

Control Number: 50678



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F50678

WATER & WASTEWATER TREATMENT CONSULTANTS
17230 HUFFMEISTER ROAD, SUITE A~CYPRESS, TEXAS 77429-1643
TEL: 281-373-0500 FAX: 281-373-1113

March 17, 2020

Public Utility Commission of Texas Central Records 1701 N. Congress, Suite 8-100 Austin, TX 78701

Re: Application from Utilities Investment Company, Inc. to Amend Water CCN No. 12671 and Sewer CCN No. 20765 for the Santa Fe Subdivision in Liberty County, TX

Dear Public Utility Commission of Texas:

Please find enclosed seven (7) copies of an Application for an Amendment to Water CCN No. 12671 and Sewer CCN No. 20765 for Utilities Investment Company, Inc. Also enclosed are seven (7) CD's containing digital map data.

We appreciate your earliest review and issuance of a letter indicating administrative completeness. Please feel free to email me at <a href="mailto:syoung@waterengineers.com">syoung@waterengineers.com</a> or call at 281-373-0500 if you have any questions regarding the information contained in this submittal.

Thank you for your assistance in this review process.

Sincerely,

WATERENGINEERS, INC.

Shelley Young, P.E.

Project Engineer

Encl. – 7 copies of CCN Amendment application 7 CDs containing digital map data

# APPLICATION FOR AN AMENDMENT TO WATER CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 12671 AND SEWER CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 20765

FOR

## UTILITIES INVESTMENT COMPANY, INC. P.O. BOX 279 NEW WAVERLY, TX 77358

PREPARED BY:

# WATERENGINEERS, INC.

WATER & WASTEWATER TREATMENT CONSULTANTS 17230 HUFFMEISTER ROAD CYPRESS, TEXAS 77429 Tel: 281-373-0500 FAX: 281-373-1113

**MARCH 2020** 

# APPLICATION FOR AN AMENDMENT TO WATER CCN NO. 12671 AND SEWER CCN NO. 20765

### UTILITIES INVESTMENT COMPANY, INC.

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Application for an Amendment to Water CCN No. 12671 and Sewer CCN No. 20765

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Attachment "F"- Water and Sewer Tariffs

Attachment "G"- Financial Information - Filed Confidentially

Attachment "H"- General Location Map

Attachment "I"- Requested Service Area Map

Applica	tion Summary
Applicant:	
CCN No. to be amended: Water CCN No. 12	671 and Sewer CCN No. 20765
or Obtain NEW CCN Water	r Sewer
County(ies) affected by this application: Liberty	
Dual CCN requested with:	
CCN No.:	(name of retail public utility)  Portion or All of requested area
Decertification of CCN for:	
CCN No.:	(name of retail public utility) Portion or All of requested area
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Please mark the items included in this filing	
D Bowleamhin Assaument	Post A. Occasion A
Partnership Agreement Articles of Incorporation and By-Laws (WSC)	Part A: Question 4 Part A: Question 4
Certificate of Account Status	Part A: Question 4
Franchise, Permit, or Consent letter	Part B: Question 7
Existing Infrastructure Map	Part B: Question 8
Customer Requests For Service in requested area Population Growth Report or Market Study	Part B: Question 9
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Enforcement Action Correspondence  TCEQ Compliance Correspondence	Part C: Question 16 Part D: Question 20
Purchased Water Supply or Treatment Agreement	Part D: Question 23
Rate Study (new market entrant)	Part E: Question 28
X Tariff/Rate Schedule   Financial Audit	Part E: Question 29
Application Attachment A & B	Part E: Question 30 Part E: Question 30
Capital Improvement Plan	Part E: Question 30
Disclosure of Affiliated Interests	Part E: Question 31
Detailed (large scale) Map	Part F: Question 32
<ul> <li>         ⊠ General Location (small scale) Map     </li> <li>         ∑ Digital Mapping Data     </li> </ul>	Part F: Question 32 Part F: Question 32
Signed & Notarized Affidavit	Page 12

	Part A: Applicant Information
1.	A. Name: Utilities Investment Company, Inc.
	Individual Corporation WSC Other:
	B. Mailing Address: P.O. Box 279, New Waverly, Texas 77358
	Phone No.: (936) 344-8017 Email: marshwaterman@aol.com
	C. <u>Contact Person</u> . Please provide information about the person to be contacted regarding this application. Indicate if this person is the owner, operator, engineer, attorney, accountant, or other title.
	Name: Shelley Young, P.E. Title: Engineer
	Mailing Address: 17230 Huffmeister Road, Suite A, Cypress, Texas 77429
	Phone No.: (281) 373-0500 Email: syoung@waterengineers.com
2.	If the Applicant is someone other than a municipality, is the Applicant currently paid in full on the Regulatory Assessment Fees (RAF) remitted to the TCEQ?  Yes No N/A
3.	If the Applicant is an Investor Owned Utility (IOU), is the Applicant current on Annual Report filings with the Commission?  Yes No If no, please state the last date an Annual Report was filed:
4.	The legal status of the Applicant is:  Individual or sole proprietorship  Partnership or limited partnership (attach Partnership agreement)  Corporation: Charter number (recorded with the Texas Secretary of State): See Attachment A - Proof of Account Status  Non-profit, member-owned, member controlled Cooperative Corporation [Article 1434(a) Water Supply or Sewer Service Corporation, incorporated under TWC Chapter 67] Charter number (as recorded with the Texas Secretary of State): Articles of Incorporation and By-Laws established (attach)  Municipally-owned utility District (MUD, SUD, WCID, FWSD, PUD, etc.)  County  Affected County (a county to which Subchapter B, Chapter 232, Local Government Code, applies)  Other (please explain):
5.	If the Applicant operates under an assumed name (i.e., any d/b/a), provide the name below:  Name:

	Part B: Requested Area Information
6.	Provide details on the existing or expected land use in the requested area, including details on requested actions such as dual certification or decertification of service area.
	This CCN Amendment is to add Sections 2-5 of the existing Santa Fe Subdivision. Santa Fe Section 1 is already part of these CCNs.
7.	The requested area (check all applicable):
	Currently receives service from the Applicant
	Overlaps or is within municipal boundaries Overlaps or is within district boundaries
	Municipality: District:
	Provide a copy of any franchise, permit, or consent granted by the city or district. If not available please explain:
	Section 1 currently in these CCNs serves 281 customers - with more to be added.  Section 2 - 5 will be added in this CCN amendment application.  Section 2 currently serves 202 customers - with more to be added.  Section 3 currently serves 55 customers - with more to be added.  Sections 4 and 5 have no current customers.
8.	Describe the circumstances (economic, environmental, etc.) driving the need for service in the requested area:
	Current residential development in these areas requires water and wastewater service.
9.	Has the Applicant received any requests for service within the requested area?
,	Yes*  No  *Attach copies of all applicable requests for service and show locations on a map
	See Attachment B - Water & Sewer Service Agreement with Developer-submitted confidentially
10.	Is there existing or anticipated growth in the requested area?
	Yes*  No  *Attach copies of any reports and market studies supporting growth Construction on five sections of the Sanata Fee Subdivision is underway.
11.	A. Will construction of any facilities be necessary to provide service to the requested area?
	Yes* No *Attach copies of TCEQ approval letters
	B. Date Plans & Specifications or Discharge Permit App. submitted to TCEQ:
	See Attachment C - TCEQ Approval Letters

C. Summarize an estimated timeline for construction for any required facilities to serve the requested area:

A second well producing 400 gpm will be added to Water Plant No. 1 in the second quarter of 2020. The identical first phase 400 gpm wells, 9,980 gallon HPTs,125,186 gallon GSTs, and associated booster pumps will be constructed at both Water Plant No. 2 and Water Plant No. 3 in the third quarter of 2020. The distribution systems for all sections are interconnected. This will provide production and storage for 1500 connections. As connection count increases, the necessary facilities (additional wells drilled, GSTs and HPTs constructed) to maintain compliance with TCEQ requirements.

**D.** Describe the source and availability of funds for any required facilities to serve the requested area:

The required facilities to serve the requested area will be paid for from monies received from the developer, Colony Ridge Development, (\$1,175/lot) as indicated in the Water & Sewer System Agreement in Attachment B. Required facilities will also be paid for out of Utilities Investment Company, Inc. retained earnings.

Note: Failure to provide applicable TCEQ construction or permit approvals, or evidence showing that the construction or permit approval has been filed with the TCEQ may result in the delay or possible dismissal of the application.

12. A. If construction of a physically separate water or sewer system is necessary, provide a list of all retail public water and/or sewer utilities within one half mile from the outer boundary of the requested area below:

Water Plants 2 and 3 will be part of the existing water system, therefore this requirement is N/A.

- **B.** Did the Applicant request service from each of the above water or sewer utilities?
- Yes\*
- X No
- \*Attach copies of written requests and copies of the written response
- C. Attach a statement or provide documentation explaining why it is not economically feasible to obtain retail service from the water or sewer retail public utilities listed above.
- **D.** If a neighboring retail public utility agreed to provide service to the requested area, attach documentation addressing the following information:
  - (A) A description of the type of service that the neighboring retail public utility is willing to provide and comparison with service the applicant is proposing;
  - (B) An analysis of all necessary costs for constructing, operating, and maintaining the new facilities for at least the first five years of operations, including such items as taxes and insurance; and
  - (C) An analysis of all necessary costs for acquiring and continuing to receive service from the neighboring retail public utility for at least the first five years of operations.
- 13. Explain the effect of granting the CCN request on the Applicant, any retail public utility of the same kind serving in the proximate area, and any landowners in the requested area. The statement should address, but is not limited to, regionalization, compliance, and economic effects.

	The effect of granting the amended water and sewer certificates to Utilities Investment Company, Inc. would be to allow the continued development of the Santa Fe Subdivision and the ability to provide continuous and adequate water and sewer services to the residents.	
	Part C: CCN Obtain or Amend Criteria Considerations	-
14.	Describe the anticipated impact and changes in the quality of retail utility service for the requested area:	
	No impact and/or changes in the quality of retail utility services in the requested area is anticipated.	
15.	Describe the experience and qualifications of the Applicant in providing continuous and adequate retail service:	
	Utilities Investment Company, Inc. has been in the utility business for approximately 25 years, owning, operating and managing water and wastewater systems. Utilities Investment Company, Inc. successfully provides high quality water and wastewater service to over 3,000 current customers in different neighborhoods across Harris, Montgomery, Chambers, Grimes, Trinity, Liberty, Brazos, Polk, Waller and Walker Counties. Utilities Investment Company, Inc. has a good operations, maintenance and performance records with TCEQ and plans to continue to operate this system in the same manner.	
16.	Has the Applicant been under an enforcement action by the Commission, TCEQ, Texas Department of Health (TDH), the Office of the Attorney General (OAG), or the Environmental Protection Agency (EPA) in the past five (5) years for non-compliance with rules, orders, or state statutes?	
	Yes* No  *Attach copies of any correspondence with the applicable regulatory agency concerning any enforcement actions, and attach a description of any actions or efforts the Applicant has taken to comply with these requirements.	
17.	Explain how the environmental integrity of the land will or will not be impacted or disrupted as a result of granting the CCN as requested:	
	No impact to the environmental integrity of the land is anticipated by the granting of this CCN amendment. The land has already been cleared and is currently undergoing development as a large residential subdivision.	
18.	Has the Applicant made efforts to extend retail water or sewer utility service to any economically distressed area located within the requested area?	
	N/A	

List all neighboring water or sewer retail public utilities, cities, districts (including ground water conservation districts), 19. counties, or other political subdivisions (including river authorities) providing the same service located within two (2) miles from the outer boundary of the requested area:

Quadvest, LP CCN Nos. 11612 and 20952 Orchard Crossing CCN Nos. 12671 and 20765
Plum Creek FWSD No. 1 - Attorney indicates District is dissolved Liberty Lakes FWSD No. 1 - Attorney indicates District is dissolved Liberty County MUD 6 - TCEQ records indicate inactive with no mailing address Liberty County Judge

Port of Houston Authority

City of Plum Grove City of Roman Forest Coastal Water Authority Harris County FCD East Montgomery County Improvement District Gulf Coast Waste Disposal Authority San Jacinto River Authority

### Part D: TCEQ Public Water System or Sewer (Wastewater) Information

Complete the following for all Public Water Systems (PWS) associated with the Applicant's CCN: 20.

TCEQ PWS ID:	Name of PWS:	Date of TCEQ inspection*:	Subdivisions served:
1460174	Montebello Utility	2/21/2018	Montebello
			Land to the second

\*Attach evidence of compliance with TCEQ for each PWS See Attachment D - Most Recent Inspection Reports

Complete the following for all TCEQ Water Quality (WQ) discharge permits associated with the Applicant's CCN: B.

TCEQ Discharge Permit No:	Date Permit expires:	Date of TCEQ inspection*:	Subdivisions served:
WQ-0015012001	3/8/2024	8/26/2015	Montibello and Santa Fe
WQ- 0015646001	10/17/2023		Santa Fe when constructed
WQ-			
WQ-			

\*Attach evidence of compliance with TCEQ for each Discharge Permit See Attachment D - Most Recent Inspection Reports

C. The requested CCN service area will be served via:

PWS ID: 1460174

WO-0015012001

List the number of *existing* connections for the PWS & Discharge Permit indicated above (Question 20. C.): 21.

Water			Sewe	er
	Non-metered	ered 2"		Residential
963	5/8" or 3/4"	3"		Commercial
	1"	4"		Industrial
	1 ½"	Other	Other	
Total Water Connections:		963	7	Total Sewer Connections: 963

List the number of <u>additional</u> connections projected for the requested CCN area: 22.

Wate	er		Sewe	er
	Non-metered	d 2"		Residential
6,199	5/8" or 3/4"	3"	6,199	Commercial
	1"	4"		Industrial
	1 1/2"	Other		Other
	Total Water Connections:	6,199	7	Total Sewer Connections: £ 6,199

23.	A. Will the s	system serving	the requested area purchase	water or sewer treatn	nent capacity fro	om another source?
	Yes*	⊠ No	*Attach a copy of purch	nase agreement or con	ntract.	
		Capacity	is purchased from:			
		v	Vater:		_	
		S	ewer:			
	B. Are any o	of the Applican	ts PWS's required to purchas	se water to meet the	– ΓCEQ's minimι	ım capacity requirements
	or TCEQ'	's drinking wa	ter standards?			
	Yes	⊠ No				
			upply or treatment purchased chased water or sewer treatm		r contract? Wh	at is the percent of overall
			Amount in Gallons	Percent of	demand	
		Water:		0%		
		Sewer:		0%		
25.	requested area?  Yes  List the name, c	No ca	tment plant have adequate of approvements to meet dem apacity requirements dictary and the operation of the operation the requested area:	ands have been app te.	roved and wil	l be constructed as
1			•	- CI	T * * * * * * * * * * * * * * * * * * *	XXV-A/G
	i Na	me (as II appo	ears on license)	Class c, c	License No.	
		Eric Mo	Mahan	В, В	WG0003740, WW00066	water/sewer
		Shanno	n Marsh	C, B	WG0009409. WW00044	water/sewer
İ						
26.	standards?	? No	equired for the existing PWS			
			required major capital impro s (attach any engineering rep			ncies to meet the TCEQ
-	Descripti	on of the Cap	ital Improvement:	Estimated Comp	oletion Date:	Estimated Cost:
-						
L						
27.	or proposed cust planning maps,	tomer connect or other large	ring all facilities for productions, in the requested area. Facale maps. Color coding car	acilities should be ide	entified on subd	livision plats, engineering
	See Attachmen	it E - Pacilitie	s map			

Part	F. I	F:		-11	-6-		A:
Part		- 10	anc		n TO	rma	TION

- If the Applicant seeking to obtain a CCN for the first time is an Investor Owned Utility (IOU) and under the original 28. rate jurisdiction of the Commission, a proposed tariff must be attached to the application. The proposed rates must be supported by a rate study, which provides all calculations and assumptions made. Once a CCN is granted, the Applicant must submit a rate filing package with the Commission within 18 months from the date service begins. The purpose of this rate filing package is to revise a utility's tariff to adjust the rates to a historic test year and to true up the new tariff rates to the historic test year. It is the Applicant's responsibility in any future rate proceeding to provide written evidence and support for the original cost and installation date of all facilities used and useful for providing utility service. Any dollar amount collected under the rates charged during the test year in excess of the revenue requirement established by the Commission during the rate change proceeding shall be reflected as customer contributed capital going forward as N/A an offset to rate base for ratemaking purposes.
- If the Applicant is an existing IOU, please attach a copy of the current tariff and indicate: See Attachment F Water & Sewer Tariffs 29.

Effective date for most recent rates:

3/1/2019

Was notice of this increase provided to the Commission or a predecessor regulatory authority? B.

No

X Yes

Application or Docket Number: 48272

If notice was not provided to the Commission, please explain why (ex: rates are under the jurisdiction of a C. municipality)

If the Applicant is a	Water Supply of	r Sewer	Service	Corporation	(WSC/SSC	) and seeking	to obtain a	CCN,
		attach	a conv of	f the current t	ariff.			

See Attachment G - Financial Information (Submitted Confidentially) 30. **Financial Information** 

Applicants must provide accounting information typically included within a balance sheet, income statement, and statement of cash flows. If the Applicant is an existing retail public utility, this must include historical financial information and projected financial information. However, projected financial information is only required if the Applicant proposes new service connections and new investment in plant, or if requested by Commission Staff. If the Applicant is a new market entrant and does not have its own historical balance sheet, income statement, and statement of cash flows information, then the Applicant should establish a five-year projection.

Historical Financial Information may be shown by providing any combination of the following that includes necessary information found in a balance sheet, income statement, and statement of cash flows:

- 1. Completed Appendix A;
- 2. Documentation that includes all of the information required in Appendix A in a concise format; or
- 3. Audited financial statements issued within 18 months of the application filing date. This may be provided electronically by providing a uniform resource locator (URL) or a link to a website portal.

