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VIA eFiling

June 26, 2025

Matthew L. Homsher, Secretary
Commonwealth of Pennsylvania
Pennsylvania Public Utility Commission
Commonwealth Keystone Building, 2nd Floor
400 North Street
Harrisburg, PA 17120

Re: Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in an Additional Portion of Jackson Township, Butler County, Pennsylvania

Docket No. A-2025-_____

Dear Secretary Homsher:

On behalf of Pennsylvania-American Water Company ("Company"), I am eFiling the Company's request for approval of the above-referenced Application to extend service territory. Accompanying the filing is payment in the amount of \$350 for the Commission's application filing fee.

The filing has been served on the parties listed on the enclosed Certificate of Service.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Erin K. Fure".

Erin K. Fure

Enclosures

cc: Certificate of Service

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Application of Pennsylvania-American :
Water Company for Approval of the :
Right to Offer, Render, Furnish and Supply : Docket No. A-2025-_____
Water Service to the Public in an Additional :
Portion of Jackson Township, Butler County, :
Pennsylvania :

TO THE HONORABLE PENNSYLVANIA PUBLIC UTILITY COMMISSION:

I. INTRODUCTION

1. Pennsylvania-American Water Company (“Pennsylvania-American” or “Company” or “PAWC”) hereby respectfully requests that the Pennsylvania Public Utility Commission (“Commission”) issue a Certificate of Public Convenience evidencing its approval under Section 1102(a)(1)(i) of the Public Utility Code, 66 Pa.C.S. § 1102(a)(1)(i) of Pennsylvania-American’s right to begin to offer, render, furnish and supply water service to the public in an additional portion of Jackson Township, Butler County, Pennsylvania. In support of this request, Pennsylvania-American states as follows:

2. The name and address of the Company is:

Pennsylvania-American Water Company
852 Wesley Drive
Mechanicsburg, PA 17055

3. The name and address of the Company’s attorney are:

Erin K. Fure, Esquire
Pennsylvania-American Water Company
Mechanicsburg, PA 17055

II. DESCRIPTION OF THE COMPANY

4. Pennsylvania-American is a public utility corporation organized and existing under the laws of the Commonwealth of Pennsylvania. Pennsylvania-American furnishes water service to approximately 2.2 million people in a certificated service territory encompassing portions of 38 counties and 424 municipalities across the Commonwealth, as reflected in documents already on file with the Commission. As of May 31, 2025, Pennsylvania-American provided water service to approximately 690,060 customers in the following classifications:

| | |
|-----------------------------|---------|
| Residential | 635,460 |
| Commercial | 47,321 |
| Industrial | 549 |
| Municipal, Resale and Other | 2,330 |
| Fire Protection | 4,400 |

In addition, Pennsylvania-American furnishes wastewater service to approximately 115,031 customers.

5. Attached hereto as **Exhibit A** is pertinent information with respect to the corporate history, authority, and service territory of Pennsylvania-American.

III. THE PROPOSED ADDITIONAL SERVICE TERRITORY

6. As indicated above, the proposed additional service territory is located in a portion of Jackson Township, Butler County, Pennsylvania. Attached hereto as **Exhibit B-1** is a map showing the boundaries of the area and attached hereto as **Exhibit B-2** is a description of the proposed area to be served (“Applied For Service Territory”). The Applied For Service Territory will serve Phases 1B and 5 of the Seneca

Trails residential development. Phase 1B will consist of 47 townhomes and Phase 5 will consist of 66 single-family homes. The total area of the Applied For Service Territory is approximately 129.6 acres (Phase 1B-10.4 acres and Phase 5-119.2 acres). Seneca Trails, LLC (“Developer”) has requested Pennsylvania-American provide water service to the Seneca Trails residential development. Please see letters dated June 2024 from the Developer at **Exhibit C-1** for Phase 1B and **Exhibit C-2** for Phase 5.

7. The Company and the Developer are not affiliated with one another.

8. The Commission previously has issued to Pennsylvania-American, Certificates of Public Convenience for portions of Jackson Township, Butler County, at the following dockets:

| Docket No. | Application Description |
|-------------------|---|
| A-212285F0075 | Industrial service to T.O.W. Associates (Acquisition) Order Entered: 10/02/2000 |
| A-212285F0103 | Residential service to portions of Jackson (two areas), Lancaster, Connoquenessing and Forward Townships Order Entered: 10/24/2002 |
| A-212285F0098 | Residential and Commercial service to Creekside Manor Development Order Entered: 10/07/2003 |
| A-2009-2142015 | Commercial service to Buncher properties Order Entered: 01/15/2010 |
| A-2011-2268958 | Commercial service to Rock Lake North manufactured home community Order Entered: 01/27/2012 |
| A-2013-2367959 | Residential service to Old Hickory Highlands Community Order Entered: 12/05/2013 |
| A-2014-2423510 | Commercial service to Rex Energy Corporation Order Entered: 08/21/2014 |
| A-2015-2470483 | Residential service to Abbey Woods Homeowners Association (Acquisition) Order Entered: 06/11/2015 |
| A-2015-2505593 | Residential service to Hartzell Road, Gristmill Lane and Apple Blossom Lane Order Entered: 03/10/2016 |
| A-2017-2627218 | Residential service to Brookview Farms Development Order Entered: 12/07/2017 |

| | |
|----------------|---|
| A-2017-2637204 | Residential service to Villas at Spring Valley Order Entered: 03/01/2018 |
| A-2018-3000254 | Residential service to Walnut Ridge Development Order Entered: 04/19/2018 |
| A-2020-3020981 | Residential service to Seneca Trails Development Order Entered: 10/29/2020 |
| A-2023-3040806 | Residential and commercial service to Woodland Reserve Development Order Entered: 12/07/2023 |

The Certificates of Public Convenience and Commission Orders for the applications referenced above are attached at **Exhibit D**. The Applied For Service Territory extends from the service area approved at Docket No. A-2020-3020981.

9. No additional capital will be required by the Company for this project. The Developer will pay for each phase water line extension through separate Water Facilities Line Extension Agreements with Pennsylvania-American. An example of the Company's standard Water Facilities Line Extension Agreement, which will be executed for each phase, when this Applied For Service Territory is approved, can be found at **Exhibit E**.

10. The facilities to be installed within the Application Territory will serve only residential properties. Due to the fact that the Applied for Service Territory currently abuts already existing PAWC service territory, the Company will be extending 1,480' of 8" ductile iron (DI) water main from its existing service territory Shanleigh Drive at a cost of \$228,800.00.

Also as part of this current extension, PAWC will extend 2,750 of 12" DI from Rivulet Place in Phase 1a along Gudenkenst Road to Leah Street in Phase 5 at a cost of \$400,860.00. In addition, 3,320' of 8" DI will be ran on Leah and Diorio Street in Phase 5 from Gudenkunst Road at a cost of \$417,480.00.

Pennsylvania-American currently provides water service to the Jackson Township area on Gudenkunst Road, Leah Street and Shanleigh, all in the direct vicinity of the proposed Phases 5 and 1B of the Seneca Trails Development.

11. The cost of the line extension will be approximately \$646,280.00. A classification of the costs including construction costs, materials and appurtenances is attached as **Exhibit F-1** for Phase 1B (\$228,800.00) and **Exhibit F-2** for Phase 5 (\$417,480.00). As stated previously, the Developer will be paying for the costs of the facilities.

12. The Applied For Service Territory will be operated and managed in conjunction with PAWC's Ellwood facilities.

13. The proposed development is located within Pennsylvania American's Franklin Township Gradient, which is supplied by the Franklin Township Tank with a storage capacity of 317,000 gallons. The Franklin Township Tank is supplied from the Ellwood Water Treatment Plant (WTP) via the Mecklem Booster Pump Station (BPS). The WTP has a maximum treatment capacity of 8.0 million gallons per day (MGD) and in 2024 to date, the average system delivery for the WTP was 3.310 MGD.

To determine if this proposed development can be adequately supplied by Pennsylvania-American's facilities, a typical value of 150 gallons per day (gpd) was assumed for average day demand per unit or 16,950 gpd (12 gallons per minutes) for the 113 proposed residential units of Phases 5 and 1b. A 96-hour average day extended period flow simulation, steady state fire flow and water age analysis were run to determine the effect of the proposed extension on existing and proposed customers.

Results indicate the service pressure in the development will range from 46 to 142 depending on the location of the housing unit. A maximum steady state fire flow analysis was run to determine the available fire flows in the development will have a minimum flow of 750 gpm. There is adequate water supply, treatment, storage and distribution capacity to meet present and future demands in the Applied For Service Territory.

14. There will be a total of two (2) public fire hydrants installed and maintained by Pennsylvania-American. The hydrants will be located on Shanleigh Drive. A copy of the Public Fire Hydrant Agreement that will be executed by Jackson Township when this Applied For Service Territory is approved can be found at **Exhibit G**.

15. Jackson Township does not have a mandatory connection ordinance for water service.

16. Wastewater service for the Development is provided by Western Butler County Authority.

17. Once the Commission approves Pennsylvania-American's request to provide water service in the Applied For Service Territory, Developer will progress towards completing the project and Pennsylvania-American will begin service upon completion of each phase.

18. No easements will be required to provide water service to the requested Applied For Service Territory.

19. To the best of Pennsylvania-American's knowledge, no corporation, partnership, or individual is currently furnishing or has corporate or franchise rights to

furnish service similarly in the proposed Applied For Service Territory, thus, no competitive condition will be created.

IV. FINANCIAL AND OTHER RELEVANT INFORMATION

20. There is attached hereto, as **Exhibit H**, a balance sheet of Pennsylvania-American as of December 31, 2024.

21. There is attached hereto, as **Exhibit I**, a statement of income and retained earnings of Pennsylvania-American for the twelve months ended December 31, 2024.

22. Pennsylvania-American will charge its then existing Rate Zone 1 rates for service in the Applied For Service Territory as set forth in its Tariff. Current Rate Zone 1 and public fire hydrant rates are shown on **Exhibit J** and may be changed from time to time.

23. Pennsylvania-American furnishing water service in the Applied For Service Territory will have no adverse effect upon the service furnished or the rates charged to other customers.

24. The estimated annual revenues and expenses of Pennsylvania-American in the Applied For Service Territory are set forth in **Exhibit K** attached hereto.

V. PUBLIC INTEREST

25. It is in the public interest for Pennsylvania-American to provide water service in the Applied For Service Territory because it is financially and technically capable of providing service.

26. Pennsylvania-American has support from the Township of Jackson and the County of Butler, **Exhibits L** and **M**, respectively.

27. Upon approval of the Application, receipt of a Certificate of Public Convenience, and installation of the proposed facilities, Pennsylvania-American will provide water service to the Seneca Trails residential development in the Applied For Service Territory under the Rules and Regulations of its Commission-approved tariff.

VI. RELIEF REQUESTED

28. Together with the Order approving this Application, Pennsylvania-American requests that the Commission issue a Certificate of Public Convenience pursuant to Section 1102(a)(1)(i) of the Public Utility Code, 66 Pa.C.S. §1102(a), authorizing Pennsylvania-American to furnish water service in an additional portion of Jackson Township, Butler County, identified as Applied For Service Territory on **Exhibit B-1** and described in **Exhibit B-2** hereto.

WHEREFORE, Pennsylvania-American respectfully requests that the Commission approve this Application and grant the relief requested above.

PENNSYLVANIA-AMERICAN WATER COMPANY

By: 

Erin K. Fure, Esquire

PA ID #312245

Pennsylvania-American Water Company

852 Wesley Drive

Mechanicsburg, PA 17055

717-550-1556

Email: erin.fure@amwater.com

Dated: June 26, 2025

Application of Pennsylvania-American Water Company for
Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in
an Additional Portion of Jackson Township, Butler County, Pennsylvania

Exhibit A

Pennsylvania-American Water Company Corporate History

PENNSYLVANIA-AMERICAN WATER COMPANY

Pennsylvania-American Water Company, an investor-owned water company, with corporate offices at 852 Wesley Drive, Mechanicsburg, is a subsidiary of American Water Works Company, Inc. On February 1, 1989, the then-existing Pennsylvania-American Water Company (the result of the January 1, 1987 merger of Riverton Consolidated Water Company with and into Keystone Water Company) was merged with and into Western Pennsylvania Water Company, and the name of the surviving corporation was changed to Pennsylvania-American Water Company. A brief summary of each of the three predecessor companies follows.

Riverton Consolidated Water Company was formed by the merger and consolidation of six operating water companies in 1904. It subsequently acquired seven additional systems, and at the time of its merger with Keystone, supplied water to 12 municipalities on the Harrisburg west shore, Cumberland County, and Fairview Township in York County.

Keystone Water Company resulted from the 1973 merger of 14 companies with and into White Deer Mountain Water Company. The Company later acquired four systems. It provided water service in 14 eastern Pennsylvania counties through the following distribution systems: Abington, Bangor, Berwick, Frackville, Hallstead, Hershey/Palmyra, Montrose, Moshannon Valley, Norristown, Northumberland, Susquehanna, Thompson, White Deer (Milton), and Yardley.

Western Pennsylvania Water Company was the product of the merger of 16 water companies with and into South Pittsburgh Water Company at various times from 1970 to 1973. WPW added seven water distribution systems, extending its service territory into portions of 12 western Pennsylvania counties. The company operated through the following district offices: Butler, Clarion, Connellsville, Ellwood, Indiana, Kane, Kittanning, McDonald, Mon Valley, New Castle, Pittsburgh, Punxsutawney, Uniontown, Warren, and Washington.

After the merger of Riverton and Keystone in 1987, the former Pennsylvania-American Water Company purchased five systems: Red Land Water Company in York County, Campbelltown Water Company in Lebanon County, and three systems in the Moshannon Valley area, Clearfield County - Woodland-Bigler Area Authority, Allport Water Authority, and Graham Water Association.

Since the merger of the former Pennsylvania-American Water Company (Riverton and Keystone) into Western Pennsylvania Water Company on February 1, 1989, the Company has acquired the following water and wastewater systems: Smith Township Municipal Authority system (Washington County, February 27, 1989); Abington Township system (Lackawanna County, August 5, 1989); Summit Township Municipal Authority system (Butler County, August 31, 1993); Skyline Water Company (Dauphin County, December 2, 1993); Gregg Township Municipal Authority system (Union County, April 25, 1994); P-F Area Water Association system (Washington County, October 1, 1994); Country Place Water Company, Inc. and Country Place Waste Treatment Company, Inc. (Monroe County, June 30, 1995);

Hickory Water Company, Pocono Farms East Water Company, Inc., and Silver Water Company (Monroe and Pike Counties, December 21, 1995); the water utility assets of Pennsylvania Gas and Water Company (Lackawanna, Luzerne, Susquehanna and Wayne Counties, February 16, 1996); the Municipal Authority of the Township of Morris system (Clearfield County, April 24, 1996); Westford Water Company (Dauphin County, August 2, 1996); Lackawanna County Water System at Montage (Lackawanna County, April 11, 1997); Clarion Township General Authority (Clarion County, January 28, 1998); Fairview Water Company, National Utilities, Inc.-Pocono Division, and Pocono Mountains Industrial Park Authority (Monroe County, May 7, 1998); Coolbaugh Township-Fire System (Monroe County, July 28, 1998); Greene Valley Water Company (Lackawanna County, August 28, 1998); Franklin Manor Utilities, Ltd. (Washington County, September 22, 1998); Taylor Township (Lawrence County, December 21, 1998); Evansburg Water Company (Montgomery County, December 30, 1998); Applewold Borough (Armstrong County, March 26, 1999); Cedar Grove Water Association (Washington County, July 8, 1999); Independence Township Municipal Authority (Washington County, July 8, 1999); Koppel Borough (Beaver County, November 5, 1999); Center Township (Butler County, December 30, 1999); Strattanville Borough (Clarion County, April 6, 2000); Franklin Township Municipal Authority (Beaver County, August 30, 2000); Elk Forest Estates (Wayne County, November 18, 2000); T.O.W. Associates (Butler County, February 13, 2001); City of Coatesville Authority (Chester and Lancaster Counties, March 22, 2001); Fox Knoll Water Company (Chester County, April 26, 2001); Butler Township Area Water and Sewer Authority (Butler County, April 27, 2001); Citizens Utilities Water Company of Pennsylvania (Adams, Berks, Chester, Monroe, Montgomery and Northampton Counties, January 15, 2002); LP Water & Sewer Company (Monroe and Pike Counties, April 3, 2002); Mid-Monroe Water Company (Monroe County, August 23, 2002); West Decatur Authority (Clearfield County, March 31, 2003); Rustic Acres Water Association (Pike County, September 30, 2003); Sandy Ridge Water Authority (Center County, October 14, 2003); Connoquenessing Borough Authority (Butler County, October 23, 2003); Skytop Water Company (Luzerne County, December 3, 2003); Sligo Borough Authority (Clarion County, August 31, 2004); Snowshoe at Mt. Pocono Condominiums, Inc. (Monroe County, February 24, 2005); Shippenville Municipal Authority (Clarion County, March 31, 2005); Blue Mountain Lake Associates, L.P. (Monroe County, October 31, 2005); East Fallowfield Township (Chester County, December 22, 2005); Stillwater Lakes Water Corporation (Monroe County, January 17, 2006); Winona Lakes Utilities, Inc. (Monroe and Pike Counties, January 26, 2006); Saville Rustin Water Company, Inc./Pine Ridge Community Association, Inc. (Pike County, March 29, 2006); Lexington Woods Corporation (Monroe County, July 24, 2006); Community Association of Pocono Farms, Incorporated (Monroe County, July 31, 2006); Redstone Water Company (Fayette and Washington Counties, March 20, 2007); Mountain Top Estates Property Owners Association (Monroe County, May 30, 2008); Claysville-Donegal Joint Municipal Authority (Washington County, July 31, 2008); Three Lane Utilities, Inc. (Pike County, September 10, 2008); Clarion Area Authority (Clarion County, October 30, 2008); Boggs Township (Centre County, September 10, 2009); Amwell Township Water Authority (Washington County, September 23, 2009); Wallaceton Municipal Authority (Clearfield County, October 1, 2009); Saxonburg Area Authority (Butler County, October 28, 2009); Nittany Water Company (Centre and Clinton Counties, February 3, 2010); Sutton Hills Homeowners Association (Luzerne County, May 5, 2010); Birch Acres Water Works, Inc. (Monroe County, December 7, 2010);

Helen Norella and Louis & Isabelle Norella (Lackawanna County, October 5, 2011); Wildcat Park Corporation (Schuylkill County, November 17, 2011); Estate of George Spangenberg d/b/a Lake Spangenberg Water Company (Lackawanna County, May 3, 2012); North Fayette County Municipal Authority-Balsinger Public Water System and Springfield Pike Public Water System (Fayette County, October 4, 2012); All Seasons Water Company (Pike County, December 20, 2012); Ha Ra Corporation-Fernwood Community Water System (Monroe County, December 31, 2012); Olwen Heights Water Service Company, Inc. (Lackawanna County, February 4, 2013); Indian Rocks Water Association (Wayne County, March 13, 2013); Koppel Borough (Beaver County, May 31, 2013); Pocono Mountain Lake Forest Community Association (Pike County, July 22, 2013); Clean Treatment Sewage Company (Pike County, August 21, 2013); Franklin Township Municipal Authority (Adams County, August 29, 2013); Berry Hollow Water Company (Northampton County, April 3, 2014); Scott Township (Lackawanna County, May 22, 2014); Paint-Elk Joint Sewer Authority (Clarion County, July 31, 2014); Hamiltonban Township Municipal Authority (Adams County, November 3, 2014); Abbey Woods Homeowners Association (Butler County, July 14, 2015); Shipperville Borough (Clarion County, August 4, 2015); Paint Township Municipal Water Authority (Clarion County, October 15, 2015); McEwensville Municipal Authority (Northumberland County, October 21, 2015); Fairview Township (York County, December 22, 2015); Borough of New Cumberland (Cumberland County, October 31, 2016); Sewer Authority of the City of Scranton (Lackawanna County, December 29, 2016); The Municipal Authority of the City of McKeesport (Allegheny County, December 18, 2017); Township of Sadsbury (Chester County, March 6, 2019); Municipal Authority of the Borough of Turbotville (Northumberland County, July 23, 2019); Borough of Turbotville (Northumberland County, July 23, 2019); Steelton Borough Authority (Dauphin County, October 9, 2019); Township of Exeter (Berks County, October 24, 2019); Kane Borough Authority (McKean County, October 13, 2020); Winola Water Company (Wyoming County, December 17, 2020); Delaware Sewer Company (Pike County, May 13, 2021); Borough of Royersford (Montgomery County, May 25, 2021); Valley Township-Water (Chester County, November 18, 2021); Valley Township-Wastewater (Chester County, November 18, 2021); SLIBCO Utilities, Inc. (Lackawanna County, November 19, 2021); York City Sewer Authority (York County, May 27, 2022); Upper Pottsgrove Township (Berks and Montgomery Counties, June 30, 2022); Foster Township (Luzerne County, October 27, 2022); Creekside Homeowners Association (Lancaster County, June 22, 2023); Butler Area Sewer Authority (Butler County, October 29, 2024); Sadsbury Township Municipal Authority-Wastewater (Lancaster County, October 31, 2024); Farmington Township-Water and Wastewater (Clarion County, November 21, 2024), and East Dunkard Water Authority (Greene County, April 29, 2025). On July 2, 1990, Brownsville Water Company (Fayette County) and California Water Company (Washington County) were acquired and merged into the Company. On June 16, 1992, the former Forge Road Acres water system (Cumberland County) was sold to South Middleton Township. On March 24, 2003, Salisbury Water Supply Company (State of Massachusetts) was acquired and merged into the Company.

