

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 CP VCH, LLC
2. Business mailing address of owner 500 Smith Level Road
City and state Carrboro, North Carolina Zip Code 27510
3. Business telephone number 919-929-1141 Business fax number _____
4. Business email address ncuc@conservice.com
5. Name, telephone number, and fax number for person to contact concerning this notification:
Carmen Sifri:435-716-7229

UTILITY SERVICE AREA

6. Name of Apartment Complex or Manufactured Home Park The Villages at Chapel Hill
7. Docket number on current schedule of rates WR-3627 Sub 0
8. County Orange County

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>\$ 7.39</u> | <u>\$ 6.37</u> |
| 10. Sewer usage rate (not to exceed supplier's unit consumption rate): | <u>\$ 8.45</u> | <u>\$ 7.29</u> |
| 11. Are the usage rates listed above per ccf or per 1,000 gallons? | <u>Per 1,000 Gallons</u> | <u>Per 1,000 Gallons</u> |
| 12. Monthly administrative fee:
(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) | <u>\$ 7.95</u> | <u>\$ 7.37</u> |
| 13. Bills past due <u>25</u> 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 <u>07/01/22</u> | | |

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)

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 27699-4300, 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

Date

31. (Typed or Printed Name)

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 20th day of September, 2022

Notary Public

My Commission Expires:

Date

CARLA ORME
Notary Public, Georgia
Clayton County
My Commission Expires
April 20, 2025

Orange Water and Sewer Authority - Schedule of Rates, Fees and Charges

Summary of rates effective on and after October 1, 2022

Monthly water and sewer services are billed in 1,000 gallon increments, rounded-down, with remaining unbilled amounts carried to the next month.

Monthly Charges for Water and Sewer Service							
Individually-Metered Residences							
Water Service Charge		Drinking Water Volume Charge (same rate for all meter sizes)		Sewer Service Charge		Sewer Service Volume Charge (same rate for all meter sizes)	
Meter Size	Monthly Charge	Gallons of Water Used	Rate	Meter Size	Monthly Charge	Gallons of Water Used	Rate
5/8"	\$19.17	0 - 2,000	\$3.43	5/8"	\$15.65	Up to 15,000	\$8.45
3/4" Domestic & Fire Combo	\$19.83	3,000 - 5,000	\$8.33	3/4" Domestic & Fire Combo	\$15.65	More than 15,000	\$0.00
1"	\$38.53	6,000 - 10,000	\$10.22	1"	\$26.88		
1" Domestic & Fire Combo	\$39.17	11,000 - 15,000	\$14.27	1" Domestic & Fire Combo	\$26.88		
1 1/2"	\$83.30	16,000 +	\$25.82	1 1/2"	\$46.34		
2"	\$125.72			2"	\$70.07		
3"	\$258.57			3"	\$132.51		
4"	\$422.10			4"	\$202.55		
6"	\$919.09			6"	\$371.38		
8"	\$1,307.17			8"	\$633.74		
Multi-Family Master-Metered Residences							
Water Service Charge		Drinking Water Volume Charge (same rate for all meter sizes)		Sewer Service Charge		Sewer Service Volume Charge (same rate for all meter sizes)	
Meter Size	Monthly Charge	Gallons of Water Used	Rate	Meter Size	Monthly Charge	Gallons of Water Used	Rate
5/8"	\$19.17	Any	\$7.39	5/8"	\$15.65	Any	\$8.45
3/4" Domestic & Fire Combo	\$19.83			3/4" Domestic & Fire Combo	\$15.65		
1"	\$38.53			1"	\$26.88		
1" Domestic & Fire Combo	\$39.17			1" Domestic & Fire Combo	\$26.88		
1 1/2"	\$83.30			1 1/2"	\$46.34		
2"	\$125.72			2"	\$70.07		
3"	\$258.57			3"	\$132.51		
4"	\$422.10			4"	\$202.55		
6"	\$919.09			6"	\$371.38		
8"	\$1,307.17			8"	\$633.74		
Non-Residential Except Irrigation-Only							
Water Service Charge		Drinking Water Volume Charge (same rate for all meter sizes)		Sewer Service Charge		Sewer Service Volume Charge (same rate for all meter sizes)	
Meter Size	Monthly Charge	Gallons of Water Used	Rate	Meter Size	Monthly Charge	Gallons of Water Used	Rate
5/8"	\$19.17	Any	October - April \$5.43	5/8"	\$15.65	Any	\$8.45
3/4" Domestic & Fire Combo	\$19.83	Any	May - Sept. \$10.32	3/4" Domestic & Fire Combo	\$15.65		
1"	\$38.53			1"	\$26.88		
1" Domestic & Fire Combo	\$39.17			1" Domestic & Fire Combo	\$26.88		
1 1/2"	\$83.30			1 1/2"	\$46.34		
2"	\$125.72			2"	\$70.07		
3"	\$258.57			3"	\$132.51		
4"	\$422.10			4"	\$202.55		
6"	\$919.09			6"	\$371.38		
8"	\$1,307.17	8"	\$633.74				
Irrigation-Only							
Water Service Charge		Drinking Water Volume Charge (same rate for all meter sizes)		Sewer Service Charge		Sewer Service Volume Charge (same rate for all meter sizes)	
Meter Size	Monthly Charge	Gallons of Water Used	Rate	Meter Size	Monthly Charge	Gallons of Water Used	Rate
5/8"	\$30.71	Any	\$11.10	Not applicable			
1"	\$61.38						
1 1/2"	\$113.62						
2"	\$174.75						
3"	\$345.89						

