



## **Filing Receipt**

**Filing Date - 2024-03-11 02:15:44 PM**

**Control Number - 56021**

**Item Number - 280**

# **CY 2024 Registration of Submetered or Allocated Utility Service**

**Registration Number: Not Entered**

## **Property Owner**

VR Mayfield LP  
20333 State HWY 249  
Houston, TX 77070  
(281) 743-5133  
jdelzell@venterralliving.com

## **Property Manager**

Venterra Realty Management Company  
20333 State HWY 249, Suite 650  
Houston, TX 77070  
(281) 743-5133  
jdelzell@venterralliving.com

## **Property Where Utility Service Is Provided**

Mission Mayfield Downs Apartments  
2901 East Mayfield Rd  
Grand Prairie, TX 75052  
(972) 641-9600  
missionmayfield@venterralliving.com

**Property Type:** Apartment Complex

## **Information on Utility Service**

**Tenants are billed for?** Both Water and Wastewater  
**Submetered or Allocated?** Changing from Submetered to Allocated  
**Name of utility providing service:** City of Grand Prairie  
**Date billing begins:** 4/1/2024

## **Changing from Submetered to Allocated**

The following supporting documents were uploaded:  
Mayfield\_Request.pdf  
1459048 RFM.pdf

### **Method Used to Allocate Utility Charges**

The following methods are used:

- Occupancy Method
- Occupancy and Size of Rental Unit, Percentage = 50%

### **Method Used to Offset Charges for Common Areas**

The following methods were checked:

- Installed irrigation system that is/are separately metered or submetered.

### **Filing Party**

This registration was filed by the Property Owner.

**Mission Mayfield Downs  
2901 East Mayfield Rd.  
Grand Prairie, TX 75052**

March 11,2024

Chris Burch, Director  
Texas Public Utility Commission  
William B. Travis Building  
1701 N. Congress Avenue, 7<sup>th</sup> Floor  
Austin, Texas 78701

*Re: Mission Mayfield Downs Apartments  
2901 East Mayfield Rd, Grand Prairie TX 75052*

Dear Mr. Burch:

In accordance with Texas Public Utility Commission (“PUC”) Rule 24.279(d) entitled “Change from Sub-Metered to Allocated Billing” this shall serve as formal request by VR Mayfield Limited Partnership (“Mission Mayfield”) to convert from sub-metering billing to allocated or RUBS billing. Mission Mayfield contends there is “good cause” for the PUC to approve this conversion request as demonstrated herein due to equipment failure.

Mission Mayfield bills its residents per a water sub-metering system. Mission Mayfield has 258 apartment units. The water sub-meters at Mission Mayfield are approximately eleven (11) years old. Since purchasing the community at the end of 2022 we have noted a systematic failure of the installed meter systems. As of February 2024, the number of non-operating and malfunctioning water sub-meters numbers 77 out of 258, amounting to 30% of the community. Additionally, 30 transmitters associated with these meters are also in need of replacement.

The replacement cost of approximately 77 water sub-meters and related equipment needing to be replaced would come at a cost of \$7704. It is expected the remaining 181 water sub-meters will need to be replaced or need technician intervention in the near future, and at a minimum additional cost of \$18,110 for replacements.

Though Mission Mayfield understands the advantage of billing its residents per a water sub-metering methodology, replacing the current system will create undue economic hardship for the owners of the community. Consequently, Mission Mayfield is respectfully requesting the PUC approve the request to convert from a water sub-metering methodology to an allocated methodology; conditional on Mission Mayfield fulfilling the requirements set forth in PUC Rule 24.279.

Please advise if you have any questions or need any additional information. I can be reached by email at [jdelzell@venterralive.com](mailto:jdelzell@venterralive.com) or by phone at 281-743-5133.

Sincerely

A handwritten signature in cursive script that reads "Joshua Delzell".

Joshua Delzell  
Director of Ancillary Services  
Venterra Realty



## Request for Materials

ATTN: Property Manager

### 1. General Information

Date: 3/11/24

Property Name: Mission Mayfield

Property Account Number: 1459048

Quantity	Desc.	Cost Ea.	Totals
77	5/8"X3/4"X7.5" Meters w/ gaskets	\$67.20	\$5,174.40
30	Inovonics Transmitters	\$59.00	\$1,770.00
30	Remote Programming	\$19.00	\$570.00
1	Shipping and Handling	\$190.00	\$190.00
Sub total			\$7,704.40
Does not include Sales/Use Tax			
Total			\$7,704.40

All Applicable Taxes and Shipping Charges will be added to the Estimated Materials (noted above)

### 2. Property Address

Street	2901 East Mayfield Rd.	Telephone	
		Email	
City		State	Zip

### 3. Payment Method

See above Estimate XXXXXXXXXX 1 See above ESTIMATED Materials

4. Signature Required *YOU MUST SIGN THIS SECTION IN ORDER FOR US TO PROCESS YOUR REQUEST. FAILURE TO DO SO MAY DELAY PROCESSING.*

Purchase Order (optional): \_\_\_\_\_

County the property is located in: \_\_\_\_\_

Signature: \_\_\_\_\_

Telephone: \_\_\_\_\_

Print: \_\_\_\_\_

Date: \_\_\_\_\_

### Billing address if different than above property address

Name		City	
Street		State / Zip	

*Pricing includes costs associated with installing transmitters on meters installed at a reasonable installation height accessible by a 6 foot A-Frame ladder. Client is responsible for providing the means to safely access any and all locations that would not be accessible with a standard 6 foot A-Frame ladder.*

This is an estimated quote for materials only  
This quote is valid for 30 days  
PLEASE SEND SIGNED COPY TO [SERVICEWA@MINOLUSA.COM](mailto:SERVICEWA@MINOLUSA.COM)  
ATTENTION: Service Department