Filing Receipt

Received - 2022-02-03 08:28:05 PM
Control Number - 52942
ItemNumber - 158

2/3/2022

Public Utility Commission
Central Records
Attn: Chris Burch, Director – Customer Protection
1701 N. Congress Avenue, P.O. Box 13326
Austin, TX 78711-3326

      RE: Request for Approval to Change Billing Method at Cypress Creek Apartments S7609

Dear Mr. Burch:

      Our company, Conservice LLC, serves as the utility billing provider for Cypress Creek Apartments, upon whose behalf and authorization we send this letter. The purpose of this correspondence is to formally request that the Public Utility Commission of Texas ("PUC") approve this property to transition from its registered status as submetered to allocated billing.

      We understand that Texas Water Code section § 13.502 permits the owner to switch from submetered to allocated billing upon a showing of good cause and approval by the PUC. For the following reasons, we believe Cypress Creek Apartments meets the good cause requirements outlined in the Code, and we respectfully ask the PUC to approve this request.

      Recently, the submeter system has begun to malfunction, requiring that the property incurs the ongoing repair and replacement costs above and beyond normal wear and tear. Given the current state of the submetering system, the property will incur costs of $32,645.00 to replace current broken equipment, and it is likely that further equipment failure will occur and need to be replaced and upgraded. Attached is the proposal for repair. The property does not anticipate having the capital resources required to make these and future repairs, and respectfully requests that they be allowed to bill tenants through allocative methods.

      Should you require and additional information in making your determination please do not hesitate to contact me directly.

Sincerely,

Bret R. James
Legal Counsel – Conservice
750 South Gateway Drive
River Heights, UT 84321
435-750-5402
bretjames@conservice.com

CONSERVICE®
The Utility **Experts**

PO Box 4647
Logan, UT 84323
Phone 855-737-7710   Fax 435-755-3759

ID #   **N/A**

Date   2/3/2022

PROPOSAL FOR SERVICE

We are pleased to provide you with this Proposal For Service.
We are committed to providing the very best quality and timely service.

Community Information

Property Name	Cypress Creek Apartments
Address	225 Tennison Rd
City	Mt Pleasant
State	TX
Zip Code	75455

Portfolio | ChadNic Management

System Information

		Repeaters	0
		Repeater Issues	N/A
Meter Location	N/A		
Utility	Water	Total UNITS	120
System Type	N/A	SUBMETERS	0
Collector Location	TBD	ISSUES	0
		Operating Level	N/A

Parts Pricing as Required for Service

Item Type	Part number	Item Description	Qty	Each	Total
Water Meters	180402*	5/8" x 3/4 " NextCentury 1/10 Poly USG Cold (Horizontal o	120	$54.00	$6,480.00
Electronics	120006	Ethernet Cable 25"Grey	1	$10.00	$10.00
Electronics	120405	RF/ Cellular Gateway - NextCentury	1	$1,980.00	$1,980.00
Electronics	120412	RF Transceiver - Pulse and Encoder- NextCentury	120	$63.00	$7,560.00
Electronics	120414	RF- Repeater with 120/240 VAC wall transformer (6 ft. cor	4	$360.00	$1,440.00

Install / Repair Estimate

LABOR | 86

$15,175.00	LABOR
$17,470.00	PARTS/MATERIALS LISTED ABOVE
$32,645.00	TOTAL

Prices for parts, materials and labor are subject to change based on service needs, actual costs and/or warranty agreement. Sales tax will be included on the final invoice if applicable.

The property may be charged a $45/hr service fee for over-the-phone technicial assistance exceeding 30min.

We will continue to prepare estimated bills for these units. Please be advised that by not authorizing this service you may affect our ability to continue to bill these apartment homes and you may be in noncompliance with certain rules governing submetering in your state.

The Property will be responsible for any damage done to the equipment due to damage resulting from a preexisting condition in existing equipment. Prior to work being done, we request contact information for someone from your Property team and your preferred plumber. While we don't typically see leaks or damage, some older plumbing systems experience stress with any work being done and cracks, break, and other damage can occur when the water is restored after completing a project. If we notice a preexisting condition upon arrival, we will attempt to contact the provided Property contact. If you do not provide us with a contact or we are unable to reach the contact provided, we will perform the work when we arrive. In the event there is damage to the pipes due to age or a preexisting condition, we will reach out to your preferred plumber to request the work be done. Cost of the repair shall be the responsibility of the Property. If the damage was caused directly by the negligence or willful wrongful act of Conservice or its technicians and not due to a preexisting condition, Conservice shall take responsibility for payment of the repairs.

By signing below you are accepting the proposal as set forth above and agree to pay the prices described herein, as well as any applicable sales tax. You acknowledge that you are authorized to sign this proposal on behalf of your company.

Please email Conservice at meters@conservice.com, or FAX back to Fax 435-755-3759. Once received, we will contact you to schedule a service date.
If we do not receive this approved PFR within 30 days, we will assume you do not want this service.

Accepted and Approved By:

Signature	Date	Print Name and Title

Cancellation Policy: Once work is approved and materials shipped, a technician will be scheduled. Once scheduling is confirmed by the property, Conservice must be notified at least two business days prior to service date via email at meters@conservice.com if the visit needs to be rescheduled. If written cancellation is not received at least two business days in advance, the technician is refused onsite or if tenants are not noticed, the property will be charged a minimum of $250 for related expenses.

