



Control Number: 51463



Item Number: 4

Addendum StartPage: 0

51463

1

1701 N. Congress Avenue  
PO Box 13326  
Austin, TX 78711-3326



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Date Filed: November 19, 2020  
Case No.: 2020-15  
CCN Sewer No.(s): 20789

PUBLIC UTILITY COMMISSION  
FILING CLERK

**Public Utility Commission of Texas**  
**Class "D" Water or Sewer Utility Request**  
**for an Annual Rate Adjustment**

*Pursuant to Texas Water Code §13.1872 and 16 Texas Administrative Code Chapter 24*

Utility Name: Rankin Park Maintenance & Utilities, Inc.

Applicant: \_\_\_\_\_  
(If applicable: an individual, corporation, or other legal entity other than utility)

Address: P.O. Box 9648 E-Mail: Lori@rankinpark.com  
City: Spring Web Site: \_\_\_\_\_  
State/Zip: Texas, 77387  
Telephone: 713-417-4343  
Fax: 281-821-8700

*Person to whom correspondence concerning this request should be addressed:*

Name: Lori Keyser  
(First/Last Name)

Address: P.O. Box 9648 E-Mail: Lori@rankinpark.com  
City: Spring Web Site: \_\_\_\_\_  
State/Zip: TX, 77387  
Telephone: 713-417-4343  
Fax: 281-821-8700

(list by name \_\_\_\_\_  
and CCN No.) \_\_\_\_\_

\* If the total of affiliate water connections plus the applicant's water connections is more than 500, the applicant is not a Class D utility and may not file this form and must file the application for Class C utilities.

Number of Current Active Water Connections: 50  
Number of Current Active Sewer Connections: 41  
(Total for all of the utility's CCNs and subdivisions)

4

## Class D Water or Sewer Utility Request for an Annual Rate Adjustment

2

<b>Rankin Park Maintenance &amp; Utilities, Inc.</b>	<b>November 19, 2020</b>
(Utility Name)	(Date of Application)

Enter all applicable data in unlocked cells. For example, the "Other: \_\_\_\_\_" cell or the "Previous Tariff Rates" column should be completed using the utility's previously approved tariff. The remainder of the worksheet will automatically calculate new tariff values.

WATER		Previous Tariff Rates	Annual Rate Adjustment	Proposed Minimum Monthly Charge
Gallons Included:	0			
Meter Sizes				
5/8"		\$ 47.94	5.00% <sup>1</sup>	\$ 50.34
3/4"		\$ 47.94		\$ 50.34
1"		\$ 79.89		\$ 83.88
1 1/2"		\$ 159.79		\$ 167.78
2"		\$ 255.67		\$ 268.45
3"		\$ 479.37		\$ 503.34
4"		\$ -		\$ -
6"		\$ -		\$ -
8"		\$ -		\$ -
10"		\$ -		\$ -
Other:		\$ -		\$ -

SEWER		Previous Tariff Rates	Annual Rate Adjustment	Proposed Minimum Monthly Charge
Gallons Included:	0			
Meter Sizes				
5/8"		\$ 39.00	5.00% <sup>1</sup>	\$ 40.95
3/4"		\$ 39.00		\$ 40.95
1"		\$ 65.00		\$ 68.25
1 1/2"		\$ 129.99		\$ 136.49
2"		\$ 207.98		\$ 218.38
3"		\$ 389.96		\$ 409.46
4"		\$ -		\$ -
6"		\$ -		\$ -
8"		\$ -		\$ -
10"		\$ -		\$ -
Other:		\$ -		\$ -

<sup>1</sup>The Texas Water Code limits the increase to 5%.

