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Devin Ryan

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File #: 201691

July 21, 2023

***VIA ELECTRONIC FILING***

Rosemary Chiavetta, Secretary  
Pennsylvania Public Utility Commission  
Commonwealth Keystone Building  
400 North Street, 2nd Floor North  
P.O. Box 3265  
Harrisburg, PA 17105-3265

**Re: IN THE MATTER OF THE APPLICATION OF THE YORK WATER COMPANY, Under Section 1102(a)(3) of the Public Utility Code, for approval of the right of THE YORK WATER COMPANY to acquire the water distribution assets of Longstown Mobile Estates in Windsor Township, York County, Pennsylvania Docket No. A-2023-**

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Dear Secretary Chiavetta:

Enclosed for filing is the above-captioned Application of The York Water Company (“York Water”) in the above-referenced proceeding. The filing fee in the amount of \$350.00 is being provided separately by check.

York Water notes that Proprietary and Non-Proprietary copies of the Application are being submitted.

Due to file size restrictions, the Non-Proprietary and Proprietary versions are being uploaded separately to the Pennsylvania Public Utility Commission’s (“Commission”) ShareFile for large filings.

The Proprietary version contains proprietary and competitively-sensitive nature, namely Exhibit C, which is a copy of the Purchase Agreement. Accordingly, York Water respectfully requests that the Proprietary version of the Application be afforded proprietary treatment and placed in a non-public folder.

Additionally, under separate cover, York Water is sending the Commission a CD containing PDF copies of the Proprietary and Non-Proprietary versions of the Joint Application.

Rosemary Chiavetta, Secretary  
July 21, 2023  
Page 2

The parties listed on the enclosed Certificate of Service are being served with the Non-Proprietary copy of the Joint Application.

Copies will be provided per the attached Certificate of Service.

Respectfully submitted,



Devin Ryan

DR/dmc  
Attachments

cc: Certificate of Service

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the Application of The York Water Company has been served by certified mail, return receipt requested, upon the following:

Bureau of Investigation and Enforcement  
PA Public Utility Commission  
Commonwealth Keystone Building  
400 North Street, 2<sup>nd</sup> Floor West  
Harrisburg, PA 17105-3265

Windsor Township  
Board of Supervisors  
1480 Windsor Road  
Red Lion, PA 17356

Department of Environmental Protection  
Southcentral Regional Office  
909 Elmerton Avenue  
Harrisburg, PA 17110-8200  
Office of Consumer Advocate  
555 Walnut Street  
Forum Place, 5<sup>th</sup> Floor  
Harrisburg, PA 17101-1923

York County Planning Department  
28 East Market Street  
York, PA 17401-1580

Office of Small Business Advocate  
555 Walnut Street  
Forum Place, 1<sup>st</sup> Floor  
Harrisburg, PA 17101-1923



Dated: July 21, 2023

\_\_\_\_\_  
Devin T. Ryan, Esq.

**BEFORE THE  
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

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IN THE MATTER OF THE APPLICATION OF :  
THE YORK WATER COMPANY, Under Section :  
1102(a)(3) of the Public Utility Code, for approval :  
of the right of THE YORK WATER COMPANY : Docket No. A-2023-\_\_\_\_\_ :  
to acquire the water distribution assets of :  
Longstown Mobile Estates in Windsor Township, :  
York County, Pennsylvania. :

**TO THE PENNSYLVANIA PUBLIC UTILITY COMMISSION:**

1. Name and Address of Applicant:

THE YORK WATER COMPANY  
130 East Market Street  
York, PA 17401

2. Name and Address of Applicant's Attorneys:

Michael W. Hassell, Esq.  
mhassell@postschell.com  
Devin T. Ryan, Esq.  
dryan@postschell.com  
Post & Schell, P.C.  
17 North Second Street – 12<sup>th</sup> Floor  
Harrisburg, PA 17101-1601

3(a). Brief Corporate History and Purpose:

Under Special Act of the Assembly of February 8, 1816, York Water was incorporated under the laws of the Commonwealth of Pennsylvania on February 23, 1816, for the purpose of supplying water in the Borough, now the City of York, York County, Pennsylvania. Over the last 200 years after incorporation, York Water has extended its franchised territory from time to time so as to include approximately 52 Pennsylvania municipalities in which water service

is now being rendered as more fully set forth in Paragraph 4 below and depicted in **Exhibit A** (Service Territories) hereto.

York Water has amended its Corporate Charter a number of times by filing Articles of Amendment with the Pennsylvania Department of State. The Department of State has issued Certificates of Amendment to York Water June 29, 1990,<sup>1</sup> February 28, 1994,<sup>2</sup> May 20, 1996, March 3, 1997,<sup>3</sup> May 1, 2000,<sup>4</sup> and September 11, 2006. The Company's Articles of Incorporation were amended on May 3, 2010, when York Water was initiating wastewater services.<sup>5</sup> The amended and restated Articles authorize the Company to provide water service in the areas that are the subject of this Application.

3(b). Description of Service Furnished to the Public:

York Water now furnishes water service to the public in the major portion of its franchised water territory and furnishes wastewater service to portions of its franchised wastewater territory, as described more fully in Paragraph 4 below. Specific to this Application, York Water currently provides water service to the Longstown Mobile Estates residents through a single point bulk connection located in the Company's certificated service territory.

3(c). Amount of Stock and Bonds:

York Water has authorized 46,500,000 shares and the total issued, and outstanding is 14,286,204 shares of Common Stock as of December 30, 2022, with no stated par value. York Water has in force and effect an Optional Dividend Reinvestment and Direct Stock Purchase and Sale Plan, an Employee Stock Purchase Plan, and a Long-Term Incentive Plan.

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1 Microfiche #9033866-903870  
2 Microfiche #09415.0349-0352  
3 Microfilm #09719.1725-1727  
4 Microfilm #200035.389-392  
5 Microfilm #8524-8528

Outstanding as of December 31, 2022, are the following Senior Notes, Industrial Development Authority Revenue Bonds, and Pennsylvania Economic Development Financing Authority Exempt Facilities Revenue Refunding Bonds:

3.00% Pennsylvania Economic Development Financing Authority Exempt Facilities Revenue Bonds Series A of 2019, due 2036 (Securities Certificate No. S-2019-3011066 of 2019)	10,500,000
Variable Rate Exempt Facilities Revenue Refunding Bonds, Series 2008A, due 2029 (Securities Certificate No. S-00041015 of 2004)	12,000,000
3.10% Pennsylvania Economic Development Financing Authority Exempt Facilities Revenue Refunding Bonds, Series B of 2019, due 2038 (Securities Certificate No. S-2019-3011066 of 2019)	14,870,000
3.23% Senior Notes, due 2040 (Securities Certificate No. S-2019-3011035 of 2019)	15,000,000
4.00% - 4.50% York County Industrial Development Authority Exempt Facilities Revenue Bonds, Series 2015, due 2029 – 2045 (Securities Certificate No. S-2014-2405684 of 2014)	10,000,000
4.54% Senior Notes, due 2049 (Securities Certificate No. S-2018-3006371 of 2018)	20,000,000
3.24% Senior Notes, due 2050 (Securities Certificate No. S-2020-3020763 of 2020)	30,000,000

4. Location of Existing Service Area:

York Water is now furnishing water service to the public in the major portion of its franchised territory which contains all or portions of 52 municipalities (**Exhibit A**), including bulk service to Longstown Mobile Estates.