IMPORTANT: THIS FORM MUST BE RETURNED TO US WITHIN 30 DAYS IN ORDER FOR SERVICE TO BE PERFORMED

CY 2022 Registration of Submetered OR Allocated Utility Service S7609

NOTE: Please **DO NOT** include any person or protected information on this form (ex: tax identification #'s, social security #'s, etc.)

Control Number: **52942**
Registration No.: _____
(this number to be assigned by the PUC after your form is filed)

PROPERTY OWNER: Do **not** enter the name of the owner's contract manager, management company, or billing company.

Name	Cypress Creek Apartments, LLC						
Mailing Address:	14109 Inwood Rd.	City	Farmers Branch	State	TX	Zip	75244
Telephone# (AC)	430-222-2186						
E-mail							

NAME, ADDRESS, AND TYPE OF PROPERTY WHERE UTILITY SERVICE IS PROVIDED

Name	Cypress Creek Apartments						
Mailing Address:	225 Tennison Rd	City	Mt. Pleasant	State	TX	Zip	75455
Telephone# (AC)	430-222-2186						
E-mail	c/o legal@conservice.com						

[**✗**] Apartment Complex [ ] Condominium [ ] Manufactured Home Rental Community [ ] Multiple-Use Facility

If applicable, describe the "multiple-use facility" here: _____

INFORMATION ON UTILITY SERVICE

Tenants are billed for	[**✗**] Water	[**✗**] Wastewater		[ ] Submetered **OR**	[**✗**] Allocated ★★★

Name of utility providing water/wastewater City of Mount Pleasant TX

Date submetered or allocated billing begins (or began) 1/1/2022 | Required

METHOD USED TO OFFSET CHARGES FOR COMMON AREAS   Check one line only.

[ ] Not applicable, because	[ ] Bills are based on the tenant's actual submetered consumption
	[ ] There are **neither** common areas **nor** an installed irrigation system

[ ] **All common areas and the irrigation system(s) are metered or submetered:**
We deduct the actual utility charges for water and wastewater to these areas then allocate the remaining charges among our tenants.

[**✗**] **This property has an installed irrigation system that is _not_ separately metered or submetered:**
We deduct [25] percent (**we deduct at least 25 percent**) of the utility's total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

[ ] **This property has an installed irrigation system(s) that is/are separately metered or submetered:**
We deduct the actual utility charges associated with the irrigation system(s), then deduct at least 5 percent of the utility's total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

[ ] **This property does _not_ have an installed irrigation system:**
We deduct at least 5 percent of the retail public utility's total charges for water and wastewater consumption, and then allocate the remaining charges among our tenants.

★★★IF UTILITY SERVICES ARE ALLOCATED, YOU MUST ALSO COMPLETE PAGE TWO OF THIS FORM ★★★

You can e-file this form online through the PUC Interchange Filer (https://interchange.puc.texas.gov/filer).
- You can find instructions for E-Filing at https://www.puc.texas.gov/industry/filings/E-FilingInstructions.pdf.

Or you may mail **one** copy to:
For USPS:

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

For all other delivery or courier services:

Public Utility Commission of Texas Central Records
1701 N. Congress Ave., 8-100
Austin, TX 78701

METHOD USED TO ALLOCATE UTILITY CHARGES

Check the box or boxes that describe the allocation method used to bill tenants.

[✗]   1. **Occupancy method:** The number of occupants in the tenant's dwelling unit is divided by the total number of occupants in all dwelling units at the beginning of the month for which bills are being rendered.

2. Ratio occupancy method:	Number of Occupants	Number of Occupants for Billing Purposes
The number of occupants in the tenant's dwelling unit is adjusted as shown in the table to the right. This adjusted value is divided by the total of these values for all dwelling units occupied at the beginning of the retail public utility's billing period.	1	1.0
	2	1.6
	3	2.2
	>3	2.2 + 0.4 for each additional occupant

[ ]

3. Estimated occupancy method:	Number of Bedrooms	Number of Occupants for Billing Purposes
The estimated occupancy for each unit is based on the number of bedrooms as shown in the table to the right. The estimated occupancy in the tenant's dwelling unit is divided by the total estimated occupancy in all dwelling units regardless of the actual number of occupants or occupied units.	0 (Efficiency)	1
	1	1.6
	2	2.8
	3	4.0
	>3	4.0 + 1.2 for each additional bedroom

[ ]

<u>For Box #4: if you check off with the % you will need to choose #1, #2, or # 3 from above as the reminder of no more than 50%.</u>

[✗]   4. Occupancy and size of rental unit | 50 | percent (**in which no more than 50%**) of the utility bill for consumption is allocated using the occupancy method checked above. The remainder is allocated according to either:
- the size of the tenant's dwelling unit divided by the total size of all dwelling units, **OR**
- the size of the space rented by the tenant of a manufactured home divided by the size of all rental spaces.

[ ] Submetered hot water:
The individually submetered hot water used in the tenant's dwelling unit is divided by all submetered hot water used in all dwelling units.

[ ] Submetered cold water is used to allocate charges for hot water provided through a central system:
The individually submetered cold water used in the tenant's dwelling unit is divided by all submetered cold water used in all dwelling units.

[ ] As outlined in the condominium contract. Describe:

[ ] Size of manufactured home rental space:
The size of the area rented by the tenant divided by the total area of all the size of rental spaces.

[ ] Size of the rented space in a multi-use facility:
The square footage of the space rented by the tenant divided by the total square footage of all rental spaces.