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Received - 2023-03-16 08:20:58 PM
Control Number - 54565
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CSWR-TEXAS
Utility Operating Company
A CSWR Managed Utility

CSWR-Texas Utility Operating Company
1630 Des Peres Rd., Suite 140
Des Peres, MO 63131

SNGLP 750
CWC0923A *** 7000000187 00.0001.0187 187/1



LAGERLEF, CHRISTINE
162 PR 5743
THORNTON TX 76687

September 21, 2022

Welcome CSWR-Texas Customer!

As of September 21, 2022, CSWR-Texas Utility Operating Company, a Central States Water Resources (CSWR) company, is your new water service provider. We are committed to providing safe, reliable, and environmentally responsible water resources to you and your community today and every day.

Your current rate for water will remain unchanged at this time.

Our operations and maintenance professionals are here to serve and listen. We provide 24-hour emergency services for major utility issues with the water main line or plant, and we are open for general inquiries Monday through Friday from 7 am to 7pm. Our Customer Service can be reached toll-free at **866-301-7725**. You can also email us at support@cswrtextaswateruoc.com.

Please follow the instructions on your first bill to create an **online account** which will allow you to access various payment options. This can be done by going to our website at cswrtextaswateruoc.com. We have a *Customer Portal* which you can access to create your online account, and we also provide FAQs and Registration Instructions through this Customer Portal. You may also mail in your payment to the location provided on your billing statement.

We look forward to serving you and your community.

Sincerely,

CSWR-Texas Utility Operating Company

*Spoke w/ Juanita
11/28/22 - said she
had "0" balance?
should get a bill
in December.*



cswrtextaswateruoc.com



866-301-7725



support@cswrtextaswateruoc.com

Notice to Current Customers, Neighboring Systems, and Cities

CSWR-TEXAS UTILITY OPERATING COMPANY, LLC, CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) NO. 13290, NOTICE OF INTENT TO PURCHASE WATER FACILITIES AND TO TRANSFER WATER SERVICE AREA UNDER CCN NO. 11909 FROM LAKE LIMESTONE COVES WATER SYSTEM, INC. IN LIMESTONE AND ROBERTSON

To: LAGERLEF, CHRISTINE

Date Notice Mailed:

(Name of Customer, Neighboring System, or City)

162 PR 5743

(Address)

THORNTON

TX

76687

(City)

State

Zip)

CSWR-Texas Utility Operating Company, LLC

1650 Des Peres Rd, Suite 303

(Purchaser's Name)

(Address)

St. Louis, MO

63131

(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. 11909 in Limestone and Robertson counties, TX from:

Lake Limestone Coves Water System, Inc. P.O. Box 192

Marquez, TX 77865

(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 subdivisions:

Lake Limestone Coves, Limestone Coves, Summer Place.

The requested area includes 424 customer connections, is located approximately 14 mile(s) southeast of downtown Thornton, Texas, and is generally bounded on the north by Lake Limestone; on the east by Lake Limestone; on the south by Lake Limestone; and on the west by the intersection of County Road 740 and County Road 742.

The requested area includes approximately 576 acres, comprised of transferred area from Lake Limestone Coves Water System (CCN No. 11909) to CSWR-Texas Utility Operating Company, LLC (CCN No. 13290).

The application proposes the subtraction of approximately 576 acres from CCN No. 11909 and the addition of approximately 576 acres to CCN No. 13290.

See enclosed map showing the requested area.

This transaction will not have an effect on the current customer's rates and services.

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.

Aaron Sias

Utility Representative

CSWR-Texas

Utility Name

February 3, 2023

Dear Customer,

On February 3, 2023, we sent notice to you that CSWR-Texas Utility Operating Company, LLC ("CSWR-Texas" or the "Company") had filed a request with the Public Utility Commission of Texas ("PUCT") and other regulators to increase water and wastewater rates for its Texas customers. Because certain of our customers have multiple addresses on file, we are providing a copy of the notice to you at the alternate address that we have on file for you, which is the same notice you should have received previously. If you have already submitted a ratepayer protest or requested to intervene, you do not need to do so again.