As a result of the various mergers and acquisitions, the Company furnishes water service to about 690,060 customers in the following municipalities:

All, or portions of, the Townships of Mount Joy, Mount Pleasant and Straban in Adams County;

All, or portions of, the Cities of Clairton and Pittsburgh (16th, 18th, 19th, 20th, 28th, 29th, 30th, 31st and 32nd Wards), the Boroughs of Baldwin, Bethel Park, Brentwood, Bridgeville, Carnegie, Castle Shannon, Crafton, Dormont, Dravosburg, Elizabeth, Glassport, Greentree, Heidelberg, Homestead, Ingram, Jefferson, Liberty, Lincoln, Mount Oliver, Munhall, Pleasant Hills, Rosslyn Farms, Thornburg, West Elizabeth, West Homestead, West Mifflin, Whitaker and Whitehall and the Townships of Baldwin, Collier, Elizabeth, Forward, Mt. Lebanon, North Fayette, Robinson, Scott, South Fayette, South Park and Upper St. Clair in Allegheny County;

All, or portions of, the Boroughs of Applewold and Kittanning and the Townships of Manor and Rayburn in Armstrong County;

All, or portions of, the Boroughs of Big Beaver, Ellwood City, Frankfort Springs and Koppel and the Townships of Franklin, Hanover and North Sewickly in Beaver County;

All, or portions of, the Boroughs of Sinking Spring, St. Lawrence and Wyomissing and the Townships of Amity, Cumru, Earl, Exeter, Lower Heidelberg, Ruscombmanor, South Heidelberg and Spring in Berks County;

All, or portions of, the Borough of Yardley and the Townships of Falls and Lower Makefield in Bucks County;

All, or portions of, the City of Butler, the Boroughs of Connoquenessing, East Butler and Saxonburg and the Townships of Butler, Center, Clinton, Connoquenessing, Donegal, Forward, Franklin, Jackson, Jefferson, Lancaster, Oakland, Penn and Summit in Butler County;

All, or portions of, the Boroughs of Philipsburg and South Philipsburg and the Townships of Boggs, Rush and Walker in Centre County;

All, or portions of, the City of Coatesville, the Boroughs of Atglen, Parkesburg, South Coatesville and Spring City and the Townships of Caln, East Coventry, East Fallowfield, East Pikeland, East Vincent, Highland, Sadsbury, Schuylkill, Valley, West Caln, West Sadsbury and West Vincent in Chester County;

All, or portions of, the Boroughs of Clarion, Shippenville, Sligo and Strattanville and the Townships of Clarion, Elk, Farmington, Highland, Knox, Limestone, Monroe, Paint and Piney in Clarion County;

All, or portions of, the Boroughs of Chester Hill, Osceola Mills and Wallaceton and the Townships of Boggs, Bradford, Decatur, Graham and Morris in Clearfield County;

All, or portions of, the Township of Porter in Clinton County;

All, or portions of, the Boroughs of Berwick and Briar Creek and the Township of Briar Creek in Columbia County;

All, or portions of, the Boroughs of Camp Hill, Lemoyne, New Cumberland, Shiremanstown and Wormleysburg and the Townships of East Pennsboro, Hampden, Lower Allen, Middlesex, Silver Spring and Upper Allen in Cumberland County;

All, or portions of, the Borough of Steelton and the Townships of Conewago, Derry, Londonderry, South Hanover, Swatara and West Hanover in Dauphin County;

All, or portions of, the Cities of Connellsville and Uniontown, the Boroughs of Brownsville and South Connellsville and the Townships of Brownsville, Bullskin, Connellsville, Dunbar, German, Jefferson, Luzerne, Menallen, North Union, Redstone and South Union in Fayette County;

All, or portions of, the Townships of Dunkard, Monongahela, Greene, Cumberland, Perry and Whiteley in Greene County;

All, or portions of, the Borough of Indiana and the Township of White in Indiana County;

All, or portions of, the Boroughs of Big Run and Punxsutawney and the Townships of Bell, Gaskill, Henderson, McCalmont and Young in Jefferson County;

All, or portions of, the Cities of Carbondale and Scranton, the Boroughs of Archbald, Blakely, Clarks Green, Clarks Summit, Dalton, Dickson City, Dunmore, Jermyn, Jessup, Mayfield, Moosic, Old Forge, Olyphant, Taylor, Throop and Vandling and the Townships of Carbondale, Fell, Glenburn, Jefferson, North Abington, Roaring Brook, Scott and South Abington in Lackawanna County;

All, or portions of, the Borough of Quarryville and the Townships of Bart, Colerain, Eden, Providence and Sadsbury in Lancaster County;

All, or portions of, the City of New Castle; the Boroughs of Ellport, Ellwood City, New Beaver and South New Castle and the Townships of Hickory, Mahoning, Neshannock, North Beaver, Perry, Shenango, Taylor, Union and Wayne in Lawrence County;

All, or portions of, the Borough of Palmyra and the Townships of Annville, North Annville, North Londonderry, South Annville and South Londonderry in Lebanon County;

All, or portions of, the Cities of Nanticoke, Pittston and Wilkes-Barre, the Boroughs of Ashley, Avoca, Courtdale, Dallas, Dupont, Duryea, Edwardsville, Exeter, Forty Fort, Hughestown, Kingston, Laflin, Larksville, Laurel Run, Luzerne, Nescopeck, Plymouth, Pringle, Shickshinny, Sugar Notch, Swoyersville, Warrior Run, West Pittston, West Wyoming, Wyoming and Yatesville and the Townships of Conyngham, Fairview, Hanover, Hunlock, Jackson, Jenkins, Kingston, Newport, Pittston, Plains, Plymouth, Rice, Salem, Union, Wilkes-Barre and Wright in Luzerne County;

All, or portions of, the Borough of Kane and the Township of Wetmore in McKean County;

All, or portions of, the Borough of Mount Pocono, the Townships of Coolbaugh, Hamilton, Middle Smithfield, Ross, Smithfield and Stroud and the Village of Tobyhanna in Monroe County;

All, or portions of, the Boroughs of Bridgeport, Norristown and Royersford and the Townships of East Norriton, Limerick, Lower Pottsgrove, Lower Providence, Perkiomen, Plymouth, Skippack, Upper Merion, Upper Providence, West Norriton, Whitmarsh, Whitpain and Worcester in Montgomery County;

All, or portions of, the Boroughs of Bangor, Nazareth, Pen Argyl, Roseto, Stockertown, Tatamy and Wind Gap and the Townships of Bushkill, Forks, Lower Mount Bethel, Lower Nazareth, Palmer, Plainfield, Upper Mount Bethel, Upper Nazareth and Washington in Northampton County;

All, or portions of, the Boroughs of McEwensville, Milton, Northumberland, Turbotville and Watsonstown and the Townships of Delaware, East Chillisquaque, Lewis, Point, Turbot, Upper Augusta and West Chillisquaque in Northumberland County;

Portions of the Townships of Delaware, Lehman and Westfall in Pike County;

All, or portions of, the Borough of Frackville and the Townships of Butler, Mahanoy, New Castle, Walker and West Mahanoy in Schuylkill County;

All, or portions of, the Boroughs of Forest City, Great Bend, Hallstead, Lanesboro, Montrose, Susquehanna and Thompson and the Townships of Bridgewater, Great Bend, Harmony and Oakland in Susquehanna County;

All, or portions of, the Borough of Lewisburg and the Townships of Buffalo, East Buffalo, Gregg, Kelly and White Deer in Union County;

All, or portions of, the City of Warren and the Townships of Conewango, Glade, Meade, and Pleasant in Warren County;

All, or portions of, the Cities of Monongahela and Washington and the Boroughs of Burgettstown, California, Canonsburg, Claysville, Coal Center, East Washington, Finleyville, Houston, McDonald, Midway, New Eagle, West Brownsville and West Middletown and the Townships of Amwell, Buffalo, Canton, Carroll, Cecil, Chartiers, Cross Creek, Donegal, East Finley, East Pike Run, Fallowfield, Hanover, Hopewell, Independence, Jefferson, Morris, Mount Pleasant, North Franklin, North Strabane, Nottingham, Peters, Robinson, Smith, Somerset, South Franklin, South Strabane and Union in Washington County;

Portions of the Townships of Clinton and Salem in Wayne County;
Portion of the Township of Overfield in Wyoming County; and

All, or portions of, the Townships of Fairview and Newberry in York County.

As a result of acquisitions, the Company furnishes wastewater service to about 115,031 customers in the following municipalities:

Portions of, the Townships of Franklin, Hamiltonban and Highland in Adams County;

All, or portions of, the Cities of Duquesne and McKeesport and the Boroughs of Dravosburg, Port Vue and West Mifflin in Allegheny County;

All of the Borough of Koppel in Beaver County;

All, or portions of, the Townships of Alsace, Douglass, Exeter and Lower Alsace in Berks County;

All, or portions of, the City of Butler, the Borough of East Butler and the Townships of Butler, Center, Connoquenessing, Oakland and Summit in Butler County;

All, or portions of, the City of Coatesville, the Boroughs of Parkesburg and South Coatesville and the Townships of Caln, East Fallowfield, Highland, Sadsbury, Valley, West Caln and West Sadsbury in Chester County;

All, or portions of, the Boroughs of Clarion and Shippenville and the Townships of Clarion, Elk, Farmington, Monroe and Paint in Clarion County;

All, or portions of, the Borough of New Cumberland and the Township of Lower Allen in Cumberland County;

All of the City of Scranton and the Borough of Dunmore in Lackawanna County;

Portions of the Township of Sadsbury, Lancaster County;

Portions of the Township of Foster in Luzerne County;

All, or portions of, the Borough of Kane and Township of Wetmore in McKean County;

Portions of the Townships of Coolbaugh, Middle Smithfield, Smithfield and Stroud in Monroe County;

All, or portions of, the Borough of Royersford and the Townships of Upper Pottsgrove and Upper Providence in Montgomery County;

All, or portions of, the Boroughs of McEwensville and Turbotville in Northumberland County;

Portions of the Townships of Delaware and Lehman in Pike County;

All, or portions of, the Borough of Claysville and the Township of Donegal in Washington County; and

All, or portions of, the City of York, the Borough of North York and the Townships of Fairview, Manchester, Newberry and York in York County.

[424 municipalities in 38 counties]

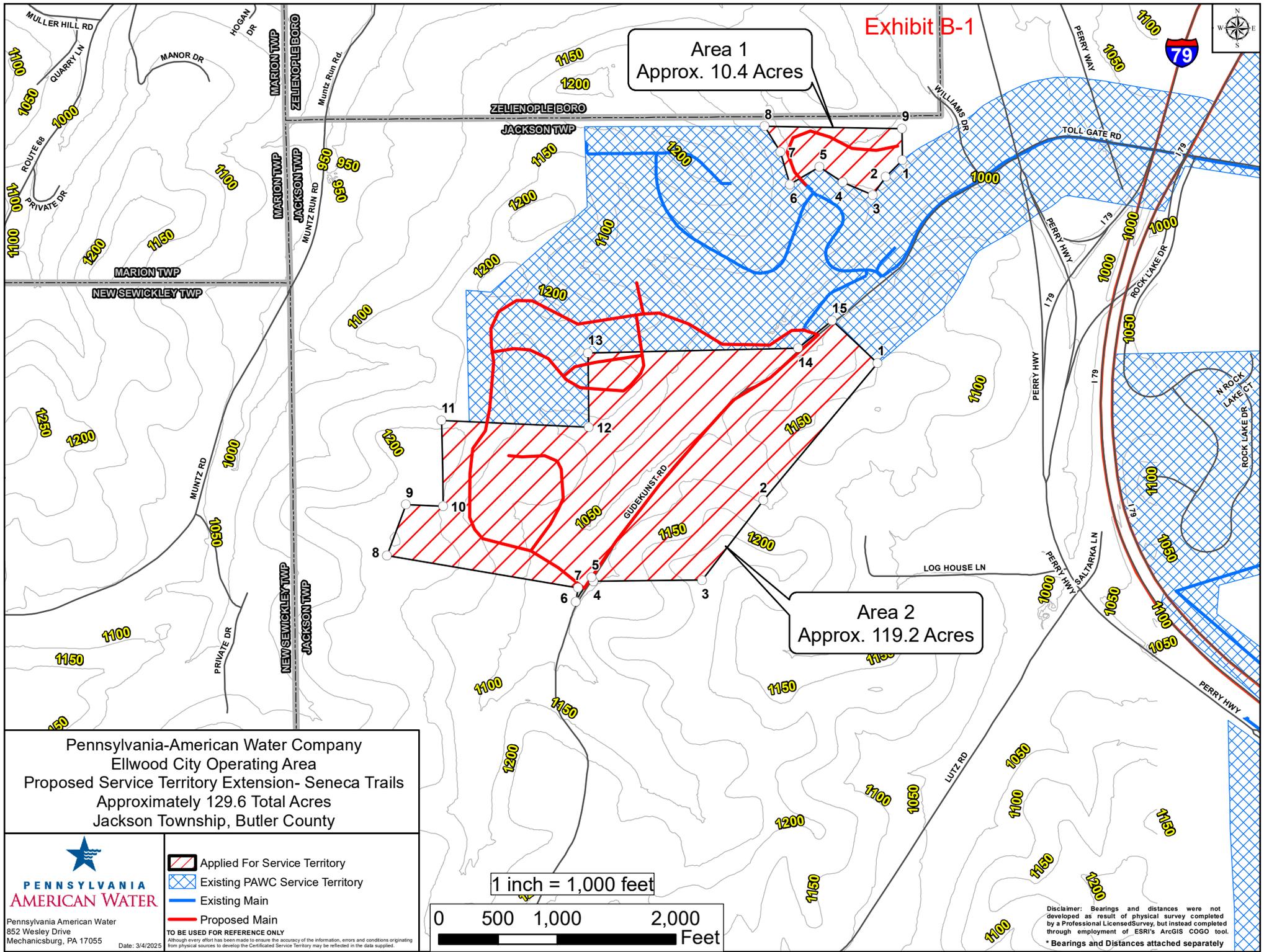
05/31/2025

Application of Pennsylvania-American Water Company for
Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in
an Additional Portion of Jackson Township, Butler County, Pennsylvania

Exhibit B-1

Map of the Applied For Service Territory

Exhibit B-1



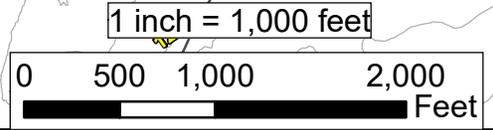
Area 1
Approx. 10.4 Acres

Area 2
Approx. 119.2 Acres

Pennsylvania-American Water Company
Ellwood City Operating Area
Proposed Service Territory Extension- Seneca Trails
Approximately 129.6 Total Acres
Jackson Township, Butler County



-  Applied For Service Territory
-  Existing PAWC Service Territory
-  Existing Main
-  Proposed Main



Pennsylvania American Water
852 Wesley Drive
Mechanicsburg, PA 17055
Date: 3/4/2025

TO BE USED FOR REFERENCE ONLY
Although every effort has been made to ensure the accuracy of the information, errors and conditions originating from physical sources to develop the Certified Service Territory may be reflected in the data supplied.

Disclaimer: Bearings and distances were not developed as result of physical survey completed by a Professional Licensed Survey, but instead completed through employment of ESRI's ArcGIS COGO tool.
* Bearings and Distances attached separately

Application of Pennsylvania-American Water Company for
Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in
an Additional Portion of Jackson Township, Butler County, Pennsylvania

Exhibit B-2

Description of the Applied For Service Territory

| Area 1 Description | | | |
|--|----|------------|----------|
| Starting Point X: -80.135665 Y: 40.775904 | | | |
| From | To | Bearing | Distance |
| 1 | 2 | S44°45'49" | 199.2515 |
| 2 | 3 | S36°23'35" | 187.3075 |
| 3 | 4 | N67°32'12" | 272.4511 |
| 4 | 5 | N56°05'25" | 236.2444 |
| 5 | 6 | S59°26'06" | 291.8987 |
| 6 | 7 | N16°18'08" | 284.4926 |
| 7 | 8 | N31°28'52" | 254.4728 |
| 8 | 9 | S89°00'15" | 1161.09 |
| 9 | 1 | S0°31'53"E | 265.119 |

| Area 2 Description | | | |
|---------------------------|----|------------|----------|
| Starting Point | | | |
| X: -80.136251 | | | |
| Y: 40.771191 | | | |
| From | To | Bearing | Distance |
| 1 | 2 | S39°47'49" | 1507.594 |
| 2 | 3 | S37°33'31" | 848.4008 |
| 3 | 4 | S89°16'14" | 915.343 |
| 4 | 5 | N26°44'42" | 38.01521 |
| 5 | 6 | S32°59'17" | 244.0301 |
| 6 | 7 | N10°17'50" | 117.1308 |
| 7 | 8 | N80°25'17" | 1635.735 |
| 8 | 9 | N20°27'58" | 458.6332 |
| 9 | 10 | S88°00'30" | 312.3223 |
| 10 | 11 | N0°57'10" | 721.1391 |
| 11 | 12 | S87°24'57" | 1242.916 |
| 12 | 13 | N0°35'10" | 627.2523 |
| 13 | 14 | N88°45'16" | 1773.769 |
| 14 | 15 | N50°45'50" | 371.1434 |
| 15 | 1 | S46°52'30" | 524.4866 |

Application of Pennsylvania-American Water Company for
Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in
an Additional Portion of Jackson Township, Butler County, Pennsylvania

Exhibit C-1

Letter from Developer Requesting Service – Phase 1B

June XX, 2024

Jason A. Kessler
Senior Superintendent New Castle and Ellwood
Pennsylvania American Water
2736 Ellwood Rd.
New Castle, PA

**RE: Service Request Letter
Seneca Trails Residential Development
Jackson Township, Butler County
Phase 1B**

Dear Mr. Kessler:

The developer, Seneca Trails, LLC is formally requesting service for Phase 1B of the Seneca Trails residential development. The plan will be located off of Gudekunst Road in Jackson Township, Butler County and will consist of forty-seven (47) townhomes. Phase 1B will be accessed by an extension of Shanleigh Drive which was constructed during phase 1 of the overall development.

This request for service will also serve as a letter of intent to enter into and execute an Extension Deposit Agreement immediately upon receipt of approval, by the Pennsylvania Public Utility Commission, of the application for service territory in Jackson Township, Butler County.

If you require any additional information, please contact our office.

Respectfully Submitted,
Sheffler & Company, Inc.



