



Control Number: 52797



Item Number: 36

February 5, 2022

2022 FEB 14 AM 9:06

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

Re: Docket No. 52797 – Undine Development, LLC application
to purchase facilities and services

Dear Commissioners,

Please accept this letter to express our significant discontent with the application filed by Undine Development, LLC (“Undine”) to purchase from Conroe Resort Utilities, LLC the facilities and transfer of water and sewer services under CCN Nos. 11942 and 20638 respectively. The rate tariffs proposed by Undine Development, LLC represent a rate increase of sixty-eight (68) percent for water and a ninety-six (96) percent rate hike for sewer services over current rates.

This astronomically high increase is unconscionable and holds the effected parties hostage to a profiteering private entity. The proposed rates will create a significant, and for many customers, a severe financial impact. The proposed rates have not been demonstrated to be a justifiable necessity, nor have any required significant infrastructure upgrades been disclosed to validate any such rate increase. Undine has proffered no information to explain the need for the proposed rate hike. If this sale and the corresponding rates are approved, customers will receive the same water and service, but will see their water and sewer bill nearly double overnight.

We implore the Commission to deny Undine’s application as

proposed in the action filed under Docket No. 52797. It is the Commission's duty to protect the public's best interests in such matters and we can assure you, this purchase is most certainly not in our best interest. Approval of this sale will have a significant negative impact on customers who have no alternative to obtain their water elsewhere. The only entity who would benefit from this sale is Undine and their profit margin.

We emphatically implore the Commission to act in the best interest of the residents who would be devastatingly impacted by the approval of the aforementioned application filed by Undine Development, LLC.

Respectfully,

Debra Adams
70 LaCosta Dr.
Montgomery, TX
77356

A *Debra & Tom Adams*
70 LaCosta Drive
Montgomery, Tx 77356

Notice to Current Customers, Neighboring Systems, and Cities
UNDINE DEVELOPMENT, LLC, CERTIFICATE OF CONVENIENCE AND NECESSITY
(CCN) NO. 12407, 20948, NOTICE OF INTENT TO PURCHASE WATER AND SEWER
FACILITIES AND TO TRANSFER WATER AND SEWER SERVICE AREA UNDER CCN
NO. 11942,20638 FROM CONROE RESORT UTILITIES, LLC IN MONTGOMERY
COUNTY, TEXAS

To: Current Customers, Neighboring Systems, and Cities Notice Mailed: January 28, 2022

<u>Undine Development, LLC</u>	<u>17681 Telge Road</u>	<u>Cypress, TX</u>	<u>77429</u>
(Purchaser's Name)	(Address)	(City), (State)	(Zip Code)

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

<u>Conroe Resort Utilities, LLC</u>	<u>600 Margaritaville Parkway</u>	<u>Montgomery, TX</u>	<u>77356</u>
(Seller's Name)	(Address)	(City), (State)	(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 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 area includes 294 water customer connections, 289 sewer customer connections, and includes approximately 282 acres of transferred area from Conroe Resort Utilities, LLC (CCN Nos. 11942 and 20638) to Undine Development, LLC (CCN Nos. 12407 and 20948).

See enclosed map showing the requested area.

This transaction will change a customer's rates and services to the current approved rates and services of Undine Development, LLC, which are higher than the current approved rate for Conroe Resort Utilities, LLC for a 5/8" meter. A copy of the water and sewer tariffs for Undine Development, LLC (Docket No. 46150) can be viewed through our website: <https://undinellc.com/Tariff/Undine%20Development%20Water%20Tariff.pdf> <https://undinellc.com/Tariff/Undine%20Development%20Sewer%20Tariff.pdf> or call: 713-574-5953 to request a copy. The new rates are found on Water and Sewer Tariff page 2.

