



Control Number: 52797



Item Number: 115

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PUBLIC UTILITIES COMMISSION  
FILINGS CLERK

63 La Costa Drive  
Montgomery, TX 77356  
September 11, 2022

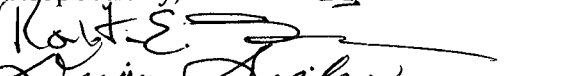

Public Utilities Commission  
P. O. Box 13326  
Austin, Texas 78711

Reference: Opposition to the Purchase of Conroe Resort Utilities by Undine  
Texas, LLC and Undine Texas Environmental, LLC

As one of many retired families in the Del Lago Subdivision, this scheduled sale will create a conservative 40% increase to our already excessive water and sewage costs. Sewage costs alone will rise from our current \$70/month to \$110/month.

Considering our current inflationary economy, this action will only create more hardship on many residents in this community.

Respectfully,

  
  
Robert Sigler  
Diann Sigler

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SECTION 1.0 - RATE SCHEDULE

Section 1.01 – Rates

Rate Year 1  
Meter Size:  
All Meters

Effective Date: August 1, 2020  
Monthly Minimum Charge  
\$75.00 Flat Rate

Rate Year 2  
Meter Size:  
All Meters

Effective Date: August 1, 2021  
Monthly Minimum Charge  
\$92.50 Flat Rate

Rate Year 3  
Meter Size:  
All Meters

Effective Date: August 1, 2022  
Monthly Minimum Charge  
\$110.00 Flat Rate

Volume charges are determined based on average consumption for winter period which includes the following months: N.A.

RATE CASE EXPENSES .....\$1.12 per month

Effective Date: August 1, 2020. The rate case expense surcharge will be collected for 36 months or until the full \$85,289.03 of rate case expenses related to Docket No. 50200 is collected, whichever occurs first.

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

Cash X , Check X , Money Order X , Credit Card X , Other (specify Online Payment or Automatic Bank Draft)

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.

UNAFFILIATED THIRD PARTIES WHO ACCEPT AND PROCESS CREDIT CARD AND ELECTRONIC PAYMENTS FOR UTILITY BILLS MAY REQUIRE PAYMENT OF AN ADDITIONAL CONVENIENCE CHARGE FOR THIS SERVICE.

REGULATORY ASSESSMENT .....1.0%

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

Section 1.02 - Miscellaneous Fees

TAP FEE .....\$865.00

TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD RESIDENTIAL CONNECTION. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF, INCLUDING COSTS RELATED TO ROAD BORES, ROCK CUTS, AND UNUSUALLY LONG TAPS.

SECTION 1.0 -- RATE SCHEDULE

Section 1.01 - Rates

Meter Size  
5/8" or 3/4"

Monthly Minimum Charge  
\$42.49 (Includes 5,000 gallons)

Gallonge Charge  
\$2.00 per 1000 gallons over the minimum

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 ..... 1.0%

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

Section 1.02 - Miscellaneous Fees

TAP FEE ..... \$1,100.00

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 (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 THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METER SIZE INSTALLED.

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

TRANSFER FEE ..... \$35.00

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

TCEQ 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.

***Notice to Current Customers, Neighboring Systems, and Cities***

UNDINE TEXAS, LLC, CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) NO. 13260, NOTICE OF INTENT TO PURCHASE WATER FACILITIES AND TO TRANSFER WATER SERVICE AREA UNDER CCN NO. 11942 FROM CONROE RESORT UTILITIES, LLC AND FOR UNDINE TEXAS ENVIRONMENTAL, LLC, CCN NO. 20816 TO PURCHASE SEWER FACILITIES AND SEWER SERVICE AREA UNDER CCN NO. 20638 FROM CONROE RESORT UTILITIES, LLC IN MONTGOMERY COUNTY, TEXAS

To: Notice to Current Customers, Neighboring Systems, and Cities

Date Notice Mailed: August 15, 2022

Undine Texas, LLC and Undine Texas Environmental, LLC

(Purchaser's Name)

17681 Telge Road

(Address)

Cypress, TX

(City), (State)

77429

(Zip Code)

submitted an application with the Public Utility Commission of Texas (Commission) for Undine Texas, LLC to purchase all of the water facilities and to transfer water certificated service area under CCN No. 11942 and for Undine Texas Environmental, LLC to purchase all of the sewer facilities and to transfer sewer certificated service area under CCN No. 20638, in Montgomery County, TX from:

Conroe Resort Utilities, LLC

(Seller's Name)

600 Margaritaville Parkway

(Address)

Montgomery, TX

(City), (State)

77356

(Zip Code)

The sale is scheduled to take place if approved by the Commission (Texas Water Code § 13.301). The transaction and the transfer of the CCN includes the following subdivision:

Margaritaville Lake Resort, Inverness at Del Lago.