Edward M. Moore

Application of Pennsylvania-American Water Company for
Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in
an Additional Portion of Jackson Township, Butler County, Pennsylvania

Exhibit C-2

Letter from Developer Requesting Service – Phase 5

June XX, 2024

Jason A. Kessler
Senior Superintendent New Castle and Ellwood
Pennsylvania American Water
2736 Ellwood Rd.
New Castle, PA

**RE: Service Request Letter
Seneca Trails Residential Development
Jackson Township, Butler County
Phase 5**

Dear Mr. Kessler:

The developer, Seneca Trails, LLC is formally requesting service for Phase 5 of the Seneca Trails residential development. The plan will be located off of Gudekunst Road in Jackson Township, Butler County and will consist of sixty-six (66) single-family homes.

This request for service will also serve as a letter of intent to enter into and execute an Extension Deposit Agreement immediately upon receipt of approval, by the Pennsylvania Public Utility Commission, of the application for service territory in Jackson Township, Butler County.

If you require any additional information, please contact our office.

Respectfully Submitted,
Sheffler & Company, Inc.



Edward M. Moore

Application of Pennsylvania-American Water Company for
Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in
an Additional Portion of Jackson Township, Butler County, Pennsylvania

Exhibit D

Certificates of Public Convenience and Commission Orders issued to
Pennsylvania-American Water Company for water service territory in Jackson Township, Butler County

OCT 11 2000
DOCKETED

**DOCUMENT
FOLDER**

**PENNSYLVANIA
PUBLIC UTILITY COMMISSION**

IN THE MATTER OF THE APPLICATION OF: A-212285F0075

Application of Pennsylvania-American Water Company for the approval of the transfer, by sale, of the water works property and rights of T.O.W. Associates Water System to Pennsylvania-American Water Company and the rights to begin to offer, render, furnish, and supply water service to T.O.W. Associates Water System and service water to the public in portions of Jackson Township, Butler County, Pennsylvania

The Pennsylvania Public Utility Commission hereby certifies that after an investigation and/or hearing, it has, by its report and order made and entered, found and determined that the granting of the application is necessary or proper for the service, accommodation, convenience and safety of the public and hereby issues to the applicant this **CERTIFICATE OF PUBLIC CONVENIENCE** evidencing the Commission's approval.

In Witness Whereof, The PENNSYLVANIA PUBLIC UTILITY COMMISSION has caused these presents to be signed and sealed, and duly attested by its Secretary at its office in the city of Harrisburg this 28TH day of September 2000.

James F. McNulty

Secretary

PENNSYLVANIA
PUBLIC UTILITY COMMISSION
Harrisburg, PA. 17105-3265

Public Meeting held September 28, 2000

Commissioners Present:

John M. Quain, Chairman
Robert K. Bloom, Vice Chairman
Nora Mead Brownell
Aaron Wilson, Jr.
Terrance J. Fitzpatrick

Application of Pennsylvania-American Water Company for approval of: (1) the transfer, by sale, of the water works property and rights of T.O.W. Associates Water System to Pennsylvania-American Water Company, and (2) the rights of Pennsylvania-America Water Company to begin to offer or furnish water service to the public in portions of Jackson Township, Butler County, Pennsylvania

A-212285F0075

**DOCUMENT
FOLDER
BY THE COMMISSION:**

ORDER

By this Application filed on July 28, 2000, Pennsylvania-American Water Company (Applicant), 800 West Hersheypark Drive, Hershey, PA 17033, a jurisdictional public utility corporation with authority to furnish water service in portions of Pennsylvania, seeks a Certificate of Public Convenience pursuant to Section 1102 (a) (1) (i) of the Public Utility Code (66 Pa. C.S.A. §1102 (a) (1) (i)), confirming Commission approval of (1) the transfer, by sale, of the water works property and rights of T.O.W. Associates Water System (TOW) to Pennsylvania-American Water Company; and (2) the rights of

DOCKETED
OCT 11 2000

Pennsylvania-American Water Company to begin to offer or furnish water service to the public in portions of Jackson, Butler County, Pennsylvania.

Proof of service and proof of publication were filed. No hearing was held and no motions or petitions were received.

The Applicant is a Pennsylvania public utility corporation duly organized and existing under the laws of the Commonwealth of Pennsylvania and is engaged in the business of supplying and distributing water. Water service is furnished to the public in a service territory encompassing more than 290 communities across the Commonwealth with a combined population of over 2,000,000. The Applicant furnished water service to 546,225 customers as of June 30, 2000. A description of the Applicant's certificated water service territories was provided in the Application.

The Applicant was formed as a result of the January 1, 1987 merger of Riverton Consolidated Water Company and Keystone Water Company. This new company, Pennsylvania-American Water Company, on February 1, 1989, merged with Western Pennsylvania Water Company. A detailed history of the Applicant was provided in the Application.

A current balance sheet for TOW is not available. TOW is operated as a part of TOW's larger business enterprises. The Applicant avers it will undertake an original cost study to determine original cost and accumulated depreciation of TOW's water utility plant in service.

TOW currently serves three metered industrial customers near the intersection of I-79 and PA Route 68 in Jackson Township, Butler County. The

service area is described by Exhibits J and K-1 of the Application. The consideration for the transfer of TOW's water system to the Applicant is outlined in the Purchase Agreement that was executed on May 11, 2000. This transaction is at arm's length. Consideration for the transfer, by sale, as described in the Purchase Agreement is \$350,000. This value was derived based on the following estimates:

| | |
|----------------|------------------|
| Original Cost | \$525,000 |
| Depreciation | <u>\$175,000</u> |
| Purchase Price | <u>\$350,000</u> |

As previously mentioned, the Applicant will be undertaking an original cost study to establish the depreciated original cost of TOW's water system. Upon completion of the original cost study, the proper depreciated original cost and book value will be established. The Applicant will then amend the pro-forma balance sheet giving effect of the transfer.

The Applicant will adopt and apply its schedule of rates applicable to Rate Zone 1 of its Tariff, in effect on the date of closing, for the customers to be transferred. Rates for a typical industrial customer using 50,000 gallons per month will \$206.98 or \$159.69 less than the customer is currently being charged.

In addition to the acquisition of TOW, the Applicant has requested the right to serve in other portions of Jackson Township as described in Exhibits J and K-2 of the Application. Several local entities (county and township) have endorsed and welcome the Applicant to provide service in the new territory. Residents in this territory are experiencing well supply shortages; as well as, well failures. Over 250 residences could benefit from the Applicant offering

water supply service. Letters attesting to the aforementioned are contained in the Application. Again, the Applicant proposes to apply is Rate Zone 1 rates; therefor, a typical residential customer, using 5,000 gallons of water per month, would experience a monthly bill of about \$34.07 per month or \$408.84 annually.

The Applicant will apply the rules and regulations contained in its Tariff in effect on the date of closing to the service area acquired.

The total project involves acquisition and interconnection of TOW's water system, main extensions to 252 residential customers in Jackson Township, booster station modifications, installation of public fire hydrants and new encoder meters for all residential customers. The total project cost is \$6,800,000. Of this total cost, a loan of \$6,435,000 is requested from PENNVEST (application was filed on May 10, 2000 and will be considered by the board this October 4th) and the balance of \$365,000 will be generated with short-term bank debt or cash.

Approval of this Application appears to be in the public interest and is necessary or proper for the public to benefit by receiving water service from a public water supply with the resources and personnel to provide a safe and reliable supply of potable water; **THEREFORE,**

IT IS ORDERED:

1. That the Application of Pennsylvania-American Water Company is hereby approved.

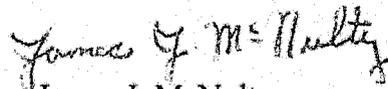
2. That a Certificate of Public Convenience be issued pursuant to Section 1102 (a) (1) of the Public Utility Code, authorizing Pennsylvania-American Water Company to purchase the assets and to begin providing water service to T.O.W. Associates Water System and service water to the public in portions of Jackson Township, Butler County upon closing.

3. That Pennsylvania-American Water Company file a tariff supplement with the Secretary's Bureau within 30 days of closing with T.O.W. Associates Water System reflecting the additional territory at the rates as provided in the body of this Order.

4. That Pennsylvania-American Water Company provide the Secretary, Bureau of Fixed Utility Services and Bureau of Audits of this Commission an original cost study, reflecting any direct or indirect Contribution-In-Aid-Of-Construction relating to water service in the T.W.O. Associates Water System, upon completion and or ninety days prior to filing of the next general rate increase.

5. That the record folder at Docket No. A-212285F0075 be marked closed following compliance with Ordering Paragraphs Nos. 3 and 4.

BY THE COMMISSION,



James J. McNulty
Secretary

(SEAL)

ORDER ADOPTED: September 28, 2000

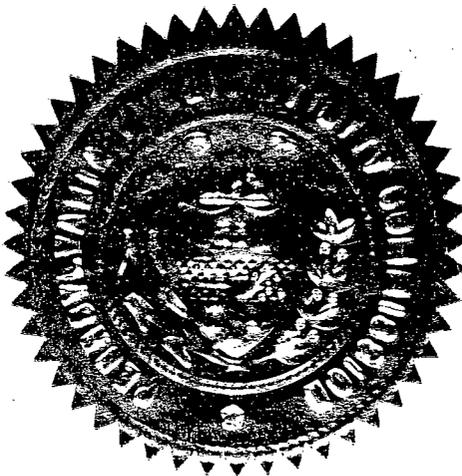
ORDER ENTERED: **OCT 02 2000**

PENNSYLVANIA PUBLIC UTILITY COMMISSION

IN THE MATTER OF THE APPLICATION OF: A-212285 F0103

Application of Pennsylvania-American Water Company for approval of the right to begin to offer, render, furnish, or supply water service, to the Public, in portions of Jackson, Lancaster, Connoquenessing and Forward Townships, Butler County, Pennsylvania.

The Pennsylvania Public Utility Commission hereby certifies that after an investigation and/or hearing, it has, by its report and order made and entered, found and determined that the granting of the application is necessary or proper for the service, accommodation, convenience and safety of the public and hereby issues to the applicant this **CERTIFICATE OF PUBLIC CONVENIENCE** evidencing the Commission's approval.



In Witness Whereof, The PENNSYLVANIA PUBLIC UTILITY COMMISSION has caused these presents to be signed and sealed, and duly attested by its secretary at its office in the city of Harrisburg this 24th day of October 2002.

A handwritten signature in cursive script, reading "James J. McKeely".

Secretary

**PENNSYLVANIA
PUBLIC UTILITY COMMISSION
Harrisburg, PA. 17105-3265**

Public Meeting held October 24, 2002

Commissioners Present:

Glen R. Thomas, Chairman
Robert K. Bloom, Vice Chairman
Aaron Wilson, Jr.
Terrance J. Fitzpatrick, Statement Concurring & Dissenting in part attached
Kim Pizzingrilli

Application of Pennsylvania-American Water
Company for approval of the right to offer,
render, furnish or supply water service to the
public in portions of Jackson, Lancaster,
Connoquenessing and Forward Townships,
Butler County, PA.

Docket Number:
A-212285F0103

TENTATIVE ORDER

BY THE COMMISSION:

By application filed on June 24, 2002, Pennsylvania-American Water Company (Applicant), 800 West Hersheypark Drive, Hershey, PA 17033, seeks a certificate of public convenience pursuant to Section 1102(a)(1)(i) of the Public Utility Code, 66 Pa. C.S. §1102(a)(1)(i), evidencing Commission approval of the right to begin to offer, render, furnish or supply water service to the public in portions of Lancaster and Forward Townships, and in additional portions of Jackson and Connoquenessing Townships, all within Butler County, as described by written descriptions, and shown on a map filed with the Application.

The Applicant submitted proof of services and publication. The Commission received no protests within the protest period. No hearing was held and no motions or petitions have been filed in this proceeding. The Application was served upon the appropriate municipal, township and county officials, and their planning commissions.

The Applicant is a regulated public utility company, duly organized and existing under the laws of the Commonwealth of Pennsylvania and is engaged in the business of supplying and distributing water. It currently furnishes public water service to some 601,600 customers in 35 Pennsylvania counties.

The nature and character of the service to be provided by the Applicant is the furnishing of public water service in portions of Lancaster and Forward Townships, and in additional portions of Jackson and Connoquenessing Townships, all within Butler County. The Applicant is presently certificated and is providing water service in portions of Connoquenessing Township at A-00100959 and A-212285F0043, and in Jackson Township at A-212285F0075. A pending Application for additional service territory in Jackson Township, at A-212285F0098, is presently before an Administrative Law Judge as it was formally protested by Harmony Borough.

Written descriptions of the areas to be served, in addition to a map showing the boundaries of these areas are attached to the application as exhibits. The total size of the applied for service territory is approximately 1,645 acres and the areas are contiguous. The only area that is adjacent to the Applicant's existing certificated territory is the western boundary of Area 1 in Jackson Township.

A schedule showing the size and the present land use for each proposed service area, by township, is as follows:

| | | |
|--------------------------|-----------|--------------------------|
| Jackson Township Area 1 | 152 acres | Residential High Density |
| Jackson Township Area 2 | 405 acres | Manufacturing |
| Lancaster Township | 766 acres | Rural Residential |
| Connoquenessing Township | 294 acres | Not Zoned |
| Forward Township | 28 acres | Residential |

The need to make service available is evident by the fact that 83 homeowners have applied to the Applicant for water service. Some of these homeowners are experiencing insufficiency of water, in addition to contamination of their private wells. The Applicant has projected that within one year following the completion of the required water facilities, it will be providing water service to one commercial customer and to approximately 114 residential customers. The Applicant also indicated it does not know, nor has it made any projections as to the number of customers it will be serving in five years in the applied for areas.

On July 17, 2002, the Applicant received approval from PENNVEST for a low-interest construction loan in the amount of \$5,995,000 to interconnect the Applicants Ellwood City and Butler distribution systems thus alleviating supply deficiencies in the Butler system. This project consists of the extension of 68,500 feet of water mains, two booster pump stations, a water tank relocation, chlorination facilities, services, meters and fire hydrants. The interconnection project will be routed through the proposed service territory and will include the construction of facilities to be installed in the applied for areas. The facilities to be installed in the proposed service territory will include a booster pump station, the relocated storage tank, water main extensions, services, meters, fire hydrants, valves and related appurtenances. The Applicant projects these facilities will be in place to begin service in the proposed service territory between the third and fourth quarters of 2003.

The Applicant contends it is financially and technically capable of providing water service in the proposed service territory and does not expect to receive any grants and/or contributions to help pay for the cost of the water facilities to be installed.

The Applicant will apply its rules, regulations and schedule of rates applicable to Rate Zone 1 of its Tariff in the proposed service territory. Based on an estimated usage of 4,500 gallons of water per month, a typical residential customer will be paying a monthly bill of about \$34.25 per month or \$411 annually, based on service through a 5/8-inch meter. The Applicant contends that the furnishing of service in the proposed service territory will have no adverse effect upon the service furnished or the rates charged to existing customers.

To the best of knowledge of the Applicant, no corporation, partnership, or individual is now furnishing or has corporate or franchise right to furnish service similar to that to be rendered by the Applicant in the proposed service territory, and no competitive condition will be created.

The Applicant has demonstrated need for the service and the requisite financial and technical fitness. For these reasons, we tentatively conclude that approval of the Application is in the public interest; **THEREFORE,**

IT IS ORDERED:

1. That the Application of the Pennsylvania-American Water Company, at Docket No. A-212285F0103 is hereby tentatively approved as in the public interest.

2. That a copy of this Tentative Order be published in the *Pennsylvania Bulletin* giving the public 10 days from the date of publication to file written comments or request oral hearing.

3. That absent the filing of adverse public comments or request for oral hearing within 10 days from the date of publication pursuant to Ordering Paragraph No. 2, above, this Tentative Order shall become final without further order of the Commission.

4. That upon this Tentative Order becoming final, pursuant to the provisions of Ordering Paragraph No. 3, above, the Commission's Secretary shall issue to the Pennsylvania-American Water Company, a certificate of public convenience pursuant to Section 1102(a)(1)(i) of the Public Utility Code, 66 Pa. C.S. §1102(a)(1)(i), authorizing the Pennsylvania-American Water Company to begin to offer, render, furnish or supply water service to the public in portions of Jackson, Lancaster, Connoquenessing and Forward Townships, Butler County, as described by written descriptions, and as shown on a map filed with the Application.

5. That nothing herein shall be construed to exempt the Pennsylvania-American Water Company from obtaining all necessary permits and approvals from other state, federal and local government agencies having jurisdiction.

6. That failure to comply with the above conditions may result in the imposition of fines and/or other appropriate action.

7. That the Commission's Secretary's Bureau shall serve a copy of this Tentative Order on the Office of Trial Staff.

8. That all records with respect to the Pennsylvania-American Water Company docketed at A-212285F0103 be marked closed by the Commission's Secretary Bureau after the certificate of public convenience is issued.

BY THE COMMISSION,

James J. McNulty
Secretary

(SEAL)

ORDER ADOPTED: October 24, 2002

ORDER ENTERED: October 24, 2002

PENNSYLVANIA PUBLIC UTILITY COMMISSION

IN THE MATTER OF THE APPLICATION OF: A-212285F0098

The application of Pennsylvania-American Water Company for the approval of the right to offer, render, furnish or supply water service to the public in portions of Jackson Township, Butler County, Pennsylvania

EFFECTIVE DATE: August 2, 2005

The Pennsylvania Public Utility Commission hereby certifies that after an investigation and/or hearing, it has, by its report and order made and entered, found and determined that the granting of the application is necessary or proper for the service, accommodation, convenience and safety of the public and hereby issues to the applicant this **CERTIFICATE OF PUBLIC CONVENIENCE** evidencing the Commission's approval.

In Witness Whereof, The PENNSYLVANIA PUBLIC UTILITY COMMISSION has caused these presents to be signed and sealed, and duly attested by its Secretary at its office in the city of Harrisburg this 4th day of June, 2018.


Secretary



COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA PUBLIC UTILITY COMMISSION
P.O. BOX 3265, HARRISBURG, PA 17105-3265
October 7, 2003

Exhibit D
Page 15 of 105

IN REPLY PLEASE
REFER TO OUR FILE

A-212285F0098

VELMA A REDMOND ESQUIRE
SUSAN SIMMS MARSH ESQUIRE
PA AMERICAN WATER COMPANY
800 WEST HERSHEY PARK DRIVE
HERSHEY PA 17033

DOCKETED
OCT 16 2003

Application of Pennsylvania-American Water Company for approval of the right to offer, render, furnish, or supply water service to the public in portions of Jackson Township, Butler County, Pennsylvania.

DOCUMENT

TO WHOM IT MAY CONCERN:

This is to advise you that no timely filed exceptions and no requests for review from the Commissioners have been received within the specified time period to the decision issued in the subject case.

Therefore the decision of the Administrative Law Judge is final without further Commission action.

A copy of the final order has been enclosed for your records.

Very truly yours,

James J. McNulty
Secretary

Enclosure
Certified Mail
Receipt Requested
JEP

PENNSYLVANIA
PUBLIC UTILITY COMMISSION
Harrisburg, PA 17105-3265

Application of Pennsylvania-American
Water Company for approval of the
right to offer, render, furnish, or
supply water service to the public
in portions of Jackson Township,
Butler County, Pennsylvania

A-212285F0098

DOCKETED

OCT 16 2003

F I N A L O R D E R

In accordance with the provisions of Section 332(h) of the Public Utility Code, 66 Pa. C.S. §332(h), the decision of Administrative Law Judge Robert P. Meehan dated August 7, 2003, has become final without further Commission action;

THEREFORE,

DOCUMENT

IT IS ORDERED:

1. The motion of Pennsylvania-America Water Company for the admission of its Statement Nos. 1, 2, and 3, and its Exhibit Nos. 1-A, 2-A, 2-B, 2-C, 3-A, and 3-B, is granted, and these documents are admitted into the record in this proceeding.

2. The application of Pennsylvania-American Water Company for the approval of the right to offer, render, furnish or supply water service to the public in portions of Jackson Township, Butler County, Pennsylvania, at Docket No. A-212285F0098, is approved.

3. Within 60 days of the date on which the Commission's Order in this proceeding is entered, Pennsylvania-American Water Company shall file a tariff or tariff supplement pertaining to the provision of water service in the additional portions of Jackson Township, Butler County, approved herein.

