



Control Number: 52797



Item Number: 41

Public Utility Commission
P. O. Box 13326
Austin, Texas 79711-3326

Document No. 52797

Commissioners,

My name is Bruce Moss and am a resident of the Del Lago subdivision in Montgomery County. We have recently been notified that Undine Development LLC has served notice of intent to purchase and transfer our water and sewer facilities from Conroe Resort Utilities in Montgomery County. Their letter (attached) indicates that without your review and approval, they will raise our rates from a current base of \$28.37 and \$2.21 per 1000 gallons to Undine's current approved rate of \$40.00 base and \$5.00 per gallon per 1000 gallons. That is an increase of close to double the current billing. Once we add on the San Jacinto assessment, the cost could go even higher. Undine is out of the Cypress, Texas area. If it costs more for water there. Is it right to pass the same costs to other areas without justification? Their approved rate does not mean it is fair, equitable or justified for residents living in a distant area. None of the surrounding developments are included and do not have to be concerned with a rate increase of this size. The included map, provided with Undine's notice, highlights the small area involved.

I have been told that your commission had to approve rate increases. Undine's letter states, *"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 approved for Conroe Resorts Utilities, LLC for a 5/8" meter."* We have not been notified of a requested rate increase. It reads that our rate will increase to the incoming LLC's approved rate because that is what is approved for Cypress, Texas. Our most recent rate increase, as approved by your commission, is 1 November 2019. The Texas Water Code limits the increase to the lesser of either 5% or the change in annual price index. Roughly 100% is far from 5% per year (2019 to 2022 is 3 years or 15%?).

Sincerely,



Bruce R. Moss
75 La Costa Drive
Montgomery, Texas 77356

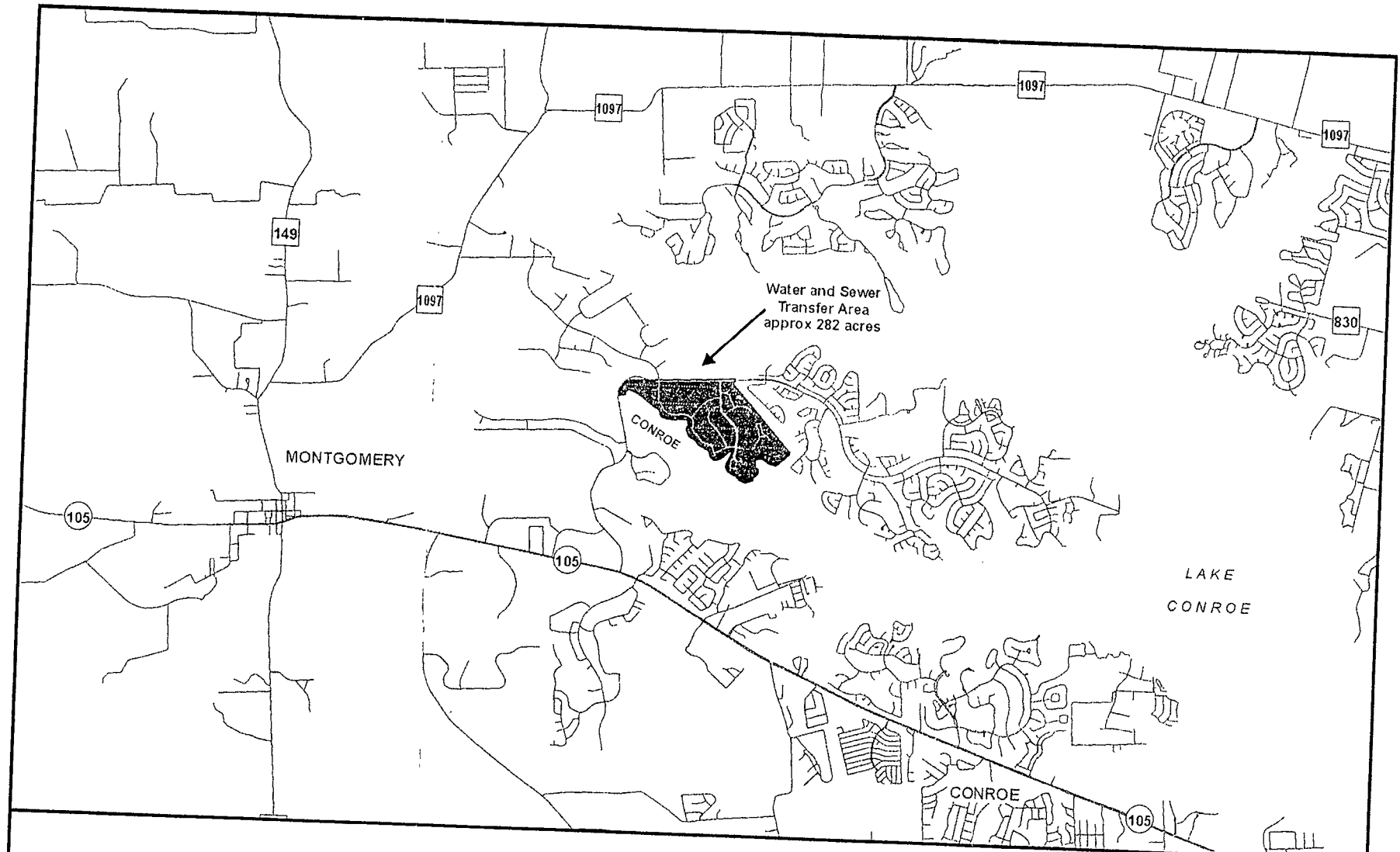
individuals with text telephones (TTY) may contact the commission at (512) 936-7136. The deadline for intervention in the proceeding is (30 days from the mailing or publication of notice, whichever occurs later, unless otherwise provided by the presiding officer). You must send a letter requesting intervention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

