



## Filing Receipt

**Received - 2022-03-04 02:28:40 PM**  
**Control Number - 53164**  
**ItemNumber - 7**

**DOCKET NO. 53164**

<b>APPLICATION OF ALBURY MANOR</b>	<b>§</b>	<b>PUBLIC UTILITY COMMISSION</b>
<b>UTILITY COMPANY INC. FOR A</b>	<b>§</b>	
<b>CLASS D RATE ADJUSTMENT</b>	<b>§</b>	<b>OF TEXAS</b>

**NOTICE OF APPROVAL**

This Notice of Approval addresses the application of Albury Manor Utility Company Inc. a class D utility, for an annual rate adjustment under Texas Water Code (TWC) § 13.1872. The Commission increases Albury Manor's monthly minimum charges and gallonage rates by 5%, effective May 15, 2022.

**I. Findings of Fact**

The Commission makes the following findings of fact.

**Applicant**

1. Albury Manor is a Texas corporation registered with the Texas secretary of state under filing number 0049150700.
2. Albury Manor operates and maintains facilities for providing water service under certificate of convenience and necessity number 11507 in Harris County and serves 50 active water connections.
3. Albury Manor operates one public water system registered with the Texas Commission on Environmental Quality (TCEQ) under identification number 1012052.

**Application**

4. On January 28, 2022, Albury Manor filed an application for a class D annual rate adjustment of 5%.
5. On February 7, 2022, Albury Manor filed a supplement to the application.
6. This application is Albury Manor's fourth requested class D rate adjustment between base rate proceedings.
7. In Order No. 2 filed on March 3, 2022, the administrative law judge found the application, as supplemented, administratively complete and accepted for filing.

**Rate Adjustment**

8. Albury Manor requests a 5% annual rate adjustment to its minimum monthly charges and gallonage rates.
9. Albury Manor proposed increasing its current and proposed minimum monthly water charges by meter size and current and proposed gallonage charges:

<b>Meter Size (includes 1,000 gallons)</b>	<b>Current Minimum Monthly Charge</b>	<b>Proposed Minimum Monthly Charge</b>
5/8" and 3/4	<b>\$18.21</b>	<b>\$19.12</b>
1"	<b>\$30.41</b>	<b>\$31.93</b>
2"	<b>\$97.03</b>	<b>\$101.88</b>
<b>Tier</b>	<b>Current Gallonage Rate (per 1,000 gallons)</b>	<b>Proposed Gallonage Rate (per 1,000 gallons)</b>
0 – 15,000 gallons	<b>\$2.00</b>	<b>\$2.10</b>
15,001 gallons and above	<b>\$2.73</b>	<b>\$2.87</b>

**Tariff**

10. On March 2, 2022, Commission Staff filed the proposed water tariff as an attachment to its recommendation on administrative completeness and final disposition.

**II. Conclusions of Law**

The Commission makes the following conclusions of law.

1. The Commission has authority over the application under TWC § 13.1872.
2. Albury Manor is a public utility as defined in TWC § 13.002(23) and a class D utility under TWC § 13.002(4-d).
3. Under TWC § 13.1872(f), Albury Manor may adjust its rates not more than once each year and not more than four times between rate proceedings under TWC § 13.1871.
4. A 5% increase in Albury Manor's minimum monthly charges and gallonage rates complies with TWC § 13.1872(e)(2).
5. The Commission processed the application in accordance with the requirements of the TWC, the Administrative Procedure Act,<sup>1</sup> and Commission rules.

---

<sup>1</sup> Tex. Gov't Code §§ 2001.001–.903.

6. Albury Manor demonstrated that it has met the requirements of TWC § 13.1872 for approval of the rate adjustments.
7. Under TWC § 13.1872(c)(1), Albury Manor must provide notice 30 days before the effective date of the approved change.
8. Under 16 Texas Administrative Code § 24.49(e), Albury Manor must provide notice after it receives a written order by the Commission approving or modifying the application.

### III. Ordering Paragraphs

In accordance with these findings of fact and conclusions of law, the Commission issues the following orders.

1. The Commission approves Albury Manor's application for a class D annual rate adjustment, effective May 15, 2022.
2. The Commission approves Albury Manor's monthly minimum water charges, by meter size, and gallonage rates are:

Meter Size	Approved Monthly Charge
5/8" and 3/4	\$ 19.12
1"	\$ 31.93
2"	\$101.88

3. The Commission adjusts Albury Manor's monthly water gallonage rates, effective May 15, 2022, as follows:

Tier	Approved Gallonage Rate (per 1,000 gallons)
0-15,000 gallons	\$2.10
15,001 gallons and above	\$2.87

4. The Commission approves the water tariff attached to Commission Staff's March 2, 2022 recommendation on administrative completeness and final disposition.
5. Within ten days of the date of this Notice of Approval, Commission Staff must file a clean copy of the tariff approved by this Notice of Approval, with the approved effective date, with Central Records to be marked *Approved* and kept in the Commission tariff book.
6. Albury Manor must, by April 1, 2022, provide to each ratepayer by mail, or by electronic mail if the ratepayer has agreed to receive communications electronically, notice of the rate

adjustments with the effective date of May 15, 2022, using the form attached to Albury Manor's February 7, 2022 supplement to the application.

7. By April 15, 2022, Albury Manor must file proof that it has provided notice as specified above.
8. The Commission denies all other motions and any other requests for general or specific relief that have not been expressly granted.

**Signed at Austin, Texas the 4th day of March 2022.**

**PUBLIC UTILITY COMMISSION OF TEXAS**

A handwritten signature in black ink, appearing to read 'G. R. Siemankowski', is written over a horizontal line.

---

**GREGORY R. SIEMANKOWSKI**  
**ADMINISTRATIVE LAW JUDGE**