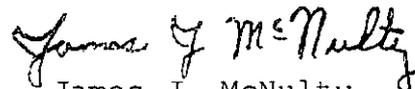
4. Pennsylvania-American Water Company shall comply with all the provisions of the Public Utility Code, 66 Pa. C.S. §§101, et seq., as now existing or as may be hereafter amended, and with all pertinent rules, regulations and Orders of the Pennsylvania Public Utility Commission, now in effect or as may be prescribed by the Pennsylvania Public Utility Commission.

5. The authority granted herein, to the extent that it duplicates authority now held or subsequently granted to Pennsylvania-American Water Company, shall not be construed as conferring more than one operating right.

6. In the event Pennsylvania-American Water Company has not, on or before 60 days from the date on which the Commission's Order in this proceeding is entered, complied with the requirements set forth herein, the application, at Docket No. A-212285F0098, may be dismissed and the authority granted herein may be revoked without further Commission Order.

7. Upon Pennsylvania-American Water Company's filing of the tariff or tariff supplement, as required herein, a Certificate of Public Convenience shall be issued authorizing Pennsylvania-American Water Company to offer, render, furnish or supply to the public in portions of Jackson Township, Butler County, Pennsylvania, as described in Paragraph 7 of the application and Exhibit B-1, thereto.

BY THE COMMISSION,


James J. McNulty
Secretary

(SEAL)

ORDER ENTERED: **OCT 07 2003**

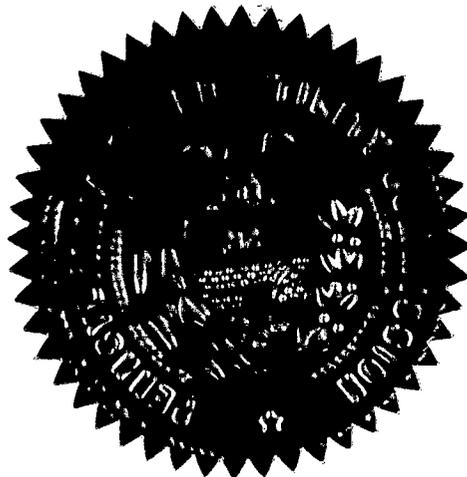
PENNSYLVANIA PUBLIC UTILITY COMMISSION

IN THE MATTER OF THE APPLICATION OF: **A-2009-2142015**

Application of Pennsylvania-American Water Company for approval of the right to offer, render, furnish or supply water service to the public in an additional portion of Jackson Township, Butler County, Pennsylvania.

The Pennsylvania Public Utility Commission hereby certifies that after an investigation and/or hearing, it has, by its report and order made and entered, found and determined that the granting of the application is necessary or proper for the service, accommodation, convenience and safety of the public and hereby issues to the applicant this **CERTIFICATE OF PUBLIC CONVENIENCE** evidencing the Commission's approval.

In Witness Whereof, The PENNSYLVANIA PUBLIC UTILITY COMMISSION has caused these presents to be signed and sealed, and duly attested by its secretary at its office in the city of Harrisburg this 14th day of January 2010 .



A handwritten signature in black ink, reading "James J. McKelty". The signature is written in a cursive style with a large, prominent initial "J".

Secretary

**PENNSYLVANIA
PUBLIC UTILITY COMMISSION
Harrisburg, PA 17105-3265**

Public Meeting held January 14, 2010

Commissioners Present:

James H. Cawley, Chairman
Tyrone J. Christy, Vice Chairman
Kim Pizzingrilli
Wayne E. Gardner
Robert F. Powelson

Application of Pennsylvania-American Water Company for approval of the right to offer, render, furnish, or supply water service to the public in an additional portion of Jackson Township, Butler County, Pennsylvania.

Docket Number:
A-2009-2142015

ORDER

BY THE COMMISSION:

By the application filed on November 16, 2009, Pennsylvania-American Water Company (PAWC or the Applicant), 800 West Hersheypark Drive, Hershey, PA 17033, seeks a certificate of public convenience pursuant to section 1102(a)(1)(i) of the Public Utility Code, 66 Pa. C.S. §1102(a)(1)(i), evidencing Commission approval of the Applicant's right to offer, render, furnish, or supply water service to the public in an additional portion of Jackson Township, Butler County, Pennsylvania.

Proofs of service and publication to appropriate entities were submitted by PAWC. No protests were filed and no hearings were held.

PAWC is a regulated public utility corporation, duly organized and existing under the laws of the Commonwealth of Pennsylvania, and is a wholly owned subsidiary of the American Water Works Company, Inc. PAWC furnishes water service in certificated service territories encompassing portions of 35 counties across the Commonwealth. As of September 30, 2009, the Applicant provided water service to approximately 633,867 customers. PAWC also provided wastewater service to approximately 17,469 customers.

PAWC has indicated that the proposed additional territory is located in an additional portion of Jackson Township, Butler County, Pennsylvania as described in Exhibit B-2 and a map showing the description of the area in Exhibit B-1. The applied-for-territory will serve a proposed commercial development and other property owned by the Buncher Company. According to PAWC, the Buncher Company, a corporation located in Pittsburgh, Pennsylvania has requested that water service be provided to its property by PAWC. PAWC is certificated to serve in portions of Jackson Township, Butler County under Dockets A-212285F0075 and A-212285F0103. The requested territory consists of approximately 260 acres.

The facilities to be installed within the requested territory to serve the Buncher properties will include approximately 3,115 feet of ductile iron pipe and other related appurtenances. The extension will originate off an existing line on State Route 528 (Jo Deener Road) in Jackson Township and will extend southwest across Interstate 79 and State Route 19 and south along State Route 19.

The cost of the project will be approximately \$590,000 and will be borne by PAWC and the Buncher Company. The Applicant stated that it will pay \$295,000 towards the project while the Buncher Company will make a \$295,000 contribution as well. PAWC plans to fund their portion of the project with short-term debt.

PAWC also indicated that no additional capital will be required for the purpose of financing the matters involved in this Application.

The Applicant stated that to the best of its knowledge no corporation, partnership, or individual is now furnishing or has corporate or franchise rights to furnish service similar to that to be rendered by PAWC in the requested territory, and no competitive condition will be created. PAWC further indicated that furnishing service in the requested territory will have no adverse effect upon the service furnished or the rates charged to other customers.

Wastewater treatment for this commercial customer shall be provided by the Western Butler County Authority.

PAWC will charge its then existing Rate Zone 1 rates for service in the requested territory as set forth in PAWC's Tariff.

PAWC indicated that the Buncher Company sent a formal letter requesting that PAWC provide water service to the commercial development and properties in the requested territory. This letter is attached as Exhibit G with the application. A letter from Jackson Township supporting the application is also attached as Exhibit H with the application. PAWC did not provide a letter from Butler County but indicated that a copy of the application was sent to the Butler County Commissioners on December 3, 2009, and there was no negative response or protest received.

The Applicant is current with its annual and quarterly reports as well as the Security Planning and Readiness report filing requirements of the Commission. There are no Department of Environmental Protection outstanding compliance or operational issues with PAWC.

Based upon the facts that PAWC will expand its service territory to new customers in compliance with Commission regulations, that the economies of scale of an expanded customer base have a beneficial effect on existing customers, and that PAWC will be meeting the needs of new customers without any detriment to its existing customers, the Commission finds that the granting of PAWC's application for an extension of service territory is in the public interest; **THEREFORE,**

IT IS ORDERED:

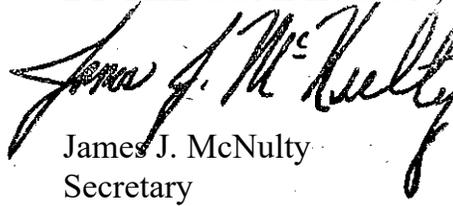
1. That the application of Pennsylvania-American Water Company at Docket No. A-2009-2142015 is hereby approved.

2. That a certificate of public convenience shall be issued pursuant to section 1102(a)(1)(i) of the Public Utility Code, 66 Pa. C.S. §1102(a)(1)(i), authorizing Pennsylvania-American Water Company to begin to offer, render, furnish, or supply water service in an additional portion of Jackson Township, Butler County as described in Exhibit B-2 and depicted on a map identified as Exhibit B-1, which were attached to the subject application.

3. That nothing herein shall be construed to exempt Pennsylvania-American Water Company from obtaining all necessary permits, licenses, and approvals from other state, federal and local government agencies having jurisdiction.

4. That a copy of this Order be served upon Pennsylvania-American Water Company, the Office of Trial Staff, the Office of Consumer Advocate, the Office of Small Business Advocate and the Department of Environmental Protection – Northwest Regional Office and its Bureau of Regulatory Counsel.

BY THE COMMISSION,



James J. McNulty
Secretary

(SEAL)

ORDER ADOPTED: January 14, 2010

ORDER ENTERED: January 15, 2010

PENNSYLVANIA PUBLIC UTILITY COMMISSION

IN THE MATTER OF THE APPLICATION OF DOCKET NO: A-2011-2268958

Application of Pennsylvania-American Water Company to begin to offer, render, furnish,
or supply water service in an additional portion of Jackson Township, Butler County, Commonwealth of Pennsylvania.

Effective Date: January 27, 2012

The Pennsylvania Public Utility Commission hereby certifies that after an investigation and/or hearing, it has, by its report and order made and entered, found and determined that the granting of the application is necessary or proper for the service, accommodation, convenience and safety of the public and hereby issues to the applicant this **CERTIFICATE OF PUBLIC CONVENIENCE** evidencing the Commission's approval.

In Witness Whereof, The PENNSYLVANIA PUBLIC UTILITY COMMISSION
has caused these presents to be signed and sealed, and duly attested by its secretary
at its office in the city of Harrisburg this 27th day of January 2012.


Secretary

**PENNSYLVANIA
PUBLIC UTILITY COMMISSION
Harrisburg, PA 17105-3265**

Public Meeting held January 27, 2012

Commissioners Present:

Robert F. Powelson, Chairman
John F. Coleman, Jr., Vice Chairman
Wayne E. Gardner
James H. Cawley
Pamela A. Witmer

Application of Pennsylvania-American Water Company for approval of the right to offer, render, furnish, or supply water service to the public in an additional portion of Jackson Township, Butler County, Pennsylvania.

Docket Number:
A-2011-2268958

ORDER

BY THE COMMISSION:

By the application filed on October 14, 2011, Pennsylvania-American Water Company (PAWC or the Applicant), 800 West Hersheypark Drive, Hershey, PA 17033, seeks a certificate of public convenience pursuant to section 1102(a)(1)(i) of the Public Utility Code, 66 Pa. C.S. §1102(a)(1)(i), evidencing Commission approval of the Applicant's right to offer, render, furnish, or supply water service to the public in an additional portion of Jackson Township, Butler County, Pennsylvania.

Proofs of publication and service to appropriate entities were submitted by PAWC. No protests were filed and no hearings were held.

PAWC is a regulated public utility corporation, duly organized and existing under the laws of the Commonwealth of Pennsylvania, and is a wholly owned subsidiary of the American Water Works Company, Inc. PAWC furnishes water service in certificated service territories encompassing portions of 36 counties across the Commonwealth. As of July 31, 2011, the Applicant provided water service to approximately 638,485 customers. PAWC also provided wastewater service to approximately 17,096 customers.

PAWC has indicated that the proposed additional territory is located in a portion of Jackson Township, Butler County, Pennsylvania as described in Exhibit B-2 and has included a map showing the description of the area in Exhibit B-1 of the application. The applied-for-territory will allow PAWC to provide public water supply through a single point meter to serve the 150 resident Rock Lake North (Rock Lake) manufactured home community. PAWC is certificated to serve portions of Jackson Township, Butler County under Docket Nos. A-212285F0075, A-212285F0103 and A-2009-2142015. The requested territory consists of approximately 44.9 acres.

PAWC stated that the facilities to be installed within this application territory to serve Rock Lake will include approximately 4,160 feet of 12" ductile iron pipe, a water meter, meter vault and back flow preventer and other related appurtenances. No fire hydrants will be installed. PAWC will install the facilities in one phase and construction is expected to take approximately 30 days. PAWC avers that the estimated completion date for the construction is March 2012.

PAWC stated that it will extend its water distribution system from its present terminus in Jackson Township, Butler County, along a private right-of-way to a mutually agreed point of connection (POC) with the Rock Lake water distribution system.

According to an Off-Site Development Marketing Agreement executed on September 29, 2011, between PAWC and Rock Lake, PAWC agrees to construct the water mains, a water meter, a meter vault and other water main appurtenances. The water mains and other water main appurtenances installed to the POC shall be paid for by PAWC. The water facilities will be installed by PAWC and/or its contractors in accordance with PAWC's specification and standards.

PAWC indicated that the estimated cost of the main extension and water meter will be approximately \$315,000 and will be borne by PAWC. Rock Lake will be responsible for the cost of a service line connection. Rock Lake will establish a 6-inch commercial meter connection and is expected to use 21,700 gallons per day. Rock Lake shall also provide for a right-of-way across its property for the installation of a portion of the water main.

Furthermore, in response to data requests, PAWC averred that Tollgate Associates, LLC (Tollgate) will pay for the meter vault. Tollgate is a property development company located in Carnegie, Pennsylvania. The estimated cost of the meter vault is \$30,000. This cost will be treated as contributed property for rate-making purposes by PAWC.

PAWC indicated that Tollgate is planning to build a residential sub-division on its property in Jackson Township, Butler County adjacent to Rock Lake. PAWC stated that Tollgate has agreed to pay the cost of the meter vault in exchange for Rock Lake providing PAWC additional right-of-way across the Rock Lake property that will allow for the installation of a future water line to serve Tollgate's proposed sub-division.

The Applicant stated that to the best of its knowledge no corporation, partnership, or individual is now furnishing or has corporate or franchise rights to furnish service similar to that to be rendered by PAWC in the requested territory, and no

competitive condition will be created. PAWC further indicated that furnishing service in the requested territory will have no adverse effect upon the service furnished or the rates charged to other customers.

The Applicant stated that wastewater treatment for the requested territory is provided by Rock Lake's own treatment plant.

PAWC will charge its then existing Rate Zone 1 rates for service in the requested territory as set forth in PAWC's Tariff. PAWC estimates an average annual revenue of \$49,000 from Rock Lake based on a 6-inch meter charge.

A letter from the Rock Lake Homeowners Association, owner of the Rock Lake Park, requesting water service from PAWC is attached as Exhibit G in the application. PAWC provided a letter from Jackson Township supporting this application which was submitted as Exhibit H in the application. PAWC also provided a letter from the Butler County Board of Commissioners Planning Commission supporting this project.

The Applicant is current with its annual and quarterly reports as well as the Security Planning and Readiness report filing requirements of the Commission.

There are no Department of Environmental Protection (DEP) outstanding compliance or operational issues with PAWC.

Based upon the facts that PAWC will expand its service territory to new customers in compliance with Commission regulations, that the economies of scale of an expanded customer base have a beneficial effect on existing customers, and that PAWC will be meeting the needs of new customers without any detriment to its existing customers, the Commission finds that the granting of PAWC's application for an extension of service territory is in the public interest; **THEREFORE,**

IT IS ORDERED:

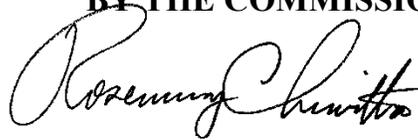
1. That the application of Pennsylvania-American Water Company at Docket No. A-2011-2268958 is hereby approved.

2. That a certificate of public convenience shall be issued pursuant to section 1102(a)(1)(i) of the Public Utility Code, 66 Pa. C.S. §1102(a)(1)(i), authorizing Pennsylvania-American Water Company to begin to offer, render, furnish, or supply water service in an additional portion of Jackson Township, Butler County as described in Exhibit B-2 and depicted on a map identified as Exhibit B-1, which were attached to the subject application.

3. That nothing herein shall be construed to exempt Pennsylvania-American Water Company from obtaining all necessary permits, licenses, and approvals from other federal, state, and local government agencies having jurisdiction.

4. That a copy of this Order be served upon Pennsylvania-American Water Company, the Bureau of Investigation and Enforcement, the Office of Consumer Advocate, the Office of Small Business Advocate and the Department of Environmental Protection – Northwest Regional Office and its Bureau of Regulatory Counsel.

BY THE COMMISSION,

A handwritten signature in black ink, appearing to read "Rosemary Chiavetta". The signature is written in a cursive style with a large initial "R".

Rosemary Chiavetta
Secretary

(SEAL)

ORDER ADOPTED: January 27, 2012

ORDER ENTERED: January 27, 2012

PENNSYLVANIA PUBLIC UTILITY COMMISSION

IN THE MATTER OF THE APPLICATION OF DOCKET NO: A-2013-2367959

Application of Pennsylvania-American Water Company for approval of the right to begin to offer, render, furnish, or supply water service in an additional portion of Jackson Township, Butler County, Commonwealth of Pennsylvania.

Effective Date: December 5, 2013

The Pennsylvania Public Utility Commission hereby certifies that after an investigation and/or hearing, it has, by its report and order made and entered, found and determined that the granting of the application is necessary or proper for the service, accommodation, convenience and safety of the public and hereby issues to the applicant this **CERTIFICATE OF PUBLIC CONVENIENCE evidencing the Commission's approval.**

In Witness Whereof, The PENNSYLVANIA PUBLIC UTILITY COMMISSION has caused these presents to be signed and sealed, and duly attested by its secretary at its office in the city of Harrisburg this 5th day of December 2013.


Secretary

**PENNSYLVANIA
PUBLIC UTILITY COMMISSION
Harrisburg, PA 17105-3265**

Public Meeting held December 5, 2013

Commissioners Present:

Robert F. Powelson, Chairman
John F. Coleman, Jr., Vice Chairman
James H. Cawley
Pamela A. Witmer
Gladys M. Brown

Application of Pennsylvania-American Water Company for approval of the right to offer, render, furnish, or supply water service to the public in an additional portion of Jackson Township, Butler County, Pennsylvania.

Docket Number:
A-2013-2367959

ORDER

BY THE COMMISSION:

By the application filed on June 7, 2013, Pennsylvania-American Water Company (PAWC or the Applicant), Utility Code 212285, 800 West Hersheypark Drive, Hershey, PA 17033, seeks a certificate of public convenience pursuant to section 1102(a)(1)(i) of the Public Utility Code, 66 Pa. C.S. §1102(a)(1)(i), evidencing Commission approval of the Applicant's right to offer, render, furnish, or supply water service to the public in an additional portion of Jackson Township, Butler County, Pennsylvania.

Proofs of publication and service to appropriate entities were submitted by PAWC. No protests were filed and no hearings were held.

PAWC is a regulated public utility corporation, duly organized and existing under the laws of the Commonwealth of Pennsylvania, and is a wholly owned subsidiary of the American Water Works Company, Inc. PAWC furnishes water service in certificated service territories encompassing portions of 36 counties across the Commonwealth. As of April 30, 2013, the Applicant provided water service to approximately 642,931 customers. PAWC also provided wastewater service to approximately 17,100 customers.

PAWC has indicated that the proposed additional territory is located in a portion of Jackson Township, Butler County, Pennsylvania as described in Exhibit B-2 and has included a map showing the description of the area in Exhibit B-1 of the application. The applied-for-territory will allow PAWC to provide public water supply to the approximately 63 home Old Hickory Highlands Community. PAWC is certificated to serve portions of Jackson Township, Butler County under Docket Nos. A-212285F0103 and A-2011-2268958. The requested territory consists of approximately 43.6 acres.

PAWC stated that the facilities to be installed within this application territory to serve Old Hickory Highlands will include approximately 3,373 feet of 12 inch ductile iron pipe, 900 feet of 8 inch ductile iron pipe, 5/8" meters and other related appurtenances. Four fire hydrants will be installed and maintained by PAWC.

PAWC stated that it estimates two weeks for installation of facilities and that the developer is anticipating water service in late fall of 2013. PAWC states that there are no permits required for this project and all developer plans have been approved by Jackson Township.