Since 2019, the Company has invested over \$24 million in Texas water and wastewater systems. These investments are necessary to ensure that customers served by these systems are now receiving safe and reliable water and wastewater service. These investments have included rectifying issues related to all aspects of its facilities, including its wells, storage, pipes, pumps, disinfection, power and control systems, distribution systems, inflow and infiltration systems, lift stations, sludge treatment plants (blowers, piping, aeration or clarifier equipment), and non-discharging septic systems in addition to other functional issues. To date, the Company already has completed improvement projects at 16 of the systems acquired in Texas, has begun implementing improvements at 38 additional sites, and is in the design phase for improvements at the remaining 20 facilities. As a result, CSWR-Texas is seeking a revenue requirement for water operations of approximately \$7.4 million, which represents an increase of approximately \$3.5 million over revenues collected under current rates. In addition, CSWR-Texas is asking the PUCT to approve a total annual revenue requirement for wastewater operations of approximately \$2.2 million, which represents an annual increase of approximately \$1.1 million over revenues collected under current rates.

CSWR-Texas's rates are subject to the approval of the PUCT and certain municipalities. The Company has requested that rates take effect for all customers on March 10, 2023, which is 35 days after the filing of its application and issuance of this notice to customers. However, **no change in rates will take effect until such change is approved by the applicable regulatory authority.** The attached "Customer Notice" provides further information about this filing, including a description of the change in rates, instructions on how to review the entire application and how to protest the proposed rate change or formally intervene in this proceeding.

While we understand there is never a good time to raise rates, this increase is necessary to allow us to continue to meet our shared goals of providing outstanding wastewater service and safe and reliable drinking water delivered to your taps. It also ensures safe working conditions for our staff and continued prudent business practices.

We welcome any feedback from our customers, whether it is about the proposed rates or about our services. You can contact us at 1-866-301-7725 from 8:00 a.m. to 5:00 p.m., Monday through Friday, or email us at support@cswrTEXASuoc.com

Respectfully,
CSWR-Texas Management

NOTICE OF PROPOSED RATE CHANGE – WATER

CURRENT RATES						PROPOSED RATES									
Minimum Monthly Charge includes			1000 gallons			Minimum Monthly Charge includes			0 gallons						
Meter Size:						Meter Size:									
RESIDENTIAL						RESIDENTIAL									
5/8"			\$ 22.75			5/8"			\$ 54.03						
3/4"			\$ 22.75			3/4"			\$ 54.03						
1"			\$			1"			\$ 90.23						
1 1/2"			\$			1 1/2"			\$ 179.92						
2"			\$			2"			\$ 287.98						
3"			\$			3"			\$ 540.30						
Other:			\$			Other:			4", 6" & 8" \$ 900.68; 1,800.62; 2,881.42 Respectively						
GALLONAGE CHARGE:						GALLONAGE CHARGE:									
TIER		VOLUME			CHARGE per 1000 gals.		TIER		VOLUME			CHARGE per 1000 gals.			
Tier 1		1000	to	All	gals.	\$ 2.25	/1000 gals.	Tier 1		0	to	All	gals.	\$ 5.53	/1000 gals.
Tier 2			to		gals.	\$	/1000 gals.	Tier 2			to		gals.	\$	/1000 gals.
Tier 3			to		gals.	\$	/1000 gals.	Tier 3			to		gals.	\$	/1000 gals.
Tier 4			to		gals.	\$	/1000 gals.	Tier 4			to		gals.	\$	/1000 gals.
Tier 5			to		gals.	\$	/1000 gals.	Tier 5			to		gals.	\$	/1000 gals.
MISCELLANEOUS FEES						MISCELLANEOUS FEES									
Tap Fee			\$ 350.00			Tap Fee			\$ Actual Cost						
Reconnect Fee:						Reconnect Fee:									
Non-payment			\$ 25.00			Non-payment									
						(Maximum - \$25.00)			\$ 25.00						
Customer's Request			\$ 25.00			Customer's Request			\$ 25.00						
Transfer Fee			\$ 25.00			Transfer Fee			\$ 10.00						
Late Charge			\$ 5.00			Late Charge (Indicate either \$5.00 or 10%)			\$ 10 percent						
Returned Check Charge			\$ 25.00			Returned Check Charge			\$ 25.00						
Deposit			\$ 50.00			Deposit			\$ 50.00						
						(Maximum \$50.00)									
Meter Test Fee			\$ 25.00			Meter Test Fee			\$ 25.00						
						(Maximum - \$25.00)									

Regulatory Assessment of 1% is added to the minimum monthly charge and gallonage charges.
Additional fees and meter sizes may be shown on a separate page.

If applicable, list any bill payment assistance programs to low income ratepayers.

