

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

NOTIFICATION OF REVISED RATES AND FEES FOR APARTMENT COMPLEXES AND MANUFACTURED HOME PARKS CHARGING FOR WATER AND/OR SEWER SERVICE PURSUANT TO G.S. 62-110(G)

COMPANY

1. Name of current certified owner Abberly Liberty Crossing, LLC
2. Business mailing address of owner 16200 Croft Drive
City and state Charlotte, NC Zip Code 28269
3. Business telephone number 704-817-1200 Business fax number _____
4. Business email address hasabiston@hnhunt.com
5. Name, telephone number, and fax number for person to contact concerning this notification:
Kristen Sabiston, 704-817-1200

UTILITY SERVICE AREA

6. Name of Apartment Complex or Manufactured Home Park Abberly Liberty Crossing
7. Docket number on current schedule of rates WR-4137, Sub 1
8. County Mecklenburg

PROPOSED AND PRESENT RATES

- | | <u>Proposed Rates</u> | <u>Present Rates</u> |
|--|--------------------------------------|----------------------|
| 9. Water usage rate (not to exceed supplier's unit consumption rate): | <u>\$2.84</u> | <u>\$2.71</u> |
| 10. Sewer usage rate (not to exceed supplier's unit consumption rate): | <u>\$7.93</u> | <u>\$7.57</u> |
| 11. Are the usage rates listed above per ccf or per 1,000 gallons? | <u>1000 Gallons</u> | <u>1000 Gallons</u> |
| 12. Monthly administrative fee: | <u>(\$0.09+\$0.50+\$3.75) \$4.34</u> | <u>\$4.32</u> |
- (NOTE: NCUC Rule R18-6(a) specifies that no more than \$3.75 may be added to the cost of purchased water and sewer service as an administrative fee to compensate the provider for meter reading, billing, and collection. An additional administration fee amount may be requested to compensate the provider for administrative fees imposed by the supplier)
13. Bills past due 25 days after billing date (NCUC Rule R18-7(d) specifies that bills shall not be past due less than twenty-five (25) days after billing date).
 14. Bills Due: On billing date.
 15. Billing Frequency: Shall be monthly for service in arrears.
 16. Effective date of the supplier's rate increase July 1st, 2024

REQUIRED EXHIBITS

17. Enclose a copy of the supplier's schedule of new rates that will be charged to the provider for purchased water.
18. Enclose a copy of the supplier's schedule of new rates that will be charged to the provider for purchased sewage treatment.
19. If the company is requesting an increase in the administrative fee, see instructions on the reverse.

INSTRUCTIONS

20. Pursuant to NCUC Rule R18-6(b), an apartment complex or manufactured home park may increase its rates by filing this notification of revised rates and fees with the Commission. The rates proposed on this notification will become effective on the later of: (1) the effective date of the increase in rates by your supplier of water and purchased sewage treatment, or (2) fourteen (14) days after the date the notification was filed with the Commission, unless the rates are suspended or disapproved by Commission Order issued within 14 days of the filing of this notification.

INSTRUCTIONS (continued)

