

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

NOTIFICATION OF REVISED RATES AND FEES FOR APARTMENT COMPLEXES AND MANUFACTURED HOME
PARKS CHARGING FOR WATER AND/OR SEWER SERVICE PURSUANT TO G.S. 62-110(G)

COMPANY

1. Name of current certified owner Linda H. Annis) LCD Properties, LLC
2. Business mailing address of owner 5 Claircastle Drive
City and state Weaverville, NC Zip Code 28787
3. Business telephone number 828-273-5789 Business fax number N/A
4. Business email address jannis8848@aol.com
5. Name, telephone number, and fax number for person to contact concerning this notification:
Linda Annis #828-273-5789

UTILITY SERVICE AREA

6. Name of Apartment Complex or Manufactured Home Park Mountain View Mobile Court
7. Docket number on current schedule of rates WR-932 Sub 4
8. County Henderson

PROPOSED AND PRESENT RATES

- | | <u>Proposed Rates</u> | <u>Present Rates</u> |
|---|---------------------------|-----------------------------|
| 9. Water usage rate (not to exceed supplier's unit consumption rate): | | <u>2.42</u> |
| 10. Sewer usage rate (not to exceed supplier's unit consumption rate): | | <u>4.46</u> |
| 11. Are the usage rates listed above per ccf or per 1,000 gallons? | <u>\$4.92</u> | <u>per 1,000 gal.</u> |
| 12. Monthly administrative fee: | <u>\$3.75 + .51 + .66</u> | <u>\$3.75 + 0.24 + 0.27</u> |
| (NOTE: NCUC Rule R18-6(a) specifies that no more than \$3.75 may be added to the cost of purchased water and sewer service as an administrative fee to compensate the provider for meter reading, billing, and collection. An additional administration fee amount may be requested to compensate the provider for administrative fees imposed by the supplier) | | |
| 13. Bills past due <u>5</u> days after billing date (NCUC Rule R18-7(d) specifies that bills shall not be past due less than twenty-five (25) days after billing date). | | |
| 14. Bills Due: On billing date. <u>A</u> | | |
| 15. Billing Frequency: Shall be monthly for service in arrears. <u>A monthly</u> | | |
| 16. Effective date of the supplier's rate increase <u>July 1, 2021</u> | | |

REQUIRED EXHIBITS

17. Enclose a copy of the supplier's schedule of new rates that will be charged to the provider for purchased water.
18. Enclose a copy of the supplier's schedule of new rates that will be charged to the provider for purchased sewage treatment.
19. If the company is requesting an increase in the administrative fee, see instructions on the reverse.

INSTRUCTIONS

20. Pursuant to NCUC Rule R18-6(b), an apartment complex or manufactured home park may increase its rates by filing this notification of revised rates and fees with the Commission. The rates proposed on this notification will become effective on the latter of: (1) the effective date of the increase in rates by your supplier of water and purchased sewage treatment, or (2) fourteen (14) days after the date the notification was filed with the Commission, unless the rates are suspended or disapproved by Commission Order issued within 14 days of the filing of this notification.

INSTRUCTIONS (continued)