Orange Water and Sewer Authority - Schedule of Rates, Fees and Charges
Summary of rates effective on and after October 1, 2021

4"	\$530.95		
6"	\$1,044.46		
8"	\$1,660.99		

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Sep 20 2022

Orange Water and Sewer Authority - Schedule of Rates, Fees and Charges

Summary of rates effective on and after October 1, 2021

Monthly water and sewer services are billed in 1,000 gallon increments, rounded-down, with remaining unbilled amounts carried to the next month.

Monthly Charges for Water and Sewer Service							
Reclaimed Water (RCW)							
Water Service Charge		Drinking Water Volume Charge (same rate for all meter sizes)		Sewer Service Charge		Sewer Service Volume Charge (same rate for all meter sizes)	
Meter Size	Monthly Charge	Gallons of Water Used	Rate	Meter Size	Monthly Charge	Gallons of Water Used	Rate
University of North Carolina (UNC)				Not applicable			
Total for all RCW meters	\$24,000.00	Any	\$0.60				
Non-UNC Accounts							
5/8"	\$8.37	Any	\$2.18				
1"	\$16.74						
1 1/2"	\$30.96						
2"	\$47.62						
Reclaimed water may be picked up for free in containers of not less than 50 gallons (training required)							
One-Time, Per Transaction, or Temporary Fees							
Water Shortage (Drought) Surcharges							
		Water Shortage Stage 1		Water Shortage Stage 2		Water Shortage Stage 3 (Emergency)	
Individually-Metered Residences							
Gallons of Water Used							
Block 1	0 - 2,000	No Surcharge		No Surcharge		No Surcharge	
Block 2	3,000 - 5,000	No Surcharge		1.25 * Block 2 Rate		1.5 * Block 2 Rate	
Block 3	6,000 - 10,000	1.25 * Block 3 Rate		1.5 * Block 3 Rate		2 * Block 3 Rate	
Block 4	11,000 - 15,000	1.5 * Block 4 Rate		2 * Block 4 Rate		3 * Block 4 Rate	
Block 5	16,000+	2 * Block 5 Rate		3 * Block 5 Rate		4 * Block 5 Rate	
Multi-Family Master-Metered Residences, Irrigation-Only, and Other Non-Residential Customers							
Any		1.15 * Applicable Rate		1.25 * Applicable Rate		1.5 * Applicable Rate	
System Development Fees (one-time charges for new water or sewer connections)							
Water System Development Fees				Sewer System Development Fees			
Single-Family Residence with 5/8" or 3/4" Meter				Single-Family Residence with 5/8" or 3/4" Meter			
Heated Square-Footage		Fee Amount		Heated Square-Footage		Fee Amount	
< 800		\$620.00		< 800		\$1,632.00	
801 - 1,300		\$770.00		801 - 1,300		\$2,207.00	
1,301 - 1,700		\$864.00		1,301 - 1,700		\$2,251.00	
1,701 - 2,400		\$1,142.00		1,701 - 2,400		\$2,391.00	
2,401 - 3,100		\$1,767.00		2,401 - 3,100		\$2,652.00	
3,101 - 3,800		\$2,442.00		3,101 - 3,800		\$2,912.00	
> 3,800		\$4,295.00		> 3,800		\$3,466.00	
Single-Family Residence with 1" Meter				Single-Family Residence with 1" Meter			
Any size square-footage		\$7,338.00		Any size square-footage		\$11,329.00	
Multi-Family Residence - any size square-footage				Multi-Family Residence - any size square-footage			
5/8" or 3/4" meter		\$830.00		5/8" or 3/4" meter		\$2,196.00	
1" meter		\$7,338.00		1" meter		\$11,329.00	
Non-Residential or Irrigation-Only				Non-Residential			
Meter Size		Fee Amount		Meter Size		Fee Amount	
5/8" or 3/4"		\$2,933.00		5/8" or 3/4"		\$5,673.00	
1"		\$7,338.00		1"		\$14,192.00	
1 1/2"		\$14,666.00		1 1/2"		\$28,366.00	
2"		\$23,466.00		2"		\$45,386.00	
3"		\$46,933.00		3"		\$90,773.00	
4"		\$73,332.00		4"		\$141,832.00	
6"		\$146,664.00		6"		\$283,664.00	
8"		\$234,663.00		8"		\$453,863.00	
Reclaimed Water System Development Fees (non-UNC accounts)							
Meter Size		Fee Amount					
5/8" or 3/4"		\$1,229.00					
1"		\$3,073.00					
1 1/2"		\$6,146.00					
2"		\$9,833.00					
Larger than 2" - Based on expected demand							