Please note that rates for separate surcharges and pass-through clauses in your tariff may not be included in the calculation. Only your minimum monthly charge and gallonage charge may be included. No fees such as tap fees, late fees, or any other tariffed rate may

# Class D Water or Sewer Utility Request for an Annual Rate Adjustment

3

Utility Name: Rankin Park Maintenance & Utilities, Inc.  
CCN Number(s): Water 12228 Sewer 20789

## WATER

(Do not complete if you have BLOCK gallonage rates.)		
<b>GALLONAGE CHARGE:</b>		
for each additional 1,000 gallons over the minimum (use this table for a single gallonage rate)		
<b>Previous Tariff Rates</b>	<b>Annual Rate Adjustment</b>	<b>Proposed Tariff Rates</b>
\$ 3.16	5.00% <sup>1</sup>	\$ 3.32

(Do not complete if you have a single gallonage charge.)							
<b>BLOCK GALLONAGE CHARGES</b>							
<b>Gallonage Blocks</b>				<b>Previous Tariff Rates (per 1,000 gallons)</b>	<b>Annual Rate Adjustment</b>	<b>Proposed Tariff Rates (per 1,000 gallons)</b>	
From		to		gallons	\$ -	5.00% <sup>1</sup>	\$ -
From		to		gallons	\$ -		\$ -
From		to		gallons	\$ -		\$ -
From		to		gallons	\$ -		\$ -
For usage over				gallons	\$ -		\$ -

## SEWER

(Do not complete if you have BLOCK gallonage rates.)		
<b>GALLONAGE CHARGE:</b>		
for each additional 1,000 gallons over the minimum (use this table for a single gallonage rate)		
<b>Previous Tariff Rates</b>	<b>Annual Rate Adjustment</b>	<b>Proposed Tariff Rates</b>
\$ 3.16	5.00% <sup>1</sup>	\$ 3.32

(Do not complete if you have a single gallonage charge.)							
<b>BLOCK GALLONAGE CHARGES</b>							
<b>Gallonage Blocks</b>				<b>Previous Tariff Rates (per 1,000 gallons)</b>	<b>Annual Rate Adjustment</b>	<b>Proposed Tariff Rates (per 1,000 gallons)</b>	
From		to		gallons	\$ -	5.00% <sup>1</sup>	\$ -
From		to		gallons	\$ -		\$ -
From		to		gallons	\$ -		\$ -
From		to		gallons	\$ -		\$ -
For usage over				gallons	\$ -		\$ -

<sup>1</sup>The Texas Water Code limits the increase to 5%.

# NOTICE OF APPROVED UTILITY ANNUAL RATE ADJUSTMENT

4

Utility Name: Rankin Park Maintenance & Utilities, Inc.  
CCN Number(s): Water 12228 Sewer 20789

The rates listed on the next page will apply to service received after the effective date listed on the notice below. This rate was requested by the utility and approved by the Public Utility Commission of Texas based on Texas Water Code § 13.1872, which allows the utility to receive an annual rate adjustment, without a hearing, of no more than 5%.

The following public water system(s), sewer system(s), or subdivision(s) will be affected by this rate adjustment:

RANKIN PARK MAINTENANCE & UTILITIES

Effective Date of Approved Increase: January 15, 2021  
(must be at least 30 days from the date the customers receive notice)

The rate adjustment will apply to all service rendered after the effective date and will be reflected on the bill you receive approximately 30 to 45 days after the effective date.

Address: P.O. Box 9648  
City: Spring  
State/Zip: Texas, 77387  
Telephone: 713-417-4343

Percent of Rate Adjustment: 5.00%<sup>1</sup>  
Date Notice Delivered: 12/1/2020  
Date Meters are Read: 15th

## Billing Comparison<sup>2</sup>

Charges based on Gallons (G) per Month (mo)

### Water:

Previous		New	
5,000 G	\$63.74 /mo	5,000 G	\$66.94 /mo
10,000 G	\$79.54 /mo	10,000 G	\$83.54 /mo

### Sewer:

Previous		New	
5,000 G	\$54.80 /mo	5,000 G	\$57.55 /mo

<sup>1</sup>The Texas Water Code limits the increase to 5%.

<sup>2</sup>The billing comparison only includes minimum monthly charge, block gallonage rate and gallonage rate charges.

# NOTICE OF APPROVED UTILITY ANNUAL RATE ADJUSTMENT

5

Utility Name: Rankin Park Maintenance & Utilities, Inc.