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21. A separate notification should be filed for each apartment complex or manufactured home park.
22. **Line 1** - The Company's name listed on Line 1 should be the name of the current owner as certified by the Commission. Do **not** list the name of the billing and collection company or the management company. Under General Statute 62-111, any transfer of the authority to charge rates requires prior approval by the Commission. If the system has been transferred without prior Commission approval, the new owner should immediately file a transfer application with the Commission. Until a transfer application is filed and approved, the new owner has no authority to charge rates. The transfer application form may be obtained by calling the Public Staff - Water Division at (919) 733-5610 or from the Commission's website at www.ncuc.net by accessing Applications (Water/Wastewater Resale Applications).
23. **Line 2** - The business mailing address listed on Line 2 should be the mailing address for the current owner as certified by the Commission. Do **not** list the mailing address for the billing and collecting company or the management company.
24. **Line 6** - The name of the apartment complex or manufactured home park listed on Line 6 should be the name as certified by the Commission. If the name of the apartment complex or manufactured home park has been changed since the authority was granted by the Commission, list both the original name and the current name. For example, Happy Hollow (formerly High Ridge).
25. **Line 7** - The docket number, which begins with "WR-", as listed on the current schedule of rates for the apartment complex or manufactured home park, should be included on this line.
26. **Line 19** - Enclose a copy of the current agreements or contracts covering the provision of billing and collection and meter reading services or other documentation supporting the requested increase in the administrative fee. Enclose an exhibit listing the master meters serving the apartment complex or mobile home park, indicating for each master meter the size of the meter. Apartment complexes should also indicate the number of apartment buildings served by the meter, and the number of apartments in each apartment building.
27. **Line 20** - The notification should be signed by the owner or management company, not the billing and collecting company.
28. **MAIL TO** - Submit one (1) original application with **original notarized signature** and required exhibits to: [USPS address] **Chief Clerk's Office, North Carolina Utilities Commission, 4325 Mail Service Center, Raleigh, North Carolina 27699-4325**, or [overnight delivery at street address] **Chief Clerk's Office, North Carolina Utilities Commission, 430 North Salisbury Street, Raleigh, North Carolina 27603**. Provide a self-addressed stamped envelope, plus additional copies, if a file-stamped copy is requested by the Applicant.
29. **QUESTIONS** - For any questions concerning this notification form, please contact the **Public Staff - Water Division at (919) 733-5610**.

SIGNATURE

30. Application shall be signed and verified by the Applicant.

Signature

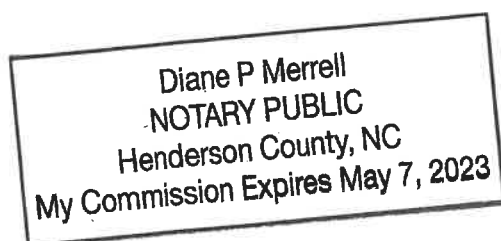
Linda H. Annis

Date

8/27/2021

31. (Typed or Printed Name) Linda H. Annis

personally appearing before me and, being first duly sworn, says that the information contained in this application and in the exhibits attached hereto are true to the best of his/her knowledge and belief.



This the 27 day of August, 20 21.

Diane P Merrell

Notary Public

My Commission Expires: May 7, 2023

Date

Schedule of Rates and Fees

FY21-22

CITY OF HENDERSONVILLE FEE SCHEDULE

ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2021 - 2022

PUBLIC HEARING REQUIRED FOR ITEMS DENOTED WITH ASTERIK *

DESCRIPTION	COST / CHARGE / FEE
Inside City Limits	
Base Charge by Meter Size	
3/4"	\$7.43
1"	\$8.67
1 1/2"	\$11.74
2"	\$15.67
3"	\$24.89
4"	\$38.04
6"	\$70.89
8"	\$110.32
Volumetric Charges	
Residential	
0 to 6,000 gallons	\$4.00 per 1000 gallons
6,000 to 14,000 gallons	\$4.40 per 1000 gallons
14,000 gallons and greater	\$5.00 per 1000 gallons
Commercial/Industrial	
0 to 40,000 gallons	\$4.00 per 1000 gallons
40,000 to 200,000 gallons	\$3.65 per 1000 gallons
200,000 gallons and greater	\$3.28 per 1000 gallons
Irrigation	
0 to 40,000 gallons	\$5.00 per 1000 gallons
40,000 gallons and greater	\$5.50 per 1000 gallons
Outside City Limits	
Base Charge by Meter Size	
3/4"	\$10.40
1"	\$12.14
1 1/2"	\$16.44
2"	\$21.94
3"	\$34.84
4"	\$53.25
6"	\$99.25
8"	\$154.45
Volumetric Charges	
Residential	
0 to 6,000 gallons	\$5.60 per 1000 gallons
6,000 to 14,000 gallons	\$6.16 per 1000 gallons
14,000 gallons and greater	\$7.00 per 1000 gallons
Commercial/Industrial	
0 to 40,000 gallons	\$5.60 per 1000 gallons
40,000 to 200,000 gallons	\$5.11 per 1000 gallons
200,000 gallons and greater	\$4.60 per 1000 gallons
Irrigation	
0 to 40,000 gallons	\$7.00 per 1000 gallons
40,000 gallons and greater	\$7.70 per 1000 gallons

