



434 Fayetteville Street
Suite 2800
Raleigh, NC 27601
☎ 919.755.8700 📠 919.755.8800
www.foxrothschild.com

DAVID T. DROOZ
Direct No: 919.719.1258
Email: DDrooz@FoxRothschild.com

February 19, 2024

VIA ELECTRONIC FILING

Ms. A. Shonta Dunston
Chief Clerk
North Carolina Utilities Commission
430 North Salisbury Street
Dobbs Building
Fifth Floor, Room 5063
Raleigh, NC 27603

Re: In the Matter of Joint Application by Pluris Hampstead, LLC for Authority to Acquire the Sewer Utility Systems Serving Majestic Oaks and Hampstead Shopping Center, Forest Sound (f/k/a Southside Commons and Grey Bull), Majestic Oaks West, and Salter's Haven at Lea Maria in Pender County, NC from Old North State Water Company, Inc., and Approval of Rates
Docket Nos. W-1305 Sub 29 and W-1300 Sub 69
Notice of Decommissioning and Motion for Release of Bond

Dear Mr. Dunston:

The decommissioning of certain assets associated with Majestic Oaks' wastewater system has been completed and in accordance therewith, Old North State Water Company, Inc. (ONSWC) herewith provides this Notice of Decommissioning and Motion for Release of Bond for filing in the above referenced dockets.

Thank you for your assistance with this filing.

A Pennsylvania Limited Liability Partnership

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California Colorado Delaware District of Columbia Florida Georgia Illinois Massachusetts Minnesota Missouri
Nevada New Jersey New York North Carolina Oklahoma Pennsylvania South Carolina Texas Washington

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Ms. A. Shonta Dunston
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If you should have any questions, please do not hesitate to contact me.

Sincerely,

/s/ David T. Drooz

David T. Drooz

Enclosures

cc: Parties and Counsel of Record
Commission Staff – Legal
NC Public Staff

pbb

**STATE OF NORTH CAROLINA
UTILITIES COMMISSION
RALEIGH**

Docket No. W-1300, Sub 69
Docket No. W-1305, Sub 29

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

In the Matter of		
Joint Application by Pluris)	
Hampstead, LLC, 5950)	
Berkshire Lane, Suite 800,)	
Dallas, Texas, 75225, for)	
Authority to Acquire the)	
Sewer Utility Systems Serving)	
Majestic Oaks and)	
Hampstead Shopping Center,)	
Forest Sound (formerly)	
Southside Commons and)	
formerly Grey Bull), Majestic)	
Oaks West, and Salter's)	
Haven at Lea Marina in)	
Pender County, North)	
Carolina, from Old North State)	
Water Company, Inc., and)	
Approval of Rates)	
		NOTICE OF DECOMMISSIONING AND MOTION FOR RELEASE OF BOND

NOW COMES Old North State Water Company, Inc. ("ONSWC" or "Company") and notifies the North Carolina Utilities Commission that decommissioning of certain assets associated with the Majestic Oaks wastewater system has been completed. In addition, ONSWC requests its cash bond for the Salter's Haven at Lea Marina part of Majestic Oaks be returned to ONSWC, and that the surety bond amounts assigned to the other systems in this docket be added to the unassigned surety bond amount.

1. On May 19, 2023, the Commission issued its Order Approving Stipulation, Approving Transfer, Granting Franchises, Approving Rates, and Requiring Customer Notice in Docket Nos. W-1300, Sub 69, and W-1305, Sub 29 ("Transfer Order"). The Transfer Order approves transfer of the wastewater utility franchises for the above-captioned systems (collectively called "Majestic Oaks") from ONSWC to Pluris Hampstead, LLC ("Pluris").

2. The Transfer Order in decretal paragraph 10 provides:

That after closing of the sale of the subject ONSWC assets to Pluris, and within the time specified below:

(a) ONSWC shall decommission the Majestic Oaks WWTP. Such decommissioning of the Majestic Oaks WWTP shall include, but not necessarily be limited to: (i) removal of the Majestic Oaks WWTP; (ii) removal of all fences, and (iii) leveling and placing seed with straw cover over the two ponds on the Majestic Oaks WWTP site; and

(b) For the infiltration pond located on Majestic Oaks Drive on land owned by the Majestic Oaks Property Owners Association ONSWC shall: (i) totally remove the fence around the existing infiltration pond; (ii) remove the dam or pond walls; (iii) level the pond site; (iv) create positive drainage to the easterly ditch, and (v) place seed with straw cover over the infiltration pond site;

3. Further, the Transfer Order in decretal paragraph 14 provides:

That ONSWC shall notify the Commission when the decommissioning of the Majestic Oaks WWTP, infiltration pond, and related activities specified herein has been completed by making a filing in these dockets upon completion but no later than November 1, 2023.

4. The Transfer Order also provides in decretal paragraph 11:

That \$50,000 of Pluris Hampstead, LLC's unassigned surety bond is assigned to the Majestic Oaks, Majestic Oaks West, Salters Haven

at Lea Marina Phases 1 and 2, and Forest Sound service areas. The remaining unassigned bond surety shall be \$75,000....

5. The closing for the transfer occurred on September 15, 2023.

6. ONSWC has now completed its decommissioning of Majestic Oaks in compliance with the Transfer Order. In connection with the decommissioning, the North Carolina Department of Environmental Quality determined that the Majestic Oaks wastewater treatment plant permit issued to ONSWC could be rescinded. See Attachment 1.

7. Majestic Oaks is now owned and operated by Pluris, and the requisite bond amount has been assigned from the previously unassigned surety bond of Pluris.

