

TENNESSEE PUBLIC UTILITY COMMISSION



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on September 15, 2022 at 12:42 p.m.

IN RE: Docket 21-00059, *Application of Limestone Water Utility Operating Company, LLC for Authority to Purchase Title to the Assets, Property, and Real Estate of a Water System, Candlewood Lakes, and for a Certificate of Public Convenience and Necessity.*

Dear Mr. Welch:

In order to assist the Commission in its evaluation of the above referenced docket, it is requested that Limestone Water Utility Operating Company, LLC, Candlewood Lakes POA and Candlewood Lakes POA Water Works, Inc., provide responses to the following (please identify the party/parties providing each response):

1. It is requested that Limestone file a tariff for the Candlewood Lakes water system detailing all of the rate(s) and charge(s) for water service that will apply to customers post acquisition.
2. Identify each and every annual and monthly rate, fee and charge currently assessed by Candlewood Lakes POA including, but not limited to, monthly water charges, water availability fees, water service fees, late fees, reconnection fees, tap fees, etc.
3. Identify each and every annual and monthly rate, fee and charge currently assessed by Candlewood Lakes POA Water Works, Inc, including, but not limited to, monthly water charges, water availability fees, water service fees, late fees, reconnection fees, tap fees, etc.
4. Identify all existing shareholders of Candlewood Lakes POA Water Works, Inc.
5. Within the Restricted Covenants provided in this docket (paragraph 10) a "Water Availability Fee" of \$48.00 annually (\$4.00 per month) is identified. Are the parties aware that an identical fee is currently assessed to lot owners for undeveloped lots by water/wastewater utilities under the Commission's jurisdiction? Due to the fact that the Commission has determined it appropriate that such fees be regulated for other jurisdictional water and wastewater utilities, please explain in detail the rationale for Candlewood Lakes being able to charge a fee for water availability once the system is purchased and transferred to Limestone, i.e., post-acquisition.

6. Also within the aforementioned paragraph 10 in question 6 above, there is a \$195.00 connection fee to be paid to the "Utility Water Company serving the SUBDIVISION". Will this fee be collected by Limestone post acquisition or will Candlewood Lakes POA or Candlewood Lakes POA Water Works, Inc., continue to charge this fee?
7. In Candlewood Lakes POA response to the Consumer Advocate dated June 17, 2022, the response to question to 1-2 states: "b. Beginning in approximately 2010, new residents of the Candlewood Lakes Community paid a non-refundable \$320 service charge for water tank maintenance." and "c. The current tap fee for homeowners is \$500." Will Candlewood Lakes POA or Candlewood Lakes POA Water Works, Inc., continue to collect these fees post acquisition, or will these fees be assessed and collected by Limestone? Please explain.
8. In Candlewood Lakes POA response to the Consumer Advocate dated June 17, 2022, the response to question to 1-3 states that Candlewood Lakes currently charges a \$52.20 monthly Water Availability Fee to property owners prior to service being established, that the fee is not subject to the jurisdiction of the Commission, and the fee covers line maintenance.
 - a. Provide in detail the specific water facilities covered by this line maintenance and whether Candlewood Lakes POA or Candlewood Lakes POA Water Works, Inc., will retain ownership of these facilities, or whether these facilities will be transferred to Limestone post acquisition.
 - b. If ownership of these facilities is not transferred to Limestone, please identify in any agreement wherein Candlewood Lakes POA or Candlewood Lakes POA Water Works, Inc., retains ownership of these specific facilities.
 - c. If ownership of these facilities will be transferred to Limestone, please explain the rationale for Candlewood Lakes POA or Candlewood Lakes POA Water Works, Inc., to continue assessing a monthly Water Availability Fee for line maintenance.
9. If a lot owner does not pay either Candlewood Lakes POA or Candlewood Lakes POA Water Works, Inc., for any water fee or charge it assesses post-acquisition, or is in arrears for any such water fee or charge, will this unpaid amount prevent a lot owner from receiving water service from Limestone? Please explain.

It is requested that all responses be filed no later than 2:00 p.m. on Thursday, September 22, 2022. Responses are to be submitted electronically at tpuc.docketroom@tn.gov with one hard copy mailed to the Docket Manager at the Tennessee Public Utility Commission, 502 Deaderick Street, 4th Floor, Nashville, TN 37243. Please contact me with any questions or need for clarification.

Sincerely,



David Foster
Director, Utilities Division

cc: Karen H. Stachowski via email: (karen.stachowski@ag.tn.gov)
Docket File