Docket #
WR-4137, sub 2

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21. A separate notification should be filed for each apartment complex or manufactured home park.
22. **Line 1** - The Company's name listed on Line 1 should be the name of the current owner as certified by the Commission. Do not list the name of the billing and collection company or the management company. Under General Statute 62-111, any transfer of the authority to charge rates requires prior approval by the Commission. If the system has been transferred without prior Commission approval, the new owner should immediately file a transfer application with the Commission. Until a transfer application is filed and approved, the new owner has no authority to charge rates. The transfer application form may be obtained by calling the Public Staff – Water Division at (919) 733-5610 or from the Commission's website at www.ncuc.net by accessing Applications (Water/Wastewater Resale Applications).
23. **Line 2** – The business mailing address listed on Line 2 should be the mailing address for the current owner as certified by the Commission. Do not list the mailing address for the billing and collecting company or the management company.
24. **Line 6** – The name of the apartment complex or manufactured home park listed on Line 6 should be the name as certified by the Commission. If the name of the apartment complex or manufactured home park has been changed since the authority was granted by the Commission, list both the original name and the current name. For example, Happy Hollow (formerly High Ridge).
25. **Line 7** – The docket number, which begins with "WR-", as listed on the current schedule of rates for the apartment complex or manufactured home park, should be included on this line.
26. **Line 19** - Enclose a copy of the current agreements or contracts covering the provision of billing and collection and meter reading services or other documentation supporting the requested increase in the administrative fee. Enclose an exhibit listing the master meters serving the apartment complex or mobile home park, indicating for each master meter the size of the meter. Apartment complexes should also indicate the number of apartment buildings served by the meter, and the number of apartments in each apartment building.
27. **Line 20** – The notification should be signed by the owner or management company, not the billing and collecting company.
28. **MAIL TO** – Submit one (1) original application with original notarized signature and required exhibits, plus eight (8) additional collated copies to: [USPS address] Chief Clerk's Office, North Carolina Utilities Commission, 4325 Mail Service Center, Raleigh, North Carolina 27699-4325, or [overnight delivery at street address] Chief Clerk's Office, North Carolina Utilities Commission, 430 North Salisbury Street, Raleigh, North Carolina 27603. Provide a self-addressed stamped envelope, plus additional copies, if a file-stamped copy is requested by the Applicant.
29. **QUESTIONS** – For any questions concerning this notification form, please contact the Public Staff – Water Division at (919) 733-5610.

SIGNATURE

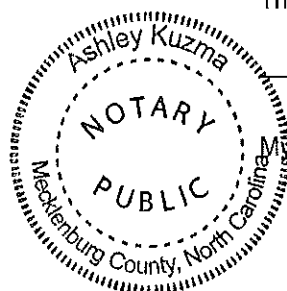
30. Application shall be signed and verified by the Applicant.

Signature Kristen Sebastian

Date 7/12/2024

31. (Typed or Printed Name) Kristen Sebastian
personally appearing before me and, being first duly sworn, says that the information contained in this application and in the exhibits attached hereto are true to the best of his/her knowledge and belief.

This the 12 day of July, 2024.



[Signature]
Notary Public

Commission Expires: Feb 17, 2025
Date

Docket #
WR-4137, sub 2

Abberly Liberty Crossing
Master Meter Exhibit

WR-4137

Account #	Meter Number (Compound Meters)	Meter Size	Service Address	# of Dwelling Units	Water Base Charge	Water Fixed Charge	Sewer Base Charge	Sewer Fixed Charge
1178459-444050	1210070517	3"	16208 Croft Dr	320	\$23.85	\$6.16	\$156.59	\$6.16
Total:				320	\$23.85	\$6.16	\$156.59	\$6.16
Per Dwelling Unit Charge:					\$0.07	\$0.02	\$0.49	\$0.02

Common Area Accounts

Account #	Meter Number (Compound Meters)	Meter Size	Service Address	# of Dwelling Units	Service Purpose
1178459-444050	120652777	1"	16208 Croft Dr	0	Comm
1178459-444060	120664359	6"	16208 Croft Dr	0	Fire
1178459-450666	122336317	1"	14210 Liberty Enclave	0	Fire
1178459-450666	120664432	1"	14210 Liberty Enclave	0	Irrigation
1178459-450687	122336318	1"	14329 Liberty Enclave	0	Fire
1178459-450687	120664444	1"	14329 Liberty Enclave	0	Irrigation
1178459-444061	120652778	1"	15010 Flagpole Dr	0	Comm
1178459-444061	120652734	6"	15010 Flagpole Dr	0	Fire
1178459-450666	1210251369	3"	14210 Liberty Enclave	0	Common Area
1178459-450687	1210251368	3"	14329 Liberty Enclave	0	Common Area
1178459-444061	1201027463	3"	15010 Flagpole Dr	0	Common Area

Admin Fee	Total Water Base Charges	Total Sewer Base Charges	Total
\$ 3.75	\$0.09	\$0.50	\$ 4.34

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Docket #
WR-4137, Sub 2

Abberly Liberty Crossing
City of Charlotte, Water/Sewer Usage Rates

WR-4137

Tier Allotment (per)			# of Dwelling Units		Allotment Total	Rates
First	4	x	320	=	1280	\$1.98
Next	4	x	320	=	1280	\$2.56
Next	8	x	320	=	2560	\$5.91
Last	Remainder		N/A		Remainder	\$11.20

