

STATE OF TENNESSEE

Office of the Attorney General



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November 13, 2025

IRM Utility, Inc.
c/o Charles B. Welch, Jr
414 Union Street, Suite 1105
Nashville, Tennessee 37219
(615) 726-1200
Chuck.welch@phelps.com

Electronically Filed in TPUC Docket Room
on November 13, 2025 at 2:25 p.m.

Re: *Application of Integrated Resource Management, Inc. for a Certificate of Public Convenience and Necessity for River Gorge Ranch*, TPUC Docket No. 25-00075

Mr. Cox:

The Consumer Advocate has reviewed the *Response to Consumer Advocate's MFR Letter* and the *Amended Petition* filed by Integrated Resource Management, Inc. ("IRM") in the above-referenced Docket.

The Consumer Advocate appreciates the time and effort that the Applicant put into compiling the *Petition*, as well as the Applicants' attention to the Commission's minimum filing requirements. However, the Consumer Advocate could not locate, and thus seeks clarification on, the items set forth below, relating to compliance with TPUC Rule 1220-04-01-.13. Please note that this is not a discovery request by the Consumer Advocate, but a review of IRM's compliance with TPUC's minimum filing requirements.

The Consumer Advocate would like to thank the Applicant in advance for their attention to the Consumer Advocate's requests. If you have questions regarding this request, please contact me at (615) 741-8733.

Respectfully,

A handwritten signature in cursive script that reads "Vance L. Broemel".

Vance L. Broemel
Senior Deputy Attorney General

cc: Jeffrey Cox, Jr.
Joshua Mayorquin, Phelps

Rule 1220-04-13-.17(2)(b) Property Rights – Public Need

1. **Rule 1220-04-13-.17(2)(b)3.** All contracts or agreements between the builder(s) of the treatment and/or collection system, the utility, and the property and/or subdivision developer that show entitlement or ownership to the land, system specifications, costs for the wastewater system, timeline for the system to be built, and rights to the system once it is completed. Documents presented by the applicant should be signed by all parties and bear marks or stamps, such as those provided by notaries or public officials, as necessary. After reviewing the Company’s Response to the Consumer Advocate’s MFR Letter and the Amended Petition, the Consumer Advocate found Exhibit 2 (Utility Service Agreement between IRM and Thunder Air) but no contract between C&D Recycling and Thunder Air. Since it is the developer covering the construction cost of the development, please file this contract/agreement between C&D Recycling and Thunder Air in the Docket.

Rule 1220-04-13-.17(2)(c) Managerial Ability

1. **Rule 1220-04-13-.17(2)(c)4.** Proof that the party contracted to install the proposed system has a valid and current contractor’s license by the applicable licensing board of the State of Tennessee. After reviewing the Company’s Response to the Consumer Advocate’s MFR Letter and the Amended Petition, the Consumer Advocate found Exhibit 18 (License for JHH, LLC) to be expired and that the license is not the appropriate one for constructing utility wastewater systems, which is identified as “MU-A”; “MU-B” or “BC-B” or “BC.” Attached is a copy of the contractor classification provided by the Tennessee Department of Commerce and Insurance.

Does JHH, LLC plan to hire a subcontractor with the appropriate contractor licensing for constructing a wastewater system? If so, please identify the subcontractor, provide a copy of the subcontractor’s license, and a copy of the contract/agreement with the subcontractor. If JHH, LLC plans to construct the wastewater system itself, provide a copy of JHH, LLC’s contractor license appropriate for constructing a wastewater system.

In the Amended Petition, Exhibit 20, the Company provides a detailed cost breakdown. A copy of this breakdown is provided below.

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Phase 1			
River Gorge Ranch - Wastewater Costs	Thunder Air Inc.	River Gorge Ranch - Wastewater Costs	IRM C&C Co.
Headwork Materials - Collection, Force Main, Man Holes, Tankage Etc.	\$ 326,759.41	Dosing Main Plant & Lift Station Materials: Pumps, Meters, Electrical Materials, Etc.	\$ 115,000.00
Generator	\$ 56,000.00	Labor Installation Dosing & Lift Station	\$ 45,000.00
Gravel/Soil	\$ 50,000.00	LPP: PVC, Valves/boxes, Fittings, Distribution Valves, Misc Materials	\$ 355,000.00
Labor/Cranes/Machines	\$ 49,278.00	Labor LPP: Layout Beds, Main Lines, Distribution Lines, Meet State Inspectors, Machine/Operators	\$ 430,000.00
Subtotal	\$ 482,037.41	Subtotal	\$ 945,000.00
20% Contingency	\$ 96,407.48	20% Contingency	\$ 189,000.00
Total:	\$ 578,444.89	Total:	\$ 1,134,000.00
			Combined Totals
			\$ 1,427,037.41
			\$ 285,407.48
			\$ 1,712,444.89

Phase 2			
River Gorge Ranch - Wastewater Costs	Thunder Air Inc.	River Gorge Ranch - Wastewater Costs	IRM C&C Co.

The Petition states that Thunder Air will be covering the cost of the construction, so please explain the breakdown of costs between Thunder Air and IRM C&C. Also, C&D Recycling, LLC is identified as the contractor, not IRM C&C, so please explain the inclusion of IRM C&C on the cost breakdown.

Rule 1220-04-13-.17(2)(e) Financial Capability

- 1. Rule 1220-04-13-.17(2)(e)2.** The rule asks for pro forma income statements for the wastewater utility for the first three (3) years of operations or for an expanded amended CNN, the first three years after the latest year-end financials. In the calculations of utility revenues show the number of consumers and the rates used in the calculations. Show operation and maintenance expenses by account number and provide the basis and/or assumptions used to arrive at these amounts. After reviewing the Company’s Response to the Consumer Advocate’s MFR Letter and the Amended Petition, the Consumer Advocate still does not find the required information. Please file a document that includes the rates, O&M expenses by account number, and basis and/or assumptions used to arrive at said totals in this Docket. (Exhibit 6 is a water flow estimate with assumptions of persons and use per person. It does not specify the time period or contain rates (prices). Assumptions for costs and revenues are not provided. If incorporated by reference, the reference should be provided. (The actual values should still be included in the petition.)
- 2. Rule 1220-04-13-.17(2)(e)9.** This rule requires estimates of costs and customers added by month for the first five (5) years based upon the construction build-out schedule for developers in the service area of the proposed wastewater system. For each year,

by month, provide an estimated number of customers by customer class anticipated to be served by the wastewater system. Include the utility's basis and assumptions used for this projection. Provide this information in a spreadsheet in Microsoft Excel format with all assumptions clearly documented. After reviewing the Company's Response to the Consumer Advocate's MFR Letter and the Amended Petition, the Consumer Advocate still does not find the required information. The response provided is an explanation. Exhibit 8 is projected income by year. It is still missing customer estimates, and projections and financial information by month. There is no support for the revenue or revenue growth. File corrected exhibits to satisfy this rule in the Docket.