check Charge	\$. 气态. 上途影響30.0	Returned Check Charge	\$ ~ 2 2 2 2 2 2 30.00			
Deposit		Deposit	The second secon			
	1.\$ (1.50)		\$ 50.00			
Meter test fee	3	1) E	S 7 0.00			
		(Maximum - \$25.00)				

If applicable, list any bill payment assistance programs to low income Ratepayers.

Note: Tap Fees Shown are for the gravity system. Taps fees for the pressure system are \$3,750 for both present and proposed.

NOTICE OF PROPOSED RATE CHANGE PURSUANT TO Tex. Water Code § 13.1871

PK-RE DEVELOPMENT CO	ONT, PRATIC	s Utility Services)	12407 (Water), 2	0948 (Sewer)	The state of the s
	- Company Name		CCN	Number(s)	
application may be application at your u TX 78701). The propor suspended by the combined protest let rates the Commission	reviewed online at intestility's office at the addressed rates will apply to Commission. If the ter, from at least 1 in has original jurisdicti	erchange.puc.texas.g fress below or at the o service received af Commission received [number of] ratepay on) or from any affec	ov. You may als Commission's of the the effective do as a sufficient nu- vers (10 percent of ted municipality)	exas (Commission for Pion inspect a copy of the since (1701 N. Congress A ate provided below, unlember of protests, separate the utility's customers before the 91st day after the page for instructions	rate change ave, Austin, ass modified tely or in a over whose the proposed
protest.	*å Water :	20 been t	275 lu 13		
EFFETOWOUE IN	ATE OF PROPOSE	minopekee.	Phase II 1/28/2019		
(Proposed rates reques	ays after notice is provi ited by the utility are not illected during the pender	final. The Commission	n may modify the i	reaction is lifed) rates and order a refund or c rate finally ordered plus int	credit against crest.) -
Reason(s) for pro	posed Rate Change	•	·		
Increased cost of doing	~ () () () () () () () () () (e of formation of the control of the	The state of the s		
BILLING COMP	PARISON	à			6 50
<u>Water</u>		Phase II			Phase III
Existing	5,000 gallons:	\$ 35, 200, 78,47 /	,		\$ 87.60 /mc
Existing	10,000 gallons:	\$ 102.47	•		\$ 113.80 /mc
Existing	30,000 gallons:	\$	mo Propose	d 30,000 gallons:	\$ 273302.35 imc
Sewer Existing	5,000 gallons:	\$ 550 5194.48 /	mo Propose	d 5,000 gallons:	77 \$248.58 /m
Existing	10,000 gations:		mo Propòse	•	\$ 365.18 /m
Oak Shores; Oak	Shores on Lake Austin, B Ina, W. Greenshores & Pa	riarpatch, Smokey Ridg sarca Road Area, Wood n(s) or System(s) Af	is of Greenshores S	cts so, thereof, Pearce Anx ubdivision, Greenshores on	, Skishores Lake Austin
	, Subulvision	ma) or a stema in Mi	rected by Kate Ci	ange	
Hill Country Gallen	ia, Sulle B175	Bee Cave	5. X	78738	
Company	y Address	City	State	Zip	
(E40) 440 0077					والمسترافع ووالمان
(512) 442-0377 Company I	Phone Number	, , , , , , , , , , , , , , , , , , , ,	31.		<u> </u>
• • •			15 America ne man 1	ا العربي الأستانية الأستانية المعمولات الدرار العربي المارات	
194.265 00 3 22			12/9/2016		
Annual Re	evenue Increase Phase II.	ž .	Date Notice Del		
4 4	1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2				
. Date	of Last Rate Change	" Date M	eters Typically R	ead ^*	

^{*} Prior to providing notice, the utility shall file a request for the assignment of a docket number for the application.

