



Control Number: 52797



Item Number: 198

Michael O. Sutton
3 La Costa Drive
Montgomery Texas 77356
mikeosutton@live.com

RECEIVED
2023 MAY -3 AM 10:13
PUBLIC UTILITY COMMISSION
FILING CLERK

Public Utility Commission of Texas
Docket No. 52797—Undine Development LLC Service/Conroe Resort Util.

April 29, 2023

Via email: customer@puc.texas.gov
Commissions of the PUC
Rep. Will Metcalf via email: will.metcalf@house.texas.gov

Via Mail to
Public Utility Commission
PO Box 13326
Austin Texas 78711-3326

Dear Commissioners and Representative Metcalf

I wrote previously, of which a copy is attached. I re-express my concerns set out in that letter. I again oppose the proposed rates by Undine Texas LLC.

New and more specific information has come to my attention.

Undine's proposed rates are set out in the attached documents. As best as I can determine, the increased water rates increase at least 250% over the next three years. This has a significant and dramatic impact on my water bills, and on everyone who is affected. This proposed increase constitutes **gouging** in its ultimate form.

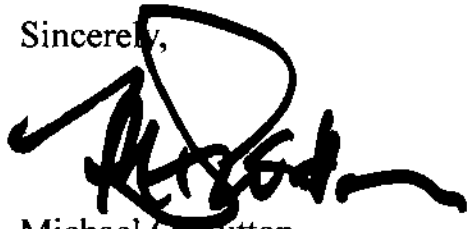
My water bills totaled \$2,054.98 for the past 12 months, or on average \$171.25 per month. Undine's proposed rate increases in year 3 would result in my water bills being approximately \$5,138/year or approximately \$428/month.

The affected residents are largely retired and on a fixed income, as am I. The approximately \$3,000 a year increase is extremely significant to the affected residents.

To demonstrate how ridiculous these are, by comparison my electric bills in the last 12 months totaled \$2,060.76, i.e., only \$5.76 more than my water bills. Therefore, my water bills under Undine's proposed rate increases will be more than my electricity bills. This is just not right.

I urge you all to reject Undine's proposed increases and deem them to be extreme, unjustified and gouging.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Sutton", with a large, stylized initial "M" and a long, sweeping horizontal stroke at the end.

Michael O. Sutton

MICHAEL O. SUTTON, ESQ.
3 LA COSTA DRIVE
MONTGOMERY, TEXAS 77356

Public Utility Commission
P.O. Box 13326
Austin, Texas 78711-3326

September 1, 2022

Via certified mail; return receipt requested

Dear sir or madam:

Re: Docket No. 52797

I am writing in opposition to the proposed sale of Conroe Resort Utilities to Undine Texas, LLC and Undine Texas Environmental, LLC (collectively Undine) and to the proposed increases in water rates by Undine.

I am a resident of Del Lago subdivision, retired, and on a fixed income.

My water bills for the months of May, June and July totaled \$815.71 (I don't have my September bill for August yet). And I was gone for 9 weeks in May-July; therefore, my bills would have been even higher if I had been here the entirety of those 3 months.

I understand that our current rates are:

Water: \$27.42 base rate; \$2.28 per 1,000 gallons
Sewer: \$36.91 base rate; \$3.68 per 1,000 gallons

I also understand that the proposed new rates are:

Water: \$40 base rate; \$5 per 1,000 gallons
Sewer: \$70 base rate; \$12 per 1,000 gallons,

In other words, the proposed rates are more than double the current rates. I also understand that these rates may be immediate or may be phased in over 3 years. Let's assume these rates are the ones for three (3) years from now. That means that my bills for May-July in year 3 will not be \$815.71, but will be more on the order of \$1,750, or on the order of \$600 per month and likely much more, since I was gone for 9 weeks during the May-July timeframe. The proposed rates would more than double my current water bill.

This is outrageous and gouging.

I therefore strongly oppose the proposed sale and rate increases.

A handwritten signature in black ink, appearing to read "MS" or "M. Sutton", written in a stylized, cursive-like font.