The water community served has an estimated population of approximately 204,000 as of December 31, 2022, with water furnished to 77,153 customers as of March 31, 2023. Of these, there were 4,729 commercial customers, 314 industrial customers, 70,411 residential customers, and 1,699 public, bulk, and private fire protection customers. The wastewater community served has an estimated population of approximately 15,500 as of March 31, 2023, with wastewater service furnished to approximately 5,933 customers as of March 31, 2023.<sup>6</sup>

5. Proposed Acquisition of Facilities Within York Water’s Existing Certificated Service Territory:

York Water proposes to acquire the existing Longstown Mobile Estates water distribution system, which is owned and operated by Longstown Mobile Estates,<sup>7</sup> which is currently within York Water’s certificated service territory. After Closing, York Water would begin providing individually metered water service to the Longstown Mobile Estates residents in Windsor Township, York County. The area that is subject of this Application is depicted in **Exhibits B1-B3** (Water Territory Maps). The proposed service area is already within York Water’s existing certificated water service area, is already served by York Water, includes a total area of about 0.06 square miles, and is supported by the municipality and York County. *See Exhibits C and D.*

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<sup>6</sup> All such water and wastewater service rendered to the public has been approved by virtue of the authority granted initially in York Water’s Charter by Special Act of Assembly of February 8, 1816, and at various times subsequently by Certificates of Public Convenience duly granted by the Pennsylvania Public Service Commission and by the Commission under The Public Service Company Law, Public Utility Law and/or Public Utility Code of Pennsylvania.

<sup>7</sup> Longstown Mobile Estates does not hold a certificate of public convenience from the Commission to provide water service and York Water does not believe Longstown Mobile Estates separately charges for water service. Therefore, the facilities to be acquired are not currently in the public service. Notwithstanding, York Water seeks all necessary approvals of this Application under Section 1102(a) generally to acquire the facilities of Longstown Mobile Estates and to furnish water service to all residents of Longstown Mobile Estates.

The primary purposes of this proposed acquisition of the Longstown Mobile Estates water distribution system are to include the residents of the mobile home park as direct customers of York Water, centrally maintain the distribution system in accordance with York Water's service, provide more direct and comprehensive customer service, and ensure consistent and responsive operation and maintenance practices.

On June 1, 2023, York Water and the owners of Longstown Mobile Estates executed an Asset Purchase Agreement with the intention of transferring the distribution system to York Water's water system currently serving portions of Windsor Township. A copy of the Purchase Agreement is attached hereto as **Exhibit E (CONFIDENTIAL)**. After Closing on the acquisition, the residents of Longstown Mobile Estates will become customers of York Water, and York Water will own the water distribution system within the community.

York Water's understanding is that Longstown Mobile Estates' residents are not currently charged a separate water service fee. Therefore, York Water will charge those customers an unmetered service rate of \$36.53 per month. Once meters are installed, York Water will charge those customers its metered repumping rates for water service set forth in the Company's tariff approved by the Pennsylvania Public Utility Commission ("Commission"). Thereafter, York Water will read water meters and render bills based on those readings monthly. York Water will also install an automated meter reading system.

York Water issued a notice to customers in the Longstown Mobile Estates community prior to filing this Application. *See Exhibit F.*

6. Additional Capital Requirements:

The purchase price for Longstown Mobile Estates' water distribution assets is set forth in the Purchase Agreement. *See Exhibit E (CONFIDENTIAL)*. In addition to the purchase

price for the distribution system to be paid at Closing, York Water's initial capital requirements for the water service conversion from bulk to individual service will consist of costs to install individual meters, meter pits, and associated assemblies within the first 24 months after Closing. The cost of this work will be financed by internally generated funds, proceeds from the issuance of common stock under York Water's dividend reinvestment and direct stock purchase and employee stock purchase plans, and, if necessary, borrowings against York Water's lines of credit. All system improvements described in this Paragraph will be completed and in service within 24 months of Closing. There are no future system improvement plans other than those identified in this Paragraph at this time.

Furthermore, there have been no contributions toward the construction of the Longstown Mobile Estates water system, and the water system has no outstanding PENNVEST loans.

7. Plant in Service and Plant to Be Acquired:

The Longstown Mobile Estates water distribution system to be acquired by York Water is described in **Appendix A** of the Asset Purchase Agreement (see **Exhibit E - CONFIDENTIAL**). The owner of the system does not have mapping of the system available, but this map will be developed prior to Closing. If the Commission requests it, the Company will provide the map when it is developed.

Financial Statements of York Water are attached hereto as **Exhibits G, H, and I**. **Exhibit G** (Plant in Service) is a summary, by major plant category, of used and useful plant in service of York Water as of December 31, 2022. **Exhibit H** (Balance Sheet) is York Water's balance sheet as of December 31, 2022, which provides the capitalization of the Company. **Exhibit I** (Income Statement) is the York Water income statement as of December 31, 2022.

The original cost of the Longstown Mobile Estates community water system assets is not available from the current owners of the system. York Water will perform an original cost study for the purchase of this water distribution system. A more detailed listing and description of assets will be provided when the original cost study is completed and submitted.

The tentative journal entries for booking the purchase of the Longstown Mobile Estates water assets will be provided in a subsequent supplement. The numbers provided therein, including the amount of any acquisition adjustment, will be approximate and cannot be confirmed until the final original cost study has been completed.

8. Map of Service Areas:

Included in **Exhibits A and B** are maps showing the Company's current service territory, which includes Longstown Mobile Estates. The metes and bounds description of the Longstown Mobile Estates area is included in **Exhibit B-3**.

9. Future Capacity:

The Company's current Allocation Permits allow the withdrawal of 42.0 MGD from its surface water sources, which includes 12.0 MGD which York Water has been permitted to withdraw from the Susquehanna River. York Water has constructed facilities to enable it to withdraw an additional 12.0 MGD from the Susquehanna River and the Company's primary treatment facility has a permitted capacity of 39.0 MGD, with an average day demand of approximately 20.5 MGD (5-year average). Based upon the Company's current and planned permitted source and treatment capacity, the Company has sufficient water resource and treatment capacity to meet the demands reflected in this Application. These customers are already being served by the York Water source(s) and are included in the Company's annual average demand described herein and projected sufficient through the year 2050.