Water Rates:

Meter Number	Meter Size	Service Address / Building	Units Served	x 4,000 Gallons (converted to CCF)	1st 1280 CCF (\$1.98)	Next 431 CCF (\$2.56)	Next 0 CCF (\$5.91)	Remainder (\$11.20)	Total	Total \$ / Total Consumption
1210070617	3"	16208 Croft Dr	320	1,711	\$2,534.40	\$1,103.36	\$0.00	\$0.00	\$3,637.76	\$2.13
			Total Units:	320						

Average Usage: 1,711

Average Rate per CCF: \$2.13
Average Rate per KGAL: \$2.84

Tier Allotment (CCF)			# of Dwelling Units		Allotment Total	Rates
First	16	x	320	=	5120	\$5.93
Last	Remainder		N/A		Remainder	\$0.00

Sewer Rates:

Meter Number	Meter Size	Service Address / Building	Units Served	x 4,000 Gallons (converted to CCF)	1st 1711 CCF (\$5.93 per ccf)	Remainder	Total	Total \$ / Total Consumption
1210070617	3"	16208 Croft Dr	320	1,711	\$10,147.58	\$0.00	\$10,147.58	\$5.93
			Total Units:	320				

Average Usage: 1,711

Average Rate per CCF: \$5.93
Average Rate per KGAL: \$7.83

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Home (<https://www.charlottenc.gov/water/Home>) / Rates & Billing
(<https://www.charlottenc.gov/water/Rates>) / FY25 Water & Sewer Rates and Fees*

FY25 Water & Sewer Rates and Fees*

Effective 07/01/2024- 06/30/2025

Residential Rates & Fees

Water Usage:

Tier 1 (1-4 Ccf): \$1.98/Ccf
Tier 2 (5-8 Ccf): \$2.56/Ccf
Tier 3 (9-16 Ccf): \$5.91/Ccf
Tier 4 (Over 16 Ccf): \$11.20/Ccf

Sewer Usage

\$5.93 Per Ccf of Water Used (up to 16 Ccf)

Fixed Fees

Water: \$6.16/month
Sewer: \$6.16/month

Availability Fees

Water 5/8-inch Connection Size: \$1.44/month
Water 1-inch Connection Size: \$3.61/month
Sewer 5/8-inch Connection Size: \$9.48/month
Sewer 1-inch Connection Size: \$23.73/month
Disconnection Fee: \$28.00
Reconnection Fee: \$28.00

Irrigation Meter Rates

Tier 3 (1-16 Ccf): \$5.91

Tier 4: (17+ Ccf): \$11.20

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Commercial Rates & Fees

Volumetric Rates

Water Charge per Ccf: \$3.43

Sewer Charge per Ccf: \$5.93

Monthly Water and Sewer Fixed Fees

Water Fixed Fee: \$6.16

Sewer Fixed Fee: \$6.16

Monthly Water & Sewer Availability Fees

Meter Size	Water Availability Fee	Sewer Availability Fee
(5/8" meter)	\$1.44	\$9.48
1"	\$3.61	\$23.73
1 ½"	\$7.23	\$47.45
2"	\$11.56	\$75.92
3"	\$23.85	\$156.59

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Meter Size	Water Availability Fee	Sewer Availability Fee
4"	\$39.27	\$257.81
6"	\$79.50	\$521.95
8"	\$159.01	\$1,043.90
10"	\$303.56	\$1,992.91
12"	\$383.06	\$2,514.86

Irrigation Meter Rates

Tier 3 (1-16 Ccf): \$5.91

Tier 4: (17+ CCf): \$11.20

Private Fire Line Volumetric Rate

\$3.43per Ccf

Monthly Fire Line Fee

Size	Fire Line Fee
Less than 4"	\$1.13
4"	\$8.26
6"	\$18.58

Size	Fire Line Fee
8"	\$37.16
10"	\$46.45
12"	\$72.77

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Hydrant Connection Fees

- \$100 Deposit

Connection Size	Monthly Fee	Setup Fee
2 ½"	\$34.23	\$60.34
4"	\$302.08	\$226.90

- Water Usage per Ccf: \$3.43

Plan Review Fees

Service	Fee/Metric
Backflow Prevention Review	\$204/occurrence
Backflow Prevention Device Inspection	\$471/occurrence
Infrastructure Permit: Project Initiation	\$447/occurrence
Infrastructure Permit: Plan Review	\$1.57/Linear Foot
Infrastructure Permit: Inspection	\$6.85/Linear Foot
CCTV Inspection	At Cost
Infrastructure Permit: Revision to Approved Plans (RTAP)	\$298/Occurrence