The *requested water and sewer area* is located approximately 2.7 miles northeast of downtown Montgomery, Texas, and is generally bounded on the north by Walden Road; on the east by Fountainview Drive; on the south by Lake Conroe; and on the west by Walden Road and Lake Conroe.

The *requested water area* includes 294 water customer connections and includes approximately 282 acres of transferred area from Conroe Resort Utilities, LLC (CCN No. 11942) to Undine Texas, LLC (CCN No. 13260).

The application proposes the subtraction of approximately 282 acres from Conroe Resort Utilities, LLC (CCN No. 11942). The application proposes the addition of approximately 282 acres to Undine Texas, LLC (CCN No. 13260).

The *requested sewer area* includes 289 sewer customer connections and includes approximately 282 acres of transferred area from Conroe Resort Utilities, LLC (CCN No. 20638) to Undine Texas Environmental, LLC (CCN No. 20816).

The application proposes the subtraction of approximately 282 acres from Conroe Resort Utilities, LLC (CCN No. 20638). The application proposes the addition of approximately 282 acres to Undine Environmental, LLC (CCN No. 20816). **See enclosed map showing the requested water and sewer areas.**

The transaction transferring Conroe Resort Utilities, LLC water facilities and water service area to Undine Texas, LLC will change a customer's rates and services to the current approved rates and services of Undine Texas, LLC, which are higher than the current approved rate for Conroe Resort Utilities, LLC for a 3/4" meter. A copy of the water tariff for Undine Texas, LLC (Docket No. 50017, new rates on page 9) can be viewed through our website at:

<https://www.undinellc.com/wp-content/uploads/Undine-Texas-LLC-Water-Tariff.pdf>

The transaction transferring Conroe Resort Utilities, LLC sewer facilities and sewer service area to Undine Texas Environmental, LLC will change a customer's rates and services to the current approved rates and services of Undine Texas Environmental, LLC, which are higher than the current approved rate for Conroe Resort Utilities, LLC for a 3/4" meter. A copy of the sewer tariff for Undine Texas Environmental, LLC (Docket No. 50018, new rates on page 3) can be viewed through our website at:

<https://www.undinellc.com/wp-content/uploads/Undine-Texas-Environmental-LLC-Sewer-Tariff.pdf>

or call: 713-574-5953 to request a copy of the water and/or sewer tariff.