10. Rates for Service:

Upon Commission approval of this Application and completion of the proposed transaction, York Water will begin operating the Longstown Mobile Estates water distribution system. York Water's water service to the Longstown Mobile Estates customers will be governed by the rules and requirements set forth in York Water's Commission-approved water service tariff. As noted previously, York Water proposes to charge an unmetered monthly water rate of \$36.53 for the time period between the Closing and the Company's installation of individual water meters. Once individual water meters are installed, York Water will charge its regular "Repumping System Rates" for service to the residents of Longstown Mobile Estates. *See* Tariff Rule 13 – Schedule "B," Supp. No. 148 to Water-Pa. P.U.C. No. 14, Nineteenth Revised Page No. 43 (Repumping Rates) and Supp. No. 151 to Water-Pa. P.U.C. No. 14, Twenty-sixth Revised Page No. 44 (setting forth the Repumping System metered rates); Tariff Rule 13 – Schedule "G" (Repumping Flat Rates), Supp. No. 149 to Water-Pa. P.U.C. No. 14, Third Revised Page No. 49 (setting forth the Repumping System unmetered rates for residential customers).

11. Profit and Loss Statement:

Attached as **Exhibit I** is the York Water Income Statement for the 12 months ended December 31, 2022. The projected system revenue and expenses are set forth and provided in **Exhibit J** (Projected Revenue and Expenses).

12. Compliance with DEP Requirements:

York Water is a Class A Utility. York Water is in good standing with DEP and in general compliance with DEP water supply regulatory requirements related to the provision of public water service. The Company is not required to comply with 25 Pa. Code § 109.503(a)(3),

and no business plan is required. York Water has included the Operator License for the responsible employee upon Commission approval and Closing as **Exhibit K** (Operator License).

13. No Competitive Condition:

Longstown Mobile Estates is already served by York Water as a bulk customer. This community is already in York Water's certificated service territory, so there are no other public utilities authorized to serve in this location. Moreover, Windsor Township supports this Application. *See Exhibit C.*

14. Facilities for Furnishing Service:

A description of the facilities for furnishing service is set forth in Section 7, *supra*. Future facility maintenance beyond installation of meters and meter pits will be undertaken as needed to serve these customers in accordance with the Company's tariff, best practices and the Commission's regulations.

15. Approval's Necessity and Propriety:

Approval of this Application is necessary and proper for the service, accommodation, convenience, and safety of the public for the following reasons:

(a) York Water currently provides water service in Windsor Township and, therefore, is familiar with and operates in this community;

(b) York Water already provides bulk water service to these customers through a single point of connection with Longstown Mobile Estates, and the acquisition of the distribution system provides efficiencies of scale and a seamless single utility provider service to the customers; and

(c) York Water and Longstown Mobile Estates have an executed contract for the purchase of the Longstown Mobile Estates water distribution system and the transfer of specified assets to York Water; and

(d) No other public utility is authorized to provide water distribution service to Longstown Mobile Estates as it is within York Water's certificated territory;

(e) York Water's existing facilities are already connected and are already providing the required supply of water to these dwellings; and

(f) York Water has access to adequate reserves of water within the York County area and has the ability to comply with the requirements of both the United States and Pennsylvania Safe Drinking Water Acts, the public health protections and benefits of which are thereby assured to the distribution system customers.

16. Notification to Customers:

Prior to the filing of this Application, York Water notified the Longstown Mobile Estates community residents regarding the filing of this Application, the Company's proposed rates, and York Water's intent to charge a tariff rate for water service. A copy of the notices sent to these customers describing the filing and the anticipated effect on rates are attached hereto as **Exhibit F** (Notice to Longstown Customers).

WHEREFORE, The York Water Company respectfully requests that the Pennsylvania Public Utility Commission issue a Certificate of Public Convenience under the provisions of Section 1102(a)(3) of the Public Utility Code evidencing the Commission approval for The York Water Company to acquire the water distribution assets of Longstown Mobile Estates, located within the York Water Company's existing water service territory in Windsor Township, York County, Pennsylvania and grant any and all other necessary Commission approvals to facilitate this transaction.

ATTEST:

