

BEFORE THE TENNESSEE PUBLIC UTILITY COMMISSION

NASHVILLE, TENNESSEE

August 14, 2025

IN RE:

JOINT APPLICATION OF LIMESTONE WATER)	
UTILITY OPERATING COMPANY, LLC, SUNSET COVE)	
CONDOMINIUM HOA OF NORRIS LAKE, INC. AND)	DOCKET NO.
COMMERCIAL BANK FOR APPROVAL OF THE)	23-00070
ACQUISITION OF AND TO OPERATE THE)	
WASTEWATER SYSTEM OF SUNSET COVE)	
CONDOMINIUM HOA OF NORRIS LAKE, INC. AND)	
COMMERCIAL BANK, AND TO ISSUE A CERTIFICATE)	
OF PUBLIC CONVENIENCE AND NECESSITY)	

PRE-HEARING ORDER

Pursuant to Tenn. Code Ann. § 4-5-306(d) and Commission Rule 1220-1-2-.12, this matter came before the Administrative Judge of the Tennessee Public Utility Commission (“Commission” or “TPUC”) at a Pre-Hearing Conference held via teleconference on August 8, 2025. The Pre-Hearing Conference was held to establish the orderly conduct of the Hearing on the *Stipulation and Settlement Agreement* (“*Settlement Agreement*”) scheduled during the Commission Conference to be held at 10:00 a.m. (CDT) on Monday, August 18, 2025. Limestone Water Utility Operating Company, LLC (“Limestone”), Sunset Cove Condominium HOA of Norris Lake, Inc. (“Sunset Cove”), Commercial Bank (together, “Joint Applicants”) and the Consumer Advocate Division of the Office of the Tennessee Attorney General (“Consumer Advocate”), the Parties in this matter, participated in the Pre-Hearing Conference. The Parties filed the *Settlement Agreement* on June 16, 2025, to resolve the issues in the *Joint Application of Limestone Water Utility Operating Company, LLC, Sunset Cove Condominium HOA of Norris Lake, Inc. and Commercial Bank, for Approval of the Acquisition of and to Operate the Wastewater System of Sunset Cove Condominium HOA of Norris Lake, Inc. and*

Commercial Bank, and to Issue a Certificate of Public Convenience and Necessity (“Joint Application”)). If the panel does not approve the *Settlement Agreement*, a hearing on the *Joint Application* may follow.

I. PROCEDURAL MATTERS

The following order of the Hearing has been established and agreed upon:

A. NOTICE OF HEARING & PUBLIC COMMENT

On August 8, 2025, a *Notice of Hearing on Settlement Agreement* was issued notifying the public that a Hearing on the *Settlement Agreement* will be held during the Commission Conference scheduled to begin at **10:00 a.m. (CDT) on Monday, August 18, 2025**. Members of the public may participate by presenting verbal comments during the Hearing and/or filing written comments in the docket file by completing the comment form at <https://www.tn.gov/tpuc/agency/public-participation-tpuc-online-public-comment-form.html> or by sending an email to **contact.tpuc@tn.gov** with a reference to **Docket No. 23-00070** in the subject line of the email.

B. OPENING STATEMENTS

The Consumer Advocate will give opening remarks and provide a summary of the status of the docket. The other parties indicated they do not plan to make any opening remarks. Attorneys for Sunset Cove and Commercial Bank will observe the proceedings via the WebEx videoconferencing platform.

C. EXHIBITS & DOCUMENTS

The Parties should exchange any demonstrative exhibits related to a witness’s pre-filed testimony before that witness appears on the stand. Each Party should have its own copy of all exhibits, including those appended to pre-filed testimony, available for reference during the Hearing and is responsible for supplying a sufficient number of copies of any exhibits that it intends to reference or discuss with a witness. A Party should use its own judgment and discretion in determining

the total number of copies to have on hand, but at a minimum, copies of an exhibit should be provided to the court reporter, each Commissioner on the panel, Legal Staff, the Executive Director, and the Utilities Division Directors and Deputy Director.

D. TECHNOLOGICAL AND OTHER SPECIAL REQUESTS

The Parties informed the Administrative Judge that provisions for visual display aids and technology are not necessary for the Hearing.

E. WITNESSES

Limestone will call its witness, Josiah Cox, to summarize the *Settlement Agreement*. Mr. Cox will testify via the WebEx videoconferencing platform. The other Joint Applicants will not present witnesses.

The Consumer Advocate will not present a witness but will have its witness, David Dittimore, available for questions. The Parties have agreed to waive cross-examination.

F. QUESTIONS BY THE COMMISSION

The Commissioners and Commission Staff will have an opportunity to ask questions following the witness testimony. In addition, the Parties should be aware that the Commissioners might ask questions at any time during a witness's testimony.

G. CLOSING ARGUMENTS

The Consumer Advocate and Limestone will give brief closing remarks. The Consumer Advocate will present its remarks first, followed by Limestone.

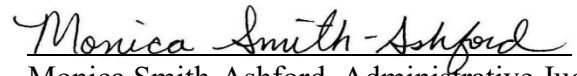
H. PRELIMINARY MATTERS/MOTIONS

The Parties should make the Administrative Judge aware of any preliminary matters as soon as possible in advance of the Hearing.

IT IS THEREFORE ORDERED THAT:

The Hearing on the *Stipulation and Settlement Agreement* scheduled during the Commission

Conference beginning at **10:00 a.m. (CDT) on Monday, August 18, 2025**, shall be conducted in accordance with this Pre-Hearing Order unless otherwise ordered by the Chairman/Presiding Commissioner.


Monica Smith-Ashford, Administrative Judge