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Schedule of Rates and Fees

FY21-22

CITY OF HENDERSONVILLE FEE SCHEDULE
ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2021 - 2022

PUBLIC HEARING REQUIRED FOR ITEMS DENOTED WITH ASTERIK *

DESCRIPTION	COST / CHARGE / FEE
STORMWATER	
Single-Family Residential Stormwater Fee	\$5.00 per month
Multi-Unit Residential Stormwater Fee	\$5.00 per unit, per month
Non-Residential Property Stormwater Fee, per ERU*	\$5.00 per month
Non-Residential Property Stormwater Fee Cap**	\$250.00 per month
OR	
Non-Residential Property Stormwater 50% Credit (if < \$250.00)**	50% Credit
Stormwater Service Charge Credit Application Fee	\$50.00
*Note 1: 1 Equivalent Residential Unit (ERU) = 3,000sqft.	
**Note 2: Non-Residential properties are eligible for either a cap or a credit, not both.	

WATER AND SEWER	
Water	
General	
Residential Water & Sewer Deposit	
Tier 1	\$0.00
Tier 2	\$80.00
Tier 3	\$120.00
Customer unable to perform utility credit check - Residential	\$240.00
Residential - Rental Water & Sewer Deposit	
Tier 1	\$60.00
Tier 2	\$80.00
Tier 3	\$120.00
Customer unable to perform utility credit check - Residential Rental	\$240.00
Commercial Water & Sewer Deposit	
Tier 1	\$125.00
Tier 2	\$175.00
Tier 3	\$250.00
Customer unable to perform utility credit check - Commercial/Industrial	\$500.00
Utility Bill Late Fee	\$10.00 or 5% of past due balance, whichever is greater

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Schedule of Rates and Fees

FY21-22

CITY OF HENDERSONVILLE FEE SCHEDULE ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2021 - 2022 PUBLIC HEARING REQUIRED FOR ITEMS DENOTED WITH ASTERIK *

DESCRIPTION	COST / CHARGE / FEE
Sewer	
General	
Residential Water & Sewer Deposit	
Tier 1	\$0.00
Tier 2	\$80.00
Tier 3	\$120.00
Customer unable to perform utility credit check - Residential	\$240.00
Residential - Rental Water & Sewer Deposit	
Tier 1	\$60.00
Tier 2	\$80.00
Tier 3	\$120.00
Customer unable to perform utility credit check - Residential Rental	\$240.00
Commercial Water & Sewer Deposit	
Tier 1	\$125.00
Tier 2	\$175.00
Tier 3	\$250.00
Customer unable to perform utility credit check - Commercial/Industrial	\$500.00
Utility Bill Late Fee	\$10.00 or 5% of past due balance, whichever is greater
Inside City Limits	
Base Charge by Meter Size	
3/4"	\$8.00
1"	\$10.09
1 1/2"	\$15.29
2"	\$21.55
3"	\$36.27
4"	\$57.30
6"	\$109.82
8"	\$172.87
Volumetric Charges	
All Usage	\$5.68 per 1000 gallons
Sewer Only-Flat Rate	\$29.58 per month
Outside City Limits	
Base Charge by Meter Size	
3/4"	\$12.00
1"	\$15.14
1 1/2"	\$22.93
2"	\$32.32
3"	\$54.41
4"	\$85.94
6"	\$164.73
8"	\$259.30
Volumetric Charges	
All Usage	\$8.52 per 1000 gallons
Sewer Only-Flat Rate	\$44.66 per month

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CITY OF HENDERSONVILLE FEE SCHEDULE
ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2021 - 2022