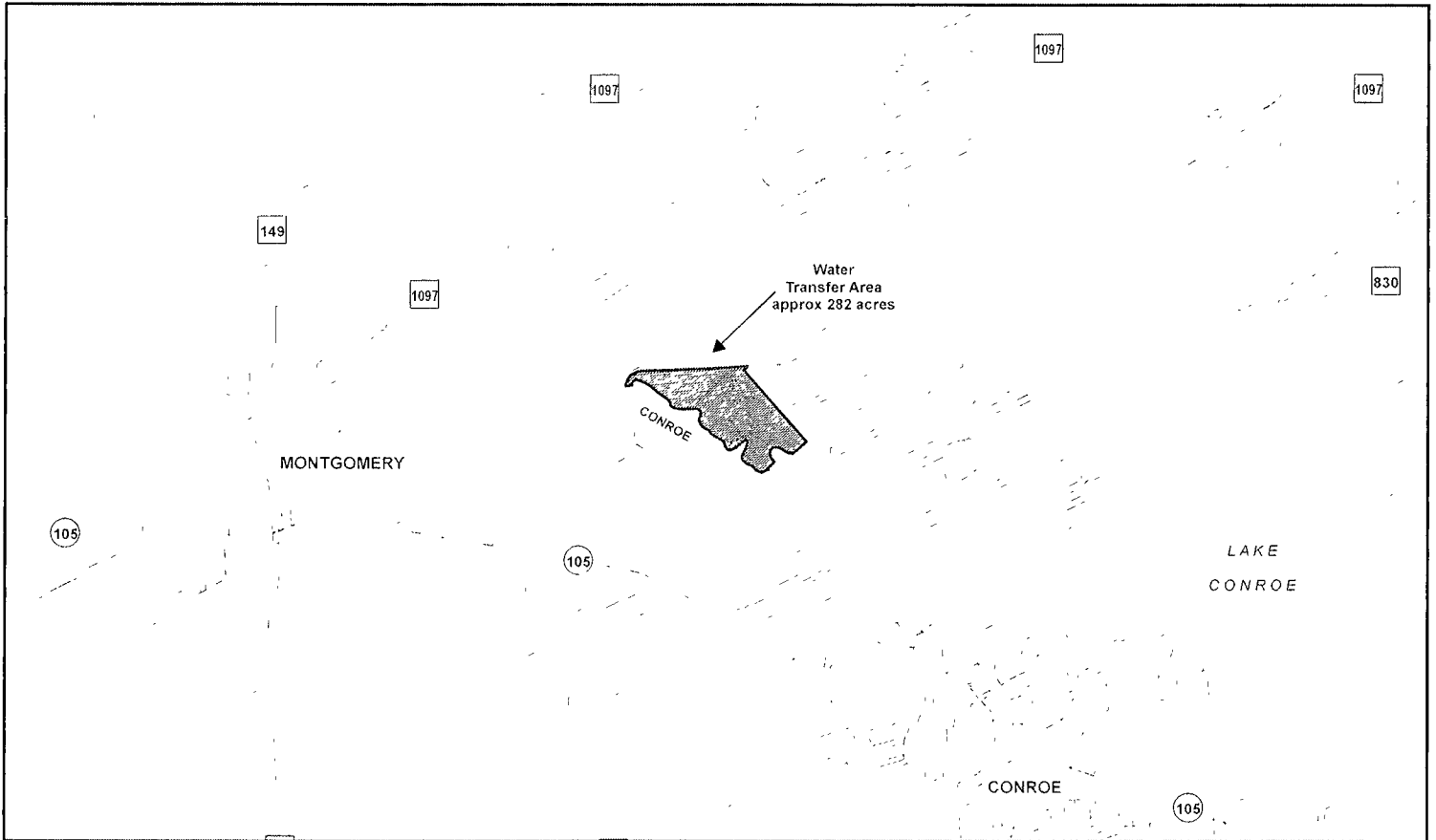
*Persons who wish to intervene in the proceeding or comment upon action sought should contact the Public Utility Commission, P.O. Box 13326, Austin, Texas 78711-3326, or call the Public Utility Commission at (512) 936-7120 or (888) 782-8477. Hearing- and speech-impaired individuals with text telephones (TTY) may contact the commission at (512) 936-7136. The deadline for intervention in the proceeding is (30 days from the mailing or publication of notice, whichever occurs later, unless otherwise provided by the presiding officer). You must send a letter requesting intervention to the commission which is received by that date. The letter must include the person's name, address, email address and fax number if applicable.*

If a valid public hearing is requested, the Commission will forward the application to the State Office of Administrative Hearings (SOAH) for a hearing. If no settlement is reached and an evidentiary hearing is held, SOAH will submit a recommendation to the Commission for final decision. An evidentiary hearing is a legal proceeding similar to a civil trial in state district court.

Si desea información en español, puede llamar al 1-888-782-8477.

