

**STATE OF NORTH CAROLINA  
UTILITIES COMMISSION  
RALEIGH**

DOCKET NO. W-1324, SUB 0  
DOCKET NO. W-406, SUB 6

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

In the Matter of	
Application of Springdale Golf Partners, LLC,	) ORDER SCHEDULING
d/b/a Springdale Water & Sewer, LLC,	) HEARINGS AND
200 Golfwatch Road, Canton, North Carolina	) REQUIRING CUSTOMER
28716, for Transfer of Public Utility Franchise	) NOTICE
and for Approval of Rates	)

BY THE CHAIR: On October 4, 2019, in the above-captioned dockets, Springdale Golf Partners, LLC, d/b/a Springdale Water and Sewer, LLC, (Springdale) filed an application with the Commission seeking authority for transfer of public utility franchise and for approval of rates for providing water and sewer utility service in Springdale Estates Subdivision and Springdale Country Club (together, Springdale Estates) in Haywood County, North Carolina.

On March 28, 2018, Springdale purchased the real property and the water and sewer assets, including permits, in Springdale Estates from Royal Oaks, Inc., d/b/a Springdale Water and Sewer Company.

As of October 4, 2019, Springdale was providing water and sewer utility services to approximately 45 residential customers in Springdale Estates Subdivision and to five non-residential buildings at Springdale Country Club. As of October 4, 2019, Springdale was also providing water-only service to 61 residential customers in Springdale Estates Subdivision and to two non-residential buildings at Springdale Country Club.

The present water and sewer rates were established by Order dated November 22, 2016, in Docket No. W-406, Sub 5 and Docket No. M-100, Sub 138.

The present and proposed rates and charges are as follows:

	<u>Present Rates</u>	<u>Proposed Rates</u>
<u>Monthly Metered Water Rates:</u>		
Base Charge, zero usage	\$ 6.59	\$ 30.00
Usage Charge, per 1,000 gallons	\$ 2.63	\$ 4.00

	<u>Present Rates</u>	<u>Proposed Rates</u>
<u>Monthly Metered Sewer Rates:</u>		
Base Charge, zero usage	\$ 10.81	\$ 36.00
Usage Charge, per 1,000 gallons	\$ 3.76	\$ 5.00
<u>Other Charges:</u>		
<u>Connection Charges</u>		
Per water tap (existing mains)	\$ 350.00	\$ 1,000.00
Per sewer tap (existing mains)	\$ 950.00	\$ 1,250.00

The proposed rates would increase the average monthly bill for water and sewer services by 148% from \$38.81 to \$96.15, based upon 3,350 gallons of usage. The average monthly bill for water-only services would increase by 182% from \$15.40 to \$43.40, based upon 3,350 gallons of usage.

The Commission concludes that the matter should be scheduled for a customer hearing in Waynesville, North Carolina for the sole purpose of receiving testimony from customers; that the matter should also be scheduled for an evidentiary hearing in Raleigh, North Carolina for the sole purpose of receiving expert testimony from Springdale, the Public Staff – North Carolina Utilities Commission (Public Staff), and intervenors, if any; and that Springdale should be required to provide notice to its customers of the Application, including the applied for rates and the scheduled hearings.

IT IS, THEREFORE, ORDERED as follows:

1. That a public hearing for the sole purpose of receiving testimony from Springdale's service area customers is scheduled as follows:

*Waynesville, North Carolina:* at 6:00 p.m., on Wednesday, March 11, 2020, at the Haywood County Courthouse, Courtroom 3B, 285 North Main Street;

2. That the Application is scheduled for an evidentiary hearing as follows and such hearing shall be for the sole purpose of receiving expert testimony from Springdale, the Public Staff, and intervenors, if any:

*Raleigh, North Carolina:* at 10:00 a.m., on Thursday, April 23, 2020, Commission Hearing Room 2115, Dobbs Building, 430 North Salisbury Street;