PUBLIC HEARING REQUIRED FOR ITEMS DENOTED WITH ASTERIK *

DESCRIPTION	COST / CHARGE / FEE
Wholesale	
Base Charge by Meter Size	
3/4"	\$12.00
1"	\$15.14
1 1/2"	\$22.93
2"	\$32.32
3"	\$54.41
4"	\$85.94
6"	\$164.73
8"	\$259.30
Volumetric Charges	
All Usage	\$8.52 per 1000 gallons
Other Customers	
Public Schools	
Base Charge per Account	\$8.00
All Usage	\$5.68 per 1000 gallons
Municipal	
Base Charge per Account	\$8.00
All Usage	\$8.52 per 1000 gallons
Internal Sewer	
Base Charge per Account	See Wholesale Charges
All Usage	\$8.52 per 1000 gallons
Henderson County Sewer	
Base Charge per Account	See Wholesale Charges
All Usage	\$8.52 per 1000 gallons
<i>Note: City sewer rates are not applicable to the Cane Creek Sanitary Sewer District</i>	
Taps and Connections	
4" Gravity Sewer Service Installation	\$1,600.00
6" Gravity Sewer Service Installation	\$2,000.00
8" Gravity Sewer Service Installation	\$2,400.00
Surcharges	
Biochemical Oxygen Demand (BOD), per lb. in excess of 250-mg/l	\$0.28
Total Suspended Residue (TSR), per lb. in excess of 250-mg/l	\$0.17
Ammonia nitrogen, per lb. in excess of 30-mg/l	\$1.65
Engineering Review Fees	
Line Extensions	\$300.00
Pump Stations	\$75.00
Sewer Line Inspections (\$100 min)	\$5.00 per linear foot
Miscellaneous Fees	
Concrete Core Drill (manhole), Cost/Inch of Diameter	\$200.00
Drill for Main Extension or Fire Line Connection, Cost/Inch of Diameter	\$150.00
Food Services Sewer Connection Application Fee	\$75.00
Nondischarge Permit Fee	\$300.00
Pretreatment Program	Cost of Program Per SIU
Septic Tank Waste Disposal, per 1000-gallons	\$60.00
Septic Tank Waste Disposal Permit	\$75.00

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Tier 1	\$60.00
Tier 2	\$80.00
Tier 3	\$120.00
Customer unable to perform utility credit check - Residential Rental	\$240.00
Commercial Water & Sewer Deposit	
Tier 1	\$125.00
Tier 2	\$175.00
Tier 3	\$250.00
Customer unable to perform utility credit check - Commercial/Industrial	\$500.00
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Sep 03 2021



160 6th Avenue E
Hendersonville, NC 28792
www.hendersonvillenc.gov
TEMP - RETURN SERVICE REQUESTED

UTILITY BILLING STATEMENT

ACCOUNT INFORMATION

ACCOUNT: 42
CID NUMBER: 720
SERVICE ADDRESS: 110 KRISTILIA LN MH
SERVICE PERIOD: 07/04/2021 to 08/03/2021
BILLING DATE: 08/11/2021
DUE DATE: 08/27/2021

CURRENT ACCOUNT ACTIVITY

Service	Previous	Current	Usage
WATER	87646	89807	216100

CURRENT CHARGES

WATER	805.48
SEWER	1,237.57
GARBAGE-RES	1,030.22
STORMWATER	230.00

AMOUNT DUE

Previous Balance	2,507.00
Last Payment Amount	-2,507.00
Current Charges	\$3,303.02
Total Amount Due	\$3,303.02

NOTICE: PRIOR BALANCES DUE

Payments not received on account by the due date may be subject to a \$10.00 late fee. Accounts that have unpaid balances over 45 days are subject to disconnection and additional fees.

Contact:

Customer Service Phone - (828) 697-3052

After Hours Emergencies - (828) 891-7779

Email - customerservice@hvinc.gov

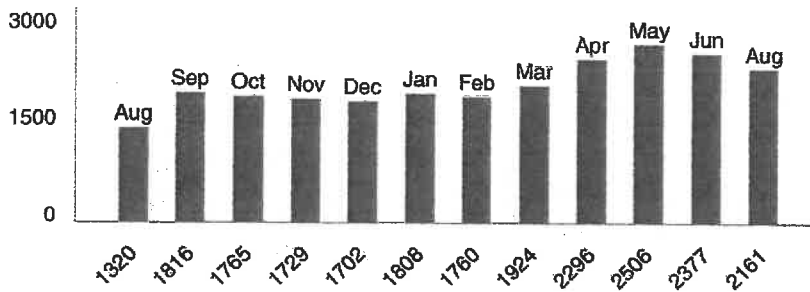
Online Payment - <https://hvinc.authoritypay.com/site/login>