### Projected Financial Information may be shown by providing any of the following:

- 1. Completed Appendix B;
- 2. Documentation that includes all of the information required in Appendix B in a concise format;
- 3. A detailed budget or capital improvement plan, which indicates sources and uses of funds required, including improvements to the system being transferred; or
- 4. A recent budget and capital improvements plan that includes information needed for analysis of the operations test for the system being transferred and any operations combined with the system. This may be provided electronically by providing a uniform resource locator (URL) or a link to a website portal.
- 31. Attach a disclosure of any affiliated interest or affiliate. Include a description of the business relationship between all affiliated interests and the Applicant.

### DO NOT INCLUDE ATTACHMENTS A OR B IF LEFT BLANK

### Part F: Mapping & Affidavits

- 32. Provide the following mapping information with each of the seven (7) copies of the application:
  - 1. A general location (small scale) map identifying the requested area in reference to the nearest county boundary, city, or town. The Applicant should adhere to the following guidance:

### See Attachment H - General Location Map

- i. If the application includes an amendment for both water and sewer certificated service areas, separate maps must be provided for each.
- ii. A hand drawn map, graphic, or diagram of the requested area is not considered an acceptable mapping document.
- iii. To maintain the integrity of the scale and quality of the map, copies must be exact duplicates of the original map. Therefore, copies of maps cannot be reduced or enlarged from the original map, or in black and white if the original map is in color.
- 2. A detailed (large scale) map identifying the requested area in reference to verifiable man-made or natural landmarks such as roads, rivers, and railroads. The Applicant should adhere to the following guidance:

### See Attachment I - Requested Service Area Map

- i. The map should be clearly labeled and the outer boundary of the requested area should be marked in reference to the verifiable man-made or natural landmarks. These verifiable man-made and/or natural landmarks must be labeled and marked on the map as well.
- ii. If the application includes an amendment for both water and sewer certificated service area, separate maps need to be provided for each.
- iii. To maintain the integrity of the scale and quality of the map, copies must be exact duplicates of the original map. Therefore, copies of maps cannot be reduced or enlarged from the original map, or in black and white if the original map is in color.
- 3. One of the following identifying the requested area: See Attached CDs containing .shp, .dwg, and .pdf files
  - A metes and bounds survey sealed or embossed by either a licensed state land surveyor or a registered professional land surveyor. Please refer to the mapping guidance in part 2 (above);

- ii. A recorded plat. If the plat does not provide sufficient detail, Staff may request additional mapping information. Please refer to the mapping guidance in part 2 (above); or
- iii. Digital mapping data in a shapefile (SHP) format georeferenced in either NAD 83 Texas State Plane Coordinate System (US Feet) or in NAD 83 Texas Statewide Mapping System (Meters). The digital mapping data shall include a single, continuous polygon record. The following guidance should be adhered to:
  - a. The digital mapping data must correspond to the same requested area as shown on the general location and detailed maps. The requested area must be clearly labeled as either the water or sewer requested area.
  - **b.** A shapefile should include six files (.dbf, .shp, .shx, .sbx, .sbn, and the projection (.prj) file).
  - c. The digital mapping data shall be filed on a data disk (CD or USB drives), clearly labeled, and filed with Central Records. Seven (7) copies of the digital mapping data is also required. See attached CDs

#### Part G: Notice Information

The following information will be used to generate the proposed notice for the application.

DO NOT provide notice until the application is deemed sufficient for filing and the Applicant is ordered to provide notice.

33. Complete the following using verifiable man-made and/or natural landmarks such as roads, rivers, or railroads to describe the requested area (to be stated in the notice documents). Measurements should be approximated from the outermost boundary of the requested area:

The total acreage of the requested area is approximately: 3,510

Number of customer connections in the requested area: 6,456

The closest city or town: Splendora

Approximate mileage to closest city or town center: 8

Direction to closest city or town: northwest

The requested area is generally bounded on the North by: County Road 3545

on the East by: Luce Bayou

on the South by: County Road 3549

on the West by: Plum Grove Road

34. A copy of the proposed map will be available at

WaterEngineers, Inc., 17230 Huffmeister Road, Suite A, Cypress, Texas 77429

		Applicant	t's Oath
STAT	E OF TEXAS		
COUNT	Y OF LIBERTY		
Ι,	SHANNON MARSH		being duly sworn, file this application to
obtain or an	mend a water or sewer		PRESIDENT member of partnership, title as officer of corporation, or authorized representative)
the docume that all such other partie	ents filed with this apply the statements made and es are made on informa	qualified and authorized to lication, and have complied matters set forth therein with	file and verify such application, am personally familiar with with all the requirements contained in the application; and, a respect to Applicant are true and correct. Statements about tate that the application is made in good faith and that this
			ged, altered, or amended from its original form.
			nd adequate service to all customers and qualified applicants
within its c	ertificated service area	should its request to obtain of	or amend its CCN be granted.
		0	
			AFFIANT
			(Utility's Authorized Representative)
			(Other) S realion 200 Representative)
	nt to this form is any perwer of Attorney must b		er, partner, officer of the Applicant, or its attorney, a properly
vermed i e	wer of recomey mast s	e cherosou.	
SUBSCRII	BED AND SWORN B	EFORE ME, a Notary Publ this day the	ic in and for the State of Texas  of WWW , 20 20
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3	Shelley Young	~~~~ <u>}</u>	Sheller Louns
*	My Commission E	Expires	Shelles Goung NOTARY PUBLIC IN AND FOR THE
•	Shelley Young My Commission E 03/19/2023 ID No. 12450356	Expires 3	NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
	My Commission E	Expires 3	
***************************************	My Commission E	Expires 3	State of texas
***************************************	My Commission E	Expires 3	
***************************************	My Commission E	My commission expires:	State of texas

# ATTACHMENT "A" CERTIFICATE OF ACCOUNT STATUS

UTILITIES INVESTMENT COMPANY, INC.





### **Franchise Tax Account Status**

As of: 03/04/2020 10:00:05

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

### UTILITIES INVESTMENT COMPANY, INC.

Texas Taxpayer Number 30119052162

Mailing Address PO BOX 279 NEW WAVERLY, TX 77358-0279

**9** Right to Transact Business in Texas ACTIVE

State of Formation TX'

Effective SOS Registration Date 11/12/1996

Texas SOS File Number 0142230500

Registered Agent Name SHANNON MARSH

Registered Office Street Address 1620 CONNORVALE HOUSTON, TX 77039

# ATTACHMENT "B"

# WATER AND SEWER SERVICE AGREEMENT WITH DEVELOPER (SUBMITTED CONFIDENTIALLY)

UTILITIES INVESTMENT COMPANY, INC.

# ATTACHMENT "C" TCEQ APPROVAL LETTERS

UTILITIES INVESTMENT COMPANY, INC.

Jon Niermann, *Chairman*Emily Lindley, *Commissioner*Bobby Janecka, *Commissioner*Toby Baker, *Executive Director* 



### PWS\_1460174\_CO\_20191212\_Plan Ltr

### TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

December 12, 2019

Mr. Nathaniel C. Lail, P.E. Water Engineers, Inc. 17230 Huffmeister Road, Suite A Cypress, TX 77429

Re:

Montebello Utility - Public Water System ID № 1460174

Proposed Santa Fe Subdivision Water Plant № 2

Engineer Contact Telephone: (281) 373-0500

Plan Review Log № P-10162019-097

Liberty County, Texas

CN: 600633093; RN: 107693087

Dear Mr. Lail:

On October 16, 2019, the Texas Commission on Environmental Quality (TCEQ) received planning material with your letter dated October 15, 2019 for the proposed Santa Fe Subdivision Water Plant № 2. Additional information was received on November 4, 2019 via email. Based on our review of the information submitted, the project generally meets the minimum requirements of Title 30 Texas Administrative Code (TAC) Chapter 290 − Rules and Regulations for Public Water Systems and is conditionally approved for construction if the project plans and specifications meet the following requirements:

1. A copy of the recorded deed and map demonstrating that the public water system owns all of or a portion of real property within 150 feet of the well shall be obtained, in accordance with 30 TAC §290.41(c)(1)(F)(iv)(I)-(II). For any real property within 150 feet of the well not owned by the public water system, a sanitary control easement or sanitary control easements as filed at the county courthouse (bearing the county clerk's stamp) shall be obtained, as described in 30 TAC §290.41(c)(1)(F). Please provide a copy of the recorded deed and a map showing all land owned by the public water system within 150 feet of the well and for any land within 150 feet of the well not owned by the public water system provide copies of all recorded sanitary control easements with the well completion materials.

Specifically, a portion of right-of-way of Amber Court is within 150-feet of proposed Well N 4. An exception to 30 TAC 290.41(c)(1)(F) for sanitary control easement requirement must be obtained prior to well completion submittal.

2. Plans and specifications for future expansion (Phase 2) of the chlorine equipment to be constructed in Phase 1 must be received and approved by TCEQ prior to construction. Additionally, emergency power must be provided in Phase 2 construction. We have enclosed "Fixed Generator Emergency Power Requirements Checklist" for your use to prepare your future submittal of the emergency power generator for TCEQ's review and approval prior to installation.

Mr. Nathaniel C. Lail, P.E. Page 2 December 12, 2019

- 3. Dechlorination of disinfecting water shall be in strict accordance with current American Water Works Association (AWWA) Standard C655-18.
- 4. Three corrosive indices (Langelier Saturation Index, Ryznar Stability Index and Aggressive Index) will be used to calculate corrosivity of the water from new source(s). Corrosive or aggressive water could result in aesthetic problems, increased levels of toxic metals, and deterioration of household plumbing and fixtures. If the water appears to be corrosive, the system will be required to conduct a study and submit an engineering report that addresses corrosivity issues or may choose to install corrosion control treatment before use may be granted. All changes in treatment require submittal of plans and specifications for approval by TCEQ.

Texas Water Code Section 36.0015 allows for the creation of groundwater conservation districts (GCDs) as the preferred method of groundwater management. GCDs manage groundwater in many counties and are authorized to regulate production and spacing of water wells. Public water systems drilling wells within an existing GCD are responsible for meeting the GCD's requirements. The authorization provided in this letter does not affect GCD authority to manage groundwater or issue permits.

The design engineer or water system representative is required to notify the Plan Review Team in writing by fax at (512) 239-6972 or by emailing jonathan.pi@tceq.texas.gov and cc: vera.poe@tceq.texas.gov at least 48 hours before the well casing pressure cementing begins. If pressure cementing is to begin on Monday, then they must give notification on the preceding Thursday. If pressure cementing is to begin on Tuesday, then they must give notification on the preceding Friday.

The TCEQ does not approve this well for use as a public water supply at this time. We have enclosed a copy of the "Public Well Completion Data Checklist for Interim Approval (Step 2)". We provide this checklist to help you in obtaining approval to use this well.

The submittal consisted of 16 sheets of engineering drawings, technical specifications and an engineering summary. The proposed project consists of:

- Two (2) public water supply wells (Wells № 3 and 4) drilled to 505 feet with 440 linear feet (lf) of 10.75-inch outside diameter (o.d.) schedule 40 steel casing and pressure-cemented 440 lf for each well;
- 60 lf of 8.625-inch o.d. stainless steel screen, 20 lf of 8.625-inch o.d. blank polyvinyl chloride liner, with no underream and no gravel pack constructed for each well;
- Each well is rated for 310 gallons per minute (gpm) yield with a 30-horsepower (hp) submersible pump set at 294 feet deep. The design capacity of the pump is 310 gpm at 300 feet total dynamic head (tdh);
- Two (2) 125,186-gallon AWWA Standard D103 factory coated bolted steel ground storage tanks;
- Two (2) 9,980-gallon American Society of Mechanical Engineers welded steel hydropneumatic tanks;
- Three (3) 500-gpm service pumps with 25-hp at 145-feet tdh each;

Mr. Nathaniel C. Lail, P.E. Page 3 December 12, 2019

- One (1) 250-gpm service pump with 10-hp at 115-feet tdh;
- Gas chlorine equipment consisting of two (2) 100 pounds per day (ppd) vacuum regulators, two (2) 50 ppd rotameters, one (1) ejector, one (1) boost pump, two (2) 150-pound scales, and two (2) chlorine gas cylinders.
- One (1) pump building and one (1) chlorine room;
- Intruder resistant fences; and
- All associated yard pipes, valves and appurtenances.

This approval is for the construction of the above listed items only. Any wastewater components contained in this design were not considered. The above approved items will be constructed in two phases exception chlorine equipment that was design only for one (1) well in Phase 1.

The Montebello Utility public water system provides water treatment.

The project is located approximately 1.25 miles northwest of the intersection of County Road (CR) 3570 and CR 3549 and approximately 11 miles southeast of the City of Cleveland, in Liberty County, Texas.

An appointed engineer must notify the TCEQ's Region 12 Office in Houston at (713) 767-3500 when construction will start. Please keep in mind that upon completion of the water works project, the engineer or owner will notify the TCEQ's Water Supply Division, in writing, as to its completion and attest to the fact that the completed work is substantially in accordance with the plans and change orders on file with the TCEQ as required in 30 TAC §290.39(h)(3).

Please refer to the Plan Review Team's Log № P-10162019-097 in all correspondence for this project.

Please complete a copy of the most current Public Water System Plan Review Submittal form for any future submittals to TCEQ. Every blank on the form must be completed to minimize any delays in the review of your project. The document is available on TCEQ's website at the address shown below. You can also download the most current plan submittal checklists and forms from the same address.

### https://www.tceq.texas.gov/drinkingwater/udpubs.html

For future reference, you can review part of the Plan Review Team's database to see if we have received your project. This is available on TCEQ's website at the following address:

https://www.tceq.texas.gov/drinkingwater/planrev.html/#status

You can download the latest revision of 30 TAC Chapter 290 - <u>Rules and Regulations for Public</u> Water Systems from this site.

Mr. Nathaniel C. Lail, P.E. Page 4 December 12, 2019

If you have any questions concerning this letter or need further assistance, please contact Mr. Jonathan Pi, P.E. at (512) 239-6968 or by email at jonathan.pi@tceq.texas.gov or by correspondence at the following address:

Plan Review Team, MC-159
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, Texas 78711-3087

Sincerely,

Jonathan Pi, P.E. Plan Review Team

Plan and Technical Review Section

Water Supply Division

Texas Commission on Environmental Quality

Vera Poe, P.E., Team Leader

Plan Review Team

Plan and Technical Review Section

Water Supply Division

Texas Commission on Environmental Quality

VP/JPI/db

Enclosures: "Fixed Generator Emergency Power Requirements Checklist"

"Public Well Completion Data Checklist for Interim Approval (Step 2)"

cc: Utility Investment Company, Inc., c/o Montebello Utility, Attn: Mr. Shannon Marsh,

President, P.O. Box 279, New Waverly, TX 77358-0279

Jon Niermann, Chairman Emily Lindley, Commissioner Bobby Janecka, Commissioner Toby Baker, Executive Director



PWS\_1460174\_CO\_20191217\_Plan Ltr

### TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution December 17, 2019

Mr. Nathaniel C. Lail, P.E. Water Engineers, Inc. 17230 Huffmeister Road, Suite A Cypress, TX 77429

Re: Montebello Utility - Public Water System ID № 1460174

Proposed Santa Fe Subdivision Water Plant № 3 Engineer Contact Telephone: (281) 373-0500

Plan Review Log № P-10172019-108

Liberty County, Texas

CN: 600633093; RN: 107693087

Dear Mr. Lail:

On October 17, 2019, the Texas Commission on Environmental Quality (TCEQ) received planning material with your letter dated October 16, 2019 for the proposed Santa Fe subdivision Water Plant № 3. Based on our review of the information submitted, the project generally meets the minimum requirements of Title 30 Texas Administrative Code (TAC) Chapter 290 – <u>Rules and Regulations for Public Water Systems</u> and is **conditionally approved** for construction if the project plans and specifications meet the following requirement):

1. A copy of the recorded deed and map demonstrating that the public water system owns all of or a portion of real property within 150 feet of the well shall be obtained, in accordance with 30 TAC §290.41(c)(1)(F)(iv)(I)-(II). For any real property within 150 feet of the well not owned by the public water system, a sanitary control easement or sanitary control easements as filed at the county courthouse (bearing the county clerk's stamp) shall be obtained, as described in 30 TAC §290.41(c)(1)(F). Please provide a copy of the recorded deed and a map showing all land owned by the public water system within 150 feet of the well and for any land within 150 feet of the well not owned by the public water system provide copies of all recorded sanitary control easements with the well completion materials.

Specifically, a portion of right-of-way of Highland Drive is within 150-feet of proposed Well  $\[Mathbb{M}\]$  5. An exception to 30 TAC 290.41(c)(1)(F) for sanitary control easement requirement must be obtained prior to well completion submittal.

2. Plans and specifications for future expansion (Phase 2) of the chlorine equipment to be constructed in Phase 1 must be received and approved by TCEQ prior to construction. Additionally, emergency power must be provided in Phase 2 construction. We have enclosed "Fixed Generator Emergency Power Requirements Checklist" for your use to prepare your future submittal of the emergency power generator for TCEQ's review and approval prior to installation.

Mr. Nathaniel C. Lail, P.E. Page 2 December 17, 2019

- 3. Dechlorination of disinfecting water shall be in strict accordance with current American Water Works Association (AWWA) Standard C655-18.
- 4. Three corrosive indices (Langelier Saturation Index, Ryznar Stability Index and Aggressive Index) will be used to calculate corrosivity of the water from new source(s). Corrosive or aggressive water could result in aesthetic problems, increased levels of toxic metals, and deterioration of household plumbing and fixtures. If the water appears to be corrosive, the system will be required to conduct a study and submit an engineering report that addresses corrosivity issues or may choose to install corrosion control treatment before use may be granted. All changes in treatment require submittal of plans and specifications for approval by TCEQ.