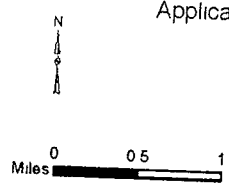


General Location

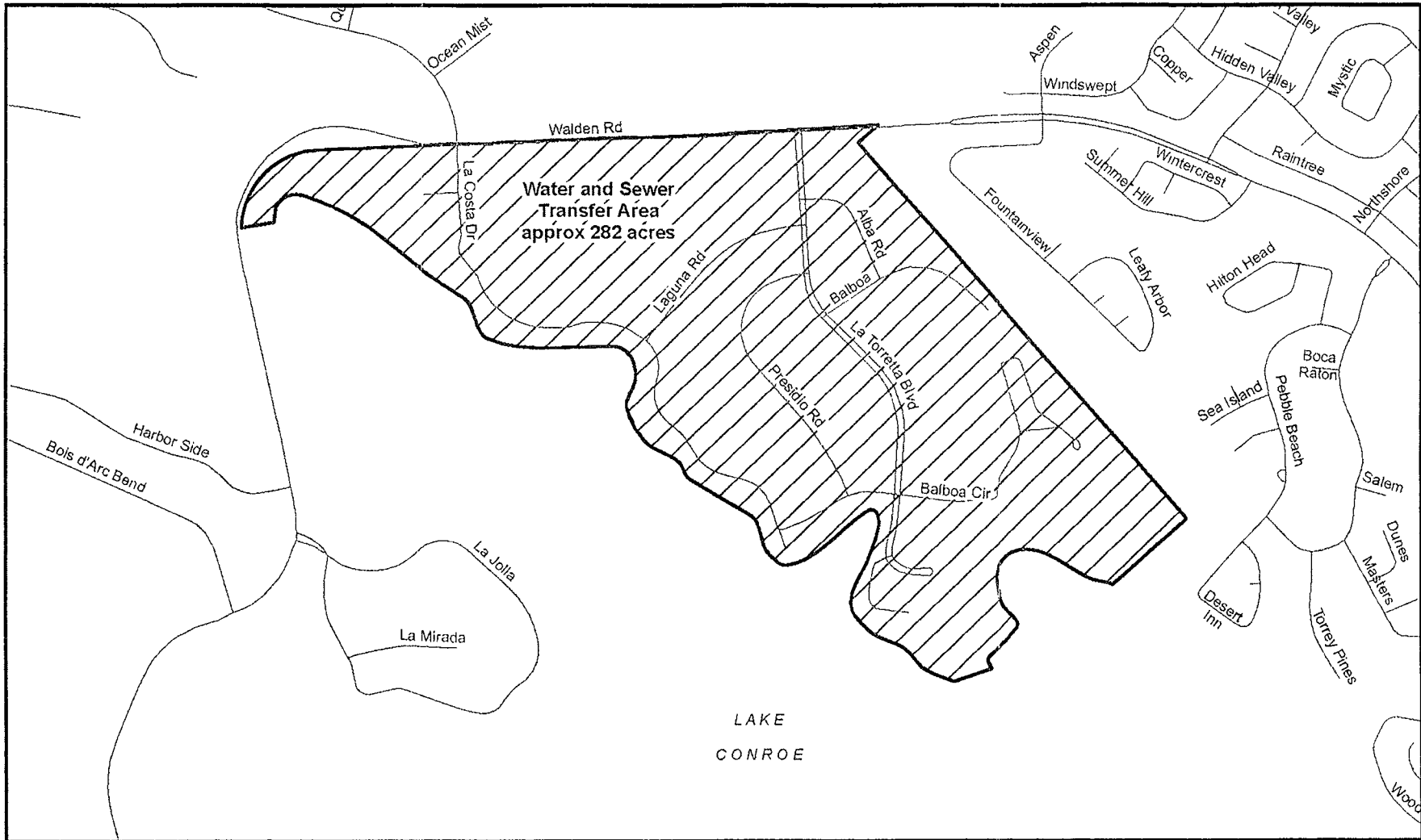
Application to Transfer Conroe Resort Utilities, LLC, CCN Nos. 11942 and 20638 to Undine Development, LLC, CCN Nos. 12407 and 20948 in Montgomery County

Requested Water and Sewer Transfer Area

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

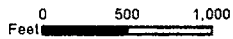


Map by: S. Burt, ASBGI
 Date: October 27, 2021
 Base: StratMapTransv2
 Project: Conroe Resort General Location.mxd




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



Requested Water and Sewer Transfer Area

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

Map by: S Burt, ASBG1
 Date: October 27, 2021
 Base: StratMapTransv2
 Project: Conroe Resort Detail Map mxd