CCN Number(s):                      Water                      12228                      Sewer                      20789

## WATER

MINIMUM MONTHLY CHARGE		
Meter Size	Previous Minimum Monthly Charge	New Minimum Monthly Charge
5/8"	\$ 47.94	\$ 50.34
3/4"	\$ 47.94	\$ 50.34
1"	\$ 79.89	\$ 83.88
1 1/2"	\$ 159.79	\$ 167.78
2"	\$ 255.67	\$ 268.45
3"	\$ 479.37	\$ 503.34
4"	\$ -	\$ -
6"	\$ -	\$ -
8"	\$ -	\$ -
10"	\$ -	\$ -
Other: <span style="border: 1px solid black; display: inline-block; width: 100px; height: 1.2em; vertical-align: middle;"></span>	\$ -	\$ -

  

GALLONAGE CHARGES		
for each additional 1,000 gallons over the minimum		
Previous Tariff Rates	Annual Rate Adjustment	New Tariff Rates
\$ 3.16	5.00% <sup>1</sup>	\$ 3.32

BLOCK GALLONAGE CHARGES							
Gallage Blocks (inclining or declining)					Previous Tariff Rates (per 1,000 gallons)	Annual Rate Adjustment	New Tariff Rates (per 1,000 gallons)
From	0	to	0	gallons	\$ -	5.00% <sup>1</sup>	\$ -
From		to		gallons	\$ -		\$ -
From		to		gallons	\$ -		\$ -
From		to		gallons	\$ -		\$ -
For usage over				gallons	\$ -		\$ -

<sup>1</sup> A 5% rate increase is permitted by Texas Water Code § 13.1872 for a Class D utility without hearing for four out of five calendar years.

# NOTICE OF APPROVED UTILITY ANNUAL RATE ADJUSTMENT

6

Utility Name: Rankin Park Maintenance & Utilities, Inc.

CCN Number(s):                      Water                      12228                      Sewer                      20789

## SEWER

MINIMUM MONTHLY CHARGE		
Meter Size	Previous Minimum Monthly Charge	New Minimum Monthly Charge
5/8"	\$ 39.00	\$ 40.95
3/4"	\$ 39.00	\$ 40.95
1"	\$ 65.00	\$ 68.25
1 1/2"	\$ 129.99	\$ 136.49
2"	\$ 207.98	\$ 218.38
3"	\$ 389.96	\$ 409.46
4"	\$ -	\$ -
6"	\$ -	\$ -
8"	\$ -	\$ -
10"	\$ -	\$ -
Other: <span style="border: 1px solid black; display: inline-block; width: 100px; height: 1.2em; vertical-align: middle;"></span>	\$ -	\$ -

GALLONAGE CHARGES <sup>1</sup>		
for each additional 1,000 gallons over the minimum		
Previous Tariff Rates	Annual Rate Adjustment	New Tariff Rates
\$ 3.16	5.00% <sup>1</sup>	\$ 3.32

BLOCK GALLONAGE CHARGES						
Gallage Blocks (inclining or declining)				Previous Tariff Rates (per 1,000 gallons)	Annual Rate Adjustment	New Tariff Rates (per 1,000 gallons)
From	<span style="border: 1px solid black; display: inline-block; width: 60px; height: 1.2em;"></span>	to	<span style="border: 1px solid black; display: inline-block; width: 60px; height: 1.2em;"></span>	gallons	\$ -	\$ -
From	<span style="border: 1px solid black; display: inline-block; width: 60px; height: 1.2em;"></span>	to	<span style="border: 1px solid black; display: inline-block; width: 60px; height: 1.2em;"></span>	gallons	\$ -	\$ -
From	<span style="border: 1px solid black; display: inline-block; width: 60px; height: 1.2em;"></span>	to	<span style="border: 1px solid black; display: inline-block; width: 60px; height: 1.2em;"></span>	gallons	\$ -	\$ -
From	<span style="border: 1px solid black; display: inline-block; width: 60px; height: 1.2em;"></span>	to	<span style="border: 1px solid black; display: inline-block; width: 60px; height: 1.2em;"></span>	gallons	\$ -	\$ -
For usage over	<span style="border: 1px solid black; display: inline-block; width: 60px; height: 1.2em;"></span>			gallons	\$ -	\$ -

<sup>1</sup> A 5% rate increase is permitted by Texas Water Code § 13.1872 for a Class D utility without hearing for four out of five calendar years.