Texas Water Code Section 36.0015 allows for the creation of groundwater conservation districts (GCDs) as the preferred method of groundwater management, GCDs manage groundwater in many counties and are authorized to regulate production and spacing of water wells. Public water systems drilling wells within an existing GCD are responsible for meeting the GCD's requirements. The authorization provided in this letter does not affect GCD authority to manage groundwater or issue permits.

The design engineer or water system representative is required to notify the Plan Review Team in writing by fax at (512) 239-6972 or by emailing jonathan.pi@tceq.texas.gov and cc: vera.poe@tceq.texas.gov at least 48 hours before the well casing pressure cementing begins. If pressure cementing is to begin on Monday, then they must give notification on the preceding Thursday. If pressure cementing is to begin on Tuesday, then they must give notification on the preceding Friday.

The TCEQ does not approve this well for use as a public water supply at this time. We have enclosed a copy of the "Public Well Completion Data Checklist for Interim Approval (Step 2)". We provide this checklist to help you in obtaining approval to use this well.

The submittal consisted of 16 sheets of engineering drawings, technical specifications and an engineering summary. The proposed project consists of:

- Two (2) public water supply wells (Wells № 5 and 6) drilled to 505 feet with 440 linear feet (lf) of 10.75-inch outside diameter (o.d.) schedule 40 steel casing and pressure-cemented 440 lf for each well;
- 60 If of 8.625-inch o.d. stainless steel screen, 20 If of 8.625-inch o.d. blank polyvinyl chloride liner, with no underream and no gravel pack constructed for each well;
- Each well is rated for 315 gallons per minute (gpm) yield with a 30-horsepower (hp) submersible pump set at 189 feet deep. The design capacity of the pump is 315 gpm at 280 feet total dynamic head (tdh);
- Two (2) 125,186-gallon AWWA Standard D103 factory coated bolted steel ground storage tanks;
- Two (2) 9,980-gallon American Society of Mechanical Engineers welded steel hydropneumatic tanks;
- Three (3) 500-gpm service pumps with 25-hp at 145-feet tdh each;
- One (1) 250-gpm service pump with 10-hp at 115-feet tdh;

Mr. Nathaniel C. Lail, P.E. Page 3 December 17, 2019

- Gas chlorine equipment consisting of two (2) 100 pounds per day (ppd) vacuum regulators, two (2) 50 ppd rotameters, one (1) ejector, one (1) boost pump, two (2) 150-pound scales, and two (2) chlorine gas cylinders.
- One (1) pump building and one (1) chlorine room;
- Intruder resistant fences; and
- All associated yard pipes, valves and appurtenances.

This approval is for the construction of the above listed items only. Any wastewater components contained in this design were not considered. The above approved items will be constructed in two phases exception chlorine equipment that was design only for one (1) well in Phase 1.

The Montebello Utility public water system provides water treatment.

The project is located approximately 2,200 feet southwest of the intersection of County Road (CR) 3549 and CR 3545, in Liberty County, Texas.

An appointed engineer must notify the TCEQ's Region 12 Office in Houston at (713) 767-3500 when construction will start. Please keep in mind that upon completion of the water works project, the engineer or owner will notify the TCEQ's Water Supply Division, in writing, as to its completion and attest to the fact that the completed work is substantially in accordance with the plans and change orders on file with the TCEQ as required in 30 TAC §290.39(h)(3).

Please refer to the Plan Review Team's Log № P-10172019-108 in all correspondence for this project.

Please complete a copy of the most current Public Water System Plan Review Submittal form for any future submittals to TCEQ. Every blank on the form must be completed to minimize any delays in the review of your project. The document is available on TCEQ's website at the address shown below. You can also download the most current plan submittal checklists and forms from the same address.

https://www.tceq.texas.gov/drinkingwater/udpubs.html

For future reference, you can review part of the Plan Review Team's database to see if we have received your project. This is available on TCEQ's website at the following address:

https://www.tceg.texas.gov/drinkingwater/planrev.html/#status

You can download the latest revision of 30 TAC Chapter 290 – <u>Rules and Regulations for Public</u> Water Systems from this site.

Mr. Nathaniel C. Lail, P.E. Page 4 December 17, 2019

If you have any questions concerning this letter or need further assistance, please contact Mr. Jonathan Pi, P.E. at (512) 239-6968 or by email at jonathan.pi@tceq.texas.gov or by correspondence at the following address:

Plan Review Team, MC-159
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, Texas 78711-3087

Sincerely.

Jonathan Pi, P.E. Plan Review Team

Plan and Technical Review Section

Water Supply Division

Texas Commission on Environmental Quality

Vera Poe, P.E., Team Leader

Plan Review Team

Plan and Technical Review Section

Water Supply Division

Texas Commission on Environmental Quality

VP/JPI/SS

Finclosures: "Fixed Generator Emergency Power Requirements Checklist"

"Public Well Completion Data Checklist for Interim Approval (Step 2)"

cc: Utility Investment Company, Inc., c/o Montebello Utility, Attn: Mr. Shannon Marsh, President, P.O. Box 279, New Waverly, TX 77358-0279

Bryan W. Shaw, Ph.D., P.E., Chairman
Toby Baker, Commissioner
Jon Niermann, Commissioner
Stephanie Bergeron Perdue, Interim Executive Director



### TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 13, 2018

Mr. Paul J. Moss, P.E. Landplan Engineering, PA 25325 Borough Park Drive, Suite 130 The Woodlands, Texas 77380

Re: Utilities Investment Company Inc.

Sanitary Sewer and Waterline Improvements Santa Fe, Section 2

Permit No. WQ0015646-001 WWPR Log No. 0618/040 CN600633093, RN110130044 Liberty County

Dear Mr. Paul Moss:

TCEQ received the project summary transmittal letter dated June 8, 2018.

The rules which regulate the design, installation and testing of domestic wastewater projects are found in 30 TAC, Chapter 217, of the Texas Commission on Environmental Quality (TCEQ) rules titled, Design Criteria for Wastewater Systems.

Section 217.6(d), relating to case-by-case reviews, states in part that upon submittal of a summary transmittal letter, the executive director may approve of the project without reviewing a complete set of plans and specifications.

Under the authority of §217.6(e) a technical review of complete plans and specifications is not required. However, the project proposed in the summary transmittal letter is approved for construction. Please note, that this conditional approval does not relieve the applicant of any responsibilities to obtain all other necessary permits or authorizations, such as wastewater treatment permit or other authorization as required by Chapter 26 of the Texas Water Code. Below are provisions of the Chapter 217 regulations, which must be met as a condition of approval. These items are provided as a reminder. If you have already met these requirements, please disregard this additional notice.

• You must keep certain materials on file for the life of the project and provide them to TCEQ upon request. These materials include an engineering report, test results, a summary transmittal letter, and the final version of the project plans and specifications. These materials shall be prepared and sealed by a Professional Engineer licensed in the State of Texas and must show substantial compliance with Chapter 217. All plans and specifications must conform to any waste discharge requirements authorized in a permit by the TCEQ. Certain specific items which shall be addressed in the engineering report are discussed in §217.6(c). Additionally, the engineering report must include all constants, graphs,

Mr. Paul J. Moss, P.E. Page 2 June 13, 2018

equations, and calculations needed to show substantial compliance with Chapter 217. The items which shall be included in the summary transmittal letter are addressed in §217.6(c)(1)-(10).

- Any deviations from Chapter 217 shall be disclosed in the summary transmittal letter and the
  technical justifications for those deviations shall be provided in the engineering report. Any
  deviations from Chapter 217 shall be based on the best professional judgement of the
  licensed professional engineer sealing the materials and the engineer's judgement that the
  design would not result in a threat to public health or the environment.
- Any variance from a Chapter 217 requirement disclosed in your summary transmittal letter
  is approved. If in the future, additional variances from the Chapter 217 requirements are
  desired for the project, each variance must be requested in writing by the design engineer.
  Then, the TCEQ will consider granting a written approval to the variance from the rules for
  the specific project and the specific circumstances.
- Within 60 days of the completion of construction, an appointed engineer shall notify both the Wastewater Permits Section of the TCEQ and the appropriate Region Office of the date of completion. The engineer shall also provide written certification that all construction, materials, and equipment were substantially in accordance with the approved project, the rules of the TCEQ, and any change orders filed with the TCEQ. All notifications, certifications, and change orders must include the signed and dated seal of a Professional Engineer licensed in the State of Texas.

This approval does not mean that future projects will be approved without a complete plans and specifications review. The TCEQ will provide a notification of intent to review whenever a project is to undergo a complete plans and specifications review. Please be reminded of 30 TAC \$217.7(a) of the rules which states, "Approval given by the executive director or other authorized review authority does not relieve an owner of any liability or responsibility with respect to designing, constructing, or operating a collection system or treatment facility in accordance with applicable commission rules and the associated wastewater permit".

If you have any questions, or if we can be of any further assistance, please call me at (512) 239-1372.

Paul A. Brochi, P.E. Wastewater Permits Section (MC 148)

Water Quality Division

Texas Commission on Environmental Quality

la Bron

PAB/lb

Sincere

cc: TCEO, Region 12 Office

Jon Niermann, Chairman Emily Lindley, Commissioner Bobby Janecka, Commissioner Toby Baker, Executive Director



### TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

November 25, 2019

Paul J. Moss, P.E. LANDPLAN ENGINEERING, PA 25325 Borough Park Drive, Suite 130 The Woodlands, TX 77380

Re:

Utilities Investment Company, Inc.

Sanitary Sewer And Waterline Improvements for Santa Fe Section 3
Permit No. WQ0015646-001
WWPR Log No. 1019/067

CN600633093, RN110130044

Liberty County

Dear Mr. Moss:

On October 28, 2019, TCEQ received the project summary transmittal letter dated August 28, 2019 for the sanitary sewer and waterline improvements for Santa Fe Section 3 in Liberty County, Texas. The projet is to design and construct water and sewer infrastructure for a new subdivision. This letter addresses only the sanitary sewer line portion of the submitted project. A subsequent submittal to the TCEQ Water Supply Division should be done, if not already completed for approval of the water lines. The items within the project scope addressed by this letter are listed below.

The rules which regulate the design, installation and testing of domestic wastewater projects are found in 30 TAC, Chapter 217, of the Texas Commission on Environmental Quality (TCEQ) rules titled, <u>Design Criteria for Wastewater Systems</u>.

The following sewer line infrastructure items are being constructed within the scope of this project.

- 1,511 LF of 6-inch SDR 35 PVC sewer line
- · 31,269 LF of 8-inch SDR 35 PVC sewer line
- 790 LF of 10-inch SDR 35 PVC sewer line
- · 4,074 LF of 12-inch SDR 35 PVC sewer line
- 118-4' diameter manholes
- 1-6' diameter manhole
- 1-8' diameter manhole
- 556 LF of 8-inch force main

The TCEQ review of the submitted in formation seems to indicate that the project as submitted seems to meet at least the minimum requirements of 30 TAC Chapter 217: Design Criteria for Wastewater Systems. Given the result of the TCEQ review the wastewater portion of the project as detailed in the submitted plans is conditionally approved for completion.

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • tceq.texas.gov

Paul J. Moss, P.E. Page 2 November 25, 2019

The conditions of the approval are as follows:

- The work must be completed in accordance with the guidelines set in 30 TAC Chapter 217: Design Criteria for Wastewater Systems
- The more stringent of the Chapter 217 (wastewater) or Chapter 290.44 (drinking water) separation distances be net; especially along the Julian Court cul-de-sac as the plans show the water and sewer lines on the same side of the street
- The force main line be pressure pipe rated for the greater of either 150 psi or 50 psi over working pressure

You must keep certain materials on file for the life of the project and provide them to TCEQ upon request. These materials include an engineering report, test results, a summary transmittal letter, and the final version of the project plans and specifications. These materials shall be prepared and sealed by a Professional Engineer licensed in the State of Texas and must show substantial compliance with Chapter 217. All plans and specifications must conform to any waste discharge requirements authorized in a permit by the TCEQ. Certain specific items which shall be addressed in the engineering report are discussed in §217.10. Additionally, the engineering report must include all constants, graphs, equations, and calculations needed to show substantial compliance with Chapter 217.

No variances of any Chapter 217 requirements were requested or granted as part of this project review. If in the future, should any variances from the Chapter 217 requirements be desired for the project, each variance must be requested in writing by the design engineer. Then, the TCEQ will consider granting a written approval to the variance from the rules for the specific project and the specific circumstances.

Within 60 days of the completion of construction, an appointed engineer shall notify both the Wastewater Permits Section of the TCEQ and the appropriate Region Office of the date of completion. The engineer shall also provide written certification that all construction, materials, and equipment were substantially in accordance with the approved project, the rules of the TCEQ, and any change orders filed with the TCEQ. All notifications, certifications, and change orders must include the signed and dated seal of a Professional Engineer licensed in the State of Texas.

Please be reminded of 30 TAC §217.7(a) of the rules which states, "Approval given by the executive director or other authorized review authority does not relieve an owner of any liability or responsibility with respect to designing, constructing, or operating a collection system or treatment facility in accordance with applicable commission rules and the associated wastewater permit".

Paul J. Moss, P.E. Page 2 November 25, 2019

If you have any questions, or if we can be of any further assistance, please call me at (512) 239-1372.

Single Broch

Paul A. Brochi, P.E. Wastewater Permits Section (MC 148) Water Quality Division Texas Commission on Environmental Quality

PAB/tc

Jon Niermann, Chairman Emily Lindley, Commissioner Bobby Janecka, Commissioner Toby Baker, Executive Director



### TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

November 25, 2019

Paul J. Moss, P.E. LANDPLAN ENGINEERING, PA 25325 Borough Park Drive, Suite 130 The Woodlands, TX 77380

Re:

Utilities Investment Company, Inc.
Sanitary Sewer And Waterline Improvements for Santa Fe Section 4
Permit No. WQ0015646-001
WWPR Log No. 1019/068
CN600633093, RN110130044
Liberty County

Dear Mr. Moss:

On October 28, 2019, TCEQ received the project summary transmittal letter dated August 28, 2019 for the sanitary sewer and waterline improvements for Santa Fe Section 4 in Liberty County, Texas. The projet is to design and construct water and sewer infrastructure for a new subdivision. This letter addresses only the sanitary sewer line portion of the submitted project. A subsequent submittal to the TCEQ Water Supply Division should be done, if not already completed for approval of the water lines. The items within the project scope addressed by this letter are listed below.

The rules which regulate the design, installation and testing of domestic wastewater projects are found in 30 TAC, Chapter 217, of the Texas Commission on Environmental Quality (TCEQ) rules titled. Design Criteria for Wastewater Systems.

The following sewer line infrastructure items are being constructed within the scope of this project.

- 3,385 LF of 6-inch SDR 35 FVC sewer line
- 42,404 LF of 8-inch SDR 35 PVC sewer line
- . 6.015 LF of 10-inch SDR 35 PVC sewer line
- 3,342 LF of 12-inch SDR 35 PVC sewer line
- · 177-4' diameter manholes
- · 1-5' diameter manhole
- · 3: 6' diameter manholes
- · 1-8' diameter manhole
- . 1,816 LF of 4-inch force main
- · 3,886 LF of 6-inch force main

Paul J. Moss, P.E. Page 2 November 25, 2019

The TCEQ review of the submitted in formation seems to indicate that the project as submitted seems to meet at least the minimum requirements of 30 TAC Chapter 217: Design Criteria for Wastewater Systems. Given the result of the TCEQ review the wastewater portion of the project as detailed in the submitted plans is conditionally approved for completion.

The conditions of the approval are as follows:

- The work must be completed in accordance with the guidelines set in 30 TAC Chapter 217: Design Criteria for Wastewater Systems
- The more stringent of the Chapter 217 (wastewater) or Chapter 290.44 (drinking water) separation distances be net
- The force main line be pressure pipe rated for the greater of either 150 psi or 50 psi over working pressure

You must keep certain materials on file for the life of the project and provide them to TCEQ upon request. These materials include an engineering report, test results, a summary transmittal letter, and the final version of the project plans and specifications. These materials shall be prepared and sealed by a Professional Engineer licensed in the State of Texas and must show substantial compliance with Chapter 217. All plans and specifications must conform to any waste discharge requirements authorized in a permit by the TCEQ. Certain specific items which shall be addressed in the engineering report are discussed in §217.10. Additionally, the engineering report must include all constants, graphs, equations, and calculations needed to show substantial compliance with Chapter 217.

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Please be reminded of 30 TAC §217.7(a) of the rules which states, "Approval given by the executive director or other authorized review authority does not relieve an owner of any liability or responsibility with respect to designing, constructing, or operating a collection system or treatment facility in accordance with applicable commission rules and the associated wastewater permit".

Paul J. Moss, P.E. Page 3 November 25, 2019

If you have any questions, or if we can be of any further assistance, please call me at (512) 239-1372.

Sinchel a Brock

Paul A. Brochi, P.E. Wastewater Permits Section (MC 148) Water Quality Division Texas Commission on Environmental Quality

PAB/tc

Civil Engineering Landscape Architecture Community Planning Surveying

25325 BOROUGH PARK DRIVE, SUITE 130 | THE WOODLANDS, TEXAS 77380 | 832.585,0205 (p) | 832.585,0206 (f) wdlandplan@landplan-pa.com

December 2, 2019

Ms. Vera Poe, P.E. Texas Commission on Environmental Quality Plans and Technical Review Section Water Supply Division Plan Review Team MC-159 P.O. Box 13087, Austin, Texas 78711-3087

Re: Public Water System I.D. No. 1460174

Utilities Investment Co. Inc.

Lor Stripe Tong. Sanitary Sewer and Waterline Improvements

Santa Fe, Section 5 Liberty County, Texas

Dear Ms. Poe,

The purpose of this letter is to provide the Texas Commission in Environmental Quality (TCEQ) with the information necessary to comply with the requirements of 290.39(d) of the TCEQ's rules entitled, Rules and Regulations for Public Water Systems. The necessary information includes:

The name of the Engineering Company is: 1.