6011 1 AB 0.428
MOUNTAIN VIEW MOBILE COURT 20 130
LINDA ANNIS
5 CLAIRCASCADE DR
WEAVERVILLE NC 28787-9204



12 MONTH WATER USAGE (USAGE LISTED IN THE HUNDREDS OF GALLONS)



CITY NEWS AND NOTES

The City of Hendersonville Annual Water Quality Report CCR Report is now available. To review the report please click the link below to view online. Copies of this Report may be obtained at the City's Customer Service Office located at 160 6th Ave E or can be found on the City's website at www.hvinc.gov under Water and Sewer and then open Reports and Other Information. This is a direct link to the report. <https://gemgrp.com/eReports/CNNC017903-1Y21>

PAYMENT COUPON

*This notice
arrived 8/12/21
8/12/21*



Hendersonville
NORTH CAROLINA

Stormwater Division • 305 Williams St. • Hendersonville, NC 28792 • (828) 697-3013 • www.hendersonvillenc.gov/stormwater

Re: New Stormwater Service Charge Begins August 1st, 2021

What is a Stormwater Service Charge?

The City of Hendersonville is responsible for managing stormwater within the corporate limits of the City. This includes operating and maintaining the City's stormwater infrastructure, maintaining compliance with state and federal stormwater regulations, and improving stormwater quality within the community. In order to provide these services the City of Hendersonville has prepared a new Stormwater Service Charge fee schedule that all Hendersonville property owners will pay to fund these services.

Beginning August 1, 2021 you will receive your updated stormwater service charge, which will appear on your City of Hendersonville combined utility bill.

Understanding Your Bill

Stormwater service charges are based on the amount of impervious area on your property, which includes surfaces such as rooftops, driveways, patios, sidewalks or any other hard surfaces that do not allow stormwater to infiltrate into the ground.

For residential property owners, a flat fee of \$5.00 per month is charged for each residential unit.

For all other properties, the billing amount is \$5.00 per month for every 3,000 square feet, 1 Equivalent Residential Unit (ERU), of impervious surface area on your property. This includes commercial, industrial or any other property that is not a residential property.

An ERU represents the average level of impervious area found on single family residential property in the City of Hendersonville. This average, 3,000 square feet, was determined by measuring the impervious surfaces on single family residential properties and determining the average. The ERU in turn is used as a billing unit for properties other than residential properties. The imperviousness on these properties is measured and divided by 3,000 square feet to determine the number of billing units, or ERUs, on the property. The minimum stormwater service charge to be charged to any property in Hendersonville is one (1) ERU.

Caps and Credits

As part of the stormwater utility program, a cap or credit is available to non-residential property owners to reduce their monthly stormwater service charge. Caps and Credits are not available to residential property owners. Property owners are eligible for EITHER a cap or credit, NOT both the cap and credit.

A monthly cap of \$250.00 will be placed on all non-residential properties. In order to qualify for a credit, property owners must install and maintain qualifying stormwater management features on their property that help reduce stormwater runoff or improve stormwater quality. The stormwater management features must meet certain requirements for reducing the amount of stormwater and/or improving stormwater quality. A Stormwater Service Charge Credit Application must be submitted to the Stormwater Administrator to receive credit on a monthly stormwater service charge.