Carey A. Thomas  
Utility Representative


Undine Texas, LLC and Undine Texas Environmental, LLC  
Utility Name

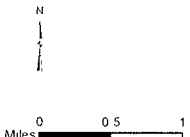


**General Location - Water**

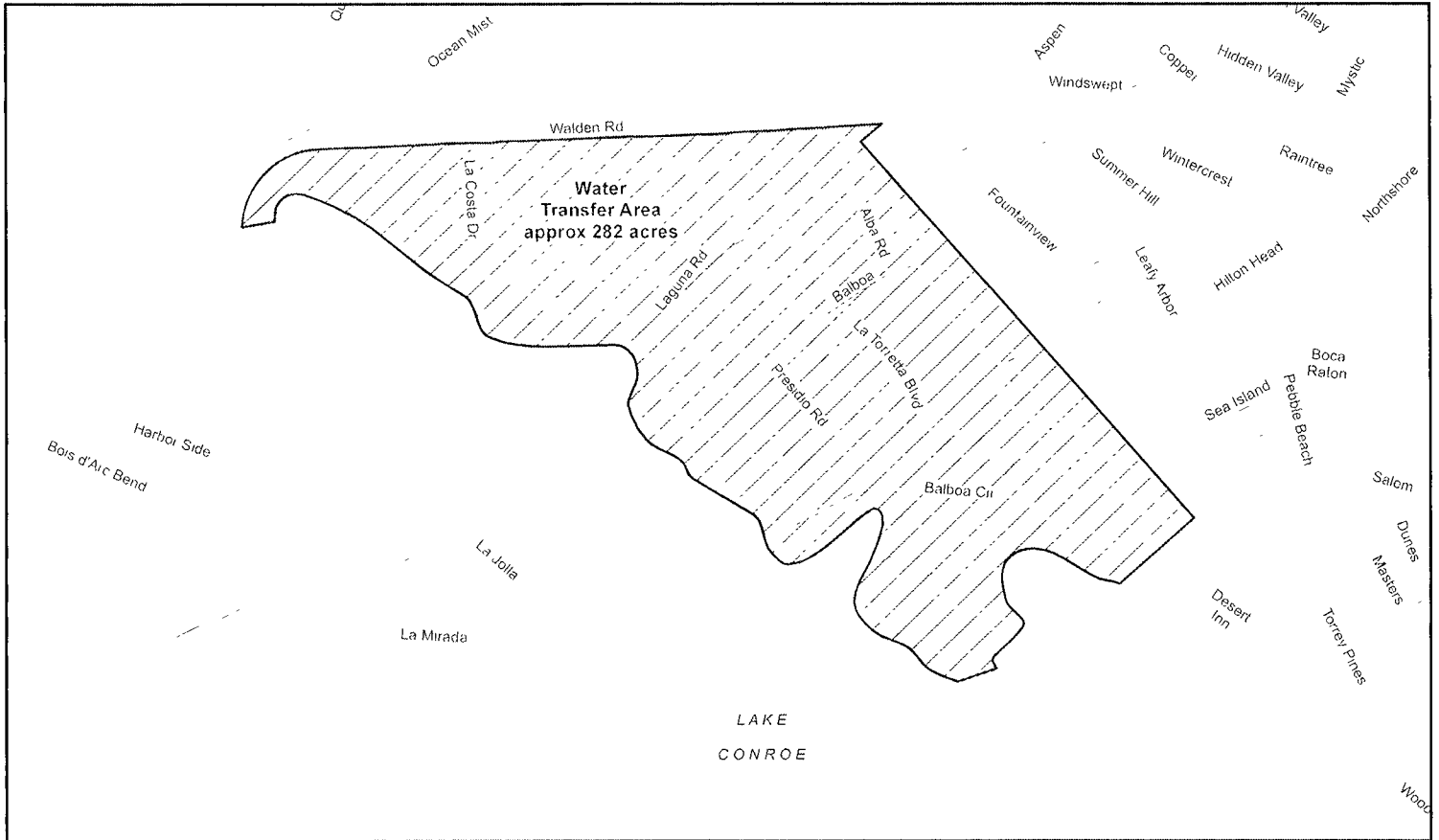
Undine Texas, LLC  
 Application to Transfer Conroe Resort Utilities, LLC, CCN No 11942 to Undine Texas, LLC, CCN Nos 13260  
 in Montgomery County

**Requested Water Transfer Area**

 CCN 11942 - Conroe Resort Utilities, LLC - approx 282 acres

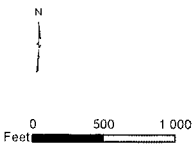


Map by S Burt, ASBGI  
 Date August 8, 2022  
 Base StratMapTransv2  
 Project Conroe Resort General Location Water.mxd



**Detail Map - Water**

Undine Texas, LLC  
 Application to Transfer Conroe Resort Utilities, LLC, CCN No 11942 to Undine Texas, LLC, CCN No 13260  
 in Montgomery County