> Landplan Engineering, PA Borough Park Drive, Suite 130 The Woodlands, Texas 77380

2. The Design Engineer is:

> Mr. Paul J. Moss, P.E. Phone: (785)371-4661

Email: paulmoss@landplan-pa.com

- The proposed water distribution system will be owned and operated by Utilities Investment Co. 3.
- There are no variances from Chapter 290 in the design. 4.
- There are no innovations or nonconforming technologies which are proposed as a part of the 5. project identified in this letter.
- The plans and specifications which describe the project identified in this letter are in substantial 6. compliance with all the requirements of Chapter 290.

7. Summary of the size and linear footage for Santa Fe Section 5, for the proposed water distribution piping are as follows:

1,149 L.F. of 2" water line with valves and fittings 9,051 L.F. of 6" water line with valves & fittings 42,531 L.F. of 8" water line with valves & fittings

8,008 L.F. of 12" water line with valves & fittings

17 Flushing valve assemblies (fire hydrants)

12 Blow-off Assembly

If you have any questions regarding this project, please contact me at (785)371-4661 or paulmoss@landplan-pa.com.

PAUL J. MOSS

Sincerely,

Paul J. Moss, P.E. Sr. Project Engineer

Attachments: Plans and Specifications

TC	Q I		olic water					w submit	tal form
				ACC AND DESCRIPTION	YSTEM				
Date:			12/02/2019						
	TCEQ PWS Identification No.: 1460174 (Facilities will be assigned this PWS No.)								
Water Syst	Water System Name: Santa Fe Water Plant I								
Owner Info	rmatio	n:							
Water Syste	em Ow	ner:	Utilities Investr	nent Co	mpany li	nc.	4,13,14		<b>一个一个一个</b>
Address:	P.O	. Box	x 279 New Wave	erly, TX	77358	(F)	(AC) Phone:	936-344-8	8017
Responsibl Official:	e		Shannon Mars	h			Title:	President	
County (Sys Location):	stem	Mechanism & Source of Financing: (i.e. loans, rates, self- financed, etc.)			sel	self-financed			
Subdivision Phase, Unit			Santa Fe, Sec	tion 5					
				ENGIN	EER IN	FORMAT	TION		
Engineer Na	me:	Pa	ul J. Moss					Registration No.:	116731
Firm Name:		Lar	ndplan Engineer	ing , PA	<b>A</b>			Firm No.:	F10756
(AC) Phone:		8	32-585-0205	(AC) Fax:					
Firm Addre	ss:	25	325 Borough Pa	rk Dr.,	Suite 130	), The W	oodland	ls, TX 77380	
			S	UBMIT	TAL IN	FORMA <sup>*</sup>	TION		
Is this subm public water			ew Yes: □	No: [	X				
If no, proce- form and bu	ed to th	ne Pro	ject Information se if required, in acco	ction on ordance v	Page 2. If r vith §290.3	no PWS nui 19(f) and (g	mber exis	ts, the owner must	submit a core data
NEW (PROPOSED) WATER SYSTEMS (Only complete this section if this submittal is for a NEW water system)									
For new (pr	oposed	) syst						d attach the follow	ing:
A list of all water utilities within ½ mile of the proposed service area boundaries (reference 30 TAC 290.39(c)(1)).									
Copies of written responses from each of the entities listed above (reference 30 TAC 290.39(c)(1)).									
Copies of formal applications for service from each of the following (reference 30 TAC 290.39(c)(1)):									
AND BUILDING									
pr	proposed service area boundaries.								
	Any other water service provider whose certificated service area boundary is within ½ mile of the proposed service area boundaries.								

Test of the least	TCEQ Public water system plan review submittal form					
	(Complete, Seal and Atta	ch i	to Submittal Package)			
	Documentation that all application requirements, including fee payments, are current.					
	Business plan: Please complete the financial ability form, provide a cost summary for the proposed project, and submit a business plan (reference 30 TAC 290.39 (f)). The business plan must confirm capital available to construct the system according to TCEQ requirements. Acceptable financial information can include some of the following: Financial statements (preferably audited), CPA compilation report, tax returns, statements of net worth, bank statements.  If the project is being funded with loan proceeds, provide a loan commitment letter from the lender specific to this project.					
	If the plan submittal is for a community system, also pr (CCN) application submitted to the Public Utility Commi TAC 290.39 (f) (1 - 13).					
	Justification for constructing a separate system (if one of	of the	entities listed above is willing to provide service).			
	TCEQ Core Data Form (No. 10400).		7			
	Emergency Preparedness Plan (No. 20536) if serving wat accommodations.	er in	Harris or Fort Bend Counties and have overnight			
	Certificate of Convenien	ice a	and necessity (CCN)			
(PU) not pro CC: to I	Certificates of Convenience and Necessity (CCN) applications are processed by the Public Utility Commission of Texas (PUC) and are required for privately owned systems and water supply corporations. If a CCN is required and a CCN does not exist, the applicant must obtain a CCN number or have the application accepted for filing at the PUC before a PWS project submittal can be technically reviewed. In addition, if a submittal is for a project located outside the CCN area, a CCN amendment application must be submitted before a project may be reviewed for construction approval. Please refer to PUC for additional information at: http://www.puc.texas.gov/industry/water/guidance/UtilRulesGuidance.aspx (Rules and Guidance for Water and Sewer Utilities).					
ow	Will the proposed PWS be owned by either an investor owned utility (IOU) or water supply corporation (WSC)? If yes, please indicate which type of entity					
Has ple	Has a CCN application been submitted to the PUC? If yes, please provide the date of acceptance  YES: NO:					
List the name, license number and class of the operator for the proposed system:						
	Project In	forn	nation			
	If a system does NOT have a PWS number	er, the	sections above must be filled out			
eng	All engineering documents must be sealed, signed, and dated by a Texas registered professional engineer. An engineering report that includes the number of connections to be served must accompany each project.  Please check each box that is applicable.					
If the	f this submittal is a revision of previously submitted plans, please provide the assigned TCEQ log number:					
New Projects/Facilities Modifications to Existing Facilities						
	Water well construction – Proposed		Surface water treatment plant modifications			
	Well completion data for approved well		Storage capacity modifications			
Ground water treatment plant - New			Distribution system modifications			
	Surface water treatment plant - New		Pressure maintenance facilities modifications			
	Proposed Innovative/Alternative Treatment		Disinfection facilities or other modifications			
	Request for rule exception					
	Preliminary engineering report without plans					

Jon Niermann, *Chairman* Emily Lindley, *Commissioner* Bobby Janecka, *Commissioner* Toby Baker, *Executive Director* 



# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 6, 2020

Paul J. Moss, P.E. LANDPLAN ENGINEERING, PA 25325 Borough Park Drive, Suite 130 The Woodlands, TX 77380

Re:

Utilities Investment Company Inc.

Sanitary Sewer And Waterline Improvements Sante Fe, Section 6

Permit No. WQ0015646-001 WWPR Log No. 0220/009 CN600633093, RN110130044

Liberty County

Dear Mr. Moss:

TCEQ received the project summary transmittal letter dated 1January 28, 2020.

The rules which regulate the design, installation and testing of domestic wastewater projects are found in 30 TAC, Chapter 217, of the Texas Commission on Environmental Quality (TCEQ) rules titled, Design Criteria for Wastewater Systems.

Section 217.6(e), relating to case-by-case reviews, states in part that upon submittal of a summary transmittal letter, the executive director may approve of the project without reviewing a complete set of plans and specifications.

Under the authority of §217.6(e) a technical review of complete plans and specifications is not required. However, the project proposed in the summary transmittal letter is approved for construction. Please note, that this conditional approval does not relieve the applicant of any responsibilities to obtain all other necessary permits or authorizations, such as wastewater treatment permit or other authorization as required by Chapter 26 of the Texas Water Code. Below are provisions of the Chapter 217 regulations, which must be met as a condition of approval. These items are provided as a reminder. If you have already met these requirements, please disregard this additional notice.

• You must keep certain materials on file for the life of the project and provide them to TCEQ upon request. These materials include an engineering report, test results, a summary transmittal letter, and the final version of the project plans and specifications. These materials shall be prepared and sealed by a Professional Engineer licensed in the State of Texas and must show substantial compliance with Chapter 217. All plans and specifications must conform to any waste discharge requirements authorized in a permit by the TCEQ. Certain specific items which shall be addressed in the engineering report are discussed in §217.10. Additionally, the engineering report must include all constants, graphs, equations, and calculations needed to show substantial compliance with Chapter 217.

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • tceq.texas.gov

Paul J. Moss, P.E. Page 2 February 6, 2020

- Any variance from a Chapter 217 requirement disclosed in your summary transmittal letter is approved. If in the future, additional variances from the Chapter 217 requirements are desired for the project, each variance must be requested in writing by the design engineer. Then, the TCEQ will consider granting a written approval to the variance from the rules for the specific project and the specific circumstances.
- Within 60 days of the completion of construction, an appointed engineer shall notify both the Wastewater Permits Section of the TCEQ and the appropriate Region Office of the date of completion. The engineer shall also provide written certification that all construction, materials, and equipment were substantially in accordance with the approved project, the rules of the TCEQ, and any change orders filed with the TCEQ. All notifications, certifications, and change orders must include the signed and dated seal of a Professional Engineer licensed in the State of Texas.

This approval does not mean that future projects will be approved without a complete plans and specifications review. The TCEQ will provide a notification of intent to review whenever a project is to undergo a complete plans and specifications review. Please be reminded of 30 TAC §217.7(a) of the rules which states, "Approval given by the executive director or other authorized review authority does not relieve an owner of any liability or responsibility with respect to designing, constructing, or operating a collection system or treatment facility in accordance with applicable commission rules and the associated wastewater permit".

If you have any questions, or if we can be of any further assistance, please call me at (512) 239-1372.

Sincfely ala (Soch

Paul A. Brochi, P.E. Wastewater Permits Section (MC 148) Water Quality Division Texas Commission on Environmental Quality

PAB/tc

# ATTACHMENT "D" MOST RECENT INSPECTION REPORTS

UTILITIES INVESTMENT COMPANY, INC.

Bryan W. Shaw, Ph.D., P.E., Chairman Toby Baker, Commissioner Richard A. Hyde, P.E., Executive Director



# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 21, 2018

Mr. Shannon Marsh Utilities Investment Company, Incorporated PO Box 279 New Waverly, Texas 77358-0279

Re: Comprehensive Compliance Investigation at:

Montebello Utility Company, 42 County Road 3479C, Cleveland, Liberty County, Texas Regulated Entity #107693087, TCEQ ID #1460174, Investigation #1388433

Dear Mr. Marsh:

On January 24, 2017, Ms. Melody Kirksey of the Texas Commission on Environmental Quality (TCEQ) Houston Region Office conducted an investigation of the above-referenced facility to evaluate compliance with the applicable requirements for public water supply systems. No violations are being alleged as a result of the investigation. In addition, please be advised that a violation could be issued upon further review of your system's records or self-reported documentation.

The TCEQ appreciates your assistance in this matter and your compliance efforts to ensure protection of the State's environment. If you or members of your staff have any questions regarding these matters, please feel free to contact Ms. Melody Kirksey in the Houston Region Office at (713)422-8942.

Sincerely.

Latrichia Spikes, Team Leader

Public Water Supply Houston Region Office

LS/MK/dp

Bryan W. Shaw, Ph.D., P.E., Chairman Toby Baker, Commissioner Jon Niermann, Commissioner Richard A. Hyde, P.E., Executive Director





# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 14, 2016

#### CERTIFIED MAIL 7014 0510 0001 2633 8364 RETURN RECEIPT REQUESTED

Shannon Marsh, President Utilities Investment Company, Inc. P.O. Box 279 New Waverly, Texas 77358

Re:

Additional Documentation Needed for:

Plum Grove Wastewater Treatment Plant, Plum Grove, Liberty County, Texas

TPDES Permit No. 15012-001, EPA ID No. TX0133167

Dear Mr. Marsh:

The Texas Commission on Environmental Quality (TCEQ) Houston Region Office has received the compliance documentation that you submitted March 10, 2016 for the alleged violations noted during the investigation of the above-referenced facility conducted on August 26, 2015. However, information is still needed for the alleged violations listed in the enclosed summary. Please submit to our office by April 14, 2016, a written description of corrective action taken and the required compliance documentation demonstrating that the alleged violations has been resolved.

The Texas Commission on Environmental Quality appreciates your assistance in this matter and looks forward to receiving your response. Please note that the Legislature has granted TCEQ enforcement powers which we may exercise to ensure compliance with environmental regulatory requirements. Self-reported violations may be subject to enforcement, including penalties, upon review by the Enforcement Division. If you or members of your staff have any questions, please feel free to contact Ms. Stacy Pentecost, in the Houston Region Office at (713) 757-3667

Sincerely,

5

Elizabeth Sears Team Leader Water Quality Management Region 12 Houston

EWS/SSP/ci

Enclosures: Summary of Investigation Findings

# **Summary of Investigation Findings**

**PLUM GROVE WWTP** 

Investigation #

1313849 Investigation Date: 02/29/2016

, LIBERTY COUNTY,

Additional ID(s):

TX0133167

WQ0015012001

## OUTSTANDING ALLEGED VIOLATION(S)

Track No: 586515

Compliance Due Date: 09/10/2015

30 TAC Chapter 305.125(1) EPA ID TX0133167, 15012-001

Interim Effluent Limitations & Monitoring Requirements No. 1

Alleged Violation:

Investigation: 1287498

Comment Date: 10/20/2015

Failed to measure the flow according to permit requirements. Specifically, the flow was being measured with a 90° v-notch weir and a staff gauge instead of with a continuous totalizing

Investigation: 1313849

Comment Date: 03/11/2016

See violation.

Recommended Corrective Action: The flow is required to be measured with a continuous totalizer. Submit documentation indicating that the flow is being measured according to permit requirements.

Track No: 586545

Compliance Due Date: 09/10/2015

30 TAC Chapter 217.63(b)

Alleged Violation:

Investigation: 1287498

Comment Date: 10/21/2015

Failed to provide the required alarm system. Specifically, a visual alarm was provided for the onsite lift station. However, an audio alarm and a telemetry sytem were not provided, as

Investigation: 1313849

Comment Date: 03/11/2016

See violation.

On March 10, 2016, the TCEQ Houston Region Office received documentation that an audible alarm was installed at the lift station. However, an auto-dialer system, Supervisory Control and Data Acquisition system, or telemetering system connected to a continuously monitored location must also be provided for the lift station.

Recommended Corrective Action: Lift stations must include an audiovisual alarm system and the system must transmit all alarm conditions through use of an auto-dialer system, Supervisory Control and Data Acquisition system, or telemetering system connected to a continuously monitored location. An alarm system must self-activate for a power outage, pump failure, or a high wet well water level. Submit documentation indicating that an alarm system has been installed at the wastewater treatment plant lift station.

Track No: 586547

Compliance Due Date: 09/10/2015

30 TAC Chapter 305,125(5)

EPA ID TX0133167, 15012-001

Other Requirements No. 6.

Summary of Investigation Findings

Page 1 of 2

/ complete



#### **PLUM GROVE WWTP**

Investigation # 1313849

Alleged Violation:

Investigation: 1287498

Comment Date: 10/21/2015

Failed to provide the required chlorination system. Specifially, a dual-feed chlorination system

was not provided, as required.

Investigation: 1313849 Comment Date: 03/11/2016

See violation.

Recommended Corrective Action: The permittee shall comply with Chapter 30 TAC 311.36, which requires all domestic wastewater treatment facilities discharging into the Lake Houston Watershed to install dual-feed chlorination systems capable of automatically changing from one cylinder to anotoher if gaseous chlorine is used for disinfection. Submit documentation that a dual-feed chlorination system has been installed.

Track No: 586550 Compliance Due Date: 09/10/2015

30 TAC Chapter 217.278(c)(3)

Alleged Violation:

Investigation: 1287498 Comment Date: 10/21/2015

Failed to provide proper ventilation. Specifically, forced mechanical ventilation was not provided in the chlorination room. In addition, a light was not provided for the chlorination

room.

Investigation: 1313849 Comment Date: 03/11/2016

See violation.

Recommended Corrective Action: Forced mechanical ventilation shall be included in chlorination rooms which will provide a complete air exchange a minimum of every three minutes. In addition, a light should be installed in the chlorination room. Submit documentation indicating that proper ventilation has been provided in the chlorination room.

Track No: 586563 Compliance Due Date: 09/10/2015

30 TAC Chapter 305.125(5)

Alleged Violation:

Investigation: 1287498 Comment Date: 10/21/2015

Failed to provide a digester. Specifically, the 0.099 MGD above ground metal wastewater treatment plant (WWTP) was constructed without a digester. A digester is included in the

permit application.

Investigation: 1313849 Comment Date: 03/11/2016

See violation.

**Recommended Corrective Action:** Submit documentation that an above ground metal digester, as described in the engineering report has been installed at the wastewater treatment plant.

congelit



# **AQUA PURE**

July 13, 2016

Ms. Stacy Pentecost 5425 Polk Ave., Ste H Houston, Tx 77023

RE: Montebello STP WQ 15012-001

Mrs. Pentecost,

This letter is written in response to your notice of violations. The following corrective actions have been taken since our annual compliance inspection.

- 1. A flow meter and chart recorder was purchased and will be installed on the new wastewater plant upon completion. (See work order)
- 2. A auto dialer was installed on the lift station to provide 24hrper day monitoring. (see work order)
- 3. A dual feed chlorination system was installed. (see work order)
- 4. A ventilation fan has been installed. (see work order)
- 5. The new STP will be equipped with two aerobic digesters. We anticipate the new treatment plant to be in service by mid September 2016.

If you have any questions or comments regarding this response, please don't hesitate to call.

