

**MEMORANDUM**

To: A. Shonta Dunston, Chief Clerk

From: Joanna Garcia-Morin  
Public Staff Water, Sewer and Telephone Division

Date: July 15, 2024

Re: **GEP XI Matthews, LP**  
**Docket No. WR-4670, Sub 0, Filed on June 26, 2024**  
**Docket No. WR-1851, Sub 8, Cross Point NC Partners, LLC**  
Application for Transfer of Authority to Charge for Water and/or Sewer  
Service and for Approval of Rates for Apartment Complexes and  
Manufactured Home Parks

Name: Avana Matthews Apartments (formerly Sardis Place at Matthews)  
County: Mecklenburg  
Supplier: City of Charlotte  
No. of Customers: 420  
Billing Method: Full Capture

The Public Staff has reviewed the subject filing and recommends approval of the Certificate of Authority transfer and rates as follows:

Water usage charge:	\$2.13 per ccf	or	\$2.85 per 1,000 gallons
Sewer usage charge:	\$5.93 per ccf	or	\$7.93 per 1,000 gallons
Monthly administrative fee:	\$6.64 per unit		
(\$3.75 billing fee + \$0.39 water base charges + \$2.50 sewer base charges)			

Based on 4,000 gallons average monthly usage, the monthly water/sewer utility bill is \$49.76, an increase of \$2.13 from the currently approved rates.

An order needs to be issued by July 26, 2024.

cc: Jon Barley  
Janice Fulmore  
Nick Jeffries  
Jenny Li  
Ann Winstead