

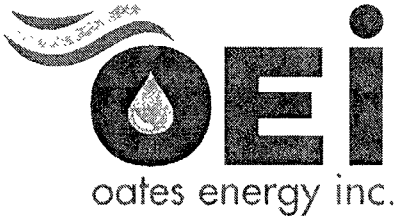


Control Number: 50431



Item Number: 931

Addendum StartPage: 0



2020 AUG 27 AM 11:27  
FILING CLERK

August 17, 2020

Cliff Crouch  
Manager – Licensing and Compliance Customer Protection  
Public Utility Commission of Texas  
Central Records  
1701 N. Congress P. O. Box 13326  
Austin, Texas 78711-3326

50431

RE: Conversion From Submetered to Allocated Billing – Mesquite Terraces Apartments –  
CCN/Regnum S7917 – 501 S Loop 250 W Midland, TX 79703

Dear Mr. Crouch:

On behalf of the owner of Mesquite Terraces Apartments, Midland Mesquite Terraces Apartment Community LLC, we would like to request a change in the billing methodology at the above referenced community from a sub metered method to an RUBS allocated billing method.

The current sub metering system consists of a water sub meter and Tehama radio frequency reading system. The Tehama reading system has proven to be very unreliable and is causing a number of issues. The estimated cost to replace this system with an alternative meter reading system is in excess of \$ 25,000.00.

We are requesting that this property be allowed to change to an Allocated Billing method. The community understands the process of changing to this method including residents signing a new lease or a lease addendum, and providing the residents 35 days notification prior to implementing the new billing method. Please review this letter and let us know how to best proceed.

Please call or email if you have any questions or I can be of any assistance.

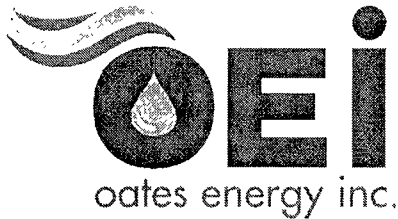
Best Regards

David Garwood  
President  
Oates Energy, Inc.

14286 Beach Blvd.  
Suite #12  
Jacksonville, FL 32250

904-242-0075 phone  
904-613-1377 cell  
904-242-0069 fax

931



July 15, 2020

Michelle Duncan  
Area Vice President  
RAM Partners, LLC  
Via Email

RE: Water Sub Meter Reading System Replacement – Mesquite Terrace Apartments – Midland, TX

Dear Michelle:

I hope this finds you doing well. As you know, Mesquite Terraces has a number of units at the community that are currently not operational. There are 94 homes that have radio frequency transmitter that are in need of repairs and/or component replacement. In addition, you had mentioned that this community has had ongoing maintenance issues with the current meter read system for some time. Please find below a proposal to resolve these issues with the installation of new radio frequency meter read devices.

#### RESEARCH

The property currently has a water sub meter system installed. This system consists of a Master Meter water meter and a Tehama radio frequency transmitter installed inside of each unit. The Master Meter water sub meter is a good meter and tends to have a good track record of reliability and long life expectancy. The Tehama RF system is one of several RF systems designed for the water sub meter market. It is almost exclusively sold by one of the larger billing providers in the industry while most all of the other providers do not offer the product due to inherent, unresolved, issues with this system. The Tehama radio frequency transmitters operate with the use of 2 AA batteries and, unlike other meter read systems, the battery life expectancy varies greatly. The meter read system has a network of repeaters installed throughout the property. These Tehama repeaters have a tendency to go off line without warning which causes meter reads to be limited when the repeaters are off line. Resetting these devices resolves this issue but they can re occur without notice. Overall, the currently installed Tehama radio frequency read system is a challenging system to maintain and, with the track record experienced at this community, we are recommending a system replacement.

14286 Beach Blvd.  
Suite #12  
Jacksonville, FL 32250

904-242-0075 phone  
904-613-1377 cell  
904-242-0069 fax

## SOLUTION

Replace the existing Tehama radio frequency transmitters and reading network. The new NextCentury RF transmitters are state of the art devices that will provide reliable meter reads over a long period of time. The system communicates over the internet or via a built in cellular device. We are proposing to keep the currently installed water sub meters in place and only replace water sub meter heads that are no longer registering water consumption.

## SCOPE OF WORK

Oates Energy will access each home to remove the existing RF transmitter. We will install a new NextCentury in its place and connect to the currently installed pulse output water sub meter. We would also install a new data collection Gateway as well as a new repeater network to read the meters. We will install approximately 8 repeater devices. These repeaters be installed in place of the currently installed Tehama repeaters using the existing 110Vac outlets for each repeater.

## INVESTMENT – NextCentury RF System

**\$ 89.00 per Unit**

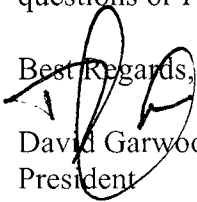
**Total Cost.....\$ 25,632.00\* plus tax (based on 288 units)**

## WATER SUB METER REPLACEMENT (As Needed)

**\$ 54.00 Per Unit      (Price assumes a working unit shut off valve)**

I look forward to further discussing this information with you. Please call me if you have any questions or I can provide any additional information.

Best Regards,

  
David Garwood  
President  
Oates Energy, Inc.

Customer Approval:

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date



## Registration of Submetered OR Allocated Utility Service

**NOTE:** Please **DO NOT** include any person or protected information on this form (ex. tax identification #'s, social security #'s, etc.)