Molly E. Houch  
Assistant Secretary

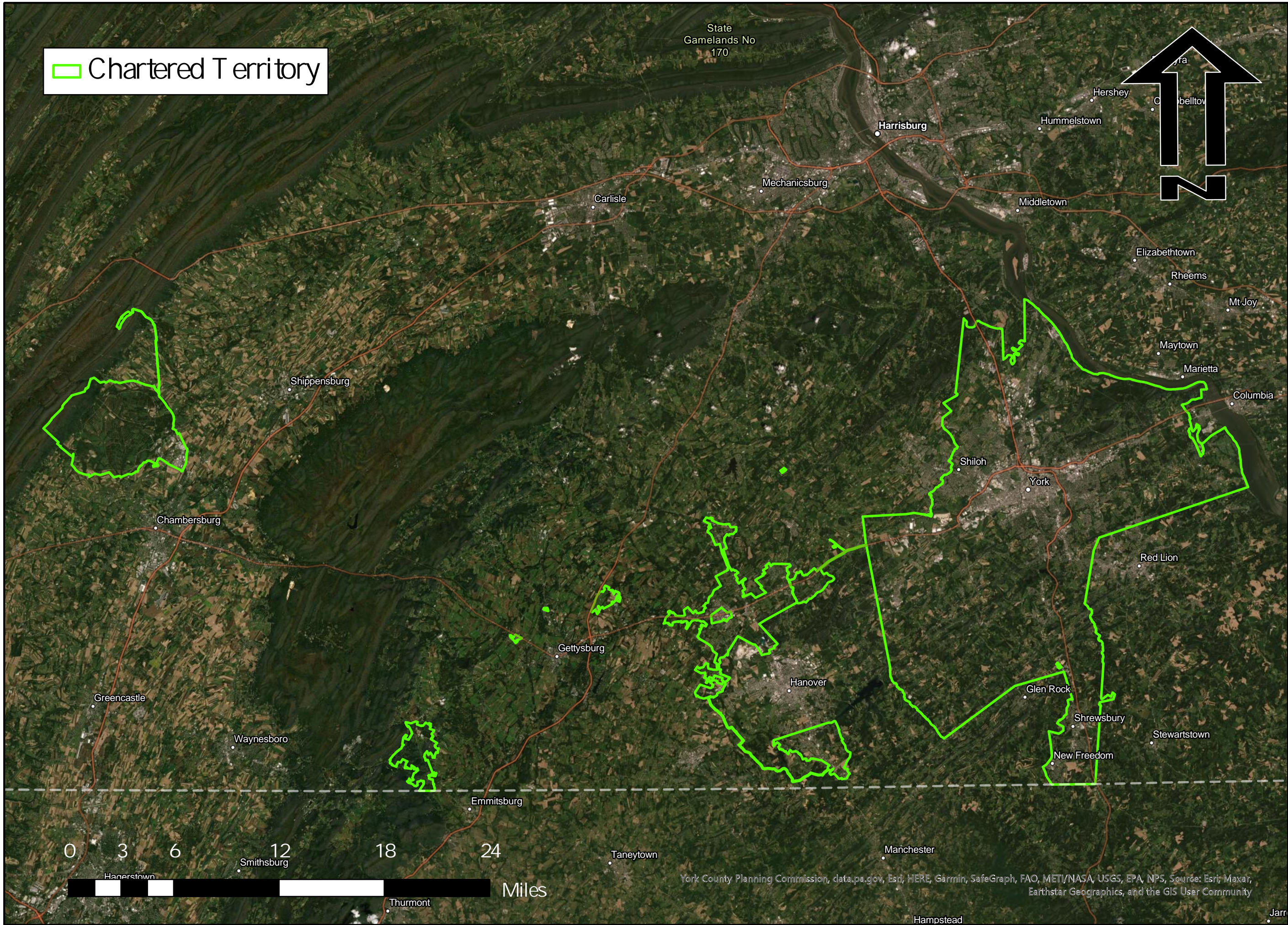
**THE YORK WATER COMPANY**

By Joseph J. Island  
President and CEO

By [Signature]  
Counsel for THE YORK WATER COMPANY

# Exhibit A

 Chartered Territory



**Title:** Exhibit A: TYWC's Chartered Water Territory

**Drawn By:** Jason Heitmann

**Scale:** 1 IN = 5 MI

**Checked By:** Andrew Prosser

**Date:** May 26th, 2023

**The York Water Company**

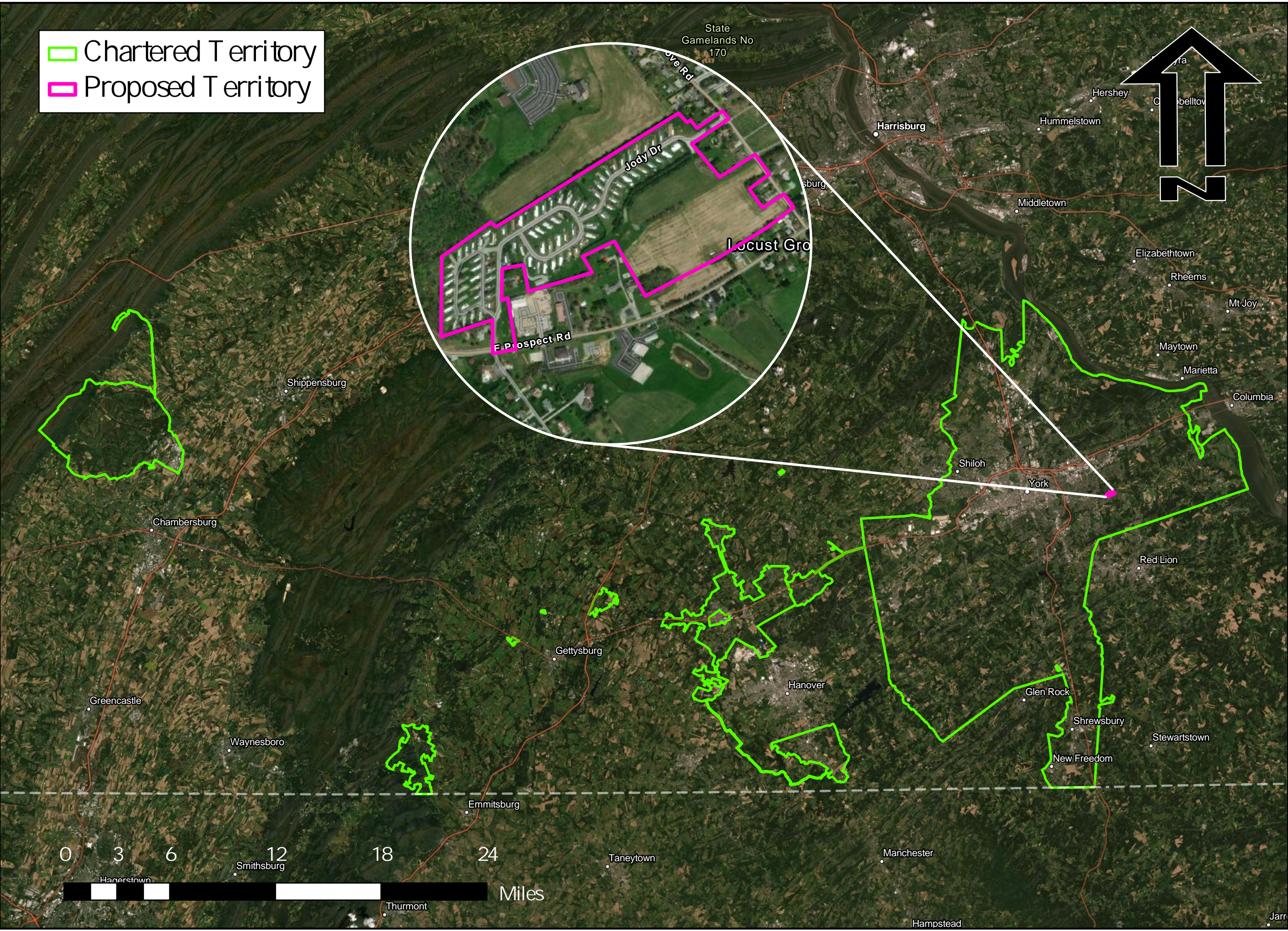
130 E. Market St.  
York, Pa 17401  
(717) 845-3601




York County Planning Commission, data.pa.gov, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, Source: Esri; Maxar, Earthstar Geographics, and the GIS User Community

# **Exhibit B-1**

Chartered Territory  
 Proposed Territory



<p><b>Title:</b> Exhibit B-1: Proposed Expansion &amp; Existing Territory</p>	<p><b>Drawn By:</b> Jason Heitmann</p>
<p><b>The York Water Company</b>          130 E. Market St.          York, Pa 17401          (717) 845-3601</p> 	<p><b>Scale:</b> 1 IN = 5 MI</p>
<p><b>Date:</b> May 26th, 2023</p> <p><b>Checked By:</b> Andrew Prosser</p>	

# **Exhibit B-2**

Proposed Territory



Esri Community Maps Contributors, York County Planning Commission, data.pa.gov, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Exhibit B-2: Proposed Expansion