7

**WATER UTILITY TARIFF**  
**Docket Number 48235**

Bailar Hospitality Services Company,  
dba Rankin Park Maintenance and Utilities Co. Inc.  
(Utility Name)

P.O. Box 9648  
(Business Address)

Spring, TX 77387  
(City, State, Zip Code)

(713) 417-4832  
(Area Code/Telephone)

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

12228

This tariff is effective in the following county:

Harris

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

None

This tariff is effective in the following subdivisions or systems:

Rankin Park - PWS ID No. 1012070

**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 POLICIES .....	5
SECTION 3.0 -- EXTENSION POLICY .....	12

APPENDIX A -- DROUGHT CONTINGENCY PLAN

APPENDIX B -- APPLICATION FOR SERVICE



SECTION 1.0 -- RATE SCHEDULE

Section 1.01 - Rates

<u>Meter Size</u>	<u>Monthly Minimum Charge</u> (Includes 0 gallons all meters)	<u>Gallonge Charge</u>
5/8" or 3/4"	<u>\$47.94</u>	
3/4"	<u>\$47.94</u>	<u>\$3.16</u> per 1,000 gallons*
1"	<u>\$79.89</u>	
1½"	<u>\$159.79</u>	
2"	<u>\$255.67</u>	
3"	<u>\$479.37</u>	

\*Additional Pass-Through Fee Applied to Gallonge Charge..... \$0.75 per 1,000 gallons  
**City of Houston (COH) Groundwater Reduction Plan (GRP).** A \$0.75 per 1,000 gallons pass-through charge as of March 15, 2012, is to be billed and collected in addition to the above monthly minimum and gallonge charges. This pass-through charge is calculated as the current City of Houston's GRP fee of \$2.513 at the GRP Contract Rate of 30% = \$0.75. (TCEQ Docket No. 37280-R)

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

Cash X, Check X, Money Order X

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. AT THE CUSTOMER'S OPTION, ANY BILLING TRANSACTION OR COMMUNICATION MAY BE PERFORMED ON THE INTERNET. THIS INCLUDES THE UTILITY SENDING PAPERLESS BILLS BY EMAIL.

REGULATORY ASSESSMENT..... 1.0%  
PUC RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL AND TO REMIT FEE TO THE TCEQ.

Section 1.02 – Miscellaneous Fees

TAP FEE..... Actual Cost  
TAP FEE IS BASED ON THE AVERAGE OF THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR STANDARD RESIDENTIAL CONNECTION OF 5/8" METER PLUS UNIQUE COSTS AS PERMITTED BY PUC RULE AT COST.

TAP FEE (Unique costs)..... Actual Cost  
FOR EXAMPLE, A ROAD BORE FOR CUSTOMERS OUTSIDE OF SUBDIVISIONS OR RESIDENTIAL AREAS.

TAP FEE (LARGE METER)..... Actual Cost  
TAP FEE IS BASED ON THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METERS LARGER THAN STANDARD 5/8" METERS.

SECTION 1.0 -- RATE SCHEDULE (Continued)

METER RELOCATION FEE.....Actual Relocation Cost  
THIS FEE MAY BE CHARGED IF A CUSTOMER REQUESTS RELOCATION OF AN EXISTING METER.

METER TEST FEE (actual cost of testing the meter up to) ..... \$25.00  
THIS FEE 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.