PAWC stated the applied-for-territory borders the Applicant's existing service territory in the Rock Lake Community of Jackson Township. PAWC stated that it will serve the proposed Old Hickory Highlands Community by extending its

distribution system from its present end at Rock Lake Community. Service to the applied-for-territory will be provided by the PAWC Ellwood City Water Treatment Plant.

PAWC indicated that the estimated cost of the project will be approximately \$221,520 and will be borne by Tollgate Associates, LLC, developer of Old Hickory Highlands. Tollgate Associates, LLC and PAWC will enter into a line extension agreement upon the approval of this application. A copy of the line extension agreement is identified as Exhibit H in the application.

The Applicant stated that to the best of its knowledge no corporation, partnership, or individual is now furnishing or has corporate or franchise rights to furnish service similar to that to be rendered by PAWC in the requested territory, and no competitive condition will be created. PAWC further indicated that furnishing service in the requested territory will have no adverse effect upon the service furnished or the rates charged to other customers.

The Applicant stated that wastewater treatment for the requested territory is provided by Western Butler County Authority.

PAWC will charge its then existing Rate Zone 1 rates for service in the requested territory as set forth in PAWC's Tariff. The estimated monthly individual residence charge is \$51.52 for 4,150 gallons of usage.

A letter from, Tollgate Associates, LLC requesting water service from PAWC is attached in the application. PAWC provided a letter from Jackson Township supporting this application which was submitted as Exhibit G in the application. PAWC also provided a letter from the Butler County Board of Commissioners supporting this project.

The Applicant is current with its annual and quarterly reports as well as the Security Planning and Readiness report filing requirements of the Commission.

There are no Department of Environmental Protection outstanding compliance or operational issues with PAWC.

Based upon the facts that PAWC will expand its service territory to new customers in compliance with Commission regulations, that the economies of scale of an expanded customer base have a beneficial effect on existing customers, and that PAWC will be meeting the needs of new customers without any detriment to its existing customers, the Commission finds that the granting of PAWC's application for an extension of service territory is in the public interest; **THEREFORE,**

IT IS ORDERED:

1. That the application of Pennsylvania-American Water Company at Docket No. A-2013-2367959 is hereby approved.

2. That a certificate of public convenience shall be issued pursuant to section 1102(a)(1)(i) of the Public Utility Code, 66 Pa. C.S. §1102(a)(1)(i), authorizing Pennsylvania-American Water Company to begin to offer, render, furnish, or supply water service in an additional portion of Jackson Township, Butler County as described in Exhibit B-2 and depicted on a map identified as Exhibit B-1, which were attached to the subject application.

3. That nothing herein shall be construed to exempt Pennsylvania-American Water Company from obtaining all necessary permits, licenses, and approvals from other federal, state, and local government agencies having jurisdiction.

4. That a copy of this Order be served upon Pennsylvania-American Water Company, the Bureau of Investigation and Enforcement, the Office of Consumer Advocate, the Office of Small Business Advocate and the Department of Environmental Protection – Northwest Regional Office and its Bureau of Regulatory Counsel.

BY THE COMMISSION,

A handwritten signature in black ink, appearing to read "Rosemary Chiavetta". The signature is written in a cursive, flowing style.

Rosemary Chiavetta
Secretary

(SEAL)

ORDER ADOPTED: December 5, 2013

ORDER ENTERED: December 5, 2013

PENNSYLVANIA PUBLIC UTILITY COMMISSION

IN THE MATTER OF THE APPLICATION OF DOCKET NO: A-2014-2423510

Application of Pennsylvania-American Water Company for approval of the right to offer, render, furnish, or supply water service to the public in an additional portion of Jackson Township, Butler County, Pennsylvania.

Effective Date: AUGUST 21, 2014

The Pennsylvania Public Utility Commission hereby certifies that after an investigation and/or hearing, it has, by its report and order made and entered, found and determined that the granting of the application is necessary or proper for the service, accommodation, convenience and safety of the public and hereby issues to the applicant this **CERTIFICATE OF PUBLIC CONVENIENCE evidencing the Commission's approval.**

In Witness Whereof, The PENNSYLVANIA PUBLIC UTILITY COMMISSION has caused these presents to be signed and sealed, and duly attested by its secretary at its office in the city of Harrisburg this 21ST DAY OF AUGUST 2014.


Secretary

**PENNSYLVANIA
PUBLIC UTILITY COMMISSION
Harrisburg, PA 17105-3265**

Public Meeting held August 21, 2014

Commissioners Present:

Robert F. Powelson, Chairman
John F. Coleman, Jr., Vice Chairman
James H. Cawley
Pamela A. Witmer
Gladys M. Brown

Application of Pennsylvania-American Water Company for approval of the right to offer, render, furnish, or supply water service to the public in an additional portion of Jackson Township, Butler County, Pennsylvania.

Docket Number:
A-2014-2423510

ORDER

BY THE COMMISSION:

By the application filed on May 22, 2014, Pennsylvania-American Water Company (PAWC or the Applicant), Utility Code 212285, 800 West Hersheypark Drive, Hershey, PA 17033, seeks a certificate of public convenience pursuant to section 1102(a)(1)(i) of the Public Utility Code, 66 Pa. C.S. §1102(a)(1)(i), evidencing Commission approval of the Applicant's right to offer, render, furnish, or supply water service to the public in an additional portion of Jackson Township, Butler County, Pennsylvania.

Proofs of publication and service to appropriate entities were submitted by PAWC. No protests were filed and no hearings were held.

PAWC is a regulated public utility corporation, duly organized and existing under the laws of the Commonwealth of Pennsylvania, and is a wholly owned subsidiary of the American Water Works Company, Inc. PAWC furnishes water service in certificated service territories encompassing portions of 36 counties across the Commonwealth. As of April 30, 2014, the Applicant provided water service to approximately 649,109 customers. PAWC also provided wastewater service to approximately 16,701 customers.

PAWC has indicated that the proposed additional territory is located in a portion of Jackson Township, Butler County, Pennsylvania as described in Exhibit B-2 and has included a map showing the description of the area in Exhibit B-1 of the application. The applied-for-territory will allow PAWC to provide public water supply to the Rex Energy Corporation gas operation at a connection along State Route 19 in Jackson Township. PAWC stated that this project requires a Highway Occupancy Permit from the Pennsylvania Department of Transportation. PAWC was issued a Highway Occupancy Permit (Permit No. 10020662) July 1, 2014. PAWC states that Rex Energy will be the only customer along the proposed water extension on State Route 19 within the proposed additional service territory that would be served at this time. PAWC is certificated to serve portions of Jackson Township, Butler County under Docket Nos. A-212285F0075, A-212285F0103, A-2009-2142015 and A-2011-2268958. The requested territory consists of approximately 15.2 acres.

PAWC stated that the facilities to be installed within this application territory to serve Rex Energy will include approximately 2,200 feet of 12" ductile iron pipe, water meter, meter vault, back flow preventer and other related appurtenances. No fire hydrants will be installed. Although PAWC stated in the application that the project was expected to be completed on or about August 8, 2014, PAWC further clarified in a

response to a direct question that construction will not commence prior to Commission approval of the application.

The Applicant stated that wastewater treatment for the requested territory is not required. Service to the applied-for-territory will be provided by the Ellwood Service District of PAWC.

Rex Energy Corporation submitted a letter, dated April 10, 2014, requesting service and stating its intent to execute the main extension agreement upon PUC approval and is identified as Exhibit G in the application. PAWC provided a letter from Jackson Township supporting this application which was submitted as supplement to Exhibit H in the application. PAWC provided a letter of support from the County of Butler Board of Commissioners which was submitted as Exhibit I. PAWC submitted an executed Extension Deposit Agreement for R.E. Gas Development, LLC, a subsidiary of Rex Energy Corporation, and Pennsylvania-American marked as Exhibit J. PAWC stated that R.E. Gas Development, LLC is a wholly owned subsidiary of Rex Energy Corporation, Inc. and is the legal entity under which Rex Energy operates in Butler.

PAWC indicated that the estimated cost of the main extension will be approximately \$355,000 and will be borne by R.E. Gas Development, LLC.

The Applicant stated that to the best of its knowledge no corporation, partnership, or individual is now furnishing or has corporate or franchise rights to furnish service similar to that to be rendered by PAWC in the requested territory, and no competitive condition will be created. PAWC further indicated that furnishing service in the requested territory will have no adverse effect upon the service furnished or the rates charged to other customers.

PAWC will charge its then existing Rate Zone 1 rates for service in the requested territory as set forth in PAWC's Tariff. Current Rate Zone 1 rates were submitted as Exhibit E. PAWC is estimating annual revenue of \$280,000 that was submitted as Exhibit F.

The Applicant is current with its annual and quarterly reports as well as the Security Planning and Readiness report filing requirements of the Commission.

There is no Pennsylvania Department of Environmental Protection outstanding compliance or operational issues with PAWC.

Based upon the facts that PAWC will expand its service territory to a new customer in compliance with Commission regulations, that the economies of scale of an expanded customer base have a beneficial effect on existing customers, and that PAWC will be meeting the need of a new customer without any detriment to its existing customers, the Commission finds that the granting of PAWC's application for an extension of service territory is in the public interest; **THEREFORE,**

IT IS ORDERED:

1. That the application of Pennsylvania-American Water Company at Docket No. A-2014-2423510 is hereby approved.

2. That a certificate of public convenience shall be issued pursuant to section 1102(a)(1)(i) of the Public Utility Code, 66 Pa. C.S. §1102(a)(1)(i), authorizing Pennsylvania-American Water Company to begin to offer, render, furnish, or supply water service in an additional portion of Jackson Township, Butler County as described in Exhibit B-2 and depicted on a map identified as Exhibit B-1, which were attached to the subject application.

3. That nothing herein shall be construed to exempt Pennsylvania-American Water Company from obtaining all necessary permits, licenses, and approvals from other federal, state, and local government agencies having jurisdiction.

4. That a copy of this Order be served upon Pennsylvania-American Water Company, the Bureau of Investigation and Enforcement, the Office of Consumer Advocate, the Office of Small Business Advocate and the Department of Environmental Protection – Northwest Regional Office and its Bureau of Regulatory Counsel.

BY THE COMMISSION,


Rosemary Chiavetta
Secretary

(SEAL)

ORDER ADOPTED: August 21, 2014

ORDER ENTERED: August 21, 2014

PENNSYLVANIA PUBLIC UTILITY COMMISSION

IN THE MATTER OF THE APPLICATION OF: A-2015-2470483

Application of Pennsylvania-American Water Company for the right to begin to offer, render, furnish and supply water service to the public in an additional portion of Jackson Township, Butler County.

EFFECTIVE DATE: July 14, 2015

The Pennsylvania Public Utility Commission hereby certifies that after an investigation and/or hearing, it has, by its report and order made and entered, found and determined that the granting of the application is necessary or proper for the service, accommodation, convenience and safety of the public and hereby issues to the applicant this **CERTIFICATE OF PUBLIC CONVENIENCE** evidencing the Commission's approval.

In Witness Whereof, The PENNSYLVANIA PUBLIC UTILITY COMMISSION has caused these presents to be signed and sealed, and duly attested by its Secretary at its office in the city of Harrisburg this 7th day, of January, 2016.


Secretary

**PENNSYLVANIA
PUBLIC UTILITY COMMISSION
Harrisburg, PA 17105-3265**

Public Meeting held June 11, 2015

Commissioners Present:

Gladys M. Brown, Chairman
John F. Coleman, Jr., Vice Chairman
James H. Cawley
Pamela A. Witmer
Robert F. Powelson

Application of the Pennsylvania-American Water Company (PAWC) for approval of (1) the transfer, by sale, of the water works property and rights of the Abbey Woods Homeowners Association to PAWC, and (2) the right of PAWC to furnish water service to the public in an additional portion of Jackson Township, Butler County, Pennsylvania

A-2015-2470483

ORDER

BY THE COMMISSION:

By the application (Application) filed on March 4, 2015, the Pennsylvania-American Water Company (PAWC), utility code 212285, seeks a certificate of public convenience pursuant to Section 1102(a)(1)(i) and (3) of the Public Utility Code, 66 Pa. C.S. § 1102(a)(1)(i), and (3), evidencing Commission approval of: 1) the acquisition by PAWC of substantially all of the water system assets of the Abbey Woods Homeowners Association, and 2) the right of PAWC to begin to offer or furnish water service to the public in an additional portion of Jackson Township, Butler County, Pennsylvania.

I. BACKGROUND AND AFFECTED ENTITIES

Proofs of publication and service to appropriate entities were submitted by PAWC. In addition, notice of this Application was published in The Pennsylvania Bulletin, 45 Pa.B. 1480, Saturday, March 21, 2015. The protest period ended April 6, 2015. No protests were filed and no hearings were held.

PAWC is a public utility corporation duly organized and existing under the laws of the Commonwealth of Pennsylvania and is engaged in the business of supplying and distributing water. Water service is furnished to the public in a service territory encompassing more than 404 communities across the Commonwealth with a combined population of over 2,000,000. As of December 31, 2014, PAWC furnished water service to 649,327 customers. The Application provided a description of PAWC's certificated service territories, along with a detailed history that outlined all the mergers, acquisitions and consolidations which have created PAWC as it exists today.

Abbey Woods Development is a residential subdivision in Jackson Township, Butler County containing 55 building lots. The Abbey Woods subdivision plan was approved by Jackson Township on May 24, 1995. There are currently 36 single family homes and 18 townhomes constructed within Abbey Woods Development. Each dwelling within the Abbey Woods Development and the real property beneath the residential buildings are privately owned. There is one undeveloped single family lot still remaining within the Abbey Woods Development.

The Abbey Woods Homeowners Association (Abbey Woods HOA) owns both the water and wastewater systems that serve the residents within the Abbey Woods Development. The mailing address for the Abbey Woods HOA is c/o Acri Commercial Realty, 290 Perry Highway, Pittsburgh, PA 15229. The Abbey Woods HOA's water system was originally constructed by Abbey Woods Development, Inc. and the T.D.

Kelly Company and was later transferred to the Abbey Woods HOA for no consideration. PAWC stated that information regarding contributions-in-aid of construction (CIAC) toward the Abbey Woods HOA water system was unavailable at the time of the Application's filing and the CIAC issue will be addressed when PAWC undertakes an original cost study.

II. LOCATION OF FACILITIES TO BE ACQUIRED

PAWC proposes to purchase the Abbey Woods HOA's water distribution system that currently serves 54 residential dwellings within the Abbey Woods Development. A map depicting the proposed water service territory and a description of the proposed territory's boundaries are contained in the Application marked as Exhibit J. The Abbey Woods Development is located along the south side of Zehner School Road southwest of the existing PAWC certificated service territory in Jackson Township. The proposed water service territory area expansion encompasses approximately 84 acres and will connect to PAWC's existing certificated service territory.

III. DESCRIPTION OF FACILITIES TO BE ACQUIRED

According to the Pennsylvania Department of Environmental Protection (DEP), the Abbey Woods HOA's water system, Public Water Supply Identification (PWS ID) No. 5100144, includes four groundwater wells, a water treatment building with sodium hypochlorite disinfection equipment, five 8,000 gallon concrete water storage tanks, a booster pump system with a hydro-pneumatic tank, and a completely looped-water distribution system with mains, gate valves, blow-off valves, 54 services, 54 meters and six fire hydrants.

The Application states that PAWC will acquire only the Abbey Woods HOA's water distribution system and any and all rights-of-way associated with the water

distribution system. According to PAWC, the Abbey Woods HOA's water distribution system generally consists of 6,600 feet of 8 inch diameter ductile iron pipe and 800 feet of 2 inch diameter PVC pipe.

IV. PURCHASE AGREEMENT

On March 3, 2015, PAWC entered into an asset purchase agreement (Agreement) with the Abbey Woods HOA by which PAWC agreed to purchase the water distribution system assets of the Abbey Woods HOA for the consideration of one hundred thousand dollars (\$100,000.00). A copy of the Agreement is attached to the Application and is marked as Exhibit D. The negotiations were conducted at arm's length and PAWC and the Abbey Woods HOA are not affiliated with each other. The Agreement provides that PAWC will purchase the water distribution system as defined in Paragraph 1.1 of the Agreement.

Such assets include all physical plant, property, equipment, and facilities comprising the existing water distribution system owned and operated by the Abbey Woods HOA for providing water service to the public in Jackson Township, Butler County, Pennsylvania. The assets include all water mains, services, meters, hydrants, valves, fittings, materials, supplies, construction in progress, and other tangible personal property related to the water distribution system.

Excluded assets are discussed in the Agreement's Paragraph 1.2 and described in the Agreement's Schedule 1.2. The excluded assets include all cash, account receivables, land, four wells, pumps, treatment building, equipment, and five concrete storage tanks.

V. ADDITIONAL CAPITAL REQUIREMENTS

PAWC stated that it will spend \$75,875 on the construction of an interconnection between PAWC’s existing water system and the Abbey Woods HOA’s water distribution system. The improvement cost to interconnect PAWC water system with that of the Abbey Woods HOA includes \$24,619 for material and supplies, \$15,950 for the installation of approximately 1,100 feet of 12 inch ductile iron pipe, \$11,340 for 315 cubic yards of premium backfill, \$2,136 for two fire hydrants, \$2,000 for temporary paving, \$12,030 for permanent paving, \$6,300 for restoration, and \$1,500 for thrust restraint. PAWC anticipates the construction of the water system interconnection will take about two weeks and will be completed around the time of the closing date. PAWC will physically disconnect the existing treatment system from the distribution system at the time of the interconnection. Additionally, PAWC stated that it will spend \$56,782 on replacement of the Abbey Woods HOA water distribution system’s existing 2 inch diameter PVC pipe, located along the south side of Zehner School Road, with 12 inch diameter ductile iron pipe.

The following are the tentative journal entries that PAWC provided to record the transfer into its accounts:

| | Debit | Credit |
|--------------------------|-----------|-----------|
| Utility Plant | \$125,000 | |
| Accumulated Depreciation | | \$25,000 |
| Short Term Debt | | \$100,000 |

PAWC stated that it will undertake an original cost study to determine the original cost and accumulated depreciation of Abbey Woods HOA water utility plant in service. Once the original cost study is complete and the property’s depreciated original cost and book value are established, PAWC will amend the pro forma balance sheet giving effect to the transfer, accordingly.

PAWC stated that no investment securities owned by the Abbey Woods HOA will be transferred in this proposed transaction. PAWC will initially finance the transfer by short-term bank debt which, at the appropriate time will be replaced through the issuance of long-term debt.

VI. PROPOSED RATES

PAWC stated that prior to closing, the Abbey Woods HOA shall adopt rates for water service equal to PAWC's then in effect Rate Zone 1 rates for all customers. For water service, the Abbey Woods HOA currently charges each customer an association fee of \$10.00 per month plus \$0.667/100 gallons for the first 9,000 gallons. However, there is a minimum charge of \$70/month (9,000 gallons for \$60.03 + \$10.00/month association fee \approx \$70/month). Total consumption between 9,100 to 12,000 gallons is currently charged at a rate of \$3.80/100 gallons and any additional usage over 12,000 gallons is currently charged at a rate of \$4.50/100 gallons. Therefore, a typical Abbey Woods HOA customer who uses 5,500 gallons of water per month currently pays \$70 per month.

Under PAWC's Zone 1 Rates, a typical Abbey Woods HOA customer who uses 5,500 gallons of water per month will pay \$71.18. This monthly payment is comprised of a \$15.00 customer charge for a 5/8 inch meter plus a consumption charge of \$56.18 (5,500 gallons x \$1.0214/100 gallons). In supplemental information, PAWC provided an estimate of its annual revenue for 54 residential customers and 6 fire hydrants to be approximately \$47,578. PAWC estimated its annual expenses will be \$2,839 producing an estimated operating income of approximately \$44,739.

VII. OPERATIONS UNDER PAWC

PAWC's target date to begin providing service to the homes currently served by the Abbey Woods HOA's water system is June 2015. PAWC's New Castle/Ellwood District staff will operate and manage the Abbey Woods water distribution system from the New Castle Operations Center located at 2736 Ellwood Road, New Castle, PA, which is approximately 20 miles from the Abbey Woods Development.