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

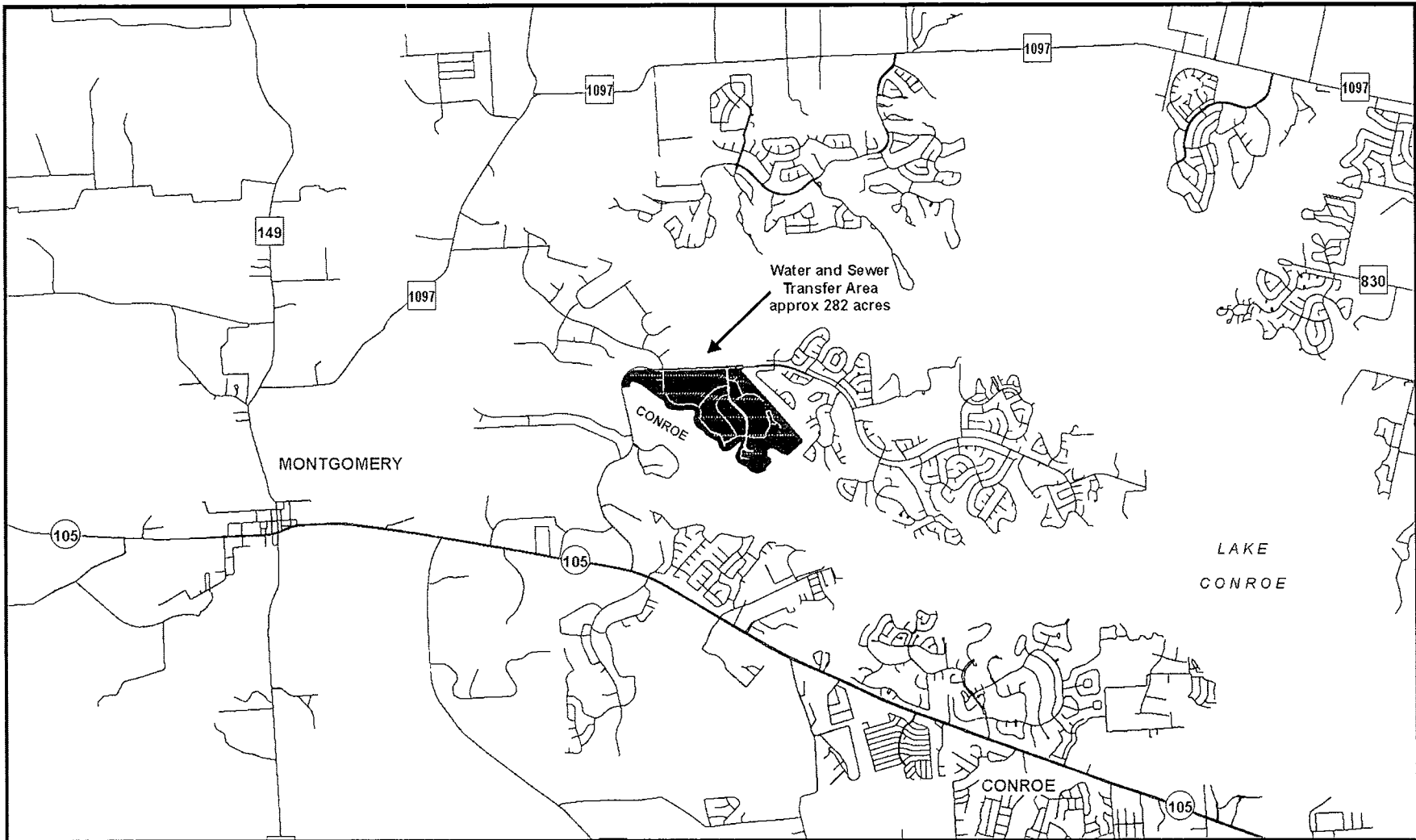
individuals with text telephones (TTY) may contact the commission at (512) 936-7136. The deadline for intervention in the proceeding is (30 days from the mailing or publication of notice, whichever occurs later, unless otherwise provided by the presiding officer). You must send a letter requesting intervention 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.