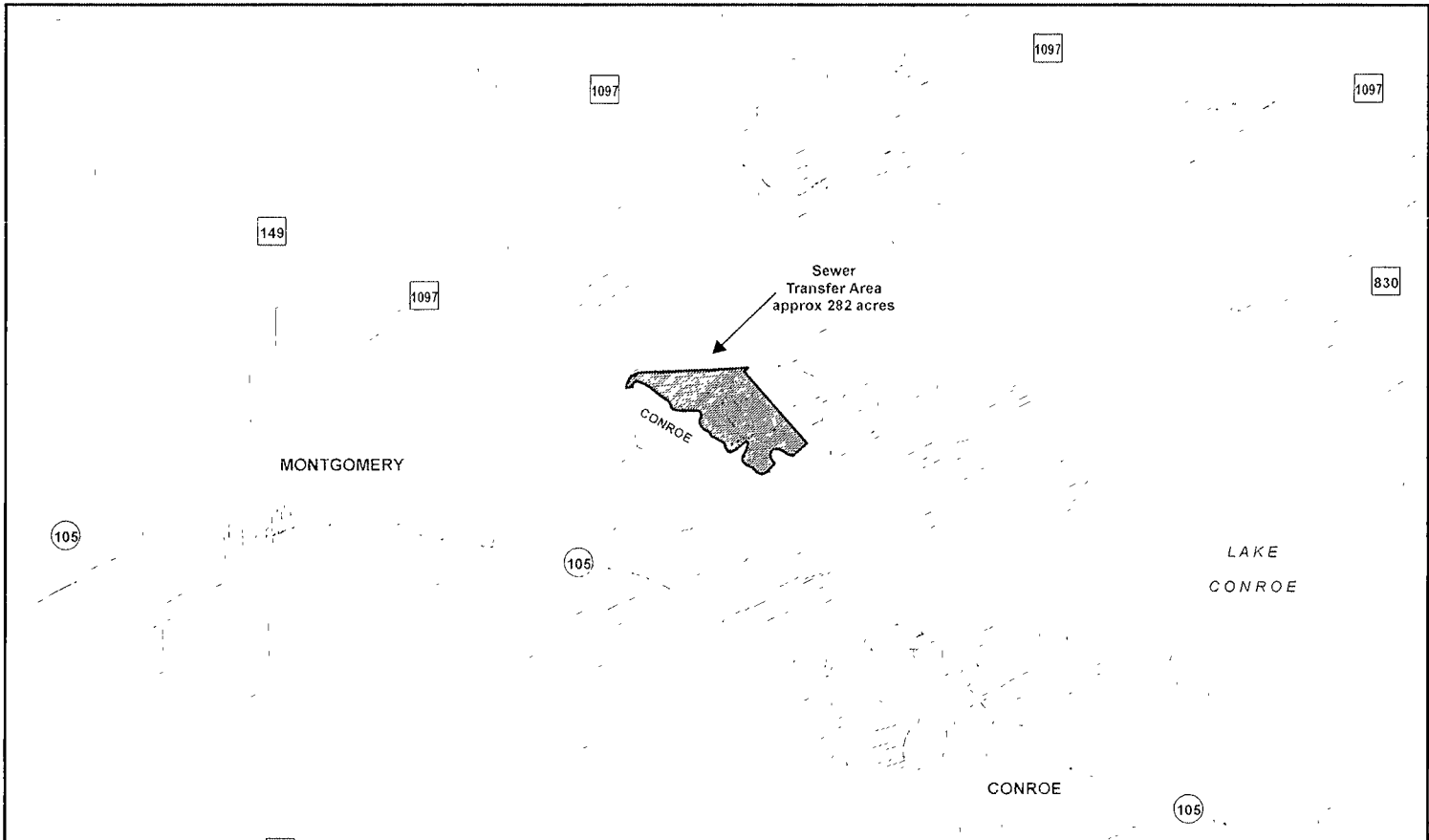


**Requested Water Transfer Area**

 CCN 11942 - Conroe Resort Utilities, LLC - approx 282 acres

Map by S Burt, ASBG1  
 Date August 8 2022  
 Base StratMapTransv2  
 Project Conroe Resort Detail Map-Water mxd




