

Henry M. Walker

Partner
hwalker@bradley.com
615.252.2363 direct



September 4, 2026

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on September 4, 2026 at 10:21 a.m.

Monica Smith-Ashford, Hearing Officer
Tennessee Public Utility Commission
502 Deaderick Street, 4th Floor
Nashville, TN 37243

In re: Docket No. 25-00048

Dear Monica,

Attached for filing in Docket No. 25-00048 are resolutions from the county commissioners of both Loudon and Monroe counties designating the Tellico Village Property Owners Association ("TVPOA") as a utility district under the jurisdiction of the Tennessee Board of Utility Regulation. These resolutions were issued pursuant to T.C.A. 7-82-201(b) as amended by Section 21 of Chapter 952 of the Public Acts of 2026.

Now that both counties have enacted these resolutions and designated TVPOA as a utility district, I request that Docket 25-00048 be closed. Based on my prior discussions with the Consumer Advocate and your order of February 27, 2026 holding this docket in abeyance, it is my understanding that the Consumer Advocate does not object to this request.

As I have previously said, the passage of Chapter 952 and the regulation of TVPOA's water and wastewater operations as a utility district is the outcome requested by the residents of Tellico Village and, in my opinion, the best result for all parties.

Sincerely,

A handwritten signature in blue ink, appearing to read "Henry Walker", written in a cursive style.

Henry Walker (B.P.R. 000272)
Bradley Arant Boult Cummings LLP
1221 Broadway, Suite 2400
Nashville, Tennessee 37203
Tel: (615) 252-2363
hwalker@bradley.com

cc: Kevin Stevens
Karen Stachowski

**LOUDON COUNTY, TENNESSEE
BOARD OF COMMISSIONERS
RESOLUTION 080326-G**

**A RESOLUTION TO APPROVE A PETITION TO INCORPORATE AND DESIGNATE
TELLICO VILLAGE PROPERTY OWNERS ASSOCIATION, INC. AS A UTILITY
DISTRICT PURSUANT TO T.C.A. § 7-82-201(b)**

WHEREAS, the Tellico Village Property Owners Association, Inc. (the "Association"), is a nonprofit property owners' association whose membership consists of more than 6,000 owners of lots in Tellico Village; and

WHEREAS, Tellico Village is not within the service area of any utility district and, therefore, the residents of Tellico Village are unable to obtain water and sewer services from an existing local utility district; and

WHEREAS, the Association has, since 1985, owned, operated, and maintained water and sewer systems for the exclusive use of the Association and its members; and

WHEREAS, in order to ensure that the water and sewer rates charged by the Association are just, reasonable, and non-discriminatory as required by Tennessee law, the managing board of the Association adopted a resolution requesting that the Tennessee General Assembly pass legislation that authorizes the Tennessee Board of Utility Regulation (the "Board") to regulate the rates, terms, and conditions of service of the Association's water and sewer services, and to hear and adjudicate customer complaints about those services, in accordance with the same rules that the Board applies to utility districts; and

WHEREAS, at the request of the Association, the Tennessee General Assembly enacted Chapter 952 of the Public Acts of 2026, which amends T.C.A. § 7-82-201(b), effective July 1, 2026; and

WHEREAS, T.C.A. § 7-82-201(b), as amended, provides that a nonprofit property owners' association with at least 6,000 members that owns, operates, or maintains a water or sewer service system for the exclusive use of the association, and whose members are unable to obtain such services from a local utility district, may petition the county mayor for incorporation and designation as a "utility district" subject to the jurisdiction of the Board; and

WHEREAS, T.C.A. § 7-82-201(b) also provides that a nonprofit property owners' association that is "designated" by the county mayor as a utility district pursuant to this section "continues to own, operate, or maintain water or sewer service systems for the exclusive use of its property owner members," and that the members of the board of directors of such association, if elected by the property owners in the association, shall serve as the commissioners of the designated utility district; and

WHEREAS, the Association respectfully submits that it meets all of the requirements of T.C.A. § 7-82-201(b), and requests that the Mayor of Loudon County issue an Order that incorporates

and designates the Association as a “utility district” pursuant to T.C.A. § 7-82-201(b) for the purposes described herein.

NOW, THEREFORE, BE IT RESOLVED that the Mayor of Loudon County finds that the Association meets all of the requirements of T.C.A § 7-82-201(b), and as of the date of this Resolution, hereby incorporates and designates the Association as a “utility district” that is authorized to provide water and sewer services within Tellico Village for the exclusive use of the Association and its members; and

BE IT FUTHER RESOLVED that the Association is designated as a “utility district” pursuant to T.C.A § 7-82-201(b) for the purpose, among others, of giving the Board jurisdiction to regulate the rates, terms, and conditions of service of the Association’s water and sewer services, and to hear and adjudicate customer complaints in accordance with the same rules that apply to existing utility districts and thereby provide the Association’s members regulatory protection; and

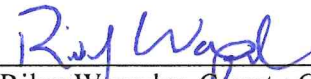
BE IT FUTHER RESOLVED that, as provided in T.C.A § 7-82-201(b), the Association, although designated as a “utility district” for the purpose of granting the Board the power to regulate the rates, terms, and conditions of service of the Association’s water and wastewater services, and to hear and adjudicate customer complaints, the Association is not required to transfer its utility systems to another entity but will continue to own, operate, and maintain its water and sewer systems under the supervision of the Association’s elected, managing board; and

BE IT FURTHER RESOLVED that, in accordance with T.C.A § 7-82-201(b), the Association will be subject to regulation by the Board as a “utility district” effective January 1, 2027; and

BE IT FUTHER RESOLVED the County Clerk of Loudon County shall enter the original of this Resolution granting the Petition in the records of the County and furnish a certified copy of the Resolution to counsel for the Association, who shall file the certified copy with the Tennessee Secretary of State and the Board; and

BE IT FUTHER RESOLVED, this Resolution shall take effect immediately, the public welfare requiring it.