	N	OTIC	E OF PR	OPOSED	RATE (CHANGE -W	ATER		A , reconstruction
CURRE	NT RATES Ph	ase II			PROPO	SED RATES P	hase II	1	**************************************
	base rate includ			ő gallons		base rate includi			o gallons
Meter Si		ــــــ			Meter S			<u>,,,,</u> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
RESIDE	NTIAL					ENTIAL			
Ar Makhandareero yan ya bara ya ya waxaa a	5/8" or 3/4"	9	* .	54.47		5/8" or 3/4"	S	· · · · · · · · · · · · · · · · · · ·	61.
***************************************	1"	9	}	136 18	***************************************	. ["	S		153.
	1 1/2"	3	,	., 272 35		1 1/2"	\$		307.
Water Company	2"	- 1		435.76		2."	S	-4 "	491.
and the second	3"	, 3				3"	\$	19 E 42 5 5	921.0
Other:	3/4"	<u> </u>	3 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	81.71	Other:	3/4/",	. 1 \$		92.
<u>, </u>	4"	 5	· ·	1,351.75		4''	3	<u> </u>	1,535.0
	GALLON	GE C	HARGE:			GALLONA	GE CI	HARGE:	Ex
TIER	VOLUME		CHARG	E per 1000	TIER	VOLUME			E per 1000
			gals.		Ĺ	<u> </u>		gals.	***************************************
Tier 1	0 to 10,000			/1000 gals.	Tier 1	; _0 to _10,000			/1000 gals.:
Tier 2	. 10,001 10 25,000			/1000 gals.	Tier 2	-10.001 to 25,000		\$. "8 38	/1000 gals.
Tier 3	25,001 to 50,000			/1000 gals.	Tier 3	725,001 to 50,000			/1000 gals.
Tier 4	50,001 to	gals,		/1000 gals.	Tier 4	50,001+1 to"	gals.		/1000 gals:
Tier 5	to Li	gals.	\$.4356	/1000 gals:	Tier 5	to Call	gals.	\$*** \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	/1000 gals."
					*				
				-					
	: MISCELL	ANEO	US FEES.			MISCELL		<u>US FEES</u>	<u> </u>
	ap Fee	S .		750.00		Tap Fee	\$	***	750.
Rec	onnect fee:	,	•			connect fee:			¥
Noi	n-payment			,		on-payment	1,		•
		\$, 25.00	(Max	imum - \$25.00)	<u> \$ </u>		. 25.0
Custon	ner's Request	S .	, ,	45,00		omer's Request	\$		- 45.
Tra	insfer Fee	\$		45.00		ransfer Fee	S	11.	45.
La	te Charge	\$	•	10.00	¿ Late el	harge: (Indicate	•	,	- 4
						\$5.00 or 10%)	\$ "		· 10,i
Returned	Check Charge	\$		30.00				30.	
. 1	Deposit .					Deposit			
	···	\$	<u> </u>	50.00	(Max	cimum \$50.00)	\$, <u>, , , , , , , , , , , , , , , , , , </u>	50.4
Me	ter test fee	S	,,	25.00	· M	cter test fec	\$		25.
*		1 11	.'		(Max	imum - \$25.00)		· · · · · · · · · · · · · · · · · · ·	

If applicable, list any bill payment assistance programs to low income Ratepayers.

-1	OTICE OF PROPOSED	RATE CHANGE –SE	WER			
CURRENT RATES P.	nase II	PROPOSED RATES Ph				
Monthly base rate includ	ling . o gallons	Monthly base rate including	o gallons			
Meter Size:	The second secon	Meter Size:	*			
RESIDENTIAL		RESIDENTIAL				
5/8" or 3/4"	S) 144 2 10 20 20 20 77.88	5/8" or 3/4"	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$			
1"	\$世代[5] 管持而194.70	1*	\$\$ \$\$ \$\$ \$\$ \$\$ \$329.95			
11/2"	\$ 1777 1874 1874 389.40	1 1/2"	\$ \$ 783 70 3 70 40 7 659.90			
2"	S 4.00 (100 100 100 100 100 100 100 100 100	2"	S 经发现公共。1.055.84			
311	S 2至年第六日第二十1,168.20	3"	\$ 100 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			
Other: 3/4"	\$ 17% \$170 £ 100 \$116.82	Other: 3/4" 1 3/4" 1 1/2	### \$ 이번 왕 / 종본 197.97			
4"	S 1,947.00	4"	, \$ / 3,299.50			
GALLONAGE	OR FIXED CHARGE: 💎 🔀	GALLONAGE OF	R FIXED CHARGE: 🕾 🎏 👚			
S23.32	•	S23 32	\$.			
per month; OR		per month; OR	! !			
☑ for each additional 1.	000 gallons over the minimum.	I for each additional 1,000 gallons over the minimum.				
	etermined based on average	Gallonage charges are determined based on average				
, – –	period which includes the	consumption for winter period which includes the				
following months: Dece		following months: December, January, February				
	ANEOUS FEES					
Tap Fee	\$.500 00	Tap Fee	\$ 500.00			
Reconnect fee:		* Reconnect fee:				
Non-payment	,	Non-payment				
	\$ 25.00	(Maximum - \$25.00)	S (
Customer's Request	\$7., 10.00 S. 10.00 45.00	Customer's Request	\$ (() () () () () () () (45.00			
Transfer Fee.	\$\$2	Transfer Fee	\$ 150000 1 1800 d 120 45.00			
Late Charge	ST 110 x 10 100	Late charge: (Indicate	19 00			
		either \$5.00 or 10%)				
Returned Check Charge	L\$ ((2) * 4 (4) * (7) (** (1) 30,00	Returned Check Charge	\$ 100,000			
Deposit	The state of the s	Deposit	The state of the s			
	\$ 50.00	(Maximum \$50.00)	\$ 20.00			
Meter test fee	\$	Meter test fee	\$ 150.00			
<u> </u>		(Maximum - \$25.00)	The state of the s			

If applicable, list any bill payment assistance programs to low income Ratepayers.

Note: Tap Fees Shown are for the gravity system. Taps fees for the pressure system are \$3,750 for both present and proposed.