Title:

Scale: 1 : 2,600

Drawn By: Jason Heitmann

Date: May 26th, 2023

Checked By: Andrew Prosser

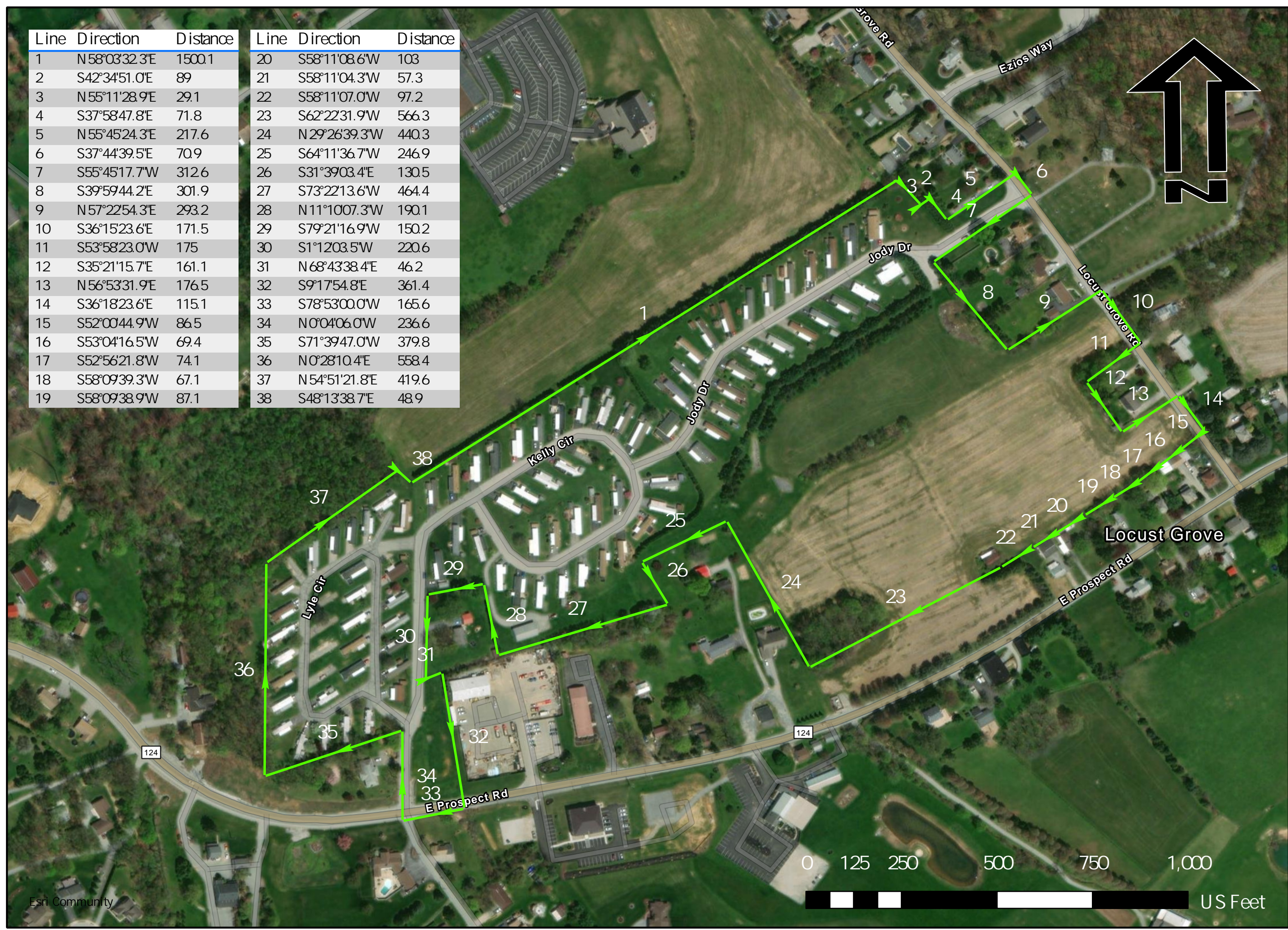
The York Water Company

130 E. Market St.  
York, Pa 17401  
(717) 845-3601



# Exhibit B-3

Line	Direction	Distance	Line	Direction	Distance
1	N58°03'32.3"E	1500.1	20	S58°11'08.6"W	103
2	S42°34'51.0"E	89	21	S58°11'04.3"W	57.3
3	N55°11'28.9"E	29.1	22	S58°11'07.0"W	97.2
4	S37°58'47.8"E	71.8	23	S62°22'31.9"W	566.3
5	N55°45'24.3"E	217.6	24	N29°26'39.3"W	440.3
6	S37°44'39.5"E	70.9	25	S64°11'36.7"W	246.9
7	S55°45'17.7"W	312.6	26	S31°39'03.4"E	130.5
8	S39°59'44.2"E	301.9	27	S73°22'13.6"W	464.4
9	N57°22'54.3"E	293.2	28	N11°10'07.3"W	190.1
10	S36°15'23.6"E	171.5	29	S79°21'16.9"W	150.2
11	S53°58'23.0"W	175	30	S1°12'03.5"W	220.6
12	S35°21'15.7"E	161.1	31	N68°43'38.4"E	46.2
13	N56°53'31.9"E	176.5	32	S9°17'54.8"E	361.4
14	S36°18'23.6"E	115.1	33	S78°53'00.0"W	165.6
15	S52°00'44.9"W	86.5	34	N0°04'06.0"W	236.6
16	S53°04'16.5"W	69.4	35	S71°39'47.0"W	379.8
17	S52°56'21.8"W	74.1	36	N0°28'10.4"E	558.4
18	S58°09'39.3"W	67.1	37	N54°51'21.8"E	419.6
19	S58°09'38.9"W	87.1	38	S48°13'38.7"E	48.9