3. That Springdale shall file its direct testimony on or before Monday, March 2, 2020;

4. That the Public Staff and intervenors, if any, shall file their testimony on or before Wednesday, March 18, 2020;

5. That Springdale shall file its rebuttal testimony, if any, on or before Monday, April 6, 2020;

6. That on or before Wednesday, March 18, 2020, any persons having an interest in this matter may file petitions to intervene in this docket;

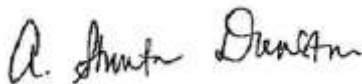
7. That an officer or representative of Springdale is required to appear in person before the Commission at the time and place of the evidentiary hearing to testify concerning any of the information contained in the Application;

8. That the Notice to Customers, attached hereto as Appendix A (Notice to Customers), shall be mailed with sufficient postage or hand delivered by Springdale to all customers affected by the proposed new rates; that the Notice to Customers shall be mailed or hand-delivered no later than five business days after the date of this Order; and that Springdale shall submit to the Commission the attached Certificate of Service, properly signed and notarized, not later than 30 days after the date of this Order.

ISSUED BY ORDER OF THE COMMISSION.

This the 27<sup>th</sup> day of January, 2020.

NORTH CAROLINA UTILITIES COMMISSION

A handwritten signature in dark ink, appearing to read "A. Shonta Dunston".

A. Shonta Dunston, Deputy Clerk

**STATE OF NORTH CAROLINA  
UTILITIES COMMISSION  
RALEIGH**

NOTICE TO CUSTOMERS  
DOCKET NO. W-1324, SUB 0  
DOCKET NO. W-406, SUB 6

**BEFORE THE NORTH CAROLINA UTILITIES COMMISSION**

Notice is hereby given that Springdale Golf Partners, LLC, d/b/a Springdale Water and Sewer, LLC, 200 Golfwatch Road, Canton, North Carolina 28716, has filed an application with the North Carolina Utilities Commission on October 4, 2019, for transfer of public utility franchise and to increase rates and charges for water and sewer utility service in the Springdale Estates Subdivision and Springdale Country Club in Haywood County, North Carolina.

The present and proposed rates and charges are as follows:

	<u>Present Rates</u>	<u>Proposed Rates</u>
<u>Monthly Metered Water Rates:</u>		
Base Charge, zero usage	\$ 6.59	\$ 30.00
Usage Charge, per 1,000 gallons	\$ 2.63	\$ 4.00
<u>Monthly Metered Sewer Rates:</u>		
Base Charge, zero usage	\$ 10.81	\$ 36.00
Usage Charge, per 1,000 gallons	\$ 3.76	\$ 5.00
<u>Other Charges:</u>		
Connection Charges		
Per water tap (existing mains)	\$ 350.00	\$ 1,000.00
Per sewer tap (existing mains)	\$ 950.00	\$ 1,250.00

The Commission may consider additional or alternative rate design proposals that were not included in the original application and may order increases or decreases in the rates which differ from those proposed by Springdale Golf Partners, LLC, d/b/a Springdale Water and Sewer, LLC. However, any rate structure considered will not generate more overall revenues than requested.

## EFFECT OF RATES

The present water and sewer rates have been in effect since January 1, 2017, pursuant to the Commission's Order dated November 22, 2016, in Docket No. W-406, Sub 5 and Docket No. M-100, Sub 138. The proposed rates would increase the average monthly bill for water and sewer services by 148% from \$38.81 to \$96.15, based upon 3,350 gallons of usage. The average monthly bill for water-only services would increase by 182% from \$15.40 to \$43.40, based upon 3,350 gallons of usage.

## PROCEDURE FOR PUBLIC HEARING:

*The Commission has scheduled a public hearing for Wednesday, March 11, 2020, at 6:00 p.m., at the Haywood County Courthouse, Courtroom 3B, 285 North Main Street, Waynesville, North Carolina, for the sole purpose of receiving testimony from the Springdale Water and Sewer, LLC service area customers.* Correspondence concerning the proposed rate increase, service problems, or any public hearing should be directed to the Public Staff – North Carolina Utilities Commission (Public Staff).