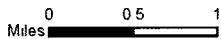
Carey A. Thomas
Utility Representative

Undine Development, LLC
Utility Name




General Location

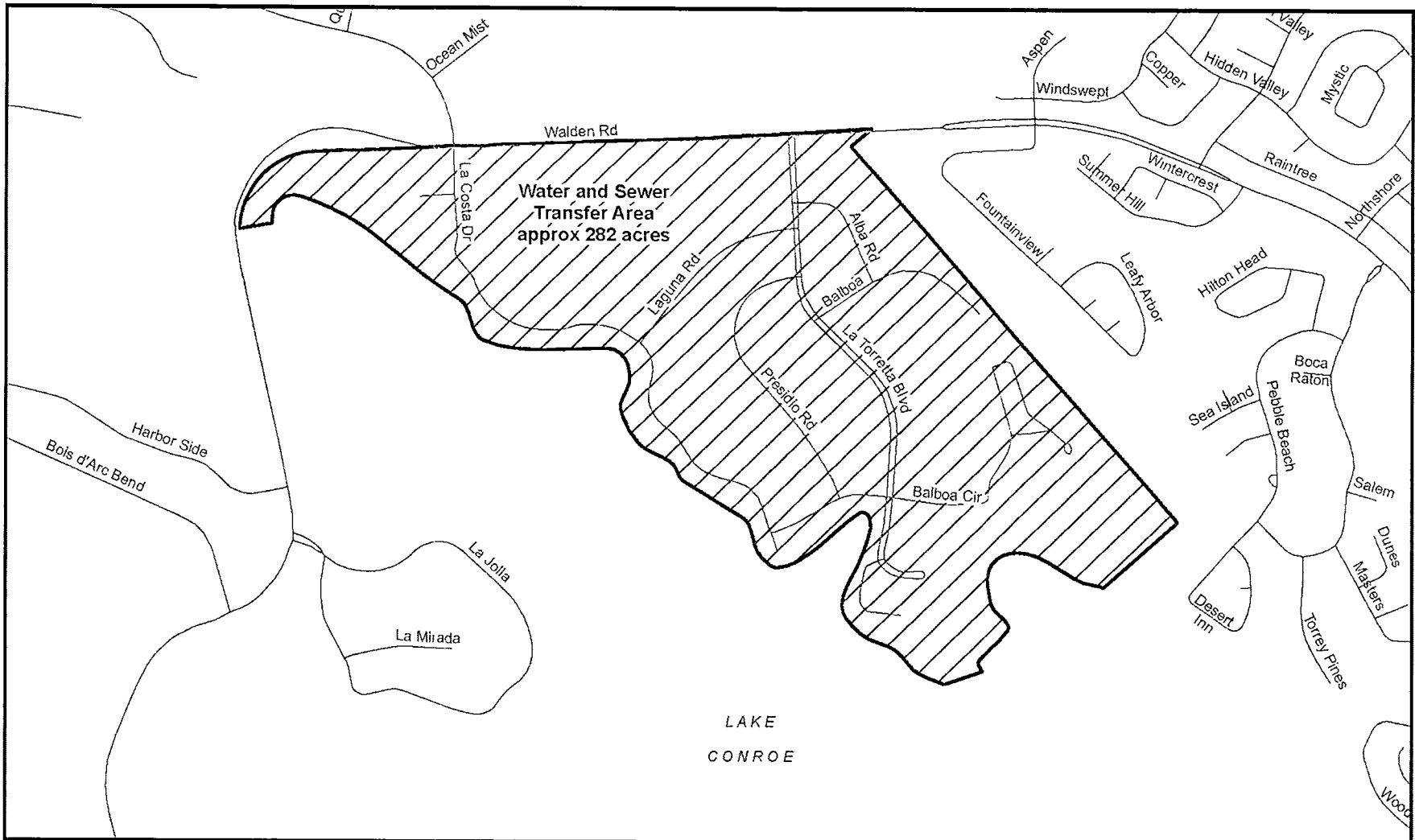
Undine Development, LLC
 Application to Transfer Conroe Resort Utilities, LLC, CCN Nos. 11942 and 20638 to Undine Development, LLC, CCN Nos. 12407 and 20948
 in Montgomery County



Requested Water and Sewer Transfer Area

 CCNs 11942, 20638 - Conroe Resort Utilities, LLC - approx 282 acres

Map by S Burt, ASBGI
 Date October 27, 2021
 Base. StratMapTransv2
 Project Conroe Resort General Location mxd