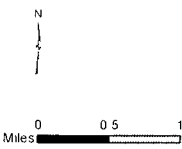


**General Location - Sewer**

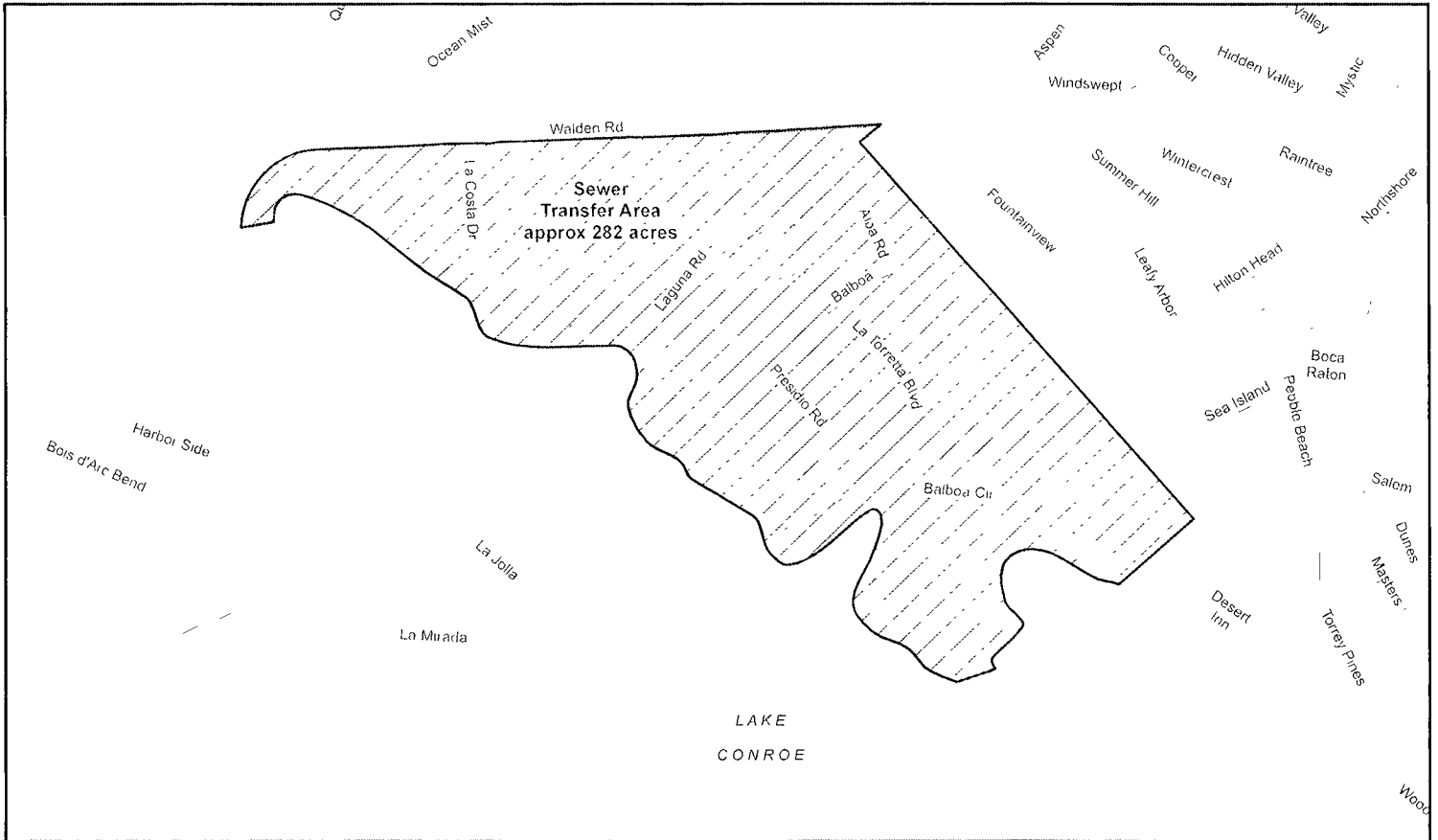
Undine Texas Environmental, LLC  
 Application to Transfer Conroe Resort Utilities, LLC, CCN No 20638 to Undine Texas Environmental, LLC, CCN No 20816  
 in Montgomery County

**Requested Sewer Transfer Area**

 CCN 20638 - Conroe Resort Utilities, LLC - approx 282 acres

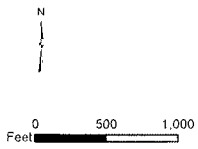


Map by S Burt, ASBGI  
 Date August 8 2022  
 Base StratMapTransv2  
 Project Conroe Resort General Location Sewer.mxd



**Detail Map - Sewer**

Undine Texas Environmental, LLC  
 Application to Transfer Conroe Resort Utilities, LLC, CCN No 20638 to Undine Texas Environmental, LLC, CCN No 20816  
 in Montgomery County



**Requested Sewer Transfer Area**

 CCN 20638 - Conroe Resort Utilities, LLC - approx 282 acres

Map by S Burt, ASBG1  
 Date August 8 2022  
 Base StratMapTransv2  
 Project Conroe Resort Detail Map-Sewer mxd