

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 Zell 21, LLC
2. Business mailing address of owner 34 East Main Street #329
City and state Smithtown, NY Zip Code 11787
3. Business telephone number 631-584-2283 Business fax number _____
4. Business email address lisa.naturallywater@gmail.com
5. Name, telephone number, and fax number for person to contact concerning this notification:
Lisa Causer 828-712-7216

UTILITY SERVICE AREA

6. Name of Apartment Complex or Manufactured Home Park Weaverdale Commons
7. Docket number on current schedule of rates WR-2100, SUB 1
8. County Buncombe

PROPOSED AND PRESENT RATES

- | | Proposed Rates | Present Rates |
|--|------------------------|------------------------|
| 9. Water usage rate (not to exceed supplier's unit consumption rate): | <u>\$20.34 gallons</u> | <u>\$18.56 gallons</u> |
| 10. Sewer usage rate (not to exceed supplier's unit consumption rate): | <u>\$4.86 CCF</u> | <u>\$4.50 CCF</u> |
| 11. Are the usage rates listed above per ccf or per 1,000 gallons? | <u>\$7.93</u> | <u>\$7.32</u> |
| 12. Monthly administrative fee:
(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>25</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. | | |
| 15. Billing Frequency: Shall be monthly for service in arrears. | | |
| 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 later 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.

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INSTRUCTIONS (continued)

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


MANAGER

Date

8-25-2021

31. (Typed or Printed Name) Richard Masno
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 25 day of August, 2021.


Notary Public

My Commission Expires:

513-25
Date

JESSICA ELIZABETH RAPINO

Notary Public - State of New York

No. 01RA6280938

Qualified in Suffolk County

My Commission Expires 513-25

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WATER DEPARTMENT

Administrative Water Fees

Account Establishment Service Charge	\$25.00
Seasonal Reconnect Fee	\$20.00
Reconnect Fee	\$60.00
Flow Test Fee for Fire Systems	\$40.00
Meter Testing at Customer Request (Charged only if meter is operational)	\$40.00

Water System Account Deposits

Size of Connection	Inside Town Limits Amount	Outside Town Limits Amount
5/8" and 3/4"	\$80.00	\$160.00
1"	\$100.00	\$200.00
1 1/2"	\$180.00	\$360.00
2"	\$300.00	\$600.00
3"	\$600.00	\$1,200.00
4"	\$1,000.00	\$2,000.00

Water Leak Protection

The following respective monthly fee shall be assessed on all water customers with water lines that are 2-inches or less in diameter, subject to opt-out provisions of the water leak protection policy.

Type of Meter	Monthly Fee
Residential – Single Meter	\$1.25
Commercial – Single Meter	\$3.45
Commercial – Master Meter	\$6.90

Water Rates

Water rates for water used INSIDE the Corporate limits of the Town:

The first 3,000 Gallons or fraction thereof used monthly	\$9.22 per 1,000 gallons
The next 22,000 Gallons or fraction thereof used monthly	\$10.17 per 1,000 gallons
The next 175,000 Gallons or fraction thereof used monthly	\$11.04 per 1,000 gallons
The next 300,000 Gallons or fraction thereof used monthly	\$11.94 per 1,000 gallons
All over 500,000 Gallons or fraction thereof used monthly	\$12.81 per 1,000 gallons

Water rates for water used OUTSIDE the Corporate limits of the Town:

The first 3,000 Gallons or fraction thereof used monthly	\$18.44 per 1,000 gallons
The next 22,000 Gallons or fraction thereof used monthly	\$20.34 per 1,000 gallons
The next 175,000 Gallons or fraction thereof used monthly	\$22.08 per 1,000 gallons
The next 300,000 Gallons or fraction thereof used monthly	\$23.88 per 1,000 gallons

Metropolitan Sewerage District of Buncombe County, North Carolina Schedule of Rates, Fees, and Charges - FY2022

Effective July 1, 2021

Collection Treatment Charge

Residential & Commercial Volume Charges (per CCF) Inside	\$ 4.86
Industrial Volume Charges (per CCF) Inside	4.86
Industrial Surcharge for BOD (per lb., BOD >250 mg/l) Inside	0.300
Industrial Surcharge for TSS (per lb., TSS >250 mg/l) Inside	0.250
Residential & Commercial Volume Charges (per CCF) Outside	4.87
Industrial Volume Charges (per CCF) Outside	4.87
Industrial Surcharge for BOD (per lb., BOD >250 mg/l) Outside	0.300
Industrial Surcharge for TSS (per lb., TSS >250 mg/l) Outside	0.250