Detail Map

Undine Development, LLC
 Application to Transfer Conroe Resort Utilities, LLC, CCN Nos. 11942 and 20638 to Undine Development, LLC, CCN Nos. 12407 and 20948
 in Montgomery County



0 500 1,000
 Feet

Requested Water and Sewer Transfer Area

 CCNs 11942, 20638 - Conroe Resort Utilities, LLC - approx 282 acres

Map by: S Burt, ASBGI
 Date: October 27, 2021
 Base: StratMapTransv2

Project: Conroe Resort Detail Map.mxd

ADAMS DEBRA

MAKE CHECK PAYABLE TO: CONROE RESORT UTILITIES, LLC P. O. BOX 1170 MONTGOMERY TX 77356-1170	SERVICE ADDRESS		ACCOUNT NUMBER																																														
	70 LA COSTA 56		19045-1801385502																																														
	SERVICE PERIOD	FROM	TO	BILLING DATE																																													
		12/31/21	01/31/22	02/01/22																																													
READ DATE(W) 01/31/22 METER NUM. 2667787 PRES. READ 1609.0 PREV. READ 1608.0 TOTAL GALLONS 1.0	TOTAL GALLONS <table border="1" style="display: none;"> <caption>Monthly Water Usage (Gallons)</caption> <thead> <tr><th>Month</th><th>Gallons</th></tr> </thead> <tbody> <tr><td>Feb</td><td>1.0</td></tr> <tr><td>Jan</td><td>3.0</td></tr> <tr><td>Dec</td><td>4.0</td></tr> <tr><td>Nov</td><td>5.0</td></tr> <tr><td>Oct</td><td>8.0</td></tr> <tr><td>Sep</td><td>15.5</td></tr> <tr><td>Aug</td><td>7.0</td></tr> <tr><td>Jul</td><td>6.0</td></tr> <tr><td>Jun</td><td>3.0</td></tr> <tr><td>May</td><td>7.0</td></tr> <tr><td>Apr</td><td>4.0</td></tr> <tr><td>Mar</td><td>12.0</td></tr> <tr><td>Feb</td><td>4.0</td></tr> </tbody> </table>			Month	Gallons	Feb	1.0	Jan	3.0	Dec	4.0	Nov	5.0	Oct	8.0	Sep	15.5	Aug	7.0	Jul	6.0	Jun	3.0	May	7.0	Apr	4.0	Mar	12.0	Feb	4.0	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:80%;">DESCRIPTION</th> <th style="width:20%;">AMOUNT</th> </tr> </thead> <tbody> <tr><td>BALANCE FORWARD</td><td align="right">92.33</td></tr> <tr><td>PAYMENT 01/21</td><td align="right">-92.33</td></tr> <tr><td>WATER</td><td align="right">29.70</td></tr> <tr><td>SEWER</td><td align="right">55.31</td></tr> <tr><td>REG ASSMENT</td><td align="right">0.85</td></tr> <tr><td>SJRA</td><td align="right">3.40</td></tr> <tr><td>THIS MONTH</td><td align="right">89.26</td></tr> </tbody> </table>		DESCRIPTION	AMOUNT	BALANCE FORWARD	92.33	PAYMENT 01/21	-92.33	WATER	29.70	SEWER	55.31	REG ASSMENT	0.85	SJRA	3.40	THIS MONTH	89.26
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<i>OK #2254 n-7-n with</i>			TOTAL NOW DUE 89.26																																														
			PENALTY AMOUNT 8.50																																														
			PAY THIS AMOUNT AFTER 02/24/2022 97.76																																														

157 ADAMS DEBRA

MESSAGES

TO PAY YOUR WATER BILL GO
 WWW.HAYSWATER.COM OR CALL
 OUR AUTOMATED SYSTEM AT
 877-589-7961

2020 Drinking Water Quality Report now available online at
www.hayswater.com/cru/ccr
 Or you can request a copy by calling Hays Utility North at (936)588-1166