Date: \_\_\_\_\_  
By: \_\_\_\_\_  
Docket No. \_\_\_\_\_  
(this number to be assigned by the  
PUC after your form is filed)

**PROPERTY OWNER:** Do not enter the name of the owner's contract manager, management company, or billing company.

Name	MIDLAND MESQUITE TERRRACES APARTMENT COMMUNITY, LLC						
Mailing Address:	501 S LOOP 250 W	City	MIDLAND	State	TX	Zip	79703-2501
Telephone# (AC)	432-262-3611	Fax # (if applicable)					
E-mail	MESQUITETERRACES.MGR@RAM-MGT.COM						

### NAME, ADDRESS, AND TYPE OF PROPERTY WHERE UTILITY SERVICE IS PROVIDED

Name	MESQUITE TERRRACES APARTMENTS						
Mailing Address:	501 S LOOP 250 W	City	MIDLAND	State	TX	Zip	79703-2501
Telephone# (AC)	432-262-3611	Fax # (if applicable)					
E-mail	MESQUITETERRACES.MGR@RAM-MGT.COM						

Apartment Complex	<input checked="" type="checkbox"/>	Condominium	<input type="checkbox"/>	Manufactured Home Rental Community	<input type="checkbox"/>	Multiple-Use Facility	<input type="checkbox"/>
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If applicable, describe the "multiple-use facility" here: \_\_\_\_\_

### INFORMATION ON UTILITY SERVICE

Tenants are billed for	<input checked="" type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Wastewater	<input type="checkbox"/>	Submetered <b>OR</b>	<input checked="" type="checkbox"/>	Allocated ★★ ★
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Name of utility providing water/wastewater	CITY OF MIDLAND
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Date submetered or allocated billing begins (or began)	11/01/2020	Required
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### METHOD USED TO OFFSET CHARGES FOR COMMON AREAS Check one line only.

<input type="checkbox"/> Not applicable, because	<input type="checkbox"/> Bills are based on the tenant's actual submetered consumption
<input type="checkbox"/>	<input type="checkbox"/> There are <b>neither</b> common areas <b>nor</b> an installed irrigation system

☒ **All common areas and the irrigation system(s) are metered or submetered:**

We deduct the actual utility charges for water and wastewater to these areas then allocate the remaining charges among our tenants.

☐ **This property has an installed irrigation system that is not separately metered or submetered:**

We deduct  percent (we deduct at least 25 percent) of the utility's total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

☐ **This property has an installed irrigation system(s) that is/are separately metered or submetered:**

We deduct the actual utility charges associated with the irrigation system(s), then deduct at least 5 percent of the utility's total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

☐ **This property does not have an installed irrigation system:**

We deduct at least 5 percent of the retail public utility's total charges for water and wastewater consumption, and then allocate the remaining charges among our tenants

### ★★★IF UTILITY SERVICES ARE ALLOCATED, YOU MUST ALSO COMPLETE PAGE TWO OF THIS FORM ★★★

Send this form by mail with a total of (3) copies to:

Filing Clerk, Public Utility Commission of Texas

1701 North Congress Avenue

P.O. Box 13326

Austin, Texas 78711-3326

## METHOD USED TO ALLOCATE UTILITY CHARGES

Check the box or boxes that describe the allocation method used to bill tenants.

<input type="checkbox"/>	<b>Occupancy method:</b> The number of occupants in the tenant's dwelling unit is divided by the total number of occupants in all dwelling units at the beginning of the month for which bills are being rendered.
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<input checked="" type="checkbox"/> <b>Ratio occupancy method:</b>  The number of occupants in the tenant's dwelling unit is adjusted as shown in the table to the right. This adjusted value is divided by the total of these values for all dwelling units occupied at the beginning of the retail public utility's billing period.	<b>Number of Occupants</b>	<b>Number of Occupants for Billing Purposes</b>
	1	1.0
	2	1.6
	3	2.2
	>3	2.2 + 0.4 for each additional occupant

<input type="checkbox"/> <b>Estimated occupancy method:</b>  The estimated occupancy for each unit is based on the number of bedrooms as shown in the table to the right. The estimated occupancy in the tenant's dwelling unit is divided by the total estimated occupancy in all dwelling units regardless of the actual number of occupants or occupied units.	<b>Number of Bedrooms</b>	<b>Number of Occupants for Billing Purposes</b>
	0 (Efficiency)	1
	1	1.6
	2	2.8
	3	4.0
	>3	4.0 + 1.2 for each additional bedroom

<input checked="" type="checkbox"/>	<b>Occupancy and size of rental unit</b>	<input style="width: 40px;" type="text" value="50"/>	percent (in which no more than 50%) of the utility bill for water/wastewater consumption is allocated using the occupancy method checked above. The remainder is allocated according to either: <ul style="list-style-type: none"> <li>• the size of the tenant's dwelling unit divided by the total size of all dwelling units, OR</li> <li>• the size of the space rented by the tenant of a manufactured home divided by the size of all rental spaces.</li> </ul>
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<input type="checkbox"/>	<b>Submetered hot water:</b>  The individually submetered hot water used in the tenant's dwelling unit is divided by all submetered hot water used in all dwelling units.
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<input type="checkbox"/>	<b>Submetered cold water is used to allocate charges for hot water provided through a central system:</b>  The individually submetered cold water used in the tenant's dwelling unit is divided by all submetered cold water used in all dwelling units.
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<input type="checkbox"/>	<b>As outlined in the condominium contract. Describe:</b>  <div style="height: 40px; border: 1px solid black;"></div>
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<input type="checkbox"/>	<b>Size of manufactured home rental space:</b>  The size of the area rented by the tenant divided by the total area of all the size of rental spaces.
<input type="checkbox"/>	<b>Size of the rented space in a multi-use facility:</b>  The square footage of the space rented by the tenant divided by the total square footage of all rental spaces.