According to DEP, PAWC has no outstanding compliance or operational issues. Also, PAWC is current with its annual and quarterly earnings and the security planning and readiness report filing requirements. Further, there are no outstanding fines or assessments due to the Commission.

VIII. CONCLUSION

In its Application, PAWC states the transfer will have a beneficial effect on the customers of Abbey Woods in that they will receive the benefit of PAWC's experience in managing and operating water systems which will result in efficiencies and improvements in the service to the customer. PAWC also has the managerial, technical and financial capabilities to safely and adequately operate the Abbey Woods HOA's water system in compliance with the Public Utility Code, the Safe Drinking Water Act, Clean Streams Law and other regulatory requirements, and to make improvements as needed, on a short and long term basis.

Based upon the facts that PAWC will expand its service territory to customers in compliance with Commission regulations and that PAWC will be meeting the needs of new customers without any detriment to its existing customers, the Commission finds that granting PAWC's application for the acquisition is necessary or

proper for the service, accommodation, convenience, or safety of the public;

THEREFORE,

IT IS ORDERED:

1. That the application of the Pennsylvania-American Water Company at Docket A-2015-2470483 is hereby approved.
2. That a Certificate of Public Convenience be issued pursuant to Section 1102(a)(1)(i) and (3) of the Public Utility Code, 66 Pa. C.S. § 1102(a)(1)(i) and (3), evidencing Commission approval of the acquisition by the Pennsylvania-American Water Company of the water distribution system assets of the Abbey Woods Homeowners Association in Jackson Township, Butler County, as described in the Application.
3. That Pennsylvania-American Water Company shall notify the Commission within 10 days of the closing with the Abbey Woods Homeowners Association.
4. That upon notice of closing, a Certificate of Public Convenience be issued pursuant to Section 1102(a)(1)(i) and (3) of the Public Utility Code, 66 Pa. C.S. §1102(a)(1)(i) and (3), evidencing Commission approval for the Pennsylvania-American Water Company to begin to offer, render, furnish and supply water service to the public in an additional portion of Jackson Township, Butler County.
5. That upon completion of its original cost study of the water distribution system assets acquired from the Abbey Woods Homeowners Association, Pennsylvania-American Water Company will file copies with the Secretary's Bureau and

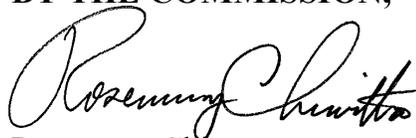
the Bureau of Technical Utility Services for review in the Pennsylvania-American Water Company's next general rate increase.

6. That since the Pennsylvania-American Water Company was uncertain of any contributions-in-aid of construction toward the Abbey Woods Homeowners Association's water distribution system, this transaction should be reviewed in the Pennsylvania-American Water Company's next general rate increase to determine whether all claims within the original cost study of the water distribution system assets are reasonable.

7. That nothing herein shall be construed to exempt Pennsylvania-American Water Company from obtaining all necessary permits, licenses, and approvals from other federal, state, and local government agencies having jurisdiction.

8. That a copy of this Order be served upon The Pennsylvania-American Water Company, the Abbey Woods Homeowners Association, the Bureau of Investigation and Enforcement, the Office of Consumer Advocate, the Office of Small Business Advocate, the Department of Revenue, the Bureau of Corporate Taxes, the Department of Environmental Protection – Northwest Regional Office and its Central Office Bureau of Regulatory Counsel.

BY THE COMMISSION,



Rosemary Chiavetta
Secretary

(SEAL)

ORDER ADOPTED: June 11, 2015

ORDER ENTERED: June 11, 2015

PENNSYLVANIA PUBLIC UTILITY COMMISSION

IN THE MATTER OF THE APPLICATION OF : A-2015-2505593

*The Application of Pennsylvania-American Water Company for the right to begin to offer, render, furnish, or supply water service to the public
in an additional portion of Jackson Township, Butler County.*

EFFECTIVE DATE: March 10, 2016

The Pennsylvania Public Utility Commission hereby certifies that after an investigation and/or hearing, it has, by its report and order made and entered, found and determined that the granting of the application is necessary or proper for the service, accommodation, convenience and safety of the public and hereby issues to the applicant this **CERTIFICATE OF PUBLIC CONVENIENCE** evidencing the Commission's approval.

In Witness Whereof, The PENNSYLVANIA PUBLIC UTILITY COMMISSION has caused these presents to be signed and sealed, and duly attested by its Secretary at its office in the city of Harrisburg this 10th day, of March, 2016.


Secretary

**PENNSYLVANIA
PUBLIC UTILITY COMMISSION
Harrisburg, PA 17105-3265**

Public Meeting held March 10, 2016

Commissioners Present:

Gladys M. Brown, Chairman
Andrew G. Place, Vice Chairman
Pamela A. Witmer
John F. Coleman, Jr.
Robert F. Powelson

Application of Pennsylvania-American Water
Company for approval of the right to offer,
render, furnish or supply water service to the
public in an additional portion of Jackson
Township, Butler County, Pennsylvania

A-2015-2505593

ORDER

BY THE COMMISSION:

By the application (Application) filed on September 25, 2015, Pennsylvania-American Water Company (PAWC), utility code 212285, 800 West Hersheypark Drive, Hershey, PA 17033, seeks a certificate of public convenience pursuant to Section 1102(a)(1)(i) of the Public Utility Code, 66 Pa. C.S. § 1102(a)(1)(i), evidencing Commission approval of the PAWC's right to offer, render, furnish or supply water service to the public in an additional portion of Jackson Township, Butler County, Pennsylvania.

I. BACKGROUND INFORMATION

PAWC submitted proofs of publication and service to appropriate entities. In addition, notice of this Application was published in the *Pennsylvania Bulletin*, 45 Pa.B. 6184, Saturday, October 10, 2015. The protest period ended October 26, 2015. No protests were filed and no hearings were held.

PAWC is a regulated public utility corporation, duly organized and existing under the laws of the Commonwealth of Pennsylvania, and is a wholly owned subsidiary of the American Water Works Company, Inc. PAWC furnishes water service in certificated service territories encompassing portions of 36 counties across the state including portions of Jackson Township, Butler County. As of August 31, 2015, PAWC provided water service to approximately 650,937 customers. In addition, PAWC provides wastewater service to approximately 17,425 customers as Pennsylvania-American Water Company - Wastewater Division (utility code 230073).

II. LOCATION AND DESCRIPTION OF PROPOSED TERRITORY

The Application contained a proposed water service territory map and boundary description marked as Exhibit B-1 for service in an additional portion of Jackson Township, Butler County. PAWC's requested additional territory area is 143.9 acres and borders the eastern side of PAWC's existing water service territory situated along Tomlinson Drive in Jackson Township.

PAWC plans to extend its water distribution system from its present terminus at the intersection of Tomlinson Drive and McCarrel Lane to serve approximately 31 residential customers on Hartzell Road, Gristmill Lane and Apple Blossom Lane in Jackson Township who are currently on individual wells. Jackson Township requested PAWC provide water services because the residents are experiencing water quality and

quantity problems with their existing onsite well water supplies. According to PAWC, the Western Butler County Authority provides wastewater service to the property owners in the requested additional territory.

The Application contains a proposed three party extension deposit agreement (Agreement) between Jackson Township, the Jackson Township Community Development Corporation (Jackson Township CDC), a Pennsylvania non-profit corporation, and PAWC marked as Exhibit J. The Application's Agreement is signed by Jackson Township and the Jackson Township CDC and identifies in its recitals, among other things, Jackson Township's creation of a Neighborhood Improvement District for the area containing the 31 existing residents, Jackson Township's designation of the Jackson Township CDC as the Management Association for the Neighborhood Improvement District, and the desire of Jackson Township and the Jackson Township CDC to have water service extended to the subject residents.

According to the Application's Agreement, Jackson Township will provide PAWC with rights-of-way and waive street opening permit fees for PAWC's construction of the water main extension to serve the subject residents. Jackson Township will also enact and enforce a mandatory connection ordinance that requires all residents within 150-feet of the proposed water main extension to connect. The Jackson Township CDC will pay the customer contribution and PAWC will design and construct the water main extension to serve the subject residents.

III. FACILITIES FOR FURNISHING SERVICE

The proposed water main extension within the requested additional territory will include PAWC's installation of 3,754 feet of 12-inch diameter ductile iron pipe, 3,162 feet of 8-inch diameter ductile iron pipe, and 7 new public fire hydrants. The proposed water main will be extended from its present terminus at the intersection of Tomlinson

Drive and McCarrell Lane to the end of Tomlinson Drive, along a right-of-way from Tomlinson Drive to Hartzell Road, along Hartzell Road to Gristmill Lane and finally along Gristmill Lane. The portion of the water main extension from Tomlinson Drive to Hartzell Road will require a stream crossing to traverse Likens Run. PAWC stated that it will take approximately one month to install the water mains upon Commission approval of the Application. PAWC also stated the proposed water main extension will be operated through the PAWC's Ellwood facilities.

IV. ADDITIONAL CAPITAL REQUIREMENTS

PAWC stated that the estimated cost of the water main extension project will be \$418,596. According to the Agreement, PAWC will contribute approximately \$384,322 and the Jackson Township CDC will pay PAWC the remaining balance of \$34,273 as the customer contribution upon notice. The contribution towards the water main extension cost is calculated by using the formula defined in PAWC's current Tariff rules and regulation for main extensions for bona fide service applicants.

V. PROPOSED RATES

PAWC stated it will charge its Zone 1 rates for the water service in the proposed additional territory. A typical residential customer using 3,960 gallons per month with a 5/8-inch water meter will generate \$55.45 per month or \$665.40 annually. The estimated revenue for one public fire hydrant will be \$15.10 per month or \$181.20 annually. The total estimated annual revenue from the 31 residential customers and 7 fire hydrants will be approximately \$21,896 and the annual expenses will be approximately \$5,632 providing an estimated operating income of approximately \$16,264.

VI. PERMITS REQUIRED

PAWC stated the proposed water main extension will require a street opening permit. However, Jackson Township will waive the street opening permit fees for the water main extension within the requested additional territory. A stream crossing permit from the Department of Environmental Protection (DEP) will also be needed for the water main extension to traverse Likens Run.

VII. LAND-USE PLANNING COMPLIANCE

The Application contained copies of letters PAWC received from Jackson Township and the Butler County Board of Commissioners supporting PAWC's additional territory request marked as Exhibits G and H, respectively. In supplemental information, PAWC provided a copy of a letter dated October 1, 2015 from Jackson Township indicating PAWC's additional territory request is consistent with Jackson Township's Comprehensive Plan and Zoning Ordinances.

VIII. OTHER CONSIDERATIONS

PAWC stated in its Application that to the best of its knowledge no corporation, partnership or individual is currently furnishing, or has corporate or franchise rights to furnish service similar to that which will be rendered by PAWC in the requested territory, and no competitive condition will be created. PAWC avers that furnishing service in the requested territory will have no adverse effect upon the service furnished or the rates charged to other customers. PAWC is current with its annual and quarterly earnings and the security planning and readiness report filing requirements. Also, there are no outstanding fines or assessments due to the Commission.

According to DEP, PAWC has no outstanding compliance or operational issues in Butler County. DEP also stated that it had performed some limited well water sampling in the Gristmill Lane area about ten years ago in response to resident and legislative concerns. The results of the sampling revealed that four homes in the area tested positive for coliform bacteria and one home tested positive for fecal coliform bacteria. Additionally, some wells showed elevated levels of nitrate and turbidity. However, none of the wells tested were above the maximum contaminate level (MCL) for nitrate. Commission approval of PAWC's additional territory request will provide safe drinking water to the residents in the Gristmill Lane area of Jackson Township.

IX. CONCLUSION

Based upon the facts that there is a need for improved water quantity and quality in the requested territory and that PAWC is fit to provide service, the Commission finds that the granting of PAWC's application for an extension of service territory is in the public interest; **THEREFORE,**

IT IS ORDERED:

1. That the Application of Pennsylvania-American Water Company at Docket No. A-2015-2505593 is hereby approved.
2. That a Certificate of Public Convenience shall be issued pursuant to 66 Pa. C.S. § 1102(a)(1)(i) of the Public Utility Code, authorizing Pennsylvania-American Water Company to begin to offer, render, furnish, or supply water service to the public in an additional portion of Jackson Township, Butler County consistent with this Order.

3. That Pennsylvania-American Water Company file a copy of the extension deposit agreement with Jackson Township and the Jackson Township Community Development Corporation with the Commission as a public utility municipal contract in accordance with 66 Pa. C.S. § 507 of the Public Utility Code.

4. That nothing herein shall be construed as an approval or determination of costs or expenses for the purpose of just or reasonable rates or to exempt Pennsylvania-American Water Company from obtaining all necessary permits, licenses, and approvals from other federal, state, and local government agencies having jurisdiction.

5. That a copy of this Order be served upon Pennsylvania-American Water Company, Jackson Township, the Jackson Township Community Development Corporation, the Pennsylvania Public Utility Commission's Bureau of Investigation and Enforcement, the Office of Consumer Advocate, the Office of Small Business Advocate and the Department of Environmental Protection – Northwest Regional Office and its Bureau of Regulatory Counsel.

BY THE COMMISSION,

A handwritten signature in black ink, appearing to read "Rosemary Chiavetta". The signature is written in a cursive, flowing style.

Rosemary Chiavetta
Secretary

(SEAL)

ORDER ADOPTED: March 10, 2016

ORDER ENTERED: March 10, 2016

PENNSYLVANIA PUBLIC UTILITY COMMISSION

IN THE MATTER OF THE APPLICATION OF: A-2017-2627218

Application of Pennsylvania-American Water Company to begin to offer, render, furnish, or supply water service to an additional portion of Jackson Township, Butler County.

EFFECTIVE DATE: December 7, 2017

The Pennsylvania Public Utility Commission hereby certifies that after an investigation and/or hearing, it has, by its report and order made and entered, found and determined that the granting of the application is necessary or proper for the service, accommodation, convenience and safety of the public and hereby issues to the applicant this **CERTIFICATE OF PUBLIC CONVENIENCE** evidencing the Commission's approval.

In Witness Whereof, The PENNSYLVANIA PUBLIC UTILITY COMMISSION has caused these presents to be signed and sealed, and duly attested by its Secretary at its office in the city of Harrisburg this 7th day of December, 2017.


Secretary

Public Meeting held December 7, 2017

Commissioners Present:

Gladys M. Brown, Chairman
Andrew G. Place, Vice Chairman
Norman J. Kennard
David W. Sweet
John F. Coleman, Jr.

Application of Pennsylvania-American Water
Company for approval of the right to offer, render,
furnish or supply water service to the public in an
additional portion of Jackson Township, Butler
County, Pennsylvania

A-2017-2627218

ORDER

BY THE COMMISSION:

By the application (Application) filed on September 28, 2017,
Pennsylvania-American Water Company (PAWC), Utility Code 212285, 800 West
Hersheypark Drive, Hershey, Pennsylvania 17033, seeks a certificate of public
convenience pursuant to Section 1102(a)(1) of the Public Utility Code,
66 Pa. C.S. § 1102(a)(1), evidencing Commission approval of PAWC's right to offer,
render, furnish or supply water service to the public in an additional portion of Jackson
Township, Butler County, Pennsylvania.

I. BACKGROUND AND AFFECTED ENTITIES

PAWC submitted proofs of publication and service to the appropriate entities.
Notice of the Application was published in the *Pennsylvania Bulletin*, 47 Pa.B. 6452, on

Saturday, October 14, 2017. The protest period ended October 30, 2017. No protests were filed and no hearings were held.

PAWC is a regulated public utility company duly organized and existing under the laws of the Commonwealth of Pennsylvania and is a wholly owned subsidiary of the American Water Works Company, Inc. PAWC furnishes water service in certificated service territories encompassing portions of 36 counties across the Commonwealth including portions of Jackson Township, Butler County. As of June 30, 2017, PAWC provided water service to approximately 657,116 customers of the following classifications: 604,646 residential; 45,205 commercial; 522 industrial; 2,450 municipal, resale or other; and 4,293 fire protection. Additionally, PAWC provides wastewater service to approximately 54,449 customers as Pennsylvania-American Water Company-Wastewater Division, Utility Code 230073.

PAWC identified Brookview Farms Development, LP (Brookview) as the developer requesting water service to Brookview Farms, a proposed 76-unit single family residential development abutting PAWC's certificated water service territory in Jackson Township. The Application's Exhibit G contained a copy of a letter from Brookview dated March 22, 2017 (March 22 Letter), requesting that water service be extended to the Brookview Farms development as well as a copy of a letter dated July 13, 2017, (July 13 Letter), indicating Brookview's intent to enter and execute an Extension Deposit Agreement with PAWC. Wastewater service for the proposed residential development will be provided by the Western Butler County Authority.

II. LOCATION AND DESCRIPTION OF PROPOSED TERRITORY

The Application's Exhibit B-1 contained a map depicting the boundaries of the requested water service territory along with a general written description of the boundaries. PAWC filed a revised description of the requested territory's boundaries by bearing angles and distances in supplemental information. The requested territory is located in the south-central portion of Jackson Township, Butler County, east of the

Interstate 79 corridor. The requested territory is approximately 43 acres and encompasses the land comprising the Brookview Farms residential development. The requested territory is generally rectangularly-shaped with its northern boundary following Tollgate Road, an east to west municipal road in Jackson Township. The long axis of the requested service territory extends south approximately 2,239 feet, abutting a portion of the water service territory previously certificated to PAWC at Docket Number A-2013-2367959¹ while the northern boundary abuts water service territory certificated to PAWC at Docket Number A-212285F0075.²

III. FACILITIES FOR FURNISHING SERVICE

Brookview's March 22 Letter requested that water service be extended 350 feet eastward from PAWC's existing facilities on Dutch Creek Drive in the adjoining Dutch Creek residential subdivision to the proposed Brookview Farms development. The water main extension will then follow the alignments of the proposed roadways within the Brookview Farms development and will include a main that loops back to PAWC's existing facilities in the Dutch Creek residential subdivision. The Brookview Farms development's proposed roadways, Camden Drive and Brookview Drive, are depicted in the Application's Exhibit B-1. Brookview's July 13 Letter identified that the water main extension will be constructed in two phases and provided an itemized breakdown of the facilities to be installed. Phase 1 will include a water main extension of approximately 2,500 linear feet of 8-inch diameter ductile iron pipe and other related appurtenances to provide water service to 38 customers along Camden Drive. Phase 2 will include the construction of approximately 1,700 linear feet of 8-inch diameter ductile iron pipe and other related appurtenances to provide water service to the remaining 38 customers along

¹ See *Application of Pennsylvania American Water Company for approval to supply water service to the public in an additional portion of Jackson Township, Butler County, PA*. Order entered December 5, 2013, at Docket Number A-2013-2367959.

² See *Application of Pennsylvania American Water Company for approval of 1) the transfer, by sale, of the waterworks property and rights of the T.O.W. associates water system to Pennsylvania American Water Company, and 2) the rights of Pennsylvania American Water Company to begin to offer or furnish water service to the public in portions of Jackson Township, Butler County, Pennsylvania*. Order entered October 2, 2000, at Docket Number A-212285F0075.

the Brookview Drive. PAWC will install and maintain five public fire hydrants within the requested territory. In supplemental information filed with the Commission, PAWC verified that the Jackson Township Board of Supervisors approved the installation of five public fire hydrants. PAWC anticipates it will take one month to install the water mains.

PAWC's existing Ellwood water facilities (Ellwood Facilities) will provide water service to the requested territory. The Ellwood Facilities have a treatment capacity of 5.2 million gallons per day (MGD). PAWC identified the average system delivery to be 3.3 MGD in 2017 indicating that there is ample capacity to fulfill the daily water demand of the customers within the requested territory.