Industrial & Commercial Surcharge Rates

Surchargeable Parameters for Monitored Industrial Users	Surchargeable Level	Units Charged	Fee
COD - Chemical Oxygen Demand	any amount > 500 mg/L	Per pound	\$0.1295/ pound
(IWCD)			
TSS – Total Suspended Solids	any amount > 250 mg/L	Per pound	\$0.3698/ pound
(IWSS)			
NH3 - Ammonia	any amount > 20 mg/L	Per pound	\$3.4531/ pound
(IWAM)			
IWC – Industrial Waste Charge	The IWC charge is applied to 100 % of Industrial Waste discharged by SIUs.	per Ccf	\$0.5011/ Ccf
(SCSM or SCSU)			

Docket # WR-4137,
Units Charged Fee Sub 2
07/01/24

Pocket # WR-4137, Sub 2

Surchargeable Parameters for Monitored Industrial Users	Surchargeable Level	Units Charged	Fee 07/01/24
IWC – Industrial Waste Charge	The IWC charge is applied to 100 % of incoming water for Commercial Customers.	per Ccf	\$0.5011/ Ccf
(SCIW)			
Non-Monitored High Strength Charge	The High Strength Charge is applied to 100% of incoming water for Commercial Customers.	per Ccf	\$2.98/ Ccf
(SEHS)			

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Related Resources:

Industrial Sewer Charges - Breweries (PDF, 2MB)

(</files/assets/water/v/1/documents/rates-and-billing/current-rates-page/brewery-1pgr-fy24-up.6.30.23.pdf>).

Industrial Surcharge 1pgr - General (PDF, 2MB) (</files/assets/water/v/1/documents/rates-and-billing/current-rates-page/industrial-surcharge-1pgr-general-fy24-up.6.30.23.pdf>)

Industrial Surcharge 1pgr - Monitored (PDF, 1MB)
(</files/assets/water/v/1/documents/rates-and-billing/current-rates-page/industrial-surcharge-1pgr-monitored-fy24-up.6.30.23.pdf>)

Rate Change Presentation (PDF, 983KB) (/files/assets/water/v/1/documents/rates-and-billing/current-rates-page/2024_ratechangepresentation.pdf)

Connection & System Development Fees

System Development Fees for City of Charlotte, NC

Pursuant to N.C.G.S. 162A, Article 8, the City of Charlotte engaged a consultant to analyze Charlotte Water's system development fees. The resulting System Development Fee Analysis was completed on January 23, 2023 and made available for public comment on March 20, 2023. Please see the link below for the analysis. Comments related to the analysis can be emailed to SDFComments@charlottenc.gov (<mailto:SDFComments@charlottenc.gov>). The City Council will conduct a public hearing on the City of Charlotte's FY 2024 Budget on May 8, 2023. Any changes to system development fees will be considered at the public hearing.

Charlotte Water System Development Fee Report (3.20.23) (PDF, 356KB)
(</files/assets/water/v/1/documents/rates-and-billing/clt-w-sdf-report-1-27-23.pdf>)

Water Connection & Water/Sewer System Development Fees

Docket # WR-4137, Sub 2

Water Meter Size/Type	Water Connection Fee	Water System Development Fee	Sewer System Development Fee
5/8" (Domestic Only)	\$4,332	\$1,298	\$5,052
1" (Domestic Only)	\$7,213	\$3,244	\$12,631
1 1/2"	\$21,852	\$6,488	\$25,262
2"	\$25,919	\$10,381	\$40,419
3" Compound, Class I	N/A	\$20,762	\$80,838
3" Compound, Class II	\$70,093	\$22,709	\$88,416