Base Meter/Maintenance Charge & Billing Fee

5/8"	7.49
3/4"	10.90
1"	19.35
1 1/2"	44.27
2"	78.30
3"	173.64
4"	309.86
6"	698.02
8"	1,239.41
10"	1,940.86
Billing Fee (per bill)	2.50

Sewer System Development Fees

This impact fee is for allotted capacity in the treatment and transmission system. A differential fee will be charged for increases to an existing meter size.

<u>Residential</u>	
Per Unit	2,836.00
Mobile Home	2,836.00
Multifamily Unit	1,900.00
Affordable Housing	670.00
<u>Nonresidential</u>	
5/8"	2,836.00
3/4"	4,254.00

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WR-2100, SUB 2

Administrative Fee Worksheet

for
Zell 21, LLC
July 1, 2021

Water Provider – Town of Weaverville

Sewer Provider – Metropolitan Sewer District of Buncombe County

Monthly Billing

Meter Size – 2"

of Units Served - 21

Water Billing Fee (per month)	\$6.90
Sewer Billing Fee (per month)	\$ 2.50
Sewer Maintenance Fee	\$78.30

Total: \$87.70

$\$87.70 / 21 \text{ Units} = \4.18

+ Billing Fee \$3.75

Total Administrative Fee per Unit Monthly = \$7.93

Lisa Causer
Naturally Water
828-712-7216
lisa.naturallywater@gmail.com

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1-1-155-1-1-1

TOWN OF WEAVERVILLE
PO BOX 338
WEAVERVILLE NC 28787-0338

TOWN OF WEAVERVILLE WATER DEPARTMENT

MESSAGE

VISIT OUR WEBSITE: WWW.WEAVERVILLENC.ORG

Phone: 828-646-7116

- Bank draft accounts will be drafted on the 11th of the month.
- Office hours
8:30 a.m. until 5:00 p.m. Monday through Friday,
except holidays. Use night depository after office hours.

To receive future statements electronically, visit
<http://weaverville.esmt.net>
Your Registration ID:

9907-988L-9NRP

10469962-2155-1 1 1 2155 1 AV 0.398 7



ZELL 21, LLC
PARTNERSHIP PROP MANAGEMENT
PO BOX 249
WEAVERVILLE NC 28787-0249

ACCOUNT NUMBER			SERVICE ADDRESS		
6608			9 ZELL LANE		
BILLING DATE	DATE FROM	DATE TO	# OF DAYS	AVERAGE DAILY COST	
06/30/2021	05/10/2021	06/09/2021	30	\$34.16	
RATE CODE	PREVIOUS READING	CURRENT READING	CONSUMPTION		AMOUNT
WAT	35,922	36,280	358		712.94
604					78.65
MSD	35,922	36,280	358		226.26
802					6.90

2" Meter

CURRENT CHARGES 1,024.75
TOTAL DUE 1,024.75

RATE CODE LEGEND

WAT: WATER USAGE
MSD: SEWER CHARGED BY MSD BASED ON WATER USAGE
600-609: FLAT SEWER FEE BASED ON METER SIZE
700: RECYCLING FEE
800-802: LEAK PROTECTION
805-810: LINE PROTECTION
900: SEASONAL CUT-ON FEE

DETACH HERE AND RETURN THIS PORTION WITH YOUR REMITTANCE

ACCOUNT NUMBER		SERVICE ADDRESS	
6608		9 ZELL LANE	
BILLING DATE	DATE FROM	DATE TO	
06/30/2021	05/10/2021	06/09/2021	
DUE DATE	07/20/2021	CURRENT CHARGES	\$1,024.75
		TOTAL AMOUNT DUE	\$1,024.75

ZELL 21, LLC
PARTNERSHIP PROP MANAGEMENT
PO BOX 249
WEAVERVILLE NC 28787-0249

REMIT TO:

TOWN OF WEAVERVILLE
PO BOX 338
WEAVERVILLE NC 28787-0338

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