ATTEST:


Riley Wampler, County Clerk

APPROVED:


Henry Cullen, Chairman of Board of Commissioners


Rollen (Buddy) Bradshaw, Mayor

RESOLUTION NO.

8/31-14

**A RESOLUTION TO APPROVE A PETITION TO INCORPORATE AND DESIGNATE
TELLICO VILLAGE PROPERTY OWNERS ASSOCIATION, INC. AS A UTILITY
DISTRICT PURSUANT TO T.C.A. § 7-82-201(b)**

WHEREAS, the Tellico Village Property Owners Association, Inc. (the "Association"), is a nonprofit property owners' association whose membership consists of more than 6,000 owners of lots in Tellico Village, including the Kahite Neighborhood in Monroe County; and

WHEREAS, the Kahite Neighborhood of Tellico Village is not within the service area of any utility district and, therefore, the residents of the Kahite Neighborhood of Tellico Village are unable to obtain water and sewer services from an existing local utility district; and

WHEREAS, the Association has, since 1985, owned, operated, and maintained water and sewer systems for the exclusive use of the Association and its members; and

WHEREAS, in order to ensure that the water and sewer rates charged by the Association are just, reasonable, and non-discriminatory as required by Tennessee law, the managing board of the Association adopted a resolution requesting that the Tennessee General Assembly pass legislation that authorizes the Tennessee Board of Utility Regulation (the "Board") to regulate the rates, terms, and conditions of service of the Association's water and sewer services, and to hear and adjudicate customer complaints about those services, in accordance with the same rules that the Board applies to utility districts; and

WHEREAS, at the request of the Association, the Tennessee General Assembly enacted Chapter 952 of the Public Acts of 2026, which amends T.C.A. § 7-82-201(b), effective July 1, 2026; and

WHEREAS, T.C.A. § 7-82-201(b), as amended, provides that a nonprofit property owners' association with at least 6,000 members that owns, operates, or maintains a water or sewer service system for the exclusive use of the association, and whose members are unable to obtain such services from a local utility district, may petition the county mayor for incorporation and designation as a "utility district" subject to the jurisdiction of the Board; and

WHEREAS, T.C.A. § 7-82-201(b) also provides that a nonprofit property owners' association that is "designated" by the county mayor as a utility district pursuant to this section "continues to own, operate, or maintain water or sewer service systems for the exclusive use of its property owner members," and that the members of the board of directors of such association, if elected by the property owners in the association, shall serve as the commissioners of the designated utility district; and

WHEREAS, the Association respectfully submits that it meets all of the requirements of T.C.A. § 7-82-201(b), and requests that the Mayor of Monroe County issue an Order that incorporates and

designates the Association as a "utility district" pursuant to T.C.A. § 7-82-201(b) for the purposes described herein.

NOW, THEREFORE, BE IT RESOLVED that the Mayor of Monroe County finds that the Association meets all of the requirements of T.C.A § 7-82-201(b), and as of the date of this Resolution, hereby incorporates and designates the Association as a "utility district" that is authorized to provide water and sewer services within Tellico Village for the exclusive use of the Association and its members; and

BE IT FUTHER RESOLVED that the Association is designated as a "utility district" pursuant to T.C.A § 7-82-201(b) for the purpose, among others, of giving the Board jurisdiction to regulate the rates, terms, and conditions of service of the Association's water and sewer services, and to hear and adjudicate customer complaints in accordance with the same rules that apply to existing utility districts and thereby provide the Association's members regulatory protection; and

BE IT FUTHER RESOLVED that, as provided in T.C.A § 7-82-201(b), the Association, although designated as a "utility district" for the purpose of granting the Board the power to regulate the rates, terms, and conditions of service of the Association's water and wastewater services, and to hear and adjudicate customer complaints, the Association is not required to transfer its utility systems to another entity but will continue to own, operate, and maintain its water and sewer systems under the supervision of the Association's elected, managing board; and

BE IT FURTHER RESOLVED that, in accordance with T.C.A § 7-82-201(b), the Association will be subject to regulation by the Board as a "utility district" effective January 1, 2027; and

BE IT FUTHER RESOLVED the County Clerk of Monroe County shall enter the original of this Resolution granting the Petition in the records of the County and furnish a certified copy of the Resolution to counsel for the Association, who shall file the certified copy with the Tennessee Secretary of State and the Board; and

BE IT FUTHER RESOLVED, this Resolution shall take effect immediately, the public welfare requiring it.

PASSED this 31st day of August, 2026.



ATTEST:

Larry C. Sloan
LARRY C. SLOAN, County Clerk

Paulette Summey
PAULETTE SUMMEY, Chairwoman

Passed this 31st day of August 2026

It was moved by Commissioner Seiler,
seconded

by Commissioner Cross, that this resolution
be approved as presented. Aye 10 Nay —