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Water Meter Size/Type	Water Connection Fee	Water System Development Fee	Sewer System Development Fee
4" Compound, Class I	N/A	\$32,441	\$126,309
4" Compound, Class II	\$57,364	\$38,929	\$151,571
6" Compound, Class I	At Cost	\$64,882	\$252,618
6" Compound, Class II	At Cost	\$87,591	\$341,034
8" Compound, Class I & II	At Cost	\$103,812	\$404,189
3" Ultrasonic	\$68,493	\$32,441	\$126,309
4" Ultrasonic	\$54,864	\$57,096	\$222,304

Water Meter Size/Type	Water Connection Fee	Water System Development Fee	Sewer System Development Fee
6" Ultrasonic	At Cost	\$90,835	\$353,665
8" Ultrasonic	At Cost	\$181,670	\$707,330
10" Ultrasonic	At Cost	\$291,970	\$1,136,781
12" Ultrasonic	At Cost	\$356,852	\$1,389,399
4" FMCT	At Cost	\$45,418	\$12,631
6"x 1.5" FMCT	At Cost	\$103,812	\$25,262
6" x 2" FMCT	At Cost	\$103,812	\$40,419
8" FMCT	At Cost	\$181,670	\$40,419
10" x 2" FMCT	At Cost	\$285,482	\$40,419

Water Meter Size/Type	Water Connection Fee	Water System Development Fee	Sewer System Development Fee
10" x 12" x 2" FMCT	At Cost	\$324,411	\$40,419
12" FMCT w/ 2-inch at Crossover	At Cost	\$285,482	\$1,111,519
2" Fire Line	At Cost	\$10,381	N/A
4" Fire Line	At Cost	\$25,953	N/A
6" Fire Line	At Cost	\$58,394	N/A
8" Fire Line	At Cost	\$116,788	N/A
10" Fire Line	At Cost	\$145,985	N/A
12" Fire Line	At Cost	\$228,775	N/A
3" Singlejet	N/A	\$20,762	\$80,838
4" Singlejet	N/A	\$32,441	\$126,309

Water Meter Size/Type	Water Connection Fee	Water System Development Fee	Sewer System Development Fee
6" Singlejet	At Cost	\$64,882	\$252,618
3" Turbine, Class I	N/A	\$22,709	\$88,416
4" Turbine, Class I	N/A	\$40,876	\$159,149
6" Turbine, Class I	At Cost	\$84,347	\$328,403
10" Turbine, Class II	At Cost	\$272,505	\$1,060,996
12" Turbine, Class II	At Cost	\$343,876	\$1,338,875
5/8" Split Irrigation (Residential Only)	\$2,480	N/A	N/A

Water Meter Size/Type	Water Connection Fee	Water System Development Fee	Sewer System Development Fee
3/4" Irrigation (Dual Check)	\$4,332	\$1,298	N/A
1" Irrigation (Dual Check)	\$7,213	\$3,244	N/A

Sewer Connection Fees

Sewer Service Size	Sewer Connection Fee
4"	\$5,957
6" & Larger	At Cost
1 ½" LPSS	\$5,957
2" LPSS & Larger	At Cost

Meter Charges

Docket # WR-4137, Sub 2

Meter Size	Meter Charge
5/8"	\$182.00
1"	\$277.00

Schedule of Security Deposit Charges by Meter Size

Customer Type	5/8"	1"	1-1/2"	2"	3"	4"
Auto Dealer / Service Station / Body Shop	\$25	\$25	\$25	\$50	\$75	\$100
Beauty Shop	\$25	\$25	\$25	\$50	\$75	\$100
Car Wash	\$100	\$100	\$100	\$100	\$100	\$100
Church	\$7	\$25	\$25	\$50	\$75	\$100
Dry Cleaner	\$7	\$25	\$25	\$50	\$75	\$100
Fire Line	\$7	\$7	\$7	\$7	\$7	\$7
Garage	\$7	\$25	\$25	\$50	\$75	\$100