RECONNECTION FEE

THE RECONNECT FEE WILL BE CHARGED BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS:

- a) Non-payment of bill (Maximum \$25.00) ..... \$25.00
- b) Customer's request..... \$25.00  
or other reasons listed under Section 2.0 of this tariff

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 ..... 10%  
A ONE-TIME PENALTY MAY BE MADE ON DELINQUENT BILLS BUT MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

RETURNED CHECK CHARGE..... \$25.00

CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50) ..... \$50.00

COMMERCIAL AND NON-RESIDENTIAL DEPOSIT ..... 1/6TH EST. ANNUAL BILL

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE CLAUSE:

INCREASES IN INSPECTION FEES AND WATER TESTING COSTS IMPOSED BY STATE OR FEDERAL LAW MAY BE PASSED THROUGH AS AN ADJUSTMENT TO THE MONTHLY BASE RATE CHARGE UNDER THE TERMS AND CONDITIONS OF [16 TAC 24.21(b)(2)(F)] AFTER NOTICE TO CUSTOMERS AND UPON WRITTEN APPROVAL BY THE PUC.

LINE EXTENSION AND CONSTRUCTION CHARGES:

REFER TO SECTION 2.12 SPECIFIC UTILITY SERVICE RULES AND SECTION 3.02 UTILITY SPECIFIC EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES.



10

**SEWER UTILITY TARIFF**  
**Docket Number 48235**

Bailar Hospitality Services Company  
dba Rankin Park Maintenance and Utilities Co. Inc.  
(Utility Name)

P.O. Box 9648  
(Business Address)

Spring, TX 77387  
(City, State, Zip Code)

(713) 417-4832  
(Area Code/Telephone)

This tariff is effective for utility operations under the following Certificate of Convenience and Necessity:  
20789

This tariff is effective in the following county:  
Harris

This tariff is effective in the following cities or unincorporated towns (if any):  
None

This tariff is effective in the following subdivisions or systems:  
Rankin Park WWTP – Wastewater Permit No. WQ0014621001

**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 POLICIES .....	4
SECTION 3.0 -- EXTENSION POLICY .....	9

**APPENDIX A -- SAMPLE SERVICE AGREEMENT**



SECTION 1.0 -- RATE SCHEDULE

Section 1.01 - Rates

<u>Meter Size</u>	<u>Monthly Minimum Charge</u> (Includes 0 gallons all meters)	<u>Gallage Charge</u>
3/4" or 5/8"	<u>\$39.00</u>	
3/4"	<u>\$39.00</u>	<u>\$3.16</u> per 1,000 gallons*
1"	<u>\$65.00</u>	
1½"	<u>\$129.99</u>	
2"	<u>\$207.98</u>	
3"	<u>\$389.96</u>	

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. AT THE CUSTOMER'S OPTION, ANY BILLING TRANSACTION OR COMMUNICATION MAY BE  
PERFORMED ON THE INTERNET. THIS INCLUDES THE UTILITY SENDING PAPERLESS BILLS BY EMAIL.

REGULATORY ASSESSMENT .....1.0%  
PUBLIC UTILITY COMMISSION (PUC) RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT  
OF THE RETAIL MONTHLY BILL AND TO REMIT FEE TO THE TEXAS COMMISSION ON ENVIRONMENTAL  
QUALITY (TCEQ).

TAP FEE .....Actual Cost  
TAP FEE IS BASED ON THE AVERAGE OF THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR  
STANDARD RESIDENTIAL CONNECTION OF 5/8" METER PLUS UNIQUE COSTS AS PERMITTED BY PUC  
RULE AT COST.

TAP FEE (Unique costs).....Actual Cost  
FOR EXAMPLE, A ROAD BORE FOR CUSTOMERS OUTSIDE OF SUBDIVISIONS OR RESIDENTIAL AREAS.

TAP FEE (LARGE METER).....Actual Cost  
TAP FEE IS BASED ON THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METERS LARGER  
THAN STANDARD 5/8" METERS.

SECTION 1.0 -- RATE SCHEDULE (Continued)

Section 1.02 – Miscellaneous Fees

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 .....\$25.00  
or other reasons listed under Section 2.0 of this tariff

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 .....10%

COMMISSION 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.....\$25.00

RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.

CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50) .....\$50.00

COMMERCIAL AND NON-RESIDENTIAL DEPOSIT.....1/6TH EST. ANNUAL BILL

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE CLAUSE:

WHEN AUTHORIZED IN WRITING BY THE COMMISSION AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC 24.21(b)(2)(F)]

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.