Title: Exhibit B-3a: Proposed Expansion w/ Metes & Bounds

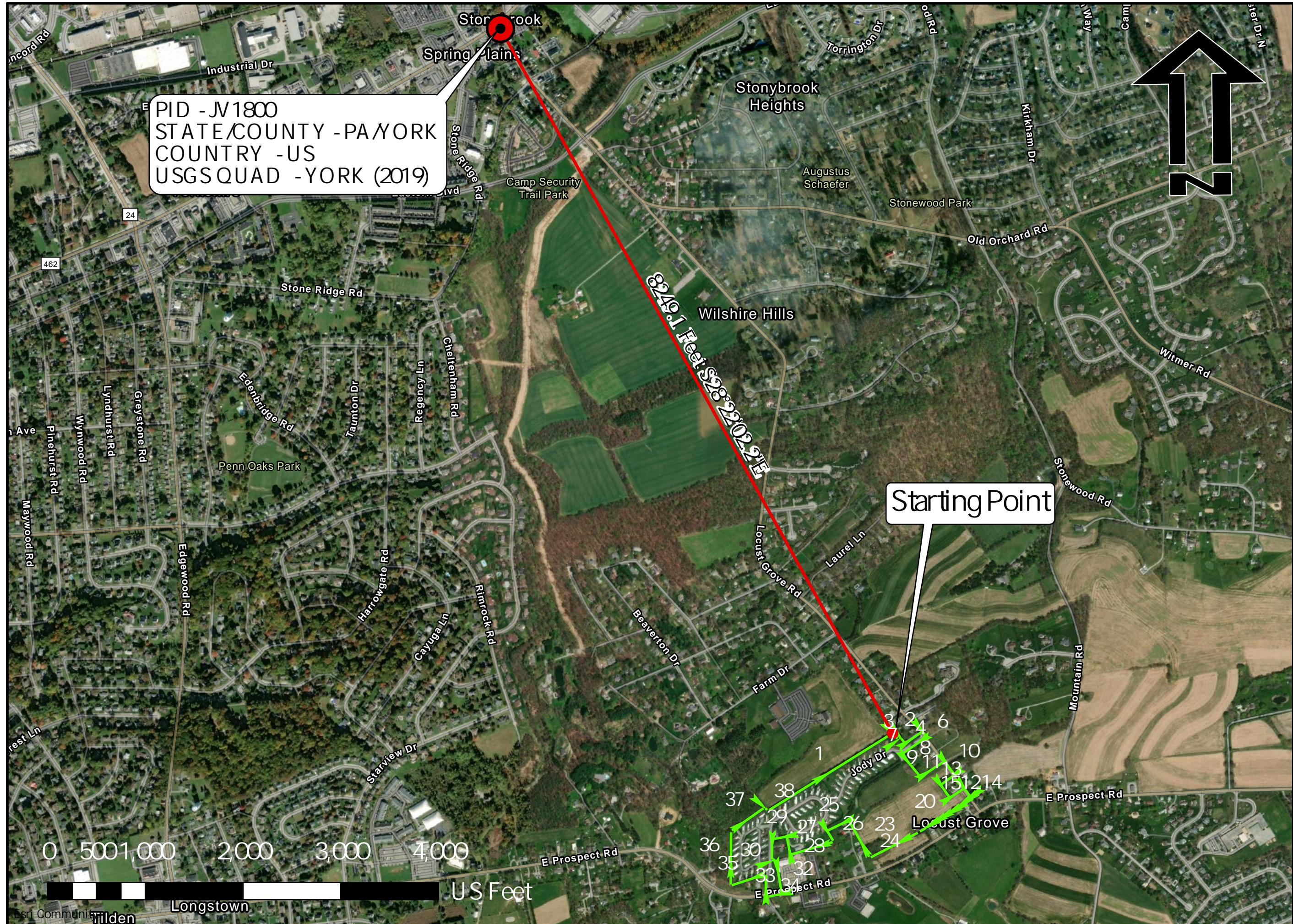
Scale: 1 : 2,750  
 Drawn By: Jason Heitmann

Date: May 26th, 2023  
 Checked By: Andrew Prosser

The York Water Company

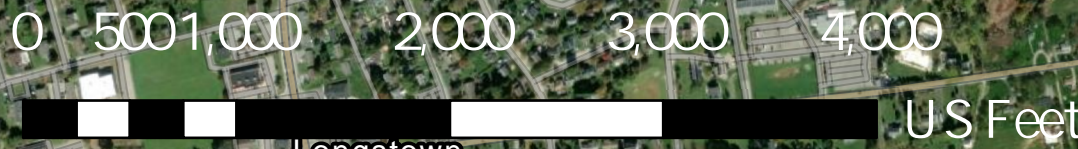
130 E. Market St.  
 York, Pa 17401  
 (717) 845-3601






PID - JV1800  
 STATE/COUNTY - PA/YORK  
 COUNTRY - US  
 USGS QUAD - YORK (2019)

Starting Point



<p><b>The York Water Company</b>          130 E. Market St.          York, Pa 17401          (717) 845-3601</p> 	<p><b>Title:</b> Exhibit B-3b: Proposed Expansion w/ Benchmark</p> <p><b>Scale:</b> 1 IN = 900 FT</p> <p><b>Date:</b> May 26th, 2023</p>	<p><b>Drawn By:</b> Jason Heitmann</p> <p><b>Checked By:</b> Andrew Prosser</p>
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# Exhibit C



# The York Water Company

"That good York water"  
SINCE 1816

June 19, 2023

Kathy Kerchner, Chairperson  
Windsor Township Board of Supervisors  
1480 Windsor Road  
Red Lion, PA 17356

RE: York Water Application to Serve Longstown Mobile Home Park

The York Water Company is submitting a request to the Pennsylvania Public Utility Commission (PUC) to initiate individual water service to the residents of the Longstown Mobile Home Park in Windsor Township. York Water is already providing water service to the Longstown Mobile Home Park by a single point connection from our existing water supply system. York Water is proposing to install individual meters for each residence to provide direct service to the residents of Longstown Mobile Home Park. Upon completion of the transaction, the current owner/operator will disconnect and decommission the existing wells in accordance with applicable law after.

As part of York Water's request to the PUC, we have been asked to receive input from the Township to determine if York Water's proposed service complies with the Township's current land use plan.

Specifically, the PUC requests that the Township review and respond to the following questions:

1. Are there adopted municipal comprehensive plans for the Township involved? Yes
2. Is there an adopted county comprehensive plan? Yes
3. Is there an adopted multi-municipal or multi-county comprehensive plan? Yes
4. Is there an adopted county or municipal zoning ordinance or joint municipal zoning ordinance? Yes
5. Is the proposed project consistent with these comprehensive plans and/or zoning ordinances? Yes
6. If the answer is "yes" to #5 above, please sign below, or submit a letter, indicating that the application is consistent with the applicable comprehensive plans and zoning ordinances. If the application is not consistent with the applicable comprehensive plans and zoning ordinances, please provide an explanation.

If you have any questions, please call me at (717) 718-2971 or email me at [martys@yorkwater.com](mailto:martys@yorkwater.com).

Sincerely,

Marty Strine  
Operations Manager

York Water's application is consistent with the applicable comprehensive plans and zoning ordinances.