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Orange Water and Sewer Authority - Schedule of Rates, Fees and Charges

Summary of rates effective on and after October 1, 2021

Other Fees and Charges				
Service Installations		Fee Amount	Miscellaneous Fees and Charges	Fee Amount
Complete 5/8" water service		\$4,030.00	Delivery charge for 3" and larger meters	\$120.00
Complete 3/4" water service with fire protection		\$4,390.00	Water tap reinspection fee	\$120.00
Complete 1" water service		\$4,130.00	Water tap minimum fee	\$360.00
5/8" meter-only		\$260.00	Sewer tap reinspection fee	\$120.00
3/4" meter-only with fire protection		\$570.00	Sewer tap minimum fee	\$480.00
1" meter-only with fire protection		\$630.00	Reinspect backflow preventer or grease trap	\$120.00
1" meter-only		\$390.00	Hydraulic fire flow test	\$190.00
1 1/2" meter-only		\$640.00	Set or remove temporary hydrant meter	\$260.00
1 1/2" meter-only with fire protection		\$970.00	Field test of 5/8" or 3/4" meter	\$80.00
2" meter-only		\$460.00	Field test of 1" or larger meter (minimum)	\$380.00
2" meter-only with fire protection		\$1,190.00	Shop test of 5/8" or 3/4" meter	\$180.00
Remote readable 5/8" meter and box		\$550.00	Bulk water sale admin. charge per trip	\$25.00
			Bulk water rate per 1,000 gallons	\$7.86
Other Miscellaneous Fees and Charges				
Service stop/start during business hours		\$45.00	Security deposit - residential (if required)	\$50 or \$100
Service stop/start outside of business hours		\$80.00	Security deposit - non-residential (if required)	Twice average bill for property
Account delinquency fee		\$45.00		
Returned check or dishonored draft		\$25.00	Late payment fee for balances of \$10 or more	\$2.40 plus 5% interest (APR)
Recovery of debt collection costs		actual cost		
Temporary hydrant meter security deposit		\$1,000.00	Temporary disconnection from water service	\$45.00
Plan Review and Construction Observation Fees				
Construction observation per foot (\$100 min.)		\$3.69	Construction plan review per foot (\$100 min.)	\$3.63
Gravity Sewer Air Testing and Flashing Retest		\$75.00 per section tested	Purity Sample Resampling (after 2nd failure)	\$600.00 plus \$150.00 per sample location
Reschedule Fee for Failure to Cancel an Appointment		\$75.00	Manhole Vacuum Retest	\$75 per additional test
Partial Certifications (per additional submittal)		\$225.00	Water Pressure Retest	\$225.00
Bulk Wastewater Charges				
Normal Domestic Septage		Other High Strength Waste		
Service	Fee Amount	Service	Fee Amount	
Administrative charge (per trip)	\$30.00	Administrative charge (per trip)	\$30.00	
		Sewer charge per 1,000 gallons	\$8.45	
