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COMPLAINT OF AMEENAH
MUHAMMAD AGAINST FORTY
200 APARTMENT HOMES

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PUBLIC UTILITY COMMISSION
FILING CLERK
OF TEXAS

FORTY 200 APARTMENT HOMES' RESPONSE TO ORDER NO. 1, ORDER NO. 2, AND ORDER NO. 3

FORTY 200 APARTMENT HOMES ("Respondent"), pursuant to P.U.C. Proc. R. 22.78 and Order No. 1, Order No. 2, and Order No. 3 (collectively "Orders") Requiring Responses to the Complaint of AMEENAH MUHAMMAD ("Complainant") in the above referenced proceeding, would respectfully show the Commission as follows:

I. The Commission's Jurisdiction Over this Proceeding

Respondent submits that the PUC has jurisdiction over this proceeding with respect to the water and sewer billing. The PUC does not have jurisdiction over any other charges assessed to Complainant.

II. Allegations Raised in the Complaint

Complainant complains his water and sewer bills are too high. Respondent bills Complainant based on the Public Utility Commission ("PUC") approved 50/50 method¹: 50% of his water and sewer bills are based on the square-footage of his unit compared to the total square-footage of the property, and 50% of his water and sewer bills are based on the number of occupants in his unit. Complainant resides in a 963 square-foot apartment and has four occupants. Respondent denies it has over billed Complainant for his water and sewer charges.

¹ 16 TAC 24.281(e)(iv).

III. Applicable Statutes, Rules, Orders and Tariff Provisions

Respondent considers the applicable statutes, rules, and orders to be the Texas Administrative Code, the Texas Water Code, the procedural and administrative rules of the Commission, and any orders entered by the Commission, including but not limited to the Orders.

IV. Copies of Any Rates or Tariffs

Water service is provided by the City of Mesquite. A copy of the City of Mesquite's rate schedule is included as Exhibit A.

V. Any Other Matter Relevant to the Complaint

Respondent reserves its right to supplement or amend its response to address additional matter which may become relevant as this Complaint is processed by the Commission and discovery is conducted.

Respectfully submitted,

By: 

Julianna Kat

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**Representative for Forty 200 Apartment
Homes**

EXHIBIT A

**WATER & SEWER
RATES
2018/19**

WATER RATES:

Minimum Bill: (based on meter size)

0.625 inch meter	\$14.44
1.000 inch meter	\$20.06
1.500 inch meter	\$26.72
2.000 inch meter	\$33.39
3.000 inch meter	\$40.06
4.000 inch meter	\$46.73
6.000-inch meter	\$52.29

Tiered Rates: (amount per 1,000 gallons billed)

0 – 1,000 gallons	\$0.00
1,001 – 5,000 gallons	\$6.27
5,001 – 10,000 gallons	\$6.74
10,001 – 50,000 gallons	\$7.08
50,001 – 70,000 gallons	\$7.41
70,001 – 500,000 gallons	\$7.75
Over 500,000 gallons	\$6.41

SEWER RATES:

Minimum Bill: (includes first 1,000 gallons)

All customers	\$15.76
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Tiered Rates: (amount per 1,000 gallons billed)

0 – 1,000 gallons	\$0.00
Over 1,000 gallons	\$6.19

NOTE: Residential customers are capped at 8,000 gallons for sewer usage.

EXAMPLE OF A RESIDENTIAL BILL:

(ONE MONTH; 7,000 GALLONS OF WATER USED)

Minimum Water Bill	\$14.44
Water usage:	
1,000 gallons (1 x \$0) *	0.00
4,000 gallons (4 x \$6.27)	25.08
2,000 gallons (2 x \$6.74)	13.48
Minimum Sewer Bill	15.76
Sewer usage:	
1,000 gallons (1 x \$0) *	0.00
6,000 gallons (6 x \$6.19)	37.14
Drainage Fee	4.50
Sanitation Fee	18.00
Taxes (required on Sanitation fee)	1.49
Total Utility Bill	\$129.89

* First 1,000 gallons are included in the minimum bill.