8. On September 27, 2021, in a contiguous extension under Docket No. W-1300, Sub 56, ONSWC posted a cash bond of \$10,000 for Salter's Haven at Lea Marina. Salter's Haven at Lea Marina is one of the systems under the Majestic Oaks umbrella and is now covered by the bond from Pluris.

9. The other systems under the Majestic Oaks umbrella are secured by assignment of portions of the surety bond provided by ONSWC through an irrevocable letter of credit from BNY Mellon, NA. In particular, there is a \$20,000 bond for Majestic Oaks and Hampstead Shopping Center (Docket No. W-1300, Sub 0); a \$10,000 bond for Majestic Oaks West (Docket No. W-1300, Sub 30); and a \$10,000 bond for Forest Sound (Docket No. W-1300, Sub 20). These systems are likewise now covered by the bond from Pluris.

10. On September 29, 2021, the Commission issued an order in Docket No. W-1300, Sub 56, that accepted for Salter's Haven at Lea Marina Subdivision Phases 1 and 2 the \$10,000 cash bond provided by ONSWC.

11. As ONSWC has completed decommissioning of Majestic Oaks and closed on the transfer of the system and the franchise and bonding are now under Pluris, there is no reason for the Commission to continue to apply the \$10,000 cash bond to the contiguous extension to Salter's Haven at Lea Marina or the \$40,000 of surety bonds assigned to Majestic Oaks, Majestic Oaks West, and Forest Sound.

12. Accordingly, ONSWC requests that the \$10,000 cash bond be returned to ONSWC, and that the \$40,000 assigned from the surety bond be released so it can be added to unassigned bond amount for ONSWC.

WHEREFORE, ONSWC asks that the Commission (i) accept this notice of decommissioning, (ii) return the \$10,000 cash bond for Salter's Haven at Lea Marina to ONSWC, and (iii) add the \$40,000 of bonds for Majestic Oaks, Majestic Oaks West, and Forest Sound to the unassigned bond amount for ONSWC.

Respectfully submitted, this the 19th day of February, 2024.

FOX ROTHSCHILD LLP

By: /s/ David T. Drooz

Fox Rothschild LLP

434 Fayetteville Street

Suite 2800

Raleigh, NC 27601

(919) 755-8700

DDrooz@foxrothschild.com


Attorney for

Old North State Water Company, Inc.

VERIFICATION


John McDonald, being duly sworn, deposes and says:

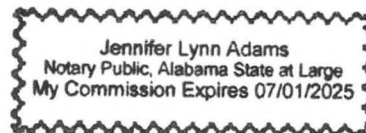
That he is the President of Old North State Water Company, Inc.; that he has read and is familiar with the facts set out in the foregoing Notice of Decommissioning and Motion for Release of Bond; and that the same is true of his knowledge except as to those matters stated on information and belief, and as to those he believes them to be true.

/s/ 
John McDonald

State of Alabama
Jefferson County

Sworn to and subscribed before me
this the 19th day of February 2024.


Notary Public signature
Jennifer Lynn Adams
Notary Printed Name



My Commission Expires: 07/01/2025
Date

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Decommissioning and Motion for Release of Bond has been served on all counsel of record for all parties in these dockets by either depositing same in a depository of the United States Postal Service, first-class postage prepaid, or by electronic delivery.

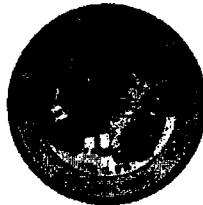
This the 19th day of February, 2024.

By: /s/ David T. Drooz
Fox Rothschild LLP
434 Fayetteville Street
Suite 2800
Raleigh, NC 27601
(919) 755-8700
DDrooz@foxrothschild.com
Attorney for
Old North State Water Company, Inc.

ROY COOPER
Governor

ELIZABETH S. BISER
Secretary

RICHARD E. ROGERS, JR.
Director



NORTH CAROLINA
Environmental Quality

W-1300 Sub 69

W-1305 Sub 29

ATTACHMENT 1

January 4, 2024

SEAN McMILLAN – CHIEF OPERATING OFFICER
OLD NORTH STATE WATER COMPANY, LLC
3212 6TH AVENUE SOUTH – SUITE 200
BIRMINGHAM, ALABAMA 35222

Subject: Permit No. WQ0030088
Permit Rescission
Majestic Oaks WWTP
High-Rate Infiltration System
Pender County

Dear Mr. McMillan,

In response to your rescission request received on January 3, 2024, for the subject high-rate infiltration system permit, staff from the Wilmington Regional Office have reviewed your request and determined that the Division can rescind the subject permit. Accordingly, the Division has rescinded Permit No. WQ0030088 effective immediately.

If in the future you want to operate the subject non-discharge system, you must first apply for and receive a new permit. Please be advised that construction and/or operation of the subject facilities without a valid permit is a violation of G.S. 143-215.1, and may subject you to appropriate enforcement actions pursuant to G.S. 143-215.6A, 6B, and 6C. The Division may assess civil penalties of up to \$25,000 per day per violation for failure to secure a valid permit.

If you need additional information concerning this letter, please contact Nathaniel Thornburg at (919) 707-3653 or nathaniel.thornburg@deq.nc.gov.

Sincerely,

DocuSigned by:

Nathaniel Thornburg

D1043082680C463...

Richard E. Rogers, Jr., Director
Division of Water Resources

cc: Pender County Health Department (Electronic Copy)
Wilmington Regional Office, Water Quality Regional Operations Section (Electronic Copy)
Laserfiche File (Electronic Copy)



North Carolina Department of Environmental Quality | Division of Water Resources
512 North Salisbury Street | 1617 Mail Service Center | Raleigh, North Carolina 27699-1617
919.707.9000

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