Michael O. Sutton



Undine Texas, LLC

Water Tariff Page No. 9

SECTION 1.0 -- RATE SCHEDULE

Section 1.01 – Rates

Rate Year 1

Effective Date: August 1, 2020

| <u>Meter Size</u> | <u>Monthly Base Rate</u> | <u>Gallonge Charge</u> |
|-------------------|------------------------------|--|
| 5/8" | \$37.81 (Includes 0 gallons) | \$2.02 per 1000 gallons from 0 to 6,000 gallons |
| 3/4" | \$56.72 | \$2.94 per 1,000 gallons from 6,001 to 15,000 gallons |
| 1" | \$94.53 | \$5.25 per 1,000 gallons from 15,001 gallons to 25,000 gallons |
| 1 1/2" | \$189.05 | \$7.79 per 1,000 gallons from 25,001+ gallons |
| 2" | \$302.48 | |
| 3" | \$567.15 | |
| 4" | \$983.06 | |
| Other (Unmetered) | \$60.50 | |

The “Rate Year 2” rates in our current tariff that were effective August 1, 2021, will commence after the first anniversary of the “Rate Year 1” and will be effective April 1, 2024.

Rate Year 2

Effective Date: August 1, 2021

| <u>Meter Size</u> | <u>Monthly Base Rate</u> | <u>Gallonge Charge</u> |
|-------------------|------------------------------|--|
| 5/8" | \$44.37 (Includes 0 gallons) | \$2.21 per 1000 gallons from 0 to 6,000 gallons |
| 3/4" | \$66.56 | \$3.13 per 1,000 gallons from 6,001 to 15,000 gallons |
| 1" | \$110.93 | \$5.44 per 1,000 gallons from 15,001 gallons to 25,000 gallons |
| 1 1/2" | \$221.85 | \$7.98 per 1,000 gallons from 25,001+ gallons |
| 2" | \$354.96 | |
| 3" | \$665.55 | |
| 4" | \$1,153.62 | |
| Other (Unmetered) | \$70.99 | |

The “Rate Year 3” rates in our current tariff that were effective August 1, 2022, will commence after the second-year anniversary of the “Rate Year 1” and will be effective on April 1, 2025.

Rate Year 3

Effective Date: August 1, 2022

| <u>Meter Size</u> | <u>Monthly Base Rate</u> | <u>Gallonge Charge</u> |
|-------------------|------------------------------|--|
| 5/8" | \$50.93 (Includes 0 gallons) | \$2.41 per 1000 gallons from 0 to 6,000 gallons |
| 3/4" | \$76.40 | \$3.33 per 1,000 gallons from 6,001 to 15,000 gallons |
| 1" | \$127.33 | \$5.64 per 1,000 gallons from 15,001 gallons to 25,000 gallons |
| 1 1/2" | \$254.65 | \$8.18 per 1,000 gallons from 25,001+ gallons |
| 2" | \$407.44 | |
| 3" | \$763.95 | |
| 4" | \$1,324.18 | |
| Other (Unmetered) | \$81.49 | |

These water rates can be viewed on our tariff, page 9, on our website at:

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

This three-year phase in will save our Conroe Resort Customers on average approximately \$1,026.72 annually.



Likewise, to our customers' benefit, we will also phase in our "Rate Year 3" sewer rate over three years with the same implementation dates as mentioned above:

| | |
|--|--|
| <u>Undine Texas Environmental, LLC</u> | Sewer Tariff Page No.3 |
| SECTION 1.0 - RATE SCHEDULE | |
| <u>Section 1.01 - Rates</u> | |
| <u>Rate Year 1</u> <u>Meter Size:</u> All Meters | <u>Effective Date: August 1, 2020</u> <u>Monthly Minimum Charge</u> \$75.00 Flat Rate |
| <u>Rate Year 2</u> <u>Meter Size:</u> All Meters | <u>Effective Date: August 1, 2021</u> <u>Monthly Minimum Charge</u> \$92.50 Flat Rate |
| <u>Rate Year 3</u> <u>Meter Size:</u> All Meters | <u>Effective Date: August 1, 2022</u> <u>Monthly Minimum Charge</u> \$110.00 Flat Rate |

This flat sewer rate can be viewed on our sewer tariff, page 3, on our website at:
<https://www.undinellc.com/wp-content/uploads/Undine-Texas-Environmental-LLC-Sewer-Tariff.pdf>

For billing questions, customer service matters and after-hours emergencies, please call: 936-588-1166, as indicated on your utility bill.

Please look for future announcements regarding Undine's TOWN HALL MEETINGS where we will discuss needed utility improvements, the roles and responsibilities of the Public Utility Commission and any other issues of concern to our customers.

We look forward to serving you as a customer.

Sincerely,

UNDINE MANAGEMENT