Volume and high-strength surcharge (per 1,000 gallons)		Plus high-strength surcharge calculated as the sum of the following (fee amounts are per pound):		
		Pounds of NH3-N per 1,000 gals. in waste	\$3.97	
		Pounds of CBOD per 1,000 gals. in waste	\$0.56	
		Pounds of TSS per 1,000 gals. in waste	\$0.68	
		Pounds of P per 1,000 gals. in waste	\$15.99	
Lake Recreation				
Activity or Service		OWASA Customer or Orange County Resident	Other Patrons	
Canoe or flat-bottom boat 1/2-day rental (plus lake-use fee)		\$4.50	\$8.00	
Lake-use fee - under 12 years of age		\$2.00	\$2.50	
Lake-use fee - ages 12 to 64		\$4.50	\$5.50	
Lake-use fee - senior (65 and older)		\$0.00	\$2.50	
Private boat launch fee		\$3.50	\$7.00	
Electric trolling motor 1/2-day rental		\$15.00	\$22.00	
Kayak 1/2-day rental (plus lake-use fee)		\$15.00	\$20.00	
Individual annual pass for boat rental		\$82.00	Passes not offered	
Individual annual lake-use pass (18 and older)		\$46.00		
Individual annual pass for boat rentals with electric motor		\$163.00		
Group annual pass for boat rental (up to 3 people)		\$163.00		
Group annual pass for boat with trolling motor rental (up to 3 people)		\$245.00		

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Sep 20 2022

Property Name	The Villages at Chapel Hill (vl448)		Created By: ialkinani
Address	500 Smith Level Road Carrboro, NC 27510		Date: 08/25/22
Number of Units	307	Last Utility Rate Change:	10/01/22
Utility	Orange Water and Sewer Authority	Next Utility Rate Change:	10/01/23

Water Fixed Charges

(1) 6.0 " Meter Charge	\$	919.09 each	\$	919.09 monthly
			\$	919.09 monthly total
			\$	2.99 per unit monthly

Water Consumption Charges

Utility Rates:

All Usage	\$	5.53 per CCF	\$	7.39 per 1,000 gallons
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Conservice Rates:

All gallons	\$	7.39 per 1,000 gallons
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Sewer Fixed Charges

(1) 6.0 " Meter Charge	\$	371.38 each	\$	371.38 monthly
			\$	371.38 monthly total
			\$	1.21 per unit monthly

Sewer Consumption Charges

Utility Rates:

All Usage	\$	6.32 per CCF	\$	8.45 per 1,000 gallons
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Conservice Rates:

All gallons	\$	8.45 per 1,000 gallons
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Test:

Peak Gallons:	Water	\$	25.16
3000	Sewer	\$	26.56

NOTE: \$ 3.75 Per Unit Monthly Billing Management Fee.

Property Name: **The Villages at Chapel Hill (vl448)**
Utility Provider: **Orange Water & Sewer Authority**

Account Number:	Meter Number:	Service Address:	Meter Size(s):	Units:
07000210-255351	18238384	500 Smith Level Rd	6.0" Meter	307
07000210-255351	1800131510	500 Smith Level Rd	Fire Protection	[Excluded]
Total:				307