

From: [Franklin, Mike](#)
To: [Statements](#)
Subject: Docket No. W-1314, Sub 4: Pluris Webb Creek, LLC - Pluris Webb Creek WWTP
Date: Wednesday, September 23, 2020 7:58:23 AM

Please file in the subject docket. Thanks!

Mike Franklin
Water, Sewer & Telephone Division - Public Staff
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-----Original Message-----

From: Franklin, Mike
Sent: Wednesday, September 23, 2020 7:57 AM
To: Angelo Aquino <acasehs@gmail.com>
Subject: RE: [External] Attn: MS. Downey/DN-W1314,sub4

Ms. Aquino, Thank you for your email. The Public Staff will take your concerns into consideration as we prepare our recommendation to the NC Utilities Commission.

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-----Original Message-----

From: Angelo Aquino <acasehs@gmail.com>
Sent: Tuesday, September 22, 2020 9:30 PM
To: Franklin, Mike <Mike.Franklin@psncuc.nc.gov>
Subject: [External] Attn: MS. Downey/DN-W1314,sub4

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Good Evening Mr Franklin,

This email is in regards to the proposed rate increase for Pluris Webb Creek (Pluris) in Foxtrace Subdivision (W-1314)

Pluris had a rate increase in 2016 to bring the plant up to code. Pluris now wants a completely new facility and

wants the residents to foot the entire bill by almost doubling our monthly rate.

We are not going to get dividends from the profits after the plant upgrades are complete. We are not part owners of Pluris. Is the new facility absolutely necessary without any actual cost for the company that will profit for years to come?

Pluris wants to essentially front the money for the project and wants everyone to pay it back in 5 years. What actual benefit are the customers getting with a new facility? Will the toilets flush faster? Will the ditches drain faster? Why is a new facility necessary now, but not identified 4 years ago during turnover? Has it deteriorated that much under their 4 years of operations?

Presumably the modernized facility would operate for 25 years before an upgrade would be necessary, if they try to sell off the company it would remain an asset of Pluris, this would increase Pluris' company value. I am concerned that they want the money back quickly so they can dump the project. If they want to charge the residents for the new facility, I want them to be vested for the long haul (25 years minimum), as such the ROI for the modernized facility should be paced at that rate. Also reduced operational costs for a modernized facility should be factored in to the rate.

Another concern is that the roads for the subdivision are not up to code so they are not maintained by the county. If they start bringing in all this heavy equipment and supplies, they may cause damage to the roads that are not being maintained by the developer whom is incarcerated. Pluris would not likely take responsibility for the additional wear and damage on the roads that would be occurred, exasperating our road problems.

Pluris's proposed rate would effectively cost more than the city of Jacksonville Water, Sewer and Trash used to cost me when I lived there. Also there is no competition out here so people would be stuck with no option but to pay. Property values would irreparably go down, making it harder for people to sell our properties. People would also not want to rent in this subdivision with such high mandatory utility costs.

Also we had no voice in the decision that they are trying to make for us. We hope that the NCUC can provide the voice of reason and protect the Foxtrace residents from abusive mandatory utilities. Many of the residents in Foxtrace are on fixed incomes, low incomes, or have other financial difficulties. I am speaking for others who may not be able to articulate the concerns they have.

To reiterate: I reject their plan for a new facility and rate increase, especially over a 5 year repayment requirement. The reason for the rejection is that there is no real benefit for the residents of Foxtrace. If NCUC determines that a new facility is absolutely necessary due to the current facility failing safety or code requirements, I ask that the modernized plant amortization schedule be extended to 25 years minimum to keep Pluris vested in the community.

If Pluris was willing to help the road situation as a sign of good faith, I'm sure that would help the residents in accepting a rate increase. Pluris can have the roads brought up to code, and add that to the plant modernization cost, then turn over to the county.

I trust your judgement and desire to protect the Foxtrace residents, but want the situation to have a Win-Win for all parties.

Very Respectfully,

Angelo Aquino
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be disclosed to third parties by an authorized state official.