New Fee Schedule

The following is the proposed Stormwater Service Charge Fee Schedule for Fiscal Year 2021-2022

Property Type	Stormwater Service Charge
Residential unit: detached single-family house, duplex, or a manufactured home or mobile home located on an individual lot or parcel of land rather than in a manufactured home park.	1 ERU (\$5.00) per month
Other residential uses: land upon which there are residential structures that contain more than two units, such as triplexes, townhouses, condominiums, apartments, boardinghouses	1 ERU (\$5.00) per dwelling unit per month
Non-Residential: including but not limited to churches; Institutional buildings, whether public or private; commercial, office, and industrial buildings, including associated land containing improvements under construction or impervious surfaces that are not structures such as parking lots, private streets and driveways	1 ERU per 3000 SF Impervious area per month
Cap	Stormwater service charges shall be capped at a \$250.00 per month for all non-residential parcels
Credit	<p>Non-residential parcels with permitted stormwater control measures that are being properly maintained to ensure long term operation are eligible for a 50% reduction in monthly stormwater service charges.</p> <p>*A Stormwater Service Charge Credit Application must be submitted to the Stormwater Administrator to receive a credit on monthly stormwater service charges.</p> <p>**NOTE: Property owners are eligible for EITHER a cap or credit, NOT both the cap and credit.</p>
Stormwater Service Charge Credit Application Fee	\$50 per parcel

Customer Service

If you have any questions about the stormwater service charge, please visit the City's Stormwater Utility webpage at www.hendersonvillenc.gov/stormwater/stormwater-utility.

If you have additional questions about the stormwater service charge or wish to obtain a printed copy of the FAQ guide, please call the City's stormwater Administrator at (828) 697-3013 or send an email to mhuffman@hvlnc.gov and a City representative will assist you.



160 6th Avenue E
Hendersonville, NC 28792
www.hendersonvillenc.gov
TEMP - RETURN SERVICE REQUESTED

UTILITY BILLING STATEMENT

ACCOUNT INFORMATION

ACCOUNT: 42900
CID NUMBER: 7200
SERVICE ADDRESS: 123 MORTON LN MHF
SERVICE PERIOD: 07/04/2021 to 08/03/2021
BILLING DATE: 08/11/2021
DUE DATE: 08/27/2021

CURRENT ACCOUNT ACTIVITY

Service	Previous	Current	Usage
WATER	19891	20320	42900

CURRENT CHARGES

WATER	186.26
SEWER	265.22
GARBAGE-COM	28.00
STORMWATER	210.00

AMOUNT DUE

Previous Balance	389.00
Last Payment Amount	-389.00
Current Charges	\$689.48
Total Amount Due	\$689.48

NOTICE: PRIOR BALANCES DUE

Payments not received on account by the due date may be subject to a \$10.00 late fee. Accounts that have unpaid balances over 45 days are subject to disconnection and additional fees.

Contact:

Customer Service Phone - (828) 697-3052

After Hours Emergencies - (828) 891-7779

Email - customerservice@hvinc.gov

Online Payment - <https://hvinc.authoritypay.com/site/login>

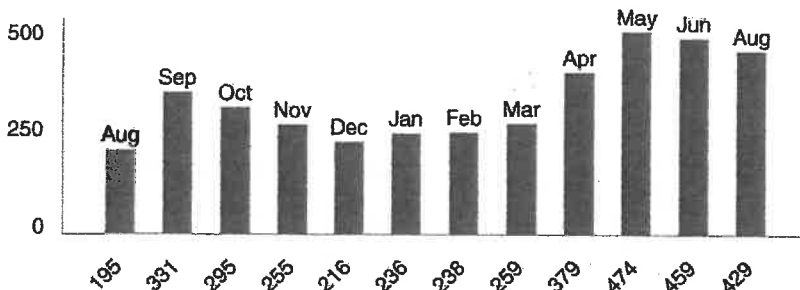


6012 1 AB 0.428
MOUNTAIN VIEW MOBILE COURT 20 131

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PAYMENT COUPON

EXHIBIT 19 – METER EXHIBIT

LCD Properties, LLC

Mountain View Mobile Home Court

Docket No. WR-932

Meter Size	Monthly Water Base Charge	Monthly Sewer Base Charge	Total Units
1"	\$8.67	\$10.09	
2"	\$15.67	\$21.55	
Total	\$24.34	\$31.64	48

Water Base Charge: $\$24.34/48 = \0.51

Sewer Base Charge: $\$31.64/48 = \0.66

Billing Fee: \$3.75

Total Admin Fee: $\$3.75 + \$0.51 + \$0.66 = \4.92