N/A

PUC DOCKET NO. 54565

RATEPAYER COMMENTS/REQUESTS TO INTERVENE

If you wish to PROTEST the proposed rate change, you must complete this form and file it electronically using the PUC Interchange Filer (<http://www.puc.texas.gov/industry/filings/E-FilingInstructions.pdf>) or mail the original to:

**Filing Clerk
Public Utility Commission of Texas
1701 North Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326**

No hearing will be held and the rates will be effective as proposed unless protests are received from at least 10% of ratepayers or from any affected municipality, or the Commission Staff requests a hearing.

CUSTOMER INFORMATION (please provide all of the requested information)

First Name: _____ Last Name: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

Address, City, State: _____

Location where service is received: _____
(if different from the mailing address)

Please select the applicable :

I wish to PROTEST the following proposed rate action/s:

☐ I wish to be a COMMENTER. I understand that: I am NOT a party to this case; my comments are not considered evidence in this case; and I have no further obligation to participate in the proceeding. Public comments may help inform the PUCT of the public concerns and identify issues to be explored. Please provide comments below. Attach a separate page, if necessary.

☐ **I am requesting to INTERVENE in this proceeding.** As an INTERVENOR, I understand that: I am a party to the case; I am required to respond to all discovery requests from other parties; I may be required to attend hearings, and if I file testimony, I may be cross-examined in the hearing; if I file any documents in the case, I must provide a copy to every other party in the case; and I acknowledge that I am bound by the Procedural Rules of the PUCT and the State Office of Administrative Hearings (SOAH).

Signature of Ratepayer: _____

Date: _____

**Si desea informacion en Espanol, puede llamar al
1-888-782-8477**

Hearing- and speech-impaired individuals with text telephones may contact the PUCT's Customer Assistance Hotline
at
512-936-7136

PUC DOCKET NO. 54565

NOTICE OF PROPOSED RATE CHANGE
PURSUANT TO
TEXAS WATER CODE §§ 13.1871 AND 13.18715

CSWR-Texas Utility Operating Company

Company Name

13290 (Water) & 21120 (Sewer)

CCN Number(s)

has filed a rate change application with the Public Utility Commission of Texas (Commission or PUCT). The application may be reviewed online at interchange.puc.texas.gov. You may also inspect a copy of the rate change application at your utility's office at the address below or at the Commission's office (1701 N. Congress Ave, Austin, TX 78701). The proposed rates will apply to service received after the effective date provided below, unless modified or suspended by the Commission. If the Commission receives a sufficient number of protests, separately or in a combined protest letter, from at least 835 ratepayers (10 percent of the utility's customers over whose rates the Commission has original jurisdiction) or from any affected municipality before the 91st day after the proposed effective date, the matter will be set for hearing. See **Protest Form** on the next page for instructions on how to protest.

EFFECTIVE DATE OF PROPOSED INCREASE: 3/10/2023

(must be at least 35 days after notice is provided to customers and 35 days after application is filed)

(Proposed rates requested by the utility are not final. The Commission may modify the rates and order a refund or credit against future bills all sums collected during the pendency of the rate proceeding in excess of the rate finally ordered plus interest.)

Reason(s) for Proposed Rate Change:

To recover revenues sufficient to cover the cost to provide safe and reliable service through maintenance and repairs

BILLING COMPARISON

Water

Existing	5,000 gallons:	\$ <u>31.75</u>	/mo	Proposed	5,000 gallons:	\$ <u>81.68</u>	/mo
Existing	10,000 gallons:	\$ <u>43.00</u>	/mo	Proposed	10,000 gallons:	\$ <u>109.33</u>	/mo

Water – Pass Through Charges

Existing	5,000 gallons:	\$ <u> </u>	/mo	Proposed	5,000 gallons:	\$ <u> </u>	/mo
Existing	10,000 gallons:	\$ <u> </u>	/mo	Proposed	10,000 gallons:	\$ <u> </u>	/mo

Sewer

Existing	5,000 gallons:	\$ <u> </u>	/mo	Proposed	5,000 gallons:	\$ <u> </u>	/mo
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Lake Limestone Coves & Summer Place

Subdivision(s) or System(s) Affected by Rate Change

1630 Des Peres Road Suite 140

Company Address

Des Peres

City

Missouri

State

63131

Zip

1-866-301-7725

Company Phone Number

\$286,417.00

Water Annual Revenue Increase

Water Pass-Through Annual Revenue Increase

Sewer Annual Revenue Increase

2/3/2023

Date Current Rate Change Notice Delivered

10/25/2006

Date of Last Rate Change