

TENNESSEE PUBLIC UTILITY COMMISSION



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Sent via email.

In Re: Docket No. 25-00073, *Application of Two Rivers Utility, LLC For a Certificate of Public Convenience and Necessity to Serve the Canterbury Manor Subdivision in Fayette, County, Tennessee.*

To assist the Commission in its ongoing investigation into the above referenced docket, it is requested that responses be provided to the following:

1. Commission Staff has reviewed the Petitioner's Exhibit 20 Pro-Formas that were filed on September 4th, as well as the Supplemental Exhibit 24 filed on September 18th. Staff has observed on both financial models, the full \$60 billing charge per customer is being treated as revenue.

Per the Petitioner's proposed tariff (Exhibit 16), only \$49.49 of each customer bill should be treated as revenue, with \$10.86 being treated as liability escrow collections. Escrow collections are not treated as revenues but rather deposited into a separate account (refer to Commission Rule 1220-04-13-.07(6) – (8)). Provide revised financial projections where only the revenues from rates are included in the income statement projection in accordance with Commission Rule 1220-04-13-.17(2)(e)(2).

2. Commission Staff has reviewed the Petitioner's Exhibits 20 and 24. Neither of these financial projections anticipate employee labor expenses.
 - a) Explain how Two Rivers Utility, LLC intends to perform its administrative and day-to-day operational functions without the use of employees?
 - b) If non-employee labor will be used to fulfill these functions, elaborate on how the services will be provided?
3. Please file an updated proposed tariff (Petitioner's Exhibit 16) that includes the proposed rates to be charged, as well as the proposed rules, terms, conditions of service, and any required customer subscription agreements.
4. Currently, it appears the TDEC SOP is in the name of the Developer. The SOP needs to be in the name of Two Rivers Utility, LLC, prior to the Petitioner commencing operations to serve Canterbury Manor. Provide a written and signed agreement between the Developer and the Petitioner expressing the intention to transfer the SOP.
5. Provide a written and signed agreement between the Developer of this project and Two Rivers Utility, LLC, expressing:
 - a) The terms, conditions, and all rights retained, assigned, or transferred between the Developer and Utility.
 - b) An overview of the various property/assets (both tangible and intangible) to be granted to the Utility by the Developer.
 - c) The agreement provided needs to be signed by authorized personnel of both parties.
6. Are wastewater services currently being provided for Phase I, Phase II, or any current residents of Canterbury Manor? If so:
 - a) What entity owns and operates the wastewater system?
 - b) Please describe the services being provided.
 - c) Please explain the legal basis for exemption of regulation by this Commission.
7. In its November 4, 2025, response to the Consumer Advocate's Data Request 1-14, the Petitioner stated that the Developer has already installed the "other components" of the wastewater collection system.

- a) Please identify the “other components” of the wastewater system that have already been constructed. Specifically address whether the collection and treatment components of the system have been completed.
 - b) What entity currently owns and operates the aforementioned system components?
 - c) State whether the remaining construction work to be performed on the wastewater system to serve Phase III is only the disposal system, which the Petitioner has stated to be a cost of \$162,815. If not, please specifically identify all components of the wastewater system that need to be constructed to complete the wastewater system, along with cost estimates for those components.
8. Please state the amount of estimated Contributions in Aid of Construction (CIAC), by each system component, that will be booked by the Utility upon conveyance of the system to the Utility.

Please provide all responses no later than 2:00 p.m. on Friday, January 16, 2026. Responses may 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, Tennessee 37243.

Contact Cole McCormick at cole.mccormick@tn.gov or at (615) 770-6871 should you have questions or need clarification of any requested item. Thank you for your attention to this matter.

Sincerely,



Michelle Mairs, Deputy Director
Utilities Division

cc: Docket File