Sincerely,

Shannon Marsh

# Aqua Pure Repair Order

July 13, 2016

Plum Grove STP

Complete
Complete
Complete
Complete

Signed \_\_\_\_\_

From: Shannon Marsh <marshwaterman@aol.com>

To: Stacy.Pentecost <Stacy.Pentecost@tceq.texas.gov>

**Subject:** Re: Plum Grove Violations **Date:** Mon, Jul 18, 2016 7:57 am

Attachments: SKMBT\_36160718075000.pdf (139K)

Stacy,

Sorry I attached the wrong scan. Here's the one for Plum Grove.

Thanks, Shannon

----Original Message-----

From: Stacy Pentecost < Stacy.Pentecost@tceq.texas.gov >

To: MarshWaterMan < MarshWaterMan@aol.com >

Sent: Fri, Jul 15, 2016 11:26 am Subject: RE: Plum Grove Violations

Hello Shannon,

Your chlorine logs are for Greenrich Shores, not Plum Grove. What about resolving the other violations? When will the new plant be complete? Stacy Pentecost

From: MarshWaterMan@aol.com [mailto:MarshWaterMan@aol.com]

Sent: Thursday, July 14, 2016 10:35 PM

To: Stacy Pentecost < Stacy.Pentecost@tceq.texas.gov >

Subject: Re: Plum Grove Violations

Stacy,

Please see attached response letter for Plum Grove. I appreciate your patients.

Thanks, Shannon

In a message dated 7/8/2016 2:49:37 P.M. Central Daylight Time, Stacy Pentecost@tceq.texas.gov writes:

Thank You Shannon,

I need to start closing out these violations.

Stacy

From: Shannon Marsh [mailto:marshwaterman@aol.com]

Sent: Wednesday, July 06, 2016 6:59 AM

To: Stacy Pentecost < Stacy Pentecost@tceq.texas.gov>

Subject: Re: Plum Grove Violations

Stacy,

I'm getting close to completion on the new STP. I will get you a letter out this week letting you know what corrections have been made.

Thanks,

#### Shannon

On Jul 1, 2016, at 4:14 PM, Stacy Pentecost < Stacy.Pentecost@tceq.texas.gov > wrote:

Hello Shannon,

Did you ever finish your new Plum Grove WWTP? I still have 5 outstanding violations from my investigation and I need to resolve them. Please send me documentation ASAP!

Stacy Pentecost Water Quality TCEQ Region 12 – Houston 713-767-3667 From: Shannon Marsh <marshwaterman@aol.com>

To: Stacy.Pentecost <Stacy.Pentecost@tceq.texas.gov>

Subject: Re: Plum Grove WWTP

Date: Mon, Apr 10, 2017 9:11 am

#### Stacy,

Please see attached photos of the Montebello STP. The plant was placed in service in December 2016 but we are just finishing up the room around the blowers where all of the electrical will be housed.

Pic#1 Aeration Basin
Pic#2 Blower Housing and chlorine room
Pic#3 Digester
Pic#4 Digester

#### **Shannon Marsh**

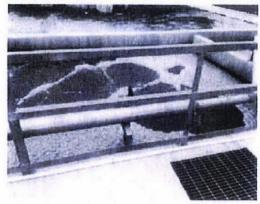
### Aqua Pure

PO Box 279. New Waverly TX 77358

Office:: 281.590.4359 Fax 936.344.9838









----Original Message-----

From: Stacy Pentecost < Stacy.Pentecost@tceq.texas.gov > To: Shannon Marsh < marshwaterman@aol.com > Sent: Sat, Apr 8, 2017 4:46 pm

Subject: Plum Grove WWTP

Hello Shannon,

Please send me photos of the new WWTP and the date that you plan to start discharging. I think that I can resolve the flow issue and the digester issue that way. One of the violations I wrote up was that your old plant didn't have a digester. So, I want photos of the new WWTP that show all of the wastewater treatment units.

Stacy Pentecost/

# **WATERENGINEERS, INC.**

# WATER & WASTEWATER TREATMENT CONSULTANTS 17230 HUFFMEISTER ROAD, SUITE A ~ CYPRESS, TEXAS 77429-1643 TEL: 281-373-0500 FAX: 281-373-1113

July 23, 2015

Mr. Louis C. Herrin III, P.E.
Plan Review Team (MC 148)
Texas Commission on Environmental Quality
12100 Park 35 Circle, Bldg F
Austin, Texas 78753

Re: Chapter 217 Summary Transmittal Letter Plum Grove WWTP Expansion TPDES Permit No. WQ0015012-001 Liberty County, Texas

Dear Mr. Herrin:

The purpose of this letter is to provide TCEQ with the information necessary to comply with the requirements of 217.6 of the TCEQ's rules entitled, <u>Design Criteria for Domestic Wastewater Systems</u>. The information includes:

- 1. WaterEngineers, Inc. (TBPE Firm No. 2066), located at 17230 Huffmeister Road, Suite A, Cypress, Texas 77429 has prepared engineering plans and a design report for the Ranchcrest Wastewater Treatment Plant.
- 2. D. Ray Young, P.E., with the engineering firm of WaterEngineers, Inc., is the responsible design engineer for the design of the Plum Grove Wastewater Treatment Plant Expansion. He can be reached by telephone at 281-373-0500, by fax at 281-373-1113, or by email d.ray@waterengineers.com.
- 3. The project is located at 218 Road 3479 J, Cleveland, Texas 77327 and is approximately 5000 feet southeast of the intersection of Plum Grove Road (FM 1010) and CR 352 in Liberty County, Texas 77355.
- 4. The name of the project is Plum Grove Wastewater Treatment Plant Expansion.
- 5. The WWTP will provide treatment for the domestic wastewater from the Montebello Subdivision which is included in Sewer CCN 20874. The WWTP will be managed and operated by Aqua Pure, a TCEQ registered Wastewater Operations Company which holds TCEQ License OC 0000112. The plant operator is Keith Franklin who holds a Class "C" Wastewater Operator License # WW0045042.
- 6. The owner of the treatment facility is Utilities Investment Co., Inc., and their mailing address is P.O. Box 279, New Waverly, Texas 77358. The TPDES discharge permit number is WQ0015012001.

The existing facility operates under the Interim limits of 0.099 MGD average daily flow and 2-hour peak flow of 275 gpm (0.396 MGD). The Final Phase of the TPDES Permit

Mr. Louis C. Herrin III, P.E. Summary Transmittal Letter Plum Grove WWTP Expansion July 23, 2015 Page 2

includes an average daily flow of 0.225 MGD and a 2-hour peak flow of 605 gpm (0.871 MGD). The proposed WWTP has been designed for an average daily flow of 0.200 MGD and a 2-hour peak flow of 556 gpm (0.800 MGD). A minor amendment application will be made to establish a new Interim limit in the TPDES permit to match the design presented herein.

- 7. The plans and specifications which describe the project identified in this letter are in substantial compliance with all the requirements of Chapter 217. All required buffer zone areas are either provided on the plant site, adjacent road right-of-ways, or on the stormwater detention pond site.
- 8. Any variances from Chapter 217 requirements are minor and will not threaten public health or the environment based on my best professional judgment.
- 9. The existing 0.099 MGD rated Plum Grove WWTP is an above grade steel package plant that will be removed from the site upon completion of the project. The proposed wastewater treatment plant is designed as a concrete activated sludge plant for an average daily flow of 200,000 gallons per day (gpd) with a peak flow of 556 gpm (800,000 gpd). The design influent BOD strength is 200 mg/l (334 lbs BOD/day). The TPDES permit for the plant is based on a 4Q peak; however, the plant hydraulics are designed for a 4Q peak as required by Chapter 217. Table 1 provides a summary of the design flow rates, volumes, and loadings. The attached Figure 1 site plan shows the location of proposed improvements.

Wastewater will flow into the plant in a gravity sewer into the plant lift station. The existing wetwell will be converted to a manhole and a new triplex 7.5 HP submersible pump lift station will be constructed. The influent flow will be pumped to the influent bar screen. Lift station hydraulic calculations confirm that the peak flow of 800,000 gpd (556 gpm) can be delivered with two pumps in service.

Flow from the lift station will enter the 2,804 cu ft Selector (Anoxic) Basin, then flow to the aerobic aeration basins. The aeration (aerobic) basin process is divided into two aeration process trains with a total volume 10,433.7 cu ft (not including the Selector Basin) or 13,237 cu ft including the Selector Basin. The aeration basin BOD design loading (including the Selector Basin volume) is 25.2 lb BOD/1000 cu ft, based on an influent BOD of 334 lbs BOD/day. The aeration basin detention time is 11.98 hours (based on Qi only). The plant is divided into anoxic/aerobic/aerobic compartments to facilitate conversion to a Modified Ludzack Ettinger process in the future.

Mixed liquor from both aeration trains will flow into the 32.0 foot diameter by 10.15 foot side water depth secondary clarifier through isolation valves. The clarifier will have a mechanical sludge collector and a full surface skimmer. Settled sludge will be air lifted to the Selector Basin with a 4-inch return sludge air lift pump or wasted to one of the two Aerobic Digesters with 4-inch WAS airlift pumps. The clarifier overflow rate at the peak 2-hour flow is 995 gpd/sq ft and the detention time is 1.83 hours.

Mr. Louis C. Herrin III, P.E. Summary Transmittal Letter Plum Grove WWTP Expansion July 23, 2015 Page 3

Scum will be collected from the clarifier surface with a full surface length slotted pipe. The scum will flow through a pipe to the outside of the plant to a static screen for removal of floating debris. The screened flow will be returned to the lift station.

Clarified effluent will be dosed with chlorine solution at the clarifier launder effluent pipe and will flow into the aerated, baffled chlorine contact chamber. The chlorine contact chamber will have three intermediate baffles with an overall volume of 2,075 cu ft (15,521 gallons), providing a detention time of 27.9 minutes at the two hour peak flow rate of 800,000 gpd. An effluent ultrasonic flow meter and chart recorder will document effluent flow and provide a flow-paced signal to the peristaltic chlorine solution feed pump.

Two new 50 HP multistage centrifugal blowers will be installed under a protective roof. Each blower will be rated for 800 scfm @ 5.8 psi, adequate for the calculated air flow requirement of 759 scfm.

The existing chlorine gas disinfection system will be retained and upgraded to provide the required 54 lbs  $Cl_2/24$  hour peak rate. The chlorination system will be flow paced with a 4-20 mA signal from the flow meter

Design variances include not using the Figure 30 TAC §217.155(b)(2)(D) Airflow Rate Correction Factor. The air supply rate to the aeration basins is calculated based on the manufacturer's efficiencies curves for EDI perforated membrane tubes at 9.36 feet submergence and an air flow flux rate of 2 scfm/square foot of diffuser membrane.

10. I, D. Ray Young, P.E. certify that to the best of my knowledge the plans and specifications for the proposed wastewater treatment system are in substantial compliance with the requirements of Chapter 217.

If you have any questions regarding this project, please contact me by telephone at 281-373-0500, by fax at 281-373-1113, or by email d.ray@waterengineers.com.

WATERENGINEERS, INC.
THERE FROM REGISTRATION No. 2066

Sincerely,

cc:

WATERENGINEERS, INC.

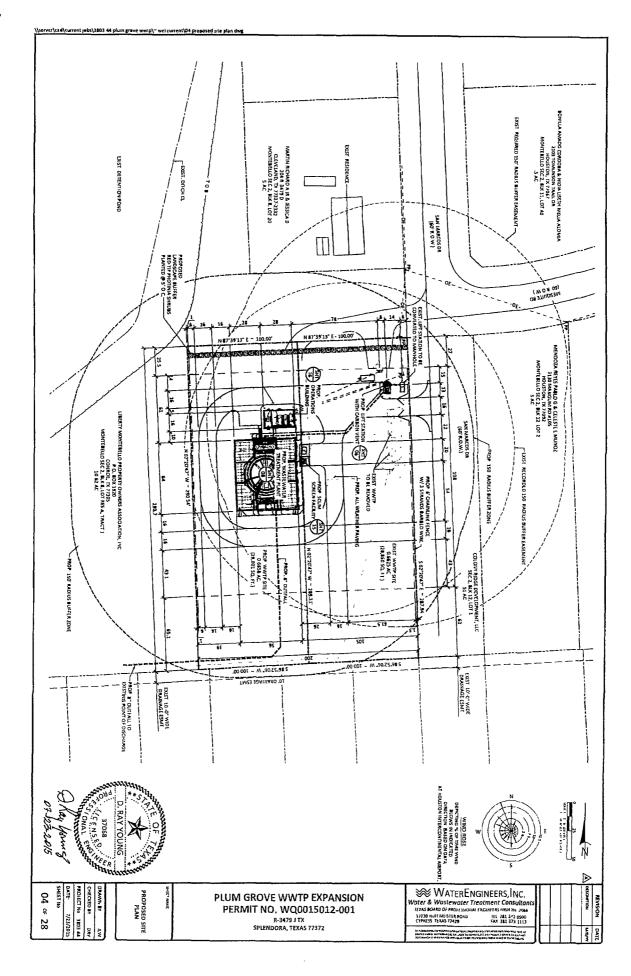
D. Ray Young, P.E. Principal Engineer

. mie-bar miPireer

Mr. Shannon Marsh, President—Utilities Investment Co., Inc. TCEQ Region 12 via email to R12WQ@tceq.texas.gov

# TABLE 1 DESIGN & LOADING CRITERIA PLUM GROVE WASTEWATER TREATMENT PLANT MODIFIED LUDZACK ETTINGER PROCESS

PARAMETER	VALUE	PARAMETER	VALUE
Influent Conditions		Clarifler	
Average Daily Flow, gpd	200,000	Allowable Overflow Rate, gpd/sq ft	1,200
Ratio Average/Peak Flow	4.0	Required Diameter, ft	29.13
Peak 2-Hour Flow, gpd	800,000	Minimum Detention, hrs	1.8
Peak 2-Hour Flow, gpm	556	Required Diameter, ft	31.72
BOD, mg/l	200	Minimum Diameter, ft	31.72
BOD, lb/day	334	Chosen Diameter, ft	32.00
ACTIVATED SLUDGE		Wall Height, ft	12.00
Aeration Basins		Side Water Depth,ft	10.15
Average Side Water Depth, ft	10.35	Total Surface Area, sq. ft.	804
BOD Applied, #/Day	333,6	Total Volume, cu. ft	8,163
Maximum BOD Loading, #/1000 cu ft	35.00	Avg. SOR, gpd/sq ft	249
Required Volume, cu ft	9,531	Peak SOR, gpd/sq ft	995
Required Aeration Area, sq ft	921	Avg. Detention, hr	7.33
Detention Time, hours	8.56	Peak Detention, hr	1.832
Anoxic Zone 1 Portion. %	20.00%	Return Sludge Flow, gpm (@400 gpd/sq ft)	223
Aerobic Zone 1 Portion, %	50.00%	CHLORINE CONTACT CHAMBER	
Aerobic Zone 2 Portion, %	30.00%	Wall Height, ft	12.00
Total of Aeration Basins, %	100.00%	Freeboard to V-Notch, ft	4.00
	184	Head Over 90 deg V-Notch Weir, ft	0.75
Anoxic Zone 1 Area Required, sq ft	267	Maximum Depth, ft (@Qp)	8.75
Anoxic Zone 1 Area Provided, sq ft			25
Anoxic Zone 1 Depth, ft	10.50	Min Peak Flow Detention, min	1857
Actual Anoxic Zone 1 Volume, cu ft	2,804	Required Volume, cu fi	212
Detention in Anoxic Zone 1, hours	2.52	Required Surface Area, sq ft	237
Aerobic Zone 1 Area Required, sq ft	460	Actual Surface Area, sq ft	
Aerobic Zone 1 Area Provided, sq ft	652	Actual Volume, cu ft	2,075
Aerobic Zone 1 Depth, ft	10.11	Detention @ Peak Flow	27.9
Actual Aerobic Zone 1 Volume, cu ft	6591.7	Air Supply Reg'd, scfm (@ 6 scfm/1000 cu ft)	12
Detention in Aerobic Zone 1, hours	5.92	AEROBIC DIGESTION	
Aerobic Zone 2 Area Required, sq ft	276	Maximum Operating Depth, it	10,5
Aerobic Zone 2 Area Provided, sq ft	380	Design Loading, cu ft/lb BOD	24
Aerobic Zone 2 Depth, ft	10.11	Design Volume, cu ft	8,006
Actual Aerobic Zone 2 Volume, cu ft	3,842	Design Area, sq ft	763
Detention in Aerobic Zone 2, hours	3.45	Actual Surface Area, sq ft	764
Total Volume Provided, cu ft	13,237	Actual Volume, cu ft	8,022
Actual BOD Loading, #/1000 cu ft	25.20	Actual Loading, cu Mb BOD	24.0
O2 Req'd @ 2.2 # O2/lb BOD	734	Air Supply Req'd, scfm (@ 30 scfm/1,000 cu ft)	241
Diffuser Field Submergence, fl.	9.36	Air Diffuser Air Flow Rate, scim	9.5
CWOTE, %	15.91%	No. of Diffusers Required	25.33
AOR/SOR Coefficient	0.45	No. of Diffusers Installed	26
WOTE (Field), %	7.16%	AIR SUPPLY BLOWERS	
Theoretical Air Flow Required, scfm	412.6	Aeration Basins	413
Air Required in Anoxic Zone 1 @ 15 scfm/1000 cu ft	42.1	RAS Airlift Air Supply, scfm	28
Air Required in Aerobic Zone 1, scfm	234.1	Skimmer Airlift, scfm	5
Air Required in Aerobic Zone 2, scfm	136.5	Chlorine Contact Basin Air Supply, scfm	12
Aerobic Zone 1 & 2 Diffuser Air Flow Rate, scfm	9.5	Recyle Airlifts, scfm	60
No. of Diffusers Required in Aerobic Zone 1	24,6	Aerobic Digesters Air Supply, scfm	241
No. of Diffusers Installed	24	Total Blower Air Supply Required, scfm	759
No. of Diffusers Required in Aerobic Zone 2	14.36	Number of Blowers	2
No. of Diffusers Installed	14	Required Capacity of Blowers, scfm	759
Theoretical Detention in Aeration Basin, Hrs (w/o RAS)	11.88	Capacity of Blowers Provided, scfm	800
Air Mixing Rate in Aerobic Zones, scm/1000 cu ft	35.5	Blower Operating Pressure, psi	5,80
R.S. Airlift Air, scfm	28		



4/10/2018 RE: Montebello flow meter

From: Stacy Pentecost <Stacy.Pentecost@tceq.texas.gov>

To: Shannon Marsh <marshwaterman@aol.com>

Subject: RE: Montebello flow meter Date: Tue, May 16, 2017 5:52 pm

It's about time!