Windsor Township Signature \_\_\_\_\_

Printed Title/Name \_\_\_\_\_

JL Gunn  
Jennifer L. Gunn / Township Manager

Please email this form to Alex Chiaruttini, CAO: [alexc@yorkwater.com](mailto:alexc@yorkwater.com)

# Exhibit D

PLANNING  
COMMISSION

COUNTY LAND USE LETTER

Date: July 20, 2023

To: The York Water Company  
Attn.: Marty Strine, Operations Manager  
130 E. Market Street  
York, PA 17401

From: York County Planning Commission

Re: PUC Application to Acquire and Provide Water Service- The York Water Company  
Longstown Mobile Home Park, Windsor Township, York County, PA (YCPC# 167-23)

Mary E. Coble  
Chairman

Sean P. Kenny  
Vice Chairman

Matthew Chronister  
Secretary

James J. Morris  
Treasurer

Brian Brenneman

Thomas W. Earp

David Gonzalez

Walter A. Kuhl

Bruce Miller

Felicia S. Dell  
Director

Jeffrey L. Rehmyer II  
Solicitor

The County of York states that it:

- It has adopted a county or multi-county comprehensive plan. If yes, please provide a date of adoption: September 2021
- It has not adopted a county or multi-county comprehensive plan.


*If applicable:*

The above-reference project:

- Is consistent with the adopted county or multi-county comprehensive plan.
- Is not consistent with the adopted county or multi-county comprehensive plan.


Additional Comments (attach addition sheets if necessary): See the attached map for the area considered under this consistency finding.

Submitted by:

Name	Roy O. Livergood, Jr.
Title	Senior Planner
Contact Information	York County Planning Commission - 28 East Market Street, York, PA 17401
Signature	
Date	7/20/23
cc:	file

EQUAL  
OPPORTUNITY  
EMPLOYER



 Proposed Territory

**The York Water Company**  
 130 E. Market St.  
 York, Pa 17401  
 (717) 845-3601



That's good 'York' water.<sup>®</sup>  
© 2023 York Water Company

<b>Title:</b> Exhibit B-2: Proposed Expansion	
<b>Scale:</b> 1 : 2,600	<b>Drawn By:</b> Jason Heitmann
<b>Date:</b> May 26th, 2023	<b>Checked By:</b> Andrew Prosser

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# **Exhibit E**

**(CONFIDENTIAL)**

# Exhibit F

June 16, 2023

Dear Longstown Mobile Estates Customer:

The York Water Company recently entered into an agreement to provide metered water service to the Longstown Community. While you're already connected to York Water's water supply, it is through a single point connection. Subject to approval from our state regulators, each residence in the community will be separately metered. Our goal is to provide a smooth transition to Longstown Estates residents.

York Water will soon apply to the Pennsylvania Public Utility Commission for a Certificate of Public Convenience ("PUC") in order to serve the water needs of Longstown. Once approved by the PUC, York Water will modify the single point connection to the community. A meter will be installed for each home, and you will be charged for the water you use. As a current Longstown water customer, there is nothing you will need to do in order to initiate water service nor will you incur any additional costs. Once approved by the PUC you will receive a follow-up letter informing you of the transition date. Until that time, you will continue to be customers of Longstown, and you should contact their office for any water-related questions.

Once you are a water customer of York Water, a water meter has been installed, and subject to approval by the PUC, residential customers will be billed monthly at a base rate of \$17.25 plus \$10.21 per thousand gallons of metered water per month. As an example, if you use 3,000 gallons of water per month your cost under York Water's rates will be \$47.88. For customers enrolled in our Timely Automatic Payment "TAP" plan, York Water can automatically deduct the amount of the water bill directly from your bank account. Customers may choose to pay their water bills conventionally by mail, electronically through their banking system or by accessing York Water's online payment portal. Once you are a water customer of York Water there are no convenience fees for paying your water bill electronically by echeck, debit or credit card. Until such time as York Water installs a water meter, residential customers will be billed the Repumping Flat Rate for water service. The Unmetered Service Rate will be \$36.53 per month.

York Water has been locally owned and operated since 1816 and now provides water/wastewater service to many municipalities in York and Adams Counties and we look forward to providing the same superior service to our new water customers in Longstown. Please read the back of this letter for Commonly Asked Questions. If you have any questions about this information or need additional information about the transition of water service by York Water, please do not hesitate to contact the undersigned at [vernonb@yorkwater.com](mailto:vernonb@yorkwater.com) or one of York Water's helpful customer service representatives at (717) 845-3601.

Sincerely,

Vernon Bracey  
Vice President, Customer Service

**The York Water Company**  
**Longstown Estates Community Water Project**  
**June 16, 2023**

**Dear Longstown Estates Community Resident:**

The York Water Company (“York Water”) has entered into an agreement to provide metered water service to the Longstown Community. The following are commonly asked questions:

**1. Why did Longstown decide to sell the water system?** Environmental regulations are making it more difficult for small water systems to operate. The owners of Longstown reviewed their options and determined that selling the distribution system and metering water is the best alternative for the long term needs of the Longstown residents.

**2. When do I become a water customer of York Water?** Probably not for another 8-9 months or so. We will send out a “Welcome Packet” when that date gets closer.

**3. Who must stay connected to the water system?** All current customers of Longstown will automatically become water customers of York Water.

**4. What must I do to become a water customer of York Water?** York Water will be making modifications to the single point connection. Once York Water has received the necessary approvals, we will contact you so that we can:

- 1) Install a meter pit, water meter, shut-off valve and backflow prevention device adjacent to your dwelling.
- 2) Install a “Radio Frequency” meter reading device so we can read your meter without entering your property.

If all goes well, we will be able to do all of our work outside of your dwelling. However, after we set the meter, we need to make sure somebody responsible is at home so that when we turn the water service back on, you can check inside to make sure there are no leaks. We will do all of these activities at no cost to you. However, you will be responsible for insuring that the water meter and service line are protected from freezing weather and other possible damage.

**5. I see York Water employees around the area, what are they doing?** We will have workers and contractors marking facilities, mains, services, and inventorying assets.

**6. Are there any transfer fees?** No.

**7. How much will my water service cost?** We read your meters and bill you monthly. Your water bill will depend on how much water you use. York Water’s current monthly cost for a residential customer is: \$17.25 customer charge plus \$10.21 per 1,000 gallons. So, if you use 3,000 gallons per month your cost with York Water rates will be  $\$17.25 + (3 \times \$10.21) = \$47.88$ . Any future rate increases can only occur with approval of the Pennsylvania Public Utility Commission.

**8. Who do I call for information?**

You will still be served by Longstown for the next 8-9 months, so if you have any questions regarding your existing water service, you should contact them. If you want to talk about this transition with a York Water representative, you can contact our Customer Service Department at 717-845-3601 or toll free at 1-800-750-5561 or email us at [customer.service@yorkwater.com](mailto:customer.service@yorkwater.com).