The Commission has scheduled a further hearing on the application for the sole purpose of receiving expert testimony from Springdale Water and Sewer, LLC, the Public Staff, and intervenors, if any, for Thursday, April 23, 2020, at 10:00 a.m., Commission Hearing Room 2115, 430 North Salisbury Street, Raleigh, North Carolina.

The Public Staff is authorized by statute to represent the consumers in proceedings before the Commission. Written statements to the Public Staff should include the name of the subdivision, contact information, and any information that the writer wishes to be considered by the Public Staff in its investigation of the matter, and these statements should be addressed to Mr. Christopher J. Ayers, Executive Director, Public Staff, 4326 Mail Service Center, Raleigh, North Carolina 27699-4300. Written statements can also be faxed to 919-715-6704 or e-mailed to [mike.franklin@psncuc.nc.gov](mailto:mike.franklin@psncuc.nc.gov).

Pursuant to N.C. Gen. Stat. § 14-269.4, absent certain specific exemptions, it is unlawful for any person to possess, or carry, whether openly or concealed, any deadly weapon, not used solely for instructional or officially sanctioned ceremonial purposes, in any building housing any court of the General Court of Justice. Therefore, weapons are strictly prohibited at the hearing scheduled in this docket in the Haywood County Courthouse. Everyone entering the county courthouse shall have to pass through a metal detector, and any weapons found will be seized.

Persons desiring to present testimony concerning their opinions on this Application, or on any service problems they may be experiencing, may appear at the public hearing at the Haywood County Courthouse and give such testimony.

Written statements are not evidenced unless those persons submitting the statements appear at the public hearing and testify concerning the information contained in their written statements.

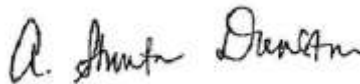
The Attorney General is also authorized by statute to represent the consumers in proceedings before the Commission. Statements to the Attorney General should be addressed to The Honorable Josh Stein, Attorney General, 9001 Mail Service Center, Raleigh, North Carolina 27699-9001.

Persons desiring to intervene in this matter as formal parties of record should file a petition pursuant to North Carolina Utilities Commission Rules R1-5 and R1-19, *on or before Wednesday, March 18, 2020*. Any such motion should be filed with the North Carolina Utilities Commission, 4325 Mail Service Center, Raleigh, North Carolina 27699-4300.

The details of this application have been filed with the North Carolina Utilities Commission. Copies of the application and all filings in this matter are available for review by the public at the Office of the Chief Clerk, 430 North Salisbury Street, Raleigh, North Carolina. Information regarding this proceeding can also be accessed from the Commission's website at [www.ncuc.net](http://www.ncuc.net) under the Docket Number "W-1324 Sub 0".

This the 27<sup>th</sup> day of January, 2020.

NORTH CAROLINA UTILITIES COMMISSION

A handwritten signature in dark ink, appearing to read "A. Shonta Dunston".

A. Shonta Dunston, Deputy Clerk

CERTIFICATE OF SERVICE

I, \_\_\_\_\_, mailed with sufficient postage or hand delivered to all affected customers copies of the attached Notice to Customers issued by the North Carolina Utilities Commission in Docket Nos. W-1324, Sub 0 and W-406, Sub 6, and the Notice was mailed or hand delivered by the date specified in the Order.

This the \_\_\_\_ day of \_\_\_\_\_, 2020.

By:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name of Utility Company

The above named Applicant, \_\_\_\_\_, personally appeared before me this day and, being first duly sworn, says that the required Notice to Customers was mailed or hand delivered to all affected customers, as required by the Commission Order dated \_\_\_\_\_ in Docket Nos. W-1324, Sub 0 and W-406, Sub 6.

Witness my hand and notarial seal, this the \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Address

(SEAL) My Commission Expires:

\_\_\_\_\_  
Date