Stacy

From: Shannon Marsh [mailto:marshwaterman@aol.com]

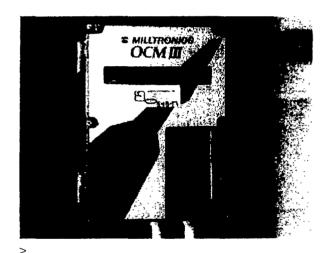
Sent: Tuesday, May 16, 2017 4:39 PM

To: Stacy Pentecost < Stacy.Pentecost@tceq.texas.gov >

Subject: Montebello flow meter

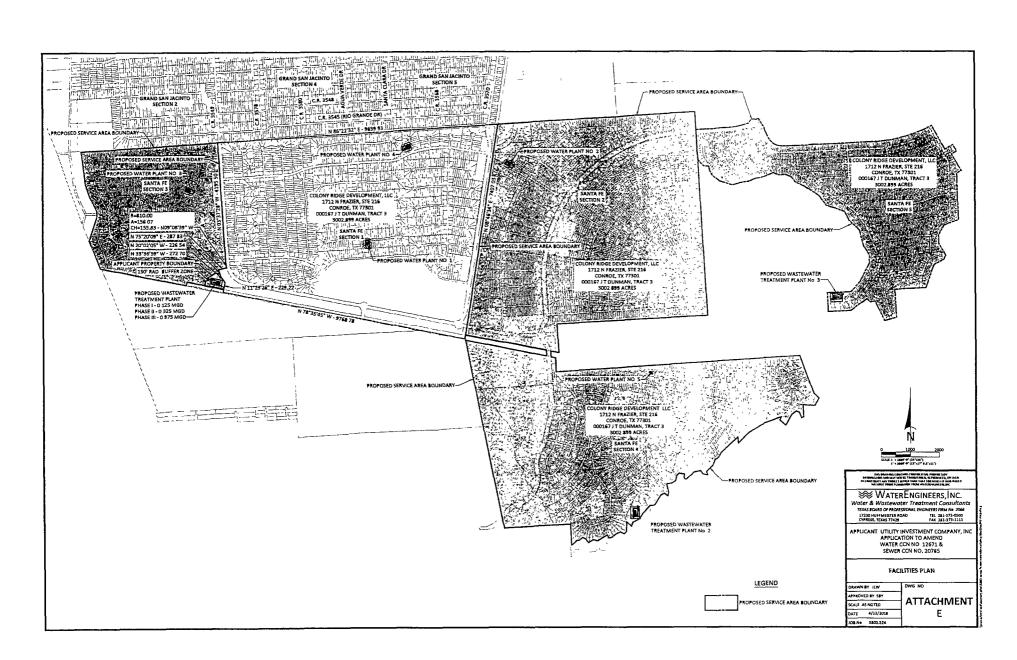
Finally!

Sent from my iPad



# ATTACHMENT "E" FACILITIES MAP

UTILITIES INVESTMENT COMPANY, INC.



# ATTACHMENT "F" WATER AND SEWER TARIFFS

UTILITIES INVESTMENT COMPANY, INC.



#### WATER UTILITY TARIFF

Docket Number: 48272

<u>Utilities Investment Company, Inc.</u> (Utility Name)

P.O. Box 279 (Business Address)

New Waverly, Texas 77358-0279 (City, State, Zip Code)

(281) 590-4359 (Area Code/Telephone)

This tariff is effective for utility operations under the following Certificate of Convenience and Necessity:

#### 12671

This tariff is effective in the following counties:

#### Chambers, Harris, Liberty, Montgomery, and Waller

This tariff is effective in the following cities or unincorporated towns (if any):

#### None

This tariff is effective in the following subdivisions and public water systems:

#### See attached list.

#### TABLE OF CONTENTS

The above utility lists the following sections of its tariff (if additional pages are needed for a section, all pages should be numbered consecutively):

SECTION 1.0 - RATE SCHEDULE.	2
SECTION 2.0 - SERVICE RULES AND POLICES	10
SECTION 2.20 - SERVICE RULES AND POLICES	14
SECTION 3.0 - EXTENSION POLICY	17
SECTION 3.20 – SPECIFIC EXTENSION POLICY	18

APPENDIX A: DROUGHT CONTINGENCY PLAN APPENDIX B: APPLICATION FOR SERVICE

# LIST OF SUBDIVISIONS

		,
Beau View	1700708	Montgomery
Cedar Bayou Estates Homeowners	1012174	Harris
Associations, Inc.		
Cedar Bayou Park	1010112	Harris
Cedar Oaks Mobile Home	1011556	Harris
Community		
Fairview Acres Subdivision	1010706	Harris
Glenwood Subdivision	1011492	Harris
Greenbriar Estates	0360111	Chambers
Homestead Oaks Mobile Home	1011734	Harris
Community		
McGee Place	1012995	Harris
Montebello Subdivision	1460174	Liberty
Oak Hollow, Section I & Section II	2370051	Waller
Orchard Crossing	1012450	Harris
Peach Creek Plantation	1700783	Montgomery
Peterson Place Subdivision	1460086	Liberty
Rolan Heights Subdivision	1010640	Harris
Santa Fe Subdivision	1460174	Liberty
Spring-Cypress Shopping Center	1013172	Harris
Twin Oaks	1013058	Harris
Timber Switch	1700766	Montgomery

# SECTION 1.0 -- RATE SCHEDULE

# Section 1.01 - Rates

Meter Size 5/8" or 3/4" 1" 1" 2" 3" 4"	Monthly Minimum Charge \$14.50 (Includes 0 gallons) \$24.22 \$48.29 \$77.29 \$145.00 \$241.72	Gallonage Charge \$1.75 per 1000 gallons same for all meter sizes
Cash, Ch	NT: The utility will accept the following forms of payment teck $\underline{X}$ , Money Order $\underline{X}$ , Credit Card, IAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUMORE THAN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT W	Other (specify) SE TO ACCEPT PAYMENTS
PUC RULES REQ	SESSMENT PUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE REFER TO THE TOTAL	<u>1.0%</u> ETAIL MONTHLY BILL AND
Section 1.02 - Miscell	laneous Fees	
	ERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO 8" or 3/4" METER. AN ADDITIONAL FEE TO COVER UNIQUE COSTS	O INSTALL A STANDARD
TAP FEE (Unique co FOR EXAMPLE,	sts) A ROAD BORE FOR CUSTOMERS OUTSIDE OF SUBDIVISIONS OR RE	Actual Cost
TAP FEE (Large met	er) UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METEI	Actual Cost
METER RELOCATI THIS FEE MAY E	ON FEEActual Relocation Cost BE CHARGED IF A CUSTOMER REQUESTS THAT AN EXISTING METE	t, Not to Exceed Tap Fee
THIS FEE WHICE SECOND METER	H SHOULD REFLECT THE UTILITY'S COST MAY BE CHARGED IF R TEST WITHIN A TWO-YEAR PERIOD AND THE TEST INDICA CURATELY. THE FEE MAY NOT EXCEED \$25.	A CUSTOMER REQUESTS A

# (Orchard Crossing, Twin Oaks)

#### SECTION 1.0 - RATE SCHEDULE (Continued)

#### RECONNECTION FEE

THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF):

- a) Nonpayment of bill (Maximum \$25.00) ......\$25.00
- b) Customer's request that service be disconnected. \$40.00

## TRANSFER FEE......\$25.00

THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN AGCOUNT NAME AT THE SAME SERVICE LOCATION WHEN THE SERVICE IS NOT DISCONNECTED

RETURNED CHECK CHARGE \$20.00 RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.

COMMERCIAL & NON-RESIDENTIAL DEPOSIT...... 1/6TH OF ESTIMATED ANNUAL BILL

#### GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE:

WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC 24.25(b)(2)(G)]

#### LINE EXTENSION AND CONSTRUCTION CHARGES:

REFER TO SECTION 3.0--EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE.

#### UNDERGROUND WATER DISTRICT FEE PASS THROUGH CLAUSE:

CHANGES IN FEES IMPOSED BY UNDERGROUND WATER DISTRICTS HAVING JURISDICTION OVER THE ORCHARD CROSSING SUBDIVISION SHALL BE PASSED THROUGH AS AN ADJUSTMENT TO THE WATER GALLONAGE CHARGE ACCORDING TO THE FORMULA:

#### AG = (G + B) + L(G+B), where:

- AG = adjusted gallonage charge, rounded to nearest one cent
- G = approved per 1,000 gallons gallonage charge
- B = change in district fee per 1,000 gallons
- L = system average line loss for preceding 12 months, not to exceed 15%

Utilities Investment Company, Inc.

Water Tariff Page No. 3

(McGee Place, GreenbriarEstates, Timber Switch, Peach Creek Plantation)

#### SECTION 1.0 -- RATE SCHEDULE

# Section 1.01 - Rates

Meter Size 5/8" or 3/4"	Monthly Minimum Charge	Gallonage Charge
1"	\$35.00 (Includes 0 gallons) $$60.00$	\$2.00 per 1000 gallons same for all meter sizes
1"	\$70.00	
2" 3"	\$80.00 \$95.00	
4"	\$135.00	
Cash $\underline{X}$ , Ch	NT: The utility will accept the following forms of paymeteck $\underline{X}$ , Money Order $\underline{X}$ , Credit Card, MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REPORT OF THE PAYMENTS AND PAYMEN	Other (specify)
MADE USING PAYMENTS.	MORE THAN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT	T WILL BE GIVEN FOR CASH
REGULATORY AS:	SESSMENT	1.0%
PUC RULES REC	QUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF TH FEE TO THE TCEQ.	IE RETAIL MONTHLY BILL AND
Section 1.02 - Miscel	llaneous Fees	
TAP FEE COV	ERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR /8" or 3/4" METER. AN ADDITIONAL FEE TO COVER UNIQUE COS	TO INSTALL A STANDARD
	osts) A ROAD BORE FOR CUSTOMERS OUTSIDE OF SUBDIVISIONS OF	
	ter) UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR ME	
	ION FEEActual Relocation C BE CHARGED IF A CUSTOMER REQUESTS THAT AN EXISTING M	
THIS FEE WHIC SECOND METE	CH SHOULD REFLECT THE UTILITY'S COST MAY BE CHARGED FR TEST WITHIN A TWO-YEAR PERIOD AND THE TEST IND CCURATELY. THE FEE MAY NOT EXCEED \$25.	IF A CUSTOMER REQUESTS A

(McGee Place, Greenbriar Estates, Timber Switch, Peach Creek Plantation)

# SECTION 1.0 - RATE SCHEDULE (Continued)

RECONNECTION FEE  THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF):  a) Nonpayment of bill (Maximum \$25.00)
TRANSFER FEE\$25.00  THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN ACCOUNT NAME AT THE SAME SERVICE LOCATION WHEN THE SERVICE IS NOT DISCONNECTED
LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL)
RETURNED CHECK CHARGE. \$25.00 RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.
CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50)
COMMERCIAL & NON-RESIDENTIAL DEPOSIT
GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE:  WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC 24.25(b)(2)(G)]
LINE EXTENSION AND CONSTRUCTION CHARGES:  REFER TO SECTION 3.0EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE.

# <u>Utilities Investment Company, Inc.</u> (Spring-Cypress Shopping Center)

# SECTION 1.0 -- RATE SCHEDULE

# Section 1.01 - Rates

Meter Size 5/8" or 3/4" 1" 1" 2" 3" 4"	Monthly Minimum Charge \$14.50 (Includes 0 gallons) \$24.22 \$48.29 \$77.29 \$145.00 \$241.72		Gallonage Charge \$1.75 per 1000 gallons same for all meter sizes
Cash, Ch	T: The utility will accept the eck X, Money Order Y MAY REQUIRE EXACT CHANGE FOMORE THAN \$1.00 IN SMALL CO	Credit Card, R PAYMENTS AND MAY REFUSE	TO ACCEPT PAYMENTS
PUC RULES REQ	SESSMENT UIRE THE UTILITY TO COLLECT A PEE TO THE TCEQ.	FEE OF ONE PERCENT OF THE RETA	<u>1.0%</u> AIL MONTHLY BILL AND
HARRIS-GALVE	VITHDRAWAL REGULATOR STON COUNTY SUBSIDENCE DISTR RITY PUMPAGE FEES WILL BE CHAI	ICT PUMP FEES AND NORTH HAR	RIS COUNTY REGIONAL
Section 1.02 - Miscel	laneous Fees		
TAP FEE COV	ERS THE UTILITY'S COSTS FOR 8" or 3/4" METER. AN ADDITIONAL	MATERIALS AND LABOR TO I	NSTALL A STANDARD
TAP FEE (Unique co FOR EXAMPLE,	sts) A ROAD BORE FOR CUSTOMERS OL	TSIDE OF SUBDIVISIONS OR RESID	Actual Cost DENTIAL AREAS.
	er) UTILITY'S ACTUAL COST FOR MAT		
METER RELOCATION THIS FEE MAY E	ON FEE BE CHARGED IF A CUSTOMER REQU	Actual Relocation Cost, N ESTS THAT AN EXISTING METER E	Not to Exceed Tap Fee BE RELOCATED.
THIS FEE WHIC SECOND METE	H SHOULD REFLECT THE UTILITY R TEST WITHIN A TWO-YEAR PE CURATELY. THE FEE MAY NOT EX	S COST MAY BE CHARGED IF A CRIOD AND THE TEST INDICATE	CUSTOMER REQUESTS A

# SECTION 1.0 – RATE SCHEDULE (Continued)

RECONNECTION FEE  THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF):  a) Nonpayment of bill (Maximum \$25.00)
TRANSFER FEE\$25.00 THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN ACCOUNT NAME AT THE SAME SERVICE LOCATION WHEN THE SERVICE IS NOT DISCONNECTED
LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL). $\underline{10\%}$ PUC RULES ALLOW A ONE-TIME PENALTY TO BE CHARGED ON DELINQUENT BILLS. A LATE CHARGE MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.
RETURNED CHECK CHARGE \$20.00 RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.
RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.
RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.  CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50)

(Beau View)

### SECTION 1.0 -- RATE SCHEDULE

# Section 1.01 - Rates

<u>Meter Size</u>	Monthly Minimum Charge	Gallonage Charge
5/8" or 3/4"	\$25.00 (Includes 0 gallons)	\$2.00 per 1000 gallons
1"	\$38.50	same for all meter sizes
2"	\$48.50	
3"	\$65.00	
Cash , THE UTIL MADE US PAYMENT	MENT: The utility will accept the followin Check X, Money Order X, CLITY MAY REQUIRE EXACT CHANGE FOR PAYMESING MORE THAN \$1.00 IN SMALL COINS. A VIS.	Credit Card, Other (specify) ENTS AND MAY REFUSE TO ACCEPT PAYMENTS WRITTEN RECEIPT WILL BE GIVEN FOR CASH
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Section 1.02 - M	<u> Miscellaneous Fees</u>	
TAP FEE C RESIDENT THIS TAR		D LABOR TO INSTALL A STANDARD OVER UNIQUE COSTS IS PERMITTED IF LISTED ON
FOR EXAM	ue costs) MPLE, A ROAD BORE FOR CUSTOMERS OUTSIDE OF	SUBDIVISIONS OR RESIDENTIAL AREAS.
TAP FEE (Larg	ge meter) S THE UTILITY'S ACTUAL COST FOR MATERIALS AI	ND LABOR FOR METER SIZE INSTALLED.
METER RELOG	CATION FEE <u>Act</u> MAY BE CHARGED IF A CUSTOMER REQUESTS THA	ual Relocation Cost, Not to Exceed Tap Fee AT AN EXISTING METER BE RELOCATED.
THIS FEE SECOND	FEE	MAY BE CHARGED IF A CUSTOMER REQUESTS A D THE TEST INDICATES THAT THE METER IS

Docket No. 48272 72

### SECTION 1.0 – RATE SCHEDULE (Continued)

RECONNECTION FEE  THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF):  a) Nonpayment of bill (Maximum \$25.00) \$25.00 b) Customer's request that service be disconnected \$40.00
TRANSFER FEE
LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL)
DESCRIPTION OF THE STATE OF THE
RETURNED CHECK CHARGE \$20.00 RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.
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RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.  CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50)

Utilities Investment Company, Inc.

Water Tariff Page No. 6

Cedar Oaks Mobile Home Community and Homestead Oaks Mobile Home Community

(Formerly T. J. & N. Water Utility)

# SECTION 1.0 -- RATE SCHEDULE

#### Section 1.01 - Rates

Meter Size	Monthly Minimum Charge	Gallonage Charge	
5/8" or 3/4"	\$33.00 (Includes 1,000 gallons)	\$5.00 per 1000 gallons	
FORM OF PAYMENT: The utility will accept the following forms of payment:			
THE UTILITY	Check $\underline{X}$ , Money Order $\underline{X}$ , Credit Card, Y MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE OF MORE THAN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT WILL	TO ACCEPT PAYMENTS	
REGULATORY ASSESSMENT			
	REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETA HE FEE TO THE TCEQ.	JL MONTHLY BILL AND	
Section 1.02 - Miscellaneous Fees			
TAP FEE C	OVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO II L 5/8" or 3/4" METER. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PI	NSTALL A STANDARD	
TAP FEE (Unique FOR EXAMPI	costs) LE, A ROAD BORE FOR CUSTOMERS OUTSIDE OF SUBDIVISIONS OR RESID	Actual Cost	
TAP FEE (Large r	meter)	Actual Cost	
TAP FEE IS T	HE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METER SI	ZE INSTALLED.	
THIS FEE MA	ATION FEE	E RELOCATED.	
METER TEST FEE\$25.00			
THIS FEE WHICH SHOULD REFLECT THE UTILITY'S COST MAY BE CHARGED IF A CUSTOMER REQUESTS A SECOND METER TEST WITHIN A TWO-YEAR PERIOD AND THE TEST INDICATES THAT THE METER IS RECORDING ACCURATELY. THE FEE MAY NOT EXCEED \$25.			