# Exhibit G

**THE YORK WATER COMPANY  
UTILITY PLANT**

	As of <u>December 31, 2022</u>
Organization	\$ 5,302
Franchises and consents	4,918
Water rights	39,972
Reservoir land	883,813
Power and pumping land	1,078,522
Purification land	98,459
Transmission & distribution land rights-of-way	142,531
Distribution reservoir and standpipe land	627,210
Office land	115,023
Stores, shop and garage land	135,845
Collecting and impounding reservoirs	6,541,772
Lake, river and other intakes	3,645,971
Wells and springs	106,287
Supply mains	8,841,841
Other water source structures	231,680
Power and pumping structures	17,358,876
Purification buildings	4,931,530
Office buildings	1,560,278
Stores, shop and garage buildings	3,119,510
Miscellaneous structures and improvements	533,773
Power generation equipment	2,967,352
Oil engine pumping equipment	1,315,001
Electric pumping equipment	5,666,139
Scada system	698,223
Purification system	20,839,363
Distribution reservoirs and standpipes	28,813,589
Mains and accessories	243,655,267
Services	56,827,217
Meters	21,131,562
Fire hydrants	10,805,685
Backflow preventors	657,938
Office furniture and equipment	12,756,066
Transportation equipment	2,213,732
Stores equipment	216,482
Shop equipment	71,313
General equipment	863,533
Tractor	34,370
Laboratory equipment	185,659
Construction equipment	128,072
Communication equipment	3,120,815
Miscellaneous equipment	547,884
Wastewater collection land	203,176
Wastewater pumping land	305,427
Wastewater treatment land	298,026
Wastewater treatment structures	11,532,629
Wastewater power generation equipment	691,906
Wastewater collection sewers	21,377,807
Wastewater services	3,395,643
Wastewater pumping equipment	874,414
Wastewater treatment and disposal equipment	3,907,373
Wastewater monitoring equipment	182,183
Wastewater detention pond	2,682
Wastewater outfall lines	103,082
Wastewater office computer	102,321
Wastewater transportation equipment	258,133
Wastewater shop equipment	20,304
Wastewater communication equipment	351,495
Wastewater miscellaneous equipment	48,203
Total Utility Plant in Service	<u>\$ 507,173,179</u>
Construction work in progress	41,967,980
Utility plant acquisition adjustment	<u>(9,178,293)</u>
<b>TOTAL UTILITY PLANT</b>	<u><b>\$ 539,962,866</b></u>

# Exhibit H

**THE YORK WATER COMPANY  
BALANCE SHEET**

As of  
December 31, 2022

ASSETS

UTILITY PLANT:

Utility Plant, at original cost	\$539,962,866
Less-Reserve for depreciation	<u>108,758,287</u>
	431,204,579

OTHER PHYSICAL PROPERTY:

Less-Reserve for depreciation	695,865
-------------------------------	---------

CURRENT ASSETS:

Cash and cash equivalents	(3,174,428)
Accounts receivables, less reserves	6,699,915
Unbilled revenue	3,289,940
Materials and supplies, at cost	2,335,104
Prepaid expenses	<u>1,025,454</u>
	10,175,985

OTHER LONG-TERM ASSETS:

Notes receivable	255,481
Deferred regulatory assets	27,640,011
Other	<u>21,705,752</u>
	49,601,244

\$491,677,673

**THE YORK WATER COMPANY  
BALANCE SHEET**

As of  
December 31, 2022

CAPITALIZATION AND LIABILITIES

CAPITALIZATION:

Common stock, no par value	\$134,220,514
Earnings retained in the business	72,962,505
	207,183,019

Long-term debt	112,370,000
Committed line of credit	29,739,959
Less-Unamortized discount and debt expense	2,644,940
	346,648,038

CURRENT LIABILITIES:

Current portion of long-term debt	0
Accounts payable	7,635,807
Dividends payable	2,627,965
Accrued taxes	(848,104)
Accrued interest	964,588
Deferred regulatory liabilities	593,327
Other accrued expenses	1,994,895
	12,968,478

DEFERRED CREDITS:

Customers' advances for construction	14,911,166
Contributions in aid of construction	42,301,259
Deferred employee benefits	3,725,069
Deferred regulatory liabilities	22,542,787
Deferred income taxes	47,900,884
Other deferred credits	679,992
	132,061,157

**\$491,677,673**

# Exhibit I

**THE YORK WATER COMPANY**  
**STATEMENT OF INCOME**

Twelve Months  
Ended  
December 31, 2022

OPERATING REVENUES:

Residential	\$39,065,854
Commercial and industrial	16,254,799
Other	4,740,152
	<u>60,060,805</u>

OPERATING EXPENSES:

Operation and maintenance	14,133,154
Administrative and general	11,201,106
	<u>25,334,260</u>

Depreciation	10,139,279
Taxes other than income taxes	1,379,746
Federal and state income taxes	15,149
	<u>36,868,434</u>

Operating income 23,192,371

INTEREST EXPENSE AND OTHER INCOME:

Interest on debt	5,113,390
Allowance for funds used during construction	(1,501,104)
Other (income) expenses, net	(91)
	<u>3,612,195</u>

NET INCOME \$19,580,176

# Exhibit J

## EXHIBIT J

### Estimated Annual Revenue and Expense Figures

Projected annual revenue is based upon the proposed flat rate for the number of residential customers connected.

Monthly Residential Customer Charge	\$ 36.53
	<u>    x 92</u>
Monthly Residential Revenue	\$ 3,361
Monthly Total Revenue	\$ 3,361
	<u>    x 12</u>
Annual Total Revenue	\$ 40,322
Less: Commercial Revenue Replaced	<u>\$ 28,237</u>
Net Total Revenue	<u>\$ 12,085</u>

Estimated expenses are calculated based on the Company's latest cost of service study performed with the latest rate filing effective March 1, 2023. The Company expects the expenses for the new Longstown Mobile Estates customers to mirror those of the current system.

O & M Expenses (34.1% of revenue)	\$4,121
Depreciation (18.6% of revenue)	2,248
General Taxes (2.1% of revenue)	254
Income Taxes (5.4% of revenue)	653
Total Operating Expenses	\$7,276
Operating Income	\$4,809

# Exhibit K

# Commonwealth of Pennsylvania

## Department of Environmental Protection

*In accordance with the  
State Board for Certification of Water and Wastewater Systems Operators  
and the Regulations of the  
Department of Environmental Protection*

**DOUGLAS J CRAWSHAW**

*Is Hereby Authorized to Operate*

**WATER SYSTEM**

**Class: A,E, Water**

**Subclass: 1,2,3,4,5,6,7,8,9,10,11,12**

**Client ID: 200332**

**DOUGLAS J CRAWSHAW  
991 CASTLE POND DR  
YORK PA 17402-7557**

**Issue Date** Oct 1, 2021  
**Expiration Date** Sep 30, 2024

*Mary Roland*

**Certificate No. W17781**

**Board Chairperson**

