

**STATE OF NORTH CAROLINA
UTILITIES COMMISSION
RALEIGH**

DOCKET NO. WR-4328, SUB 0

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

In the Matter of	
Application by PGP Oaks 1, LLC, et al.,)
Post Office Box 1, High Point,)
North Carolina 27261, for Certificate of)
Authority to Charge for Water and Sewer)
Utility Service in The Oaks Apartments in)
Lincoln County, North Carolina)

ORDER GRANTING
CERTIFICATE OF AUTHORITY AND
APPROVING RATES

BY THE COMMISSION: On May 4, 2023, PGP Oaks 1, LLC, et al.¹, (Applicant) filed an application with the Commission seeking a certificate of authority to charge for water and sewer utility service provided in The Oaks Apartments in Lincoln County, North Carolina, and for approval of rates. The Applicant purchases water and sewer service from the City of Lincolnton (Lincolnton).

Based upon the filings of the Applicant, the Public Staff recommends approval of a monthly administrative fee of \$6.35 (consisting of \$3.75 for the Applicant's meter reading, billing, and collection costs plus a pass through of Lincolnton's \$2.60 base charges for water and sewer service). Based upon 4,000 gallons per month usage and rates of \$4.34 per 1,000 gallons for water and \$7.17 per 1,000 gallons for sewer, the total monthly bill will be \$52.39 (\$46.04 usage charge and \$6.35 administrative fee).

Based upon the foregoing, the Commission grants the Applicant a certificate of authority to charge for water and sewer service and approves the Public Staff's recommendation. Further, the Commission concludes that if Lincolnton's base charges or usage rates should be reduced for any reason, the Applicant should be required to notify the Commission immediately for a tariff revision.

Lastly, if the service area is sold or the ownership changes, the Commission concludes that the Applicant and the new owner should be required to promptly file an Application for Transfer of Authority (Form WR-2). The failure to do so may result in revocation of the certificate of authority and suspension of rates.

¹ Comprised of PGP Oaks 1, LLC (47.354%), Cherry Oaks, LLC (37.314%), PGP Oaks 2, LLC (10.332%) and Oaks Owner, LLC (5.00%).

IT IS, THEREFORE, ORDERED as follows:

1. That PGP Oaks 1, LLC, et al., is granted a certificate of authority to charge for water and sewer utility service in The Oaks Apartments in Lincoln County, North Carolina, pursuant to N.C. Gen. Stat. § 62-110(g) and Commission Rules and Regulations in Chapter 18 Provision of Water and Sewer Service by Lessors. (See <http://www.ncuc.net/ncrules/Chapter18.pdf>). This Order shall constitute the Certificate of Authority to Charge for Water and Sewer Service;
2. That the Schedule of Rates, attached as Appendix A, is approved and deemed to be filed with the Commission pursuant to N.C.G.S. § 62-138. Said Schedule of Rates is authorized to become effective for service rendered on and after the date of this Order;
3. That if Lincolnton's base charges or usage rates should be reduced for any reason, the Applicant shall notify the Commission immediately for a tariff revision;
4. That a copy of the Notice to Customers, attached as Appendix B, shall be mailed with sufficient postage or hand delivered by the Applicant to all their customers in The Oaks Apartments contemporaneously with the next billing to customers; and
5. That if the service area is sold or the ownership changes, the Applicant and the new owner shall promptly file an Application for Transfer of Authority (Form WR2 may be found on the Commission's website – www.ncuc.net). Failure to do so may result in revocation of the certificate of authority and suspension of rates.

ISSUED BY ORDER OF THE COMMISSION.

This the 31st day of May, 2023.

NORTH CAROLINA UTILITIES COMMISSION

A handwritten signature in cursive script, reading "Tamika D. Conyers".

Tamika D. Conyers, Deputy Clerk

SCHEDULE OF RATES

for

PGP OAKS 1, LLC, ET AL.

for water and sewer utility service in

THE OAKS APARTMENTS

Lincoln County, North Carolina

Monthly Metered Rates:

Water usage charge, per 100 cubic feet (ccf)	\$3.25
Sewer usage charge, per 100 cubic feet (ccf)	\$5.36

or

Water usage charge, per 1,000 gallons	\$4.34
Sewer usage charge, per 1,000 gallons	\$7.17

Monthly Administrative Fee: \$6.35 per unit

Bills Due: On billing date

Bills Past Due: 25 days after billing date

Billing Frequency: Shall be monthly for service in arrears

Issued in Accordance with Authority Granted by the North Carolina Utilities Commission
in Docket No. WR-4328, Sub 0, on this the 31st day of May, 2023.

**STATE OF NORTH CAROLINA
UTILITIES COMMISSION
RALEIGH**

**NOTICE TO CUSTOMERS
DOCKET NO. WR-4328, SUB 0
BEFORE THE NORTH CAROLINA UTILITIES COMMISSION**

Notice is hereby given that the North Carolina Utilities Commission has granted PGP Oaks 1, LLC, et al. (Post Office Box 1, High Point, North Carolina 27261), a certificate of authority to charge for water and sewer utility service provided in The Oaks Apartments in Lincoln County, North Carolina, for the purpose of passing along the cost of purchasing water and sewer service from the City of Lincolnton. The rates approved by the Commission are as follows and are effective for service provided on and after the date of this Notice:

Monthly Metered Rates:

Water usage charge, per 100 cubic feet (ccf)	\$3.25
Sewer usage charge, per 100 cubic feet (ccf)	\$5.36

or

Water usage charge, per 1,000 gallons	\$4.34
Sewer usage charge, per 1,000 gallons	\$7.17

Monthly Administrative Fee: \$6.35 per unit

The average monthly residential water and sewer bill will be \$52.39, based on an estimated average usage of 4,000 gallons.

ISSUED BY ORDER OF THE COMMISSION.

This the 31st day of May, 2023.

NORTH CAROLINA UTILITIES COMMISSION



Tamika D. Conyers, Deputy Clerk