<u>Utilities Investment Company, Inc.</u> Cedar Oaks Mobile Home Community and Homestead Oaks Mobile Home Community (Formerly T. J. & N. Water Utility)

#### SECTION 1.0 – RATE SCHEDULE (Continued)

RECONNECTION FEE  THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF):  a) Nonpayment of bill (Maximum \$25.00)
TRANSFER FEE\$0.00 THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN ACCOUNT NAME AT THE SAME SERVICE LOCATION WHEN THE SERVICE IS NOT DISCONNECTED
LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL)
RETURNED CHECK CHARGE\$30.00 RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.
CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50)\$50.00
COMMERCIAL & NON-RESIDENTIAL DEPOSIT 1/6TH OF ESTIMATED ANNUAL BILL
GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE:  WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC 24.25(b)(2)(G)]
LINE EXTENSION AND CONSTRUCTION CHARGES:  REFER TO SECTION 3.0EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE.

#### (Montebello and Santa Fe Subdivisions)

#### SECTION 1.0 -- RATE SCHEDULE

Meter Size	Monthly Minimum Charge	Gallonage Charge
5/8" or 3/4"	\$25.00 (Includes 0 gallons)	\$2.00 per 1000 gallons
FORM OF PAYMENT:	The utility will accept the following fo	rms of payment:
Cash, Check THE UTILITY MAY I MADE USING MORI PAYMENTS.	$\underline{X}$ , Money Order $\underline{X}$ , Cred REQUIRE EXACT CHANGE FOR PAYMENTS E THAN \$1.00 IN SMALL COINS. A WRITE	it Card, Other (specify) AND MAY REFUSE TO ACCEPT PAYMENTS ITEN RECEIPT WILL BE GIVEN FOR CASH
REGULATORY ASSESS PUC RULES REQUIRE TO REMIT TO THE TO		<u>1.0%</u> ERCENT OF THE RETAIL MONTHLY BILL AND
Section 1.02 - Miscellane	ous Fees	
TAP FEE		\$600.00
TAP FEE COVERS	THE UTILITY'S COSTS FOR MATERIALS	AND LABOR TO INSTALL A STANDARD R UNIQUE COSTS IS PERMITTED IF LISTED ON
TAP FEE (Unique costs). FOR EXAMPLE, A RO	AD BORE FOR CUSTOMERS OUTSIDE OF SUE	BDIVISIONS OR RESIDENTIAL AREAS.
	LITY'S ACTUAL COST FOR MATERIALS AND L	ABOR FOR METER SIZE INSTALLED.
	FEEActual : HARGED IF A CUSTOMER REQUESTS THAT A	Relocation Cost, Not to Exceed Tap Fee N EXISTING METER BE RELOCATED.

(Montebello and Santa Fe Subdivisions)

#### SECTION 1.0 – RATE SCHEDULE (Continued)

METER TEST FEE\$25.00  THIS FEE WHICH SHOULD REFLECT THE UTILITY'S COST MAY BE CHARGED IF A CUSTOMER REQUESTS A
THIS FEE WHICH SHOULD REFLECT THE UTILITY'S COST MAY BE CHARGED IF A CUSTOMER REQUESTS A SECOND METER TEST WITHIN A TWO-YEAR PERIOD AND THE TEST INDICATES THAT THE METER IS RECORDING ACCURATELY. THE FEE MAY NOT EXCEED \$25.
RECONNECTION FEE
THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF):
a) Nonpayment of bill (Maximum \$25.00)\$25.00
a) Nonpayment of bill (Maximum \$25.00) \$25.00 b) Customer's request that service be disconnected \$40.00
TRANSFER FEE\$25.00
THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN ACCOUNT NAME AT THE SAME SERVICE
LOCATION WHEN THE SERVICE IS NOT DISCONNECTED
LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL)\$5.00
PUC RULES ALLOW A ONE-TIME PENALTY TO BE CHARGED ON DELINQUENT BILLS. A LATE CHARGE MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.
RETURNED CHECK CHARGE \$20.00
RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.
CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50)\$50.00
COMMERCIAL & NON-RESIDENTIAL DEPOSIT 1/6TH OF ESTIMATED ANNUAL BILL
GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE
WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC 24.25(b)(2)(G)]
LINE EXTENSION AND CONSTRUCTION CHARGES:
REFER TO SECTION 3.0EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW
CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE.

Utilities Investment Company, Inc.

Water Tariff Page No. 8

Cedar Bayou Park, Fairview Acres Subdivision, Glenwood Subdivision, Cedar Bayou Estates Homeowners Associations, Inc., Peterson Place Subdivision and Rolan Heights Subdivision

(Formerly C & R Water Supply)

#### SECTION 1.0 -- RATE SCHEDULE

Meter Size	Monthly Minimum Charge	Gallonage Charge
5/8" or 3/4"	\$43.00 (Includes 0 gallons) \$107.50	* <u>\$3.04</u> per 1000 gallons
1½"	\$215.00	#PLUS BAWA fee for Cedar Bayou Park System only
2"	<u>\$344.00</u>	,,
3" 4"	\$645.00 \$1,075.00	
*Includes Baytown A	rea Water Authority fee	\$0.32 per 1,000 gallons
#Baytown Water Autl Cedar Bayou Park Sy		\$0.23 per 1,000 gallons
Cash $\underline{X}$ , Ch THE UTILITY M	AY REQUIRE EXACT CHANGE FOR PAYMEN	g forms of payment:  redit Card, Other (specify)  NTS AND MAY REFUSE TO ACCEPT PAYMENTS  VRITTEN RECEIPT WILL BE GIVEN FOR CASH
REGULATORY ASSE PUC RULES REQ REMIT TO THE T	UIRE THE UTILITY TO COLLECT A FEE OF ON	E PERCENT OF THE RETAIL MONTHLY BILL AND
Section 1.02 - Miscell	aneous Fees	
TAP FEE COVER	S THE UTILITY'S COSTS FOR MATERIALS AND	\$650.00 D LABOR TO INSTALL A STANDARD OVER UNIQUE COSTS IS PERMITTED IF LISTED ON
TAP FEE (Unique cos FOR EXAMPLE, A	sts) A ROAD BORE FOR CUSTOMERS OUTSIDE OF	SUBDIVISIONS OR RESIDENTIAL AREAS.
	er) UTILITY'S ACTUAL COST FOR MATERIALS AN	D LABOR FOR METER SIZE INSTALLED.

### Utilities Investments Company, Inc.

Cedar Bayou Park, Fairview Acres Subdivision, Glenwood Subdivision, Cedar Bayou Estates Homeowners Associations, Inc., Peterson Place Subdivision and Rolan Heights Subdivision

(Formerly C & R Water Supply)

#### SECTION 1.0 -- RATE SCHEDULE (Continued)

METER RELOCATION FEE
METER TEST FEE
RECONNECTION FEE
THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF):
a) Nonpayment of bill (Maximum \$25.00)\$25.00
b) Customer's request that service be disconnected
TRANSFER FEE
LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL)
RETURNED CHECK CHARGE \$30.00 RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.
CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50)
COMMERCIAL & NON-RESIDENTIAL DEPOSIT1/6TH OF ESTIMATED ANNUAL BILL
GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE: WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC 24.25(b)(2)(G)]
LINE EXTENSION AND CONSTRUCTION CHARGES: REFER TO SECTION 3.0EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE.

Docket No. 48272

Water Tariff Page No. 8b

Utilities Investments Company, Inc.
Cedar Bayou Park, Fair Acres Subdivision,
Glenwood Subdivision, Cedar Bayou Estates
Homeowners Associations, Inc.,
Peterson Place Subdivision and Rolan Heights Subdivision

(Formerly C & R Water Supply)

SECTION 1.0 -- RATE SCHEDULE (Continued)

#### PASS THROUGH ADJUSTMENT CLAUSE:

The utility's cost attributable to annual fee, pumpage fee and/or consumption-based fee from the Baytown Area Water Authority and/or other such governmental authority shall be passed through to all customers affected by such fee using the following calculations:

#### Annual Fee:

Monthly minimum charge + (Annual Fee / Number of Customers affected) / 12 months

#### Volume Charge:

Monthly gallonage charge per 1,000 gallons + (Increase or decrease in pumpage fee X 1.15)

To implement or modify the Pass Through Adjustment Clause, the utility must comply with all notice requirements of 30 TAC 291.21(h).

Example of a Pass Through Provision:

Adjusted Gallonage Rate (AG) = G + [B/(1 - L)], Where:

AG = adjusted gallonage charge, rounded to nearest one cent;

G = approved gallonage charge, per 1,000 gallons;

B = change in fee (per 1,000 gallons);

L = water or sewer line loss for preceding 12 months, not to exceed 0.15 (15%)

### (Formerly Oak Hollow Company, Inc.)

#### SECTION 1.0 -- RATE SCHEDULE

Meter Size 5/8" or 3/4"  1"  1½"  2"  3"  4"	Monthly Minimum Charge \$26.56 (Includes 3,000 gallons) \$58.53 \$111.80 \$175.73 \$324.90 \$644.55	Gallonage Charge \$1.75 per 1,000 gallons
Cash <u>X,</u> THE UT	LITY MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND USING MORE THAN \$1.00 IN SMALL COINS. A WRITTEN	ord, Other (specify)
PUC RUI	Y ASSESSMENTes require the utility to collect a fee of one perce o the fee to the tceq.	
TAP FE	E COVERS THE UTILITY'S COSTS FOR MATERIALS AND ITIAL 5/8" or 3/4" METER. AN ADDITIONAL FEE TO COVER UNI RIFF.	LABOR TO INSTALL A STANDARD
TAP FEE (Uni FOR EXA	que Costs) MPLE, A ROAD BORE FOR CUSTOMERS OUTSIDE OF SUBDIVI	Actual Cost SIONS OR RESIDENTIAL AREAS.
TAP FEE (Lar	ge Meter) IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABO	Actual Cost R FOR METER SIZE INSTALLED.
METER RELO	OCATION FEEActual Relo	cation Cost, Not to Exceed Tap Fee ISTING METER BE RELOCATED.
SECOND	FEE E WHICH SHOULD REFLECT THE UTILITY'S COST MAY BE O METER TEST WITHIN A TWO-YEAR PERIOD AND THE T ING ACCURATELY. THE FEE MAY NOT EXCEED \$25.	CHARGED IF A CUSTOMER REQUESTS A LEST INDICATES THAT THE METER IS

#### Section 1.02 - Miscellaneous Fees (Continued)

RECONNECTION FEE  THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF):
a) Nonpayment of bill (Maximum \$25.00)
TRANSER FEE
LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL)
RETURNED CHECK CHARGE \$30.00 RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.
CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50)
COMMERCIAL & NON-RESIDENTIAL DEPOSIT 1/6TH OF ESTIMATED ANNUAL BILL
GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC 24.25(b)(2)(G)]
LINE EXTENSION AND CONSTRUCTION CHARGES:  REFER TO SECTION 3.0EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE.

Docket Number: 48272



#### **SEWER UTILITY TARIFF**

Docket Number: 48272

<u>Utilities Investment Company, Inc.</u> (Utility Name)

P.O. Box 279 (Business Address)

New Waverly, Texas 77358-0279 (City, State, Zip Code)

(281) 590-4359 (Area Code/Telephone)

This tariff is effective for utility operations under the following Certificate of Convenience and Necessity:

#### 20765

This tariff is effective in the following counties:

#### Harris, Liberty, and Montgomery

This tariff is effective in the following cities or unincorporated towns (if any):

#### None

This tariff is effective in the following subdivisions and public wastewater systems:

Beau View: WQ#13988-001 Montebello: WQ#15012-001

Orchard Crossing: WQ #12863-001

Santa Fe Subdivisions: WQ #0015646-001

Spring-Cypress Shopping Center: WO #14172-001

Twin Oaks: WQ# 12251-001

#### TABLE OF CONTENTS

The above utility lists the following sections of its tariff (if additional pages are needed for a section, all pages should be numbered consecutively):

SECTION 1.0 - RATE SCHEDULE	
SECTION 2.0 - SERVICE RULES AND POLICES	7
SECTION 2.20 - SPECIFIC SERVICE RULES AND POLICES	9
SECTION 3.0 - EXTENSION POLICY	
SECTION 3.20 – SPECIFIC EXTENSION POLICY	

APPENDIX A: APPLICATION FOR SERVICE

#### SECTION 1.0 -- RATE SCHEDULE

#### Section 1.01 - Rates

Meter Size	Monthly Minimum Charge	Gallonage Charge
5/8" or 3/4"	\$22.50 (Includes 0 gallons)	\$2.50 per 1000 gallons
1"	<u>\$37.58</u>	same for all meter sizes
1"	<u>\$74.93</u>	
2"	<u>\$119.93</u>	
3"	<u>\$225.00</u>	
4"	<u>\$375.08</u>	~1.5%,

FORM OF PAYMENT: The utility will accept the following forms of payment:

Cash X, Check X, Money Order X, Credit Card, Other (specify)
THE UTILITY MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE TO ACCEPT PAYMENTS MADE USING MORE THAN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT WILL BE GIVEN FOR CASH PAYMENTS.

#### Section 1.02 - Miscellaneous Fees

TAP FEE.....\$400,00

TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD

RESIDENTIAL 5/8" or 3/4" METER. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF.

### SECTION 1.0 – RATE SCHEDULE (Continued)

RECONNECTION FEE  THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF):  a) Non-payment of bill (Maximum \$25.00) \$25.00 b) Customer's request that service be disconnected \$40.00
SEASONAL RECONNECT FEE
TRANSFER FEE\$25.00  THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN ACCOUNT NAME AT THE SAME SERVICE LOCATION WHEN THE SERVICE IS NOT DISCONNECTED
LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL)
RETURNED CHECK CHARGE \$20.00 RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.
CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50)
COMMERCIAL & NON-RESIDENTIAL DEPOSIT
GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE:  WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC 24.25(b)(2)(G)]
LINE EXTENSION AND CONSTRUCTION CHARGES:  REFER TO SECTION 3.0EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE.

<u>Utilities Investment Company, Inc.</u> Spring-Cypress Shopping Center Sewer Tariff Page 3

#### SECTION 1.0 -- RATE SCHEDULE

Meter Size	Monthly Minimum Charge	Gallonage Charge
5/8" or 3/4"	\$22.50 (Includes 0 gallons)	\$3.75 per 1000 gallons
1"	<u>\$37.58</u>	same for all meter sizes
1"	\$74.93	
2"	\$119. <del>9</del> 3	
3"	\$225.00	
4"	\$375.08	
•	<del>\$67,5100</del>	
Cash X, Check THE UTILITY MAY	ENT: The utility will accept the following forms of payment $X$ , Money Order $X$ , Credit Card, Other (specify) Y REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE TO AN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT WILL BE GIVEN FOR	O ACCEPT PAYMENTS MADE
PUC RULES RE	SSESSMENT	
Section 1.02 - Misce	ellaneous Fees	
TAP FEE COVE	ERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALI 5/8" or 3/4" METER. AN ADDITIONAL FEE TO COVER UNIQUE COSTS	L A STANDARD
	eter) E UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METE	

### SECTION 1.0 - RATE SCHEDULE (Continued)

RECONNECTION FEE  THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF):
a) Non-payment of bill (Maximum \$25.00)\$25.00
b) Customer's request that service be disconnected\$\\\\40.00
TRANSFER FEE\$25.00  THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN ACCOUNT NAME AT THE SAME SERVICE LOCATION WHEN THE SERVICE IS NOT DISCONNECTED
LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL)
RETURNED CHECK CHARGE\$20.00 RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.
CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50)
COMMERCIAL & NON-RESIDENTIAL DEPOSIT1/6TH OF ESTIMATED ANNUAL BILL
GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE:  WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC 24.25(b)(2)(G)]
LINE EXTENSION AND CONSTRUCTION CHARGES:  REFER TO SECTION 3.0-EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE.

#### SECTION 1.0 -- RATE SCHEDULE

Meter Size 5/8" or 3/4" 1" 2" 3"	Monthly Flat Fee \$30.00 \$37.50 \$125.50 \$225.00	
FORM OF PAYMENT: The utility will accept the following forms of payment:  Cash X, Check X, Money Order X, Credit Card, Other (specify)  THE UTILITY MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE TO ACCEPT PAYMENTS MADE USING MORE THAN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT WILL BE GIVEN FOR CASH PAYMENTS.		
REGULATORY ASSESSMENT. $\underline{1.0\%}$ PUC RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL AND TO REMIT THE FEE TO THE TCEQ.		
Section 1.02 - Miscellaneous Fees		
TAP FEE COVER	\$600.00 S THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD (8" or 3/4" METER. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON	
TAP FEE (Large meter)		

### SECTION 1.0 - RATE SCHEDULE (Continued)

RECONNECTION FEE  THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF):
a) Non-payment of bill (Maximum \$25.00)\$25.00
b) Customer's request that service be disconnected\$\frac{40.00}{}
TRANSFER FEE\$25.00
THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN ACCOUNT NAME AT THE SAME SERVICE LOCATION WHEN THE SERVICE IS NOT DISCONNECTED
LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL)
RETURNED CHECK CHARGE \$20.00 RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.
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LINE EXTENSION AND CONSTRUCTION CHARGES:  REFER TO SECTION 3.0-EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE.