Customer Type	5/8"	1"	1-1/2"	2"	3"	4"
Grocery / Convenience Store	\$7	\$25	\$25	\$50	\$75	\$100
Hotel / Motel	\$100	\$100	\$100	\$100	\$100	\$100
Irrigation*	\$25	\$100	\$100	\$100	\$100	\$100
Laundry	\$100	\$100	\$100	\$100	\$100	\$100
Mobile Home Park	\$100	\$100	\$100	\$100	\$100	\$100
Office	\$7	\$25	\$25	\$50	\$75	\$100
Paint Shop	\$25	\$25	\$25	\$50	\$75	\$100
Pool Hall / Lounge	\$100	\$100	\$100	\$100	\$100	\$100
Residence, SF / Duplex	\$0	\$25	\$25	\$50	\$75	\$100
Residence, Multi Family	\$100	\$100	\$100	\$100	\$100	\$100

Customer Type	5/8"	1"	1-1/2"	2"	3"	4"
Restaurant, Carryout	\$25	\$25	\$25	\$50	\$75	\$100
Restaurant, Dine In	\$100	\$100	\$100	\$100	\$100	\$100
School / Day Care	\$100	\$100	\$100	\$100	\$100	\$100
Stadium	\$100	\$100	\$100	\$100	\$100	\$100
Studio	\$25	\$25	\$25	\$50	\$75	\$100
Theater	\$7	\$25	\$25	\$50	\$75	\$100
Warehouse	\$7	\$25	\$25	\$50	\$75	\$100
Not Specified Above	\$7	\$25	\$25	\$50	\$75	\$100

**ADDENDUM TO UTILITY BILLING SERVICE AGREEMENT
BETWEEN
YES ENERGY MANAGEMENT, INC. ("YES") AND HHHUNT ("CLIENT")
(this "Addendum")**

Addendum Effective Date: November 8, 2022

YES Pin #: 100056674

YES Order #: 348435

Client and YES revise their Utility Billing Service Agreement dated November 12, 2014 (the "Agreement") as follows:

1. YES agrees to provide the services specified below as part of Schedule A (Fee Schedule) under the terms of the Agreement. The services shall be provided to the Properties as outlined in Exhibit 1 (Property List).

Monthly Fees				
License	UOM	Count	\$/UOM	Monthly Fee Increase/Decrease
Billing Service Fee	bill sent	TBD	\$3.00	billed in arrears
Utility Billing				included
Meter Maintenance	meter	TBD	\$0.75	billed in arrears
Total				TBD

Additional Terms

2. **PAYMENT TERMS (excluding applicable taxes):**
 - a) **Monthly Fees:** All Monthly Fees will be billed monthly in arrears and are due 30 days from the date the invoice is sent to Client.
 - b) If a Property using both Utility Billing and Utility Expense Management services activates Utility Expense Management services without the Utility Billing service, a \$125.00/Property/month minimum charge shall apply. This minimum shall not apply to any Property priced above on a per account/meter processed basis.
3. YES will attempt to pass through its service Fees to tenants where allowed by law. However, Client acknowledges and accepts that Client may have to pay part or all of these Fees.
4. To the extent that Client requests that YES invoice residents an administrative fee higher than the Fees outlined in the Fee Schedule of the Agreement, Client represents and warrants that the portion of the administrative fee being retained by Client is an accurate representation of Client's costs relating to such service. Client agrees to indemnify, defend, and hold YES harmless from and against any and all claims, demands, losses, judgments, costs, expenses (including attorneys' fees), and liabilities arising from its retained portion of such fees.

ALL OTHER TERMS AND CONDITIONS OF THE AGREEMENT SHALL REMAIN IN FULL FORCE AND EFFECT.

Please indicate your approval by signing this document and returning it to your salesperson or to Sales Administration via fax at 805.699.2041 or via email at SalesAdmin@yardi.com.

APPROVAL

Having read and agreed to its terms, the parties executed this Addendum effective as of the Addendum Effective Date.

HHHUNT ("Client")

By: 

Date: 11/8/2022

Print Name: Mary S. Johnson

Title: Director, BTS Applications

YES ENERGY MANAGEMENT, INC. ("YES")

By: _____

Date: _____

Print Name: _____

Title: _____

EXHIBIT 1

Property List

#	Property Name	Unit	Address	City	State	Zip	Licenses/Services
1	Abberly Liberty Crossing	320	16200 Croft Drive	Charlotte	NC	28269	UB, FSM
Total Units		320					

Licenses/Services Key	
UB	Utility Billing
FSM	Meter Maintenance