

**STATE OF NORTH CAROLINA
UTILITIES COMMISSION
RALEIGH**

DOCKET NO. WR-4108, SUB 0
DOCKET NO. WR-3310, SUB 1

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

In the Matter of	
Application by YCP Alcove, LLC, 26 Anvil)
Peak Drive, Garner, North Carolina 27529,)
for Authority to Transfer Certificate of)
Authority to Charge for Water and Sewer)
Utility Service in Alcove Garner Apartments)
in Johnston County, North Carolina)
	ORDER GRANTING TRANSFER OF CERTIFICATE OF AUTHORITY AND APPROVING RATES

BY THE COMMISSION: On October 24, 2022, YCP Alcove, LLC, (Applicant) filed an application with the Commission seeking authority to transfer the certificate of authority to charge for water and sewer utility service provided in Alcove Garner Apartments (formerly Cleveland Crossing Apartments) in Johnston County, North Carolina, from SW1 Cleveland Crossing, LLC. The Applicant purchases water and sewer utility service from Johnston County Public Utilities (JCPU).

Based upon the filings of the Applicant, the Public Staff recommends approval of a monthly administrative fee of \$9.07 (consisting of \$3.75 for the Applicant's meter reading, billing, and collection costs plus a pass through of JCPU's \$5.32 base charges for water and sewer service). Based upon 4,000 gallons per month usage and rates of \$4.40 per 1,000 gallons for water and \$7.25 per 1,000 gallons for sewer, the total monthly bill will be \$55.67 (\$46.60 usage charge and \$9.07 administrative fee).

Based upon the foregoing, the Commission grants the Applicant a certificate of authority to charge for water and sewer service provided in Alcove Garner Apartments in Johnston County, North Carolina and approves the Public Staff's recommendation. Further, the Commission concludes that if JCPU's base charges or usage rates should be reduced for any reason, the Applicant should be required to notify the Commission immediately for a tariff revision.

IT IS, THEREFORE, ORDERED as follows:

1. That YCP Alcove, LLC, is granted a certificate of authority to charge for water and sewer utility service provided in Alcove Garner Apartments in Johnston County, North Carolina, pursuant to N.C. Gen. Stat. § 62-110(g) and Commission Rules and Regulations in Chapter 18 Provision of Water and Sewer Service by Lessors. (See <http://www.ncuc.net/ncrules/Chapter18.pdf>). This Order shall constitute the Certificate of Authority to Charge for Water and Sewer Utility Service;

2. That the Schedule of Rates, attached as Appendix A, is approved and deemed to be filed with the Commission pursuant to N.C.G.S. § 62-138. Said Schedule of Rates is authorized to become effective for service rendered on and after the date of this Order;

3. That if JCPU's base charges or usage rates should be reduced for any reason, the Applicant shall notify the Commission immediately for a tariff revision;

4. That a copy of the Notice to Customers, attached as Appendix B, shall be mailed with sufficient postage or hand delivered by the Applicant to all its customers in Alcove Garner Apartments contemporaneously with the next billing to customers;

5. That the certificate of authority issued to SW1 Cleveland Crossing, LLC, in Docket No. WR-3310, Sub 0, is hereby canceled; and

6. That if the service area is sold or the ownership changes, the Applicant and the new owner shall file an Application for Transfer of Authority (Form WR2 may be found on the Commission's website – www.ncuc.net). Failure to do so may result in revocation of the certificate of authority and suspension of rates.

ISSUED BY ORDER OF THE COMMISSION.

This the 23rd day of November, 2022.

NORTH CAROLINA UTILITIES COMMISSION

A handwritten signature in black ink, reading "A. Shonta Dunston". The signature is fluid and cursive, with the first name "A." and last name "Dunston" clearly legible.

A. Shonta Dunston, Chief Clerk

SCHEDULE OF RATES

for

YCP ALCOVE, LLC

for water and sewer utility service in

ALCOVE GARNER APARTMENTS

Johnston County, North Carolina

Monthly Metered Rates:

Water usage charge, per 100 cubic feet (ccf)	\$3.29
Sewer usage charge, per 100 cubic feet (ccf)	\$5.42

or

Water usage charge, per 1,000 gallons	\$4.40
Sewer usage charge, per 1,000 gallons	\$7.25

Monthly Administrative Fee: \$9.07 per unit

Bills Due: On billing date

Bills Past Due: 25 days after billing date

Billing Frequency: Shall be monthly for service in arrears

**STATE OF NORTH CAROLINA
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**NOTICE TO CUSTOMERS
DOCKET NO. WR-4108, SUB 0
BEFORE THE NORTH CAROLINA UTILITIES COMMISSION**

Notice is hereby given that the North Carolina Utilities Commission has granted YCP Alcove, LLC (26 Anvil Peak Drive, Garner, North Carolina 27529), a certificate of authority to charge for water and sewer utility service provided in Alcove Garner Apartments in Johnston County, North Carolina, for the purpose of passing along the cost of purchasing water and sewer utility service from Johnston County Public Utilities. The rates approved by the Commission are as follows and are effective for service provided on and after the date of this Notice:

Monthly Metered Rates:

Water usage charge, per 100 cubic feet (ccf)	\$3.29
Sewer usage charge, per 100 cubic feet (ccf)	\$5.42

or

Water usage charge, per 1,000 gallons	\$4.40
Sewer usage charge, per 1,000 gallons	\$7.25

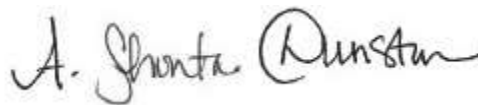
Monthly Administrative Fee: \$9.07 per unit

The average monthly residential water and sewer bill will be \$55.67, based on an estimated average usage of 4,000 gallons.

ISSUED BY ORDER OF THE COMMISSION.

This the 23rd day of November, 2022.

NORTH CAROLINA UTILITIES COMMISSION



A. Shonta Dunston, Chief Clerk