IV. ADDITIONAL CAPITAL REQUIREMENTS

Brookview's July 13 Letter provided a breakdown of the estimated cost to complete each phase of the water main extension. Phase 1 was estimated to cost \$189,480 while Phase 2 was estimated to cost \$163,765, for a total project cost of \$343,245. In supplemental information filed with the Commission, PAWC clarified that the total project cost estimate provided by the developer included the cost of 6 fire hydrants, although only 5 hydrants will be installed. This decreased the total project cost to \$338,245. PAWC stated that under the terms of its Water Line Facilities Agreement, Brookview will fund the entire cost of the proposed water main extension. A copy of PAWC's Water Line Facilities Agreement was provided in the Application as Exhibit K. Brookview will also pay PAWC \$9,107 as reimbursement for PAWC's costs of obtaining permits and inspection fees. PAWC averred that no additional capital is required to finance the proposed facilities within the requested territory. However, PAWC clarified in supplemental information filed with the Commission that it will incur a cost of approximately \$10,128 for the purchase and installation of 76 water meters, or \$133.26 per unit within the development.

V. PROPOSED RATES

PAWC will charge its existing Rate Zone 1 rates for water service within the requested territory as set forth in its effective water tariff. In PAWC's Rate Zone 1, a typical residential customer using 3,960 gallons per month with a 5/8-inch meter pays \$55.16 per month, or approximately \$662 annually, for water service. Jackson Township will be billed PAWC's Rate Zone 1 rates for the five proposed public fire hydrants at \$15.10 per month, or \$181.20 annually, per fire hydrant.

PAWC estimated the total annual revenue generated from serving the 76 residential customers and five public fire hydrants within the requested territory to be \$51,212 and the associated annual expenses to be approximately \$12,919. The revenue and expense estimates would result in a net annual operating income of approximately \$38,293.

VI. PERMITS REQUIRED

PAWC stated it will apply for and obtain a street opening permit from Jackson Township for the proposed water main extension.

VII. LAND-USE PLANNING COMPLIANCE

PAWC sent land-use planning compliance verification request letters to the Butler County Planning Commission and the Jackson Township Planning Commission on July 10, 2017. The Butler County Planning Commission confirmed the main extension is consistent with the county's comprehensive plan evidenced by its response letter contained in the Application's Exhibit J. The Application's Exhibit H contained a copy of a letter from Jackson Township supporting PAWC's territory expansion request dated March 22, 2017. PAWC also provided the Commission a copy of a letter from the Jackson Township Zoning Officer dated October 24, 2017, that verified the Jackson Township Board of Supervisors approved the Brookview Farms preliminary plan and the Brookview Farms final plan for Phase 1 on June 15, 2017.

VIII. OTHER CONSIDERATIONS

In supplemental information filed with the Commission, PAWC stated that it believed the expansion of its customer base through this transaction would help mitigate the level of investment per customer. PAWC noted the expansion will add more customers to share in future infrastructure costs as well as help maintain reasonable rates for all its customers in the future. PAWC averred that to the best of its knowledge, no corporation, partnership or individual is currently furnishing or has corporate or franchise rights to furnish service, similar to that to be rendered by PAWC in the requested territory, and no competitive condition will be created. PAWC is current with its annual and quarterly reports and the Commission's Security Planning and Readiness report filing requirements. Through correspondence with the Pennsylvania Department of Environmental Protection's Northwest Regional Office (DEP), it was determined that the DEP does not have any pending actions or outstanding complaints against PAWC's water system associated with the Application's requested territory.

IX. CONCLUSION

Based upon the facts that there is a need to make public water service available; PAWC will expand its service territory to new customers in compliance with Commission regulations; and that PAWC is fit to provide service; the Commission finds that granting PAWC's Application for an extension of service territory is in the public interest; **THEREFORE,**

IT IS ORDERED:

1. That the Application of Pennsylvania-American Water Company at Docket No. A-2017-2627218, as amended, is hereby approved.
2. That a Certificate of Public Convenience shall be issued pursuant to 66 Pa. C.S. § 1102(a)(1) of the Public Utility Code, authorizing Pennsylvania-American

Water Company to begin to offer, render, furnish, or supply water service to an additional portion of Jackson Township, Butler County, consistent with this Order.

3. That nothing herein shall be construed as an approval or determination of costs or expenses for the purposes of just or reasonable rates or to exempt Pennsylvania-American Water Company from obtaining all necessary permits, licenses, and approvals from other federal, state, and local government agencies having jurisdiction.

4. That a copy of this Order be served upon Pennsylvania-American Water Company, the Commission's Bureau of Investigation and Enforcement, the Office of Consumer Advocate, the Office of Small Business Advocate, the Jackson Township Board of Supervisors, the Jackson Township Planning Commission, the Butler County Commissioners, the Butler County Planning Commission, the Western Butler County Authority and the Department of Environmental Protection – Northwest Regional Office and its Bureau of Regulatory Counsel.

5. That the proceeding at Docket No. A-2017-2627218 be closed.

BY THE COMMISSION,



Rosemary Chiavetta
Secretary

(SEAL)

ORDER ADOPTED: December 7, 2017

ORDER ENTERED: December 7, 2017

PENNSYLVANIA PUBLIC UTILITY COMMISSION

IN THE MATTER OF THE APPLICATION OF: A-2017-2637204

Application of Pennsylvania-American Water Company to begin to offer, render, furnish, or supply water service to an additional portion of Jackson Township, Butler County

EFFECTIVE DATE: March 1, 2018

The Pennsylvania Public Utility Commission hereby certifies that after an investigation and/or hearing, it has, by its report and order made and entered, found and determined that the granting of the application is necessary or proper for the service, accommodation, convenience and safety of the public and hereby issues to the applicant this **CERTIFICATE OF PUBLIC CONVENIENCE** evidencing the Commission's approval.

In Witness Whereof, The PENNSYLVANIA PUBLIC UTILITY COMMISSION has caused these presents to be signed and sealed, and duly attested by its Secretary at its office in the city of Harrisburg this 1st day of March, 2018.


Secretary

Public Meeting held March 1, 2018

Commissioners Present:

Gladys M. Brown, Chairman
Andrew G. Place, Vice Chairman
Norman J. Kennard
David W. Sweet
John F. Coleman, Jr.

Application of Pennsylvania-American Water
Company for approval of the right to offer, render,
furnish or supply water service to the public in an
additional portion of Jackson Township, Butler
County, Pennsylvania

A-2017-2637204

ORDER

BY THE COMMISSION:

By the application (Application) filed on December 6, 2017, Pennsylvania-American Water Company (PAWC), Utility Code 212285, 800 West Hersheypark Drive, Hershey, Pennsylvania 17033, seeks a certificate of public convenience pursuant to Section 1102(a)(1) of the Public Utility Code, 66 Pa. C.S. § 1102(a)(1), evidencing Commission approval of PAWC's right to offer, render, furnish or supply water service to the public in an additional portion of Jackson Township, Butler County, Pennsylvania.

I. BACKGROUND AND AFFECTED ENTITIES

PAWC submitted proofs of publication and service to the appropriate entities. Notice of the Application was published in the *Pennsylvania Bulletin*, 47 Pa.B. 7814, on Saturday, December 23, 2017. The protest period ended January 8, 2018. No protests were filed, and no hearings were held.

PAWC is a regulated public utility company duly organized and existing under the laws of the Commonwealth of Pennsylvania and is a wholly owned subsidiary of the American Water Works Company, Inc. PAWC furnishes water service in certificated service territories encompassing portions of 36 counties across the Commonwealth including portions of Jackson Township, Butler County. As of October 31, 2017, PAWC provided water service to approximately 657,972 customers of the following classifications: 605,542 residential; 45,212 commercial; 525 industrial; 2,395 municipal, resale or other; and 4,298 fire protection. Additionally, PAWC provides wastewater service to approximately 54,519 customers as Pennsylvania-American Water Company-Wastewater Division, Utility Code 230073.

PAWC initially identified Weaver Master Builders, Inc. (WMB) as a developer requesting water service for a proposed residential development near a portion of PAWC's certificated water service territory in Jackson Township.¹ The proposed development, known as the Villas at Spring Valley (Spring Valley), is planned to include 98 residential units and one community clubhouse. The Application's Exhibit H contained a copy of a letter from Weaver Homes/Spring Valley, LP indicating its intent to enter and execute an extension deposit agreement with PAWC. In supplemental information filed with the Commission, PAWC identified Spring Valley Partners 2, LP, as an affiliate of WMB that has been assigned all interest in the Spring Valley development. As such, Spring Valley Partners 2, LP, will be the entity entering into a water facilities line extension agreement with PAWC.

The requested territory would also allow PAWC to make water service available to 13 existing residential structures along the proposed route of the water main extension. PAWC stated Jackson Township does not have a mandatory water connection ordinance. Wastewater service within the requested territory will be provided by the Western Butler

¹ See *Application of the Pennsylvania-American Water Company (PAWC) for approval of (1) the transfer, by sale, of the water works property and rights of the Abbey Woods Homeowners Association to PAWC, and (2) the right of PAWC to furnish water service to the public in an additional portion of Jackson Township, Butler County, Pennsylvania*. Order entered June 11, 2015, at Docket No. A-2015-2470483.

County Authority.

II. LOCATION AND DESCRIPTION OF PROPOSED TERRITORY

The requested territory is located in the south-western portion of Jackson Township, Butler County, west of the Interstate 79 corridor and east of the Pennsylvania Turnpike. The Application's Exhibit B-1 contained a map depicting the boundaries of the requested territory that initially consisted of three areas totaling 102 acres. The Application's Exhibit B-2 contained a written description of the requested territory that partially described the requested territory by bearing angles and distances. PAWC filed revised versions of Exhibit B-1 and Exhibit B-2, to amend the areas and boundaries of the requested territory depicted in Exhibit B-1 and to fully describe those boundaries by bearing angles and distances in Exhibit B-2.

PAWC's revised Exhibits B-1 and B-2 collectively depicted and described the requested territory as two noncontiguous areas along Zehner School Road. Area 1 abuts the western side of PAWC's certificated territory near the intersection of Zehner School Road and St. Ives Way. Area 1 is generally rectangular and encompasses approximately 18 acres on both either sides of Zehner School Road. Area 2, located further west, encompasses approximately 111 acres and generally follows Zehner School Road as the road extends to the northwest. Area 2, which encompasses the proposed Spring Valley development, begins south of the Zehner School Road's intersection with Steeb Road (T-300) and extends north and west to a point just south of Zehner School Road's intersection with Lutz Road. Area 2's western boundary generally follows the Zehner School Road alignment at an offset of approximately 500 feet west of the road. Area 2's eastern boundary begins in the south at an offset of approximately 500 feet east of Steeb Road and extends north to a point just south of Lutz Road. The two areas cumulatively total approximately 129 acres.

III. FACILITIES FOR FURNISHING SERVICE

PAWC identified the facilities required to provide water service to the requested territory as; 5,850 feet of 12-inch ductile iron pipe, 2,500 feet of 8-inch ductile iron pipe, one booster station and other related appurtenances. PAWC will extend its existing 12-inch water main, from the intersection of Zehner School Road and St. Ives Way along Zehner School Road, west to the intersection of Zehner School Road and Steeb Road. The extension will continue to the northwest along Zehner School Road to the proposed Spring Valley development, where two 8-inch water main branches will be extended east from the 12-inch water main. The 8-inch water mains will follow the alignment of the two proposed roadways within the Spring Valley development; Spring Valley Drive to be constructed in the southern portion of the development and Woodland Valley Drive to be constructed in the northern portion. A proposed booster station will be located near the intersection of Zehner School Road and Spring Valley Drive. A map depicting the route of the proposed water main extension and the location of the booster station was included in the Application as Exhibit C.

PAWC will install and maintain nine public fire hydrants within the requested territory. The Application's Exhibit J contained a letter, signed by the Jackson Township Zoning Officer, evidencing Jackson Township's approval of the number and locations of the proposed fire hydrants. In supplemental information filed with the Commission, PAWC provided a public fire hydrant application signed by Jackson Township and PAWC verified Spring Valley Partners 2, LP, will pay for the installation of the nine proposed fire hydrants. PAWC stated no easements will be required to provide water service to the requested territory and expects it will take approximately one month to install the water mains upon Commission approval of PAWC's Application.

PAWC's existing Ellwood water facilities (Ellwood Facilities) will provide water service to the requested territory. The Ellwood Facilities have a treatment capacity of 5.2 million gallons per day (MGD). PAWC identified the average system demand to be

3.3 MGD in 2017 and estimated the average daily water demand of the requested territory to be only 13,705 gallons per day, indicating the Ellwood Facilities have ample capacity to fulfill the daily water demand of the customers within the requested territory.

IV. ADDITIONAL CAPITAL REQUIREMENTS

PAWC stated that under the terms of its water line facilities agreement, Spring Valley Partners 2, LP, will fund the entire cost of the proposed water main extension. A copy of PAWC's water line facilities agreement form was provided in the Application as Exhibit M. An estimated breakdown of the total project cost of \$488,950, including the cost of the fire hydrants, was included in the Application as Exhibit I. Spring Valley Partners 2, LP, will also reimburse PAWC \$32,305 for permit and inspection costs. PAWC averred no additional capital is required to finance the proposed facilities within the requested territory. However, PAWC clarified it will incur a cost of approximately \$133.26 per residential customer to install water meters. This will total approximately \$13,193 for the 98 residential units and community the one clubhouse within the Spring Valley development.

V. PROPOSED RATES

Within the Application, PAWC stated it will charge its existing Rate Zone 1 rates for water service within the requested territory as set forth in its effective water tariff. At the time the Application was filed, a typical residential customer in PAWC's Rate Zone 1 using 3,960 gallons of water per month with a 5/8-inch meter would pay \$55.16 per month, or approximately \$662 annually, for water service.² Jackson Township will be billed PAWC's Rate Zone 1 rates for the nine proposed public fire hydrants at \$15.10 per month, or \$181.20 annually, per fire hydrant.

²PAWC's Rate Zone 1 rates increased effective January 1, 2018. *See Pennsylvania Public Utility Commission v. Pennsylvania-American Water Company*. Order Entered December 7, 2017, at Docket No. R-2017-2595853

PAWC estimated the total annual revenue generated from serving the 98 residential units and the one community clubhouse within the Spring Valley development, the 13 potential residential customers, and the nine public fire hydrants within the requested territory to be approximately \$75,766 and annual expenses to be approximately \$56,725. These estimates would result in a net annual operating income of approximately \$19,041.

VI. PERMITS REQUIRED

PAWC stated it will apply for and obtain a street opening permit from Jackson Township for the proposed water main extension.

VII. LAND-USE PLANNING COMPLIANCE

PAWC sent land-use planning compliance verification request letters by certified mail to the Butler County Planning Commission on November 29, 2017, and to the Jackson Township Planning Commission on November 30, 2017, evidenced by Application's Exhibit L. In supplemental information filed with the Commission, PAWC provided evidence that both the county and township responded to the certified letters and identified the proposed project is consistent with the respective comprehensive plans and/or zoning ordinances. The Application's Exhibit K contained a copy of a letter from the Butler County Board of Commissioners and Exhibit J contained a copy of a letter from Jackson Township, each in support of PAWC's proposed territory expansion and water main extension. PAWC also filed with the Commission a copy of Jackson Township Board of Supervisors' Findings of Fact and Conclusions of Law Official Written Communication dated December 21, 2017, which granted tentative plan approval for the Spring Valley development and established final plan submittal deadlines of December 2018 and December 2020.

VIII. OTHER CONSIDERATIONS

In supplemental information filed with the Commission, PAWC stated it believed the expansion of its customer base through this transaction would help mitigate the level of investment per customer by adding more customers to share in future infrastructure costs. PAWC also noted that the furnishing of service in the requested territory will have no adverse effect upon the service furnished or rates charged to other customers. PAWC averred that to the best of its knowledge, no corporation, partnership or individual is currently furnishing or has corporate or franchise rights to furnish service similar to that to be rendered by PAWC in the requested territory, and no competitive condition will be created.

Through previous Commission correspondence with the Pennsylvania Department of Environmental Protection's (DEP's) Northwest Regional Office regarding a previous PAWC filing in Jackson Township, DEP indicated that it does not have any pending actions or outstanding complaints against PAWC's water system associated with the Application's requested territory.³ PAWC is also current with its annual and quarterly reports and the Commission's security planning and readiness report filing requirements.

IX. CONCLUSION

Based upon the facts that there is a need to make public water service available; that PAWC will expand its service territory to new customers in compliance with Commission regulations; and that PAWC is fit to provide service; the Commission finds that granting PAWC's Application for an extension of its service territory is in the public interest; **THEREFORE,**

³ See *Application of Pennsylvania American Water Company for approval to supply water service to the public in an additional portion of Jackson Township, Butler County, PA*. Order entered December 7, 2017, at Docket No. A-2017-2627218.

IT IS ORDERED:

1. That the Application of Pennsylvania-American Water Company at Docket No. A-2017-2637204, as amended, is hereby approved.

2. That a Certificate of Public Convenience shall be issued pursuant to 66 Pa. C.S. § 1102(a)(1) of the Public Utility Code, authorizing Pennsylvania-American Water Company to begin to offer, render, furnish, or supply water service to an additional portion of Jackson Township, Butler County, consistent with this Order.

3. That nothing herein shall be construed as an approval or determination of costs or expenses for the purposes of just or reasonable rates or to exempt Pennsylvania-American Water Company from obtaining all necessary permits, licenses, and approvals from other federal, state, and local government agencies having jurisdiction.

4. That a copy of this Order be served upon Pennsylvania-American Water Company, the Commission's Bureau of Investigation and Enforcement, the Office of Consumer Advocate, the Office of Small Business Advocate, the Jackson Township Board of Supervisors, the Jackson Township Planning Commission, the Butler County Commissioners, the Butler County Planning Commission, the Western Butler County Authority and the Department of Environmental Protection – Northwest Regional Office and its Bureau of Regulatory Counsel.

5. That the proceeding at Docket No. A-2017-2637204 be closed.

BY THE COMMISSION,

A handwritten signature in black ink, appearing to read "Rosemary Chiavetta". The signature is written in a cursive, flowing style.

Rosemary Chiavetta
Secretary

(SEAL)

ORDER ADOPTED: March 1, 2018

ORDER ENTERED: March 1, 2018

PENNSYLVANIA PUBLIC UTILITY COMMISSION

IN THE MATTER OF THE APPLICATION OF A-2018-3000254

Application of Pennsylvania-American Water Company to begin to offer, render, furnish, or supply water service to an additional portion of Jackson Township, Butler County.

EFFECTIVE DATE: April 19, 2018

The Pennsylvania Public Utility Commission hereby certifies that after an investigation and/or hearing, it has, by its report and order made and entered, found and determined that the granting of the application is necessary or proper for the service, accommodation, convenience and safety of the public and hereby issues to the applicant this **CERTIFICATE OF PUBLIC CONVENIENCE** evidencing the Commission's approval.

In Witness Whereof, The PENNSYLVANIA PUBLIC UTILITY COMMISSION has caused these presents to be signed and sealed, and duly attested by its Secretary at its office in the city of Harrisburg this 19th day, of April, 2018.


Secretary

Public Meeting held April 19, 2018

Commissioners Present:

Gladys M. Brown, Chairman
Andrew G. Place, Vice Chairman
Norman J. Kennard
David W. Sweet
John F. Coleman, Jr.

Application of Pennsylvania-American Water
Company for approval of the right to offer, render,
furnish or supply water service to the public in an
additional portion of Jackson Township, Butler
County, Pennsylvania

A-2018-3000254

ORDER

BY THE COMMISSION:

By the application (Application) filed on March 1, 2018, Pennsylvania-American Water Company (PAWC), Utility Code 212285, 800 West Hersheypark Drive, Hershey, Pennsylvania 17033, seeks a certificate of public convenience pursuant to Section 1102(a)(1) of the Public Utility Code, 66 Pa. C.S. § 1102(a)(1), evidencing Commission approval of PAWC's right to offer, render, furnish or supply water service to the public in an additional portion of Jackson Township, Butler County, Pennsylvania.

I. BACKGROUND AND AFFECTED ENTITIES

PAWC submitted proofs of publication and service to the appropriate entities. Notice of the Application was published in the *Pennsylvania Bulletin*, 48 Pa.B. 1660, on Saturday, March 17, 2018. The protest period ended April 2, 2018. No protests were filed and no hearings were held.