<u>Utilities Investment Company, Inc.</u>
Montebello and Santa Fe Subdivisions

Sewer Tariff Page 5

#### . SECTION 1.0 -- RATE SCHEDULE

#### Section 1.01 - Rates

Meter Size	Monthly Minimum Charge
5/8" or 3/4"	\$30.00 (Includes 0 gallons)
1"	<u>\$37.50</u>
2"	\$125.50
3"	\$225.00

FORM OF PAYMENT: The utility will accept the following forms of payment:

Cash \_\_\_\_\_, Check \_X\_, Money Order \_X\_\_, Credit Card \_\_\_\_, Other (specify) \_\_\_\_\_
THE UTILITY MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE TO ACCEPT PAYMENTS MADE USING MORE THAN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT WILL BE GIVEN FOR CASH PAYMENTS.

#### REGULATORY ASSESSMENT

1.0%

PUC RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL AND TO REMIT TO THE TCEQ.

#### Section 1.02 - Miscellaneous Fees

TAP FEE

\$600.00

TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD RESIDENTIAL 5/8" or 3/4" METER. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF.

TAP FEE (Large meter)

**Actual Cost** 

TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METER SIZE INSTALLED.

### SECTION 1.0 - RATE SCHEDULE (Continued)

RECONNECTION FEE  THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF):  a) Non-payment of bill (Maximum \$25.00)
b) Customer's request that service be disconnected\$\frac{40.00}{}\$
TRANSFER FEE
LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL)
RETURNED CHECK CHARGE \$20.00 RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.
CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50)\$50.00
COMMERCIAL & NON-RESIDENTIAL DEPOSIT1/6TH OF ESTIMATED ANNUAL BILL
GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC 24.25(b)(2)(G)]
LINE EXTENSION AND CONSTRUCTION CHARGES: REFER TO SECTION 3.0EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW

REFER TO SECTION 3.0--EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE.

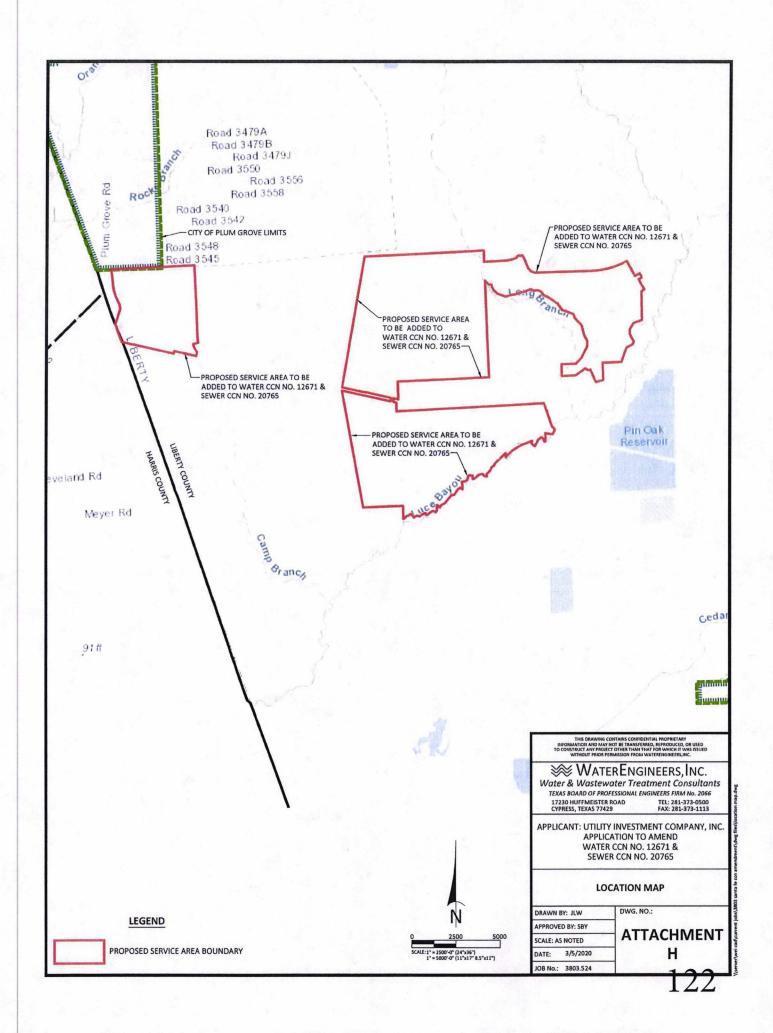
## ATTACHMENT "G"

# FINANCIAL INFORMATION (SUBMITTED CONFIDENTIALLY)

UTILITIES INVESTMENT COMPANY, INC.

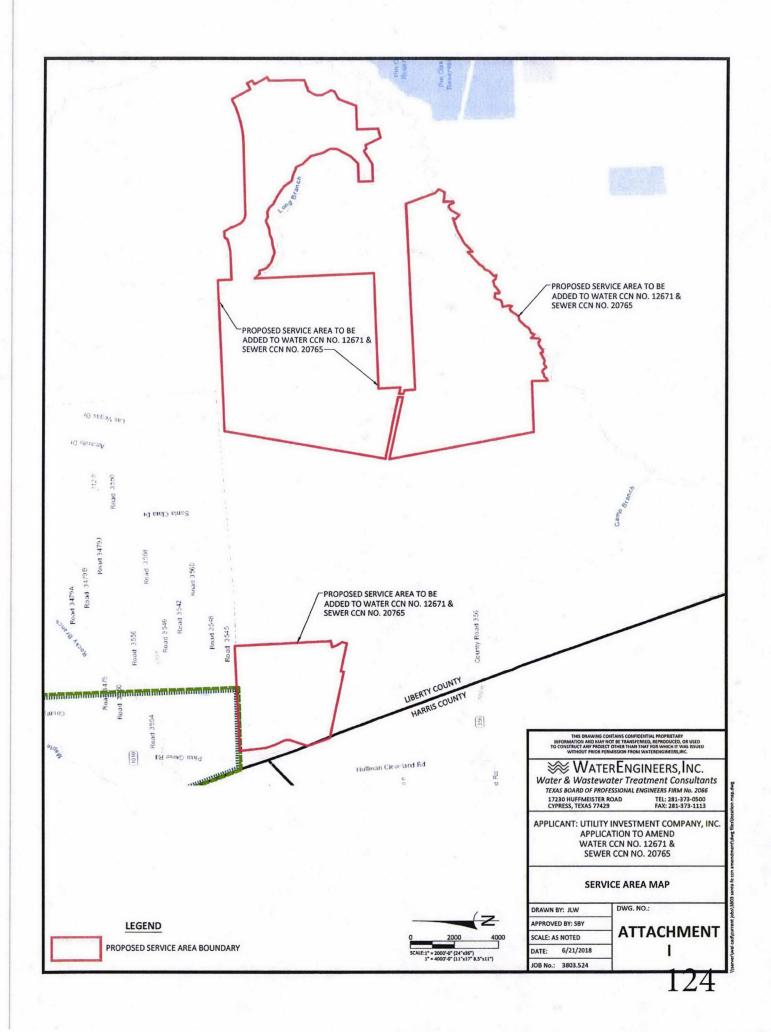
# ATTACHMENT "H" GENERAL LOCATION MAP

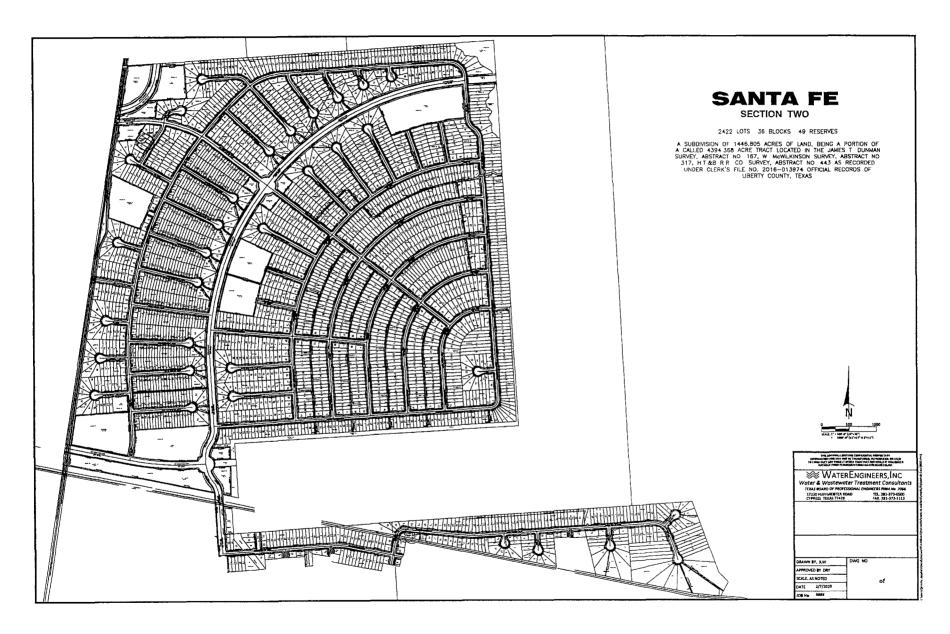
UTILITIES INVESTMENT COMPANY, INC.

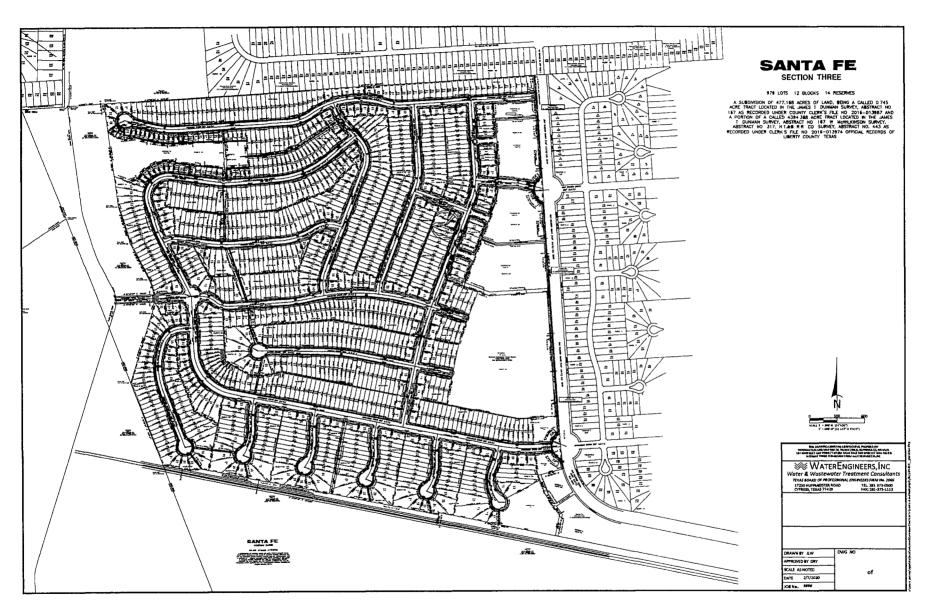


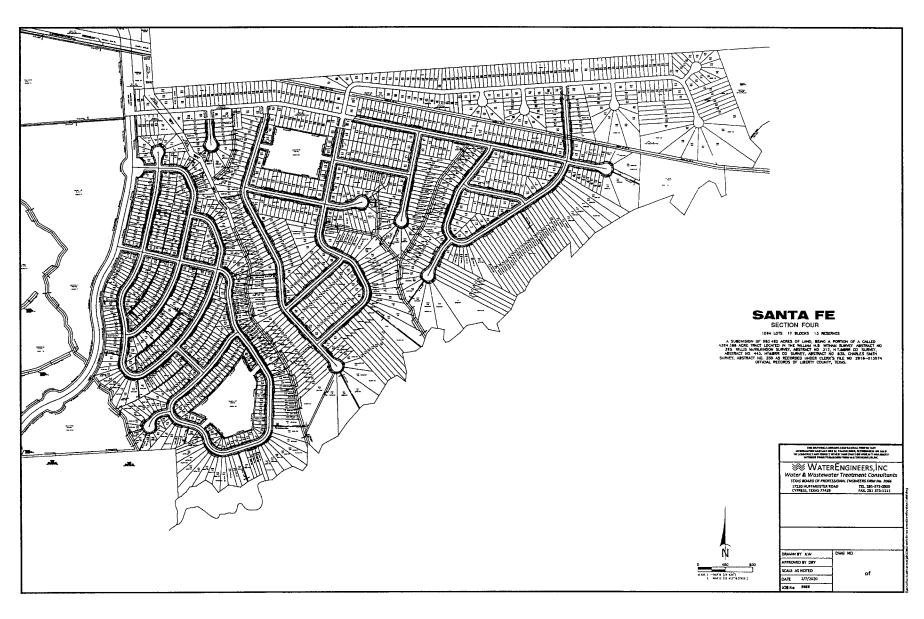
# ATTACHMENT "I" REQUESTED SERVICE AREA MAP

UTILITIES INVESTMENT COMPANY, INC.









#### SANTA FE

A SUBDINSION OF \$22778 ACRES OF LIND, BERKO LOCATED IN THE MARGARET ROMBOT SURVEY, ASSENCE NO 205, AMES BAMMY SURVEY, ASSENCE NO 205, AMES BAMMY SURVEY, ASSENCE NO 2014-01077 AND A CARE TRACT AS RECORDED UNDER CLERK'S FILE NO 2014-01078 AND A PORTION OF A 4,344 388 ACRE TRACT AS RECORDED UNDER COUNTY CLERK'S FILE NO 2014-01079 AND A PORTION OF A 4,344 388 ACRE TRACT AS RECORDED UNDER COUNTY CLERK'S FILE NO 2014-01-3954 OPFICIAL RECORDS OF URETRY COUNTY CLERK'S FILE NO 2014-01-3954 OPFICIAL RECORDS OF URETRY COUNTY.

CONMUNITY DRIVE

-- BENCH MARK
3° BRASS DIEK SET IN CONCERT COLUMN

6° IN DIMETER, THEE FEET DEF AND BURIED
FIGHR FITH MITUALL CROWNO

STAMPED, SHITE PE

ELEVATION. 80 16°, MAYD 88

SECTION FIVE

#### THE STATE OF TEXAS

COUNT OF LIESTS.

LION ALL USL NY THESE PRESENTS, Their Cakery Mage Development, LLCL, by The May, Inc., neesage by Jahn Berris, Frankels, a selectivities aspeaded and ackeding the Law, award at Jan 1922. The May of the Law of Law

IN WINESS WHEREOF the said Colony Ridge Development, L.L.C. by T-Rec Mpt, be menaged by John Herris, President, her Deuted these presents to be executed by the President, Persuated the Montanta of the Colonia State of t

#### THE STATE OF TEXAS

CNEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day

NOTARY PUBLIC in and for Liberty County, Taxes

APPROVED by Commissioners Court of Uberty County, Taxon this \_\_\_\_\_ day of . 2018

Commissioner, Pracinct 2 Gree Arthur

County Judge Jay H Xolohi

Commissioner, Presinct 3
James Resves

Commissioner, Practict 4

#### STATE OF TEXAS

WITNESS MY HAND AND SEAL OF SPITCE this the \_\_\_\_\_ day of \_\_\_\_

Lea Holdwark Chambers, Grunty Clerk Liberty County, Tores

I, Los Halduesk Chembers, County Clerk of Liberty County, Yezes, do heroby surfify that the egoing leaturement of writing with the terrificate of authenticollon was

\_\_\_\_\_, 2016, at \_\_\_\_\_ o'cleak \_\_ m ,

Lan Haldurak Chambers, County Clark

OW ALL WICK BY THESE PRESENTS: Carry A. Johnson, o Team Ragidated Professional Land regressity built the path for been in econfense with undulant Regulations of Liberty County

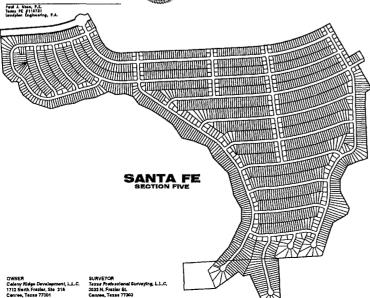
Corry A. Johnson RPLS No. 6524

Street locations and dimensions, on set (arth and laid out on this Final Plot, are in secondanae with Uberty County's Rules for Subdivisions and Development Bruinage structure locations and approximate alone, as sel-torith on this Final Piel, are in accordance with Liberty County's land and Bruinage Specifications



Late with double frontage that have one occurs from a cut-da-sea should have driveyedy access from cut-da-sea only Required Finished Floor Elevation (BFTE): Beyonding open behilding iscention within a lest, County regulations may require a fill-tabled floor on holifolds life at the lest, assembly alth references to like in holifolds life at his layer, assembly alth references to like immediately adjacent ground selevation. The RFTE will be detarmined at the time of exeminations on a think placement of a building on a layer.

All bearings based on Taxon Coordinate Sys



he ponetruellen ar ether derekspinant within this aubdivision may hagin until all Liberty County dovelopment requirements have been

This subdiction is within the boundaries of Liberty County, Cleveland Independent School Bistriet and LCNISO 1 bening districts

Utilities investment, inc., an approved public water supply system, has adequate quantity to exply? The substitution and providence here been made to provide service to tack led in accordance with the publics of the outer typical.

#### Shannes Nersh Water Supply Representative

No structure in this substitutes that he occupied until connected to a public news: byttem or to so an-alla westewater system which has been approved and parmitted by Liberty County.

He structure in this substitutes shall be accussed until connected to an individual valor supply or state approved community water realism.

This subdivision has a minimum int size area of 0.23 acres (10,018.80 eq. if)

He more than one single family shralling shall be allowed on seek

There are currently no arrangements in place to bring natural gos-late this subdivision All pipeline sesements are shown within the Profits of this subdivision

Reserves are designated for drainings, wall alles, waste water tradment plant, seminaratel, comman areas, vagetation buffers or

All drainage assements shown harson shall be kapt clear of fances, buildings, plentings, and other obstructions in the operation and medicanous of the frainces facilities.