PAWC is a regulated public utility company duly organized and existing under the laws of the Commonwealth of Pennsylvania and is a wholly owned subsidiary of the American Water Works Company, Inc. PAWC furnishes water service in certificated service territories encompassing portions of 36 counties across the Commonwealth including portions of Jackson Township, Butler County. As of January 31, 2018, PAWC provided water service to approximately 658,987 customers of the following classifications: 605,987 residential; 45,021 commercial; 523 industrial; 2,240 municipal, resale or other; and 4,291 fire protection. Additionally, PAWC provided wastewater service to approximately 64,981 customers as Pennsylvania-American Water Company-Wastewater Division, Utility Code 230073.

PAWC identified Enclave Land Partners, LP (Enclave) as the developer requesting water service for its Walnut Ridge Development, a proposed 56-dwelling lot residential subdivision that will abut PAWC's certificated water service territory in Jackson Township. The Application's Exhibit I contained a copy of a letter dated February 12, 2018, from Sheffler & Company, Inc. (Sheffler & Company), the engineering firm engaged on behalf of Enclave for the project. The letter requested water service for the Walnut Ridge Development and expressed Enclave's intent to enter into and execute an extension deposit agreement with PAWC. In supplemental information filed with the Commission, PAWC clarified that WR Development Company, an affiliate of Enclave, will be the entity completing this project and has been assigned all of Enclave's interest in this project. PAWC provided a letter from WR Development Company authorizing Sheffler & Company to represent it in all matters regarding water service. Wastewater service for the Walnut Ridge Development will be provided by the Western Butler County Authority.

II. LOCATION AND DESCRIPTION OF PROPOSED TERRITORY

The Application's Exhibit B-1 contained a map depicting the boundaries of the requested water service territory and Exhibit B-2 included a written description of the

territory's boundaries by bearing angles and distances. The requested territory is located in the south-central portion of Jackson Township along the south side of Tollgate Road, east of the Interstate 79 corridor. The requested territory is approximately 38 acres and encompasses only the land comprising the proposed Walnut Ridge Development. A portion of the requested territory's northern boundary abuts PAWC's water service territory certificated at Docket Number A-212285F0075¹ and a point on the requested territory's western boundary adjoins the southeastern corner of PAWC's water service territory certificated at Docket Number A-2017-2627218.²

III. FACILITIES FOR FURNISHING SERVICE

In supplemental information filed with the Commission, PAWC clarified that there is an existing 12-inch diameter main within Tollgate Road along the Walnut Ridge Development's property frontage. A water main will be extended from the 12-inch diameter main within Tollgate Road and will follow the alignment of Walnut Ridge Lane, a cul-de-sac road to be constructed within the Walnut Ridge Development, as depicted in the Application's Exhibit C. PAWC identified the assets to be constructed within the requested territory include approximately 1,700 linear feet of 8-inch diameter ductile iron pipe, 370 linear feet of 6-inch diameter ductile iron pipe and other related appurtenances. Two public fire hydrants will also be installed within the requested territory. A completed copy of a fire hydrant application from the Jackson Township Board of Supervisors was included as the Application's Exhibit D. PAWC anticipates it will take one month to install the water mains within the requested territory and projects water service to customers will begin in September 2018.

¹ See *Application of Pennsylvania American Water Company for approval of 1) the transfer, by sale, of the waterworks property and rights of the T.O.W. associates water system to Pennsylvania American Water Company, and 2) the rights of Pennsylvania American Water Company to begin to offer or furnish water service to the public in portions of Jackson Township, Butler County, Pennsylvania.* Order entered October 2, 2000, at Docket Number A-212285F0075.

² See *Application of Pennsylvania American Water Company for approval to supply water service to the public in an additional portion of Jackson Township, Butler County, PA.* Order entered December 7, 2017, at Docket Number A-2017-2627218.

PAWC's existing Ellwood Water Treatment Plant (Ellwood WTP) will provide water service to the requested territory. The Ellwood WTP has a treatment capacity of 5.2 million gallons per day (MGD). PAWC identified the average system delivery of the Ellwood WTP to be 3.3 MGD in 2017 and estimated the average water demand of the customers within the requested territory to be 203,280 gallons per month or about 6,776 gallons per day (.006776 MGD), indicating the Ellwood WTP is capable of meeting the daily water demand of the customers within the requested territory while maintaining service to its existing customers.

IV. ADDITIONAL CAPITAL REQUIREMENTS

An engineer's cost estimate was included in the Application as Exhibit J. The cost estimate identified the total cost of all improvements within the requested territory to be approximately \$110,979 and provided a breakdown of costs by material type. A copy of PAWC's Water Line Facilities Agreement form was provided in the Application as Exhibit N. Under the terms of PAWC's Water Line Facilities Agreement form, Enclave will be expected to fund the entire cost of the development and the water service assets installed will become the property of PAWC upon completion and written acceptance. Enclave will also pay PAWC \$10,543 as reimbursement for PAWC's costs of obtaining permits and inspection fees. PAWC will incur a cost of approximately \$7,463 for the purchase and installation of 56 water meters, or \$133.26 per dwelling within the requested territory.

V. PROPOSED RATES

PAWC will charge its existing Rate Zone 1 rates for water service within the requested territory as set forth in its current effective water tariff. In PAWC's Rate Zone 1, a typical residential customer using 3,630 gallons per month with a 5/8-inch meter pays \$60.85 per month, or approximately \$730 annually, for water service. Jackson Township will be billed PAWC's Rate Zone 1 rates for the two proposed public fire hydrants at \$17.11 per month, or \$205.32 annually, per fire hydrant.

An annual revenue and expense estimate was provided in the Application as Exhibit H and its revenue estimate was later revised in supplemental information filed with the Commission. PAWC estimated the total annual revenue generated from serving the 56 residential customers and two public fire hydrants within the requested territory to be approximately \$41,302 and the associated annual expenses to be approximately \$8,967. The revenue and expense estimates would result in a net annual operating income of approximately \$32,335.

VI. PERMITS REQUIRED

PAWC stated it will apply for and obtain a street opening permit from Jackson Township for this project's water main construction within Tollgate Road.

VII. LAND-USE PLANNING COMPLIANCE

The Application's Exhibit K contained a copy of a letter, dated February 7, 2018, from Jackson Township supporting PAWC's territory expansion request. The letter from Jackson Township also noted the Walnut Ridge Development received final plan approval from the Jackson Township Board of Supervisors at their regular meeting of January 18, 2018. A letter from the Butler County Board of Commissioners confirmed its support of the Walnut Ridge Development and the water main to be installed. A copy of this letter, dated January 29, 2018, was included in the Application as Exhibit L.

Additionally, PAWC sent land-use planning compliance verification request letters to both the Butler County Planning Commission and the Jackson Township Planning Commission on February 21, 2018. The Application's Exhibit M provided evidence that the Butler County Planning Commission received the verification request letter on February 26, 2018. Jackson Township returned the land-use planning compliance verification request letter, signed by Jackson Township's Zoning Officer on February 28, 2018, indicating the proposed project is consistent with its comprehensive plans and zoning ordinances.

VIII. OTHER CONSIDERATIONS

PAWC averred that to the best of its knowledge, no corporation, partnership or individual is currently furnishing or has corporate or franchise rights to furnish service similar to that to be rendered by PAWC in the requested territory, and no competitive condition will be created. PAWC is current with its annual and quarterly reports and the Commission's security planning and readiness report filing requirements. Through correspondence with the Pennsylvania Department of Environmental Protection's (DEP's) Northwest Regional Office, it was determined that the DEP does not have any pending actions or outstanding complaints against PAWC's water system associated with the Application's requested territory. In supplemental information filed with the Commission, PAWC stated that it believes this transaction will mitigate the level of investment per customer by adding more customers to share in future infrastructure costs as well as expand its customer base over which existing costs are recovered, thereby stabilizing per-customer costs.

IX. CONCLUSION

Based upon the facts that there is a need to make public water service available; PAWC will expand its service territory to new customers in compliance with Commission regulations; and that PAWC is fit to provide service; the Commission finds that granting PAWC's Application for an extension of service territory is in the public interest; **THEREFORE,**

IT IS ORDERED:

1. That the Application of Pennsylvania-American Water Company at Docket No. A-2018-3000254, is hereby approved.

2. That a Certificate of Public Convenience shall be issued pursuant to 66 Pa. C.S. § 1102(a)(1) of the Public Utility Code, authorizing Pennsylvania-American Water Company to begin to offer, render, furnish, or supply water service to an additional portion of Jackson Township, Butler County, consistent with this Order.

3. That nothing herein shall be construed as an approval or determination of costs or expenses for the purposes of just or reasonable rates or to exempt Pennsylvania-American Water Company from obtaining all necessary permits, licenses, and approvals from other federal, state, and local government agencies having jurisdiction.

4. That a copy of this Order be served upon Pennsylvania-American Water Company, the Commission's Bureau of Investigation and Enforcement, the Office of Consumer Advocate, the Office of Small Business Advocate, the Jackson Township Board of Supervisors, the Jackson Township Planning Commission, the Butler County Commissioners, the Butler County Planning Commission, the Western Butler County Authority and the Department of Environmental Protection – Northwest Regional Office and its Bureau of Regulatory Counsel.

5. That the proceeding at Docket No. A-2018-3000254 be closed.

BY THE COMMISSION,



Rosemary Chiavetta
Secretary

(SEAL)

ORDER ADOPTED: April 19, 2018

ORDER ENTERED: April 19, 2018

PENNSYLVANIA PUBLIC UTILITY COMMISSION

IN THE MATTER OF THE APPLICATION OF A-2020-3020981

Application of Pennsylvania-American Water Company for the right to begin to offer, render, furnish, and supply water service to the public in an additional portion of Jackson Township, Butler County, consistent with the Application's Exhibits B-1 and B-2.

EFFECTIVE DATE: October 29, 2020

The Pennsylvania Public Utility Commission hereby certifies that after an investigation and/or hearing, it has, by its report and order made and entered, found and determined that the granting of the application is necessary or proper for the service, accommodation, convenience and safety of the public and hereby issues to the applicant this **CERTIFICATE OF PUBLIC CONVENIENCE** evidencing the Commission's approval.

In Witness Whereof, The PENNSYLVANIA PUBLIC UTILITY COMMISSION has caused these presents to be signed and sealed, and duly attested by its Secretary at its office in the city of Harrisburg this 29th day, of October, 2020.


Secretary

Public Meeting held October 29, 2020

Commissioners Present:

Gladys Brown Dutrieuille, Chairman
David W. Sweet, Vice Chairman
John F. Coleman, Jr.
Ralph V. Yanora

Application of Pennsylvania-American
Water Company for approval of the right to
offer, render, furnish and supply water
service to the public in an additional portion
of Jackson Township, Butler County,
Pennsylvania

A-2020-3020981

ORDER

BY THE COMMISSION:

By the application (Application) filed on July 22, 2020, Pennsylvania-American Water Company (PAWC), Utility Code 212285, 852 Wesley Drive, Mechanicsburg, Pennsylvania 17055, seeks a certificate of public convenience pursuant to Section 1102(a)(1)(i) of the Public Utility Code, 66 Pa. C.S. § 1102(a)(1)(i), evidencing Commission approval of PAWC's right to offer, render, furnish and supply water service to the public in an additional portion of Jackson Township, Butler County, Pennsylvania.

I. AFFECTED ENTITIES AND BACKGROUND

PAWC is a regulated public utility company, duly organized and existing under the laws of the Commonwealth. As of May 31, 2020, PAWC provides water service to approximately 667,944 customers throughout Pennsylvania, including portions of Jackson Township, Butler County. Additionally, PAWC is a subsidiary of American Water Works Company, Inc. Pennsylvania-American Water Company – Wastewater

Division (PAWC-WD), Utility Code 230073, is a division of PAWC and provides wastewater service in many counties throughout Pennsylvania. The Application does not contemplate PAWC-WD's provision of wastewater service within the requested water territory.

PAWC identified Jackson Municipal Authority (JMA) as the entity requesting water service on behalf of Sandy Hill Development, LLC for a new residential subdivision development that includes 270 homes known as Seneca Trails in Jackson Township, Butler County. The Application's Exhibit K included a copy of a letter from JMA requesting that PAWC provide water service to Seneca Trails, and the Application's Exhibit F included a copy of an application completed by Jackson Township for twelve public fire hydrants in the requested territory. PAWC also identified eleven properties, including four existing residential properties deemed by PAWC to be potential customers, located in the requested territory. PAWC averred that the four existing residential property owners have expressed to Jackson Township that they would like public water service. In supplemental information filed with the Commission, PAWC indicated that the remaining property owners have stated that they would consider connecting to PAWC facilities in the future. According to PAWC, the Western Butler County Authority will provide the requested territory with wastewater service.

PAWC submitted proofs of publication and service to the appropriate entities. Notice of the Application was published in the *Pennsylvania Bulletin*, 50 Pa.B. 4113, on Saturday, August 8, 2020. The protest period ended August 24, 2020. No protests were filed, and no hearings were held.

II. LOCATION AND DESCRIPTION OF PROPOSED TERRITORY

The Application contained a map depicting PAWC's requested water service territory along with a written description of the territory's boundaries by bearing angles and distances marked as Exhibits B-1 and B-2, respectively. The requested territory is

situated in the western portion of Jackson Township directly south of Zelienople Borough, crossing Interstate 79 and State Route 19 and abutting the southern border of Zelienople Borough. A portion of the requested territory abuts PAWC's existing certificated territory situated northeast of the Interstate 79 and Tollgate Road intersection.¹ The requested territory consists of an area of approximately 201 acres, including the parcels of land containing the Seneca Trails development, and an area with a width of approximately 1,000 feet and a length that follows the route of the proposed main extension along Gudekunst Road and Tollgate School Road, bounded by PAWC's existing certificated territory to the east and by Seneca Trails to the west. PAWC also indicated that Jackson Township does not have a mandatory water service connection ordinance.

Although the Application does not include any written requests for water service from the owners of the eleven properties along the route of the proposed main extension, the Commission will grant PAWC its requested approval to include this area in its certificated service territory. The Commission finds that granting this approval is reasonable in light of the facts that: (1) PAWC will be constructing a 12-inch diameter water main located along Tollgate School Road and Gudekunst Road, which creates a situation that would prevent another public utility from providing service to these properties without creating a competitive condition of parallel or duplicative facilities; (2) including these properties will only minimally increase the requested territory; and (3) that including these properties will eliminate the need for future additional territory applications to provide service from an existing water main when requested by property owners.

¹ See *Application of Pennsylvania-American Water Company for Approval of (1) the Transfer, By Sale, of the Water Works Property and Rights of the T.O.W. Associates Water System to Pennsylvania-American Water Company, and (2) the Rights of Pennsylvania-American Water Company to Begin to Offer, Render, Furnish or Supply Water Service to the Public in Portions of Jackson Township, Butler County, Pennsylvania*, at Docket No. A-212285F0075. Order entered October 2, 2000.

III. FACILITIES FOR FURNISHING SERVICE

According to the Application, JMA will fund and install a water main extension from a point of connection with PAWC's existing 12-inch diameter ductile iron water main located in Tollgate School Road. PAWC noted the water main extension requires the installation of 5,714 linear feet of 12-inch diameter ductile iron pipe west along Tollgate School Road from Old Hickory Road to Gudenkunst Road and into Seneca Trails. This project will also include the installation of 8,194 linear feet of 8-inch diameter ductile iron pipe and 1,577 linear feet of 6-inch diameter ductile iron pipe within Seneca Trails. Additionally, the proposed water facilities within the requested territory include twelve public fire hydrants, 274 3/4-inch diameter copper service connections and other related appurtenances. PAWC averred the installation of the water main extension will take approximately three to four months.

PAWC's existing Ellwood Water Treatment Plant (Ellwood WTP) will provide water service in the requested territory. PAWC noted the Ellwood WTP has a permitted capacity of 8 million gallons per day (MGD) with an average system delivery of 3.2 MGD. In supplemental information filed with the Commission, PAWC estimated the average daily water demand within the requested territory to be approximately 0.041 MGD. PAWC also averred that there is adequate water supply, treatment, storage and distribution capacity to meet present and future demands in the requested territory.

IV. ADDITIONAL CAPITAL REQUIREMENTS

PAWC stated that under the terms of its Water Facilities Line Extension Agreement, JMA will fund the entire cost of the proposed water main extension and contribute the assets to PAWC upon completion. PAWC provided a construction cost estimate of approximately \$2,648,080, including a 5 percent contingency. PAWC indicated that it anticipates refunding approximately \$2,042 per customer connection for

the 274 new connections in the requested territory. In total, the maximum refund to JMA will be approximately \$559,486.

PAWC also identified in supplemental information filed with the Commission that it anticipates expending approximately \$36,513 for the installation of 274 5/8-inch water meters and approximately \$765,086 for income taxes on contributions in aid of construction. PAWC also stated that it will finance these water meter installation and income tax costs with short-term debt.

V. PROPOSED RATES

PAWC will charge its existing Rate Zone 1 rates for water service within the requested territory as set forth in its current effective water tariff. PAWC estimated that, assuming the 274 anticipated customers in the requested territory maintain an average water usage of 3,630 gallons per month, the total annual revenue generated from these customers would be approximately \$186,495. The twelve public fire hydrants will generate approximately \$2,297 in revenue annually. PAWC estimated total annual expenses of approximately \$47,887 and an annual net income of approximately \$140,906.

VI. PERMITS, EASEMENTS AND RIGHTS-OF-WAY REQUIRED

PAWC averred that no easements will be required to provide water service to the requested territory. In supplemental information filed with the Commission, PAWC indicated a highway occupancy permit from PennDOT will be required to install the 12-inch water main crossing State Route 19. As of September 10, 2020, PAWC indicated that the highway occupancy permit was expected to be issued within a few weeks. PAWC also stated that the main extension requires a National Pollutant Discharge Elimination System (NPDES) permit which was issued in July 2020. The highway occupancy and NPDES permits cost approximately \$2,500 and \$5,500, respectively, and JMA is responsible for the costs of these permits.

VII. LAND-USE PLANNING COMPLIANCE

PAWC sent land-use planning compliance verification request letters to the Jackson Township and the Butler County Planning Commissions. The Application's Exhibits L and M contained replies from both entities, respectively, indicating the project is consistent with applicable comprehensive plans and zoning ordinances. In supplemental information filed with the Commission, PAWC provided a letter dated March 5, 2020, from Jackson Township's manager that indicated Jackson Township granted final subdivision plan approval for Phases 1 and 2 of Seneca Trails on February 20, 2020, which includes 30 townhomes and 132 single-family lots.

VIII. OTHER CONSIDERATIONS

PAWC averred that to the best of its knowledge, no corporation, partnership or individual is currently furnishing or has corporate or franchise rights to furnish service like that to be rendered by PAWC within the requested territory and no competitive condition will be created. PAWC also indicated that approval of the Application is reasonable because application approval will mitigate the level of investment per customer by adding more customers to share in the future infrastructure costs as well as expand its customer base over which existing costs are recovered and thereby stabilize per-customer costs.

PAWC has no outstanding fines or assessments due to the Commission. Also, PAWC is current with its annual and quarterly financial reports and the Commission's security planning and readiness report filing requirements. In email correspondence from the Pennsylvania Department of Environmental Protection's (DEP's) Northwest Regional Office dated July 24, 2020, DEP advised Commission staff that it does not have any pending actions or outstanding complaints against PAWC's water system associated with the Application's requested territory.

IX. CONCLUSION

Based upon the facts that there is a need to make public water service available within the requested territory; that PAWC will expand its service territory to new customers in compliance with Commission regulations; that the economies of scale of an expanded customer base have a beneficial effect on existing customers; and that PAWC is fit to provide service, the Commission finds that granting PAWC's Application for an extension of its service territory is necessary or proper for the service, accommodation, convenience, or safety of the public and in the public interest; **THEREFORE,**

IT IS ORDERED:

1. That the Application of Pennsylvania-American Water Company at Docket No. A-2020-3020981 is hereby approved.

2. That a Certificate of Public Convenience shall be issued pursuant to Section 1102(a)(1)(i) of the Public Utility Code, 66 Pa. C.S. § 1102(a)(1)(i), authorizing Pennsylvania-American Water Company to begin to offer, render, furnish, and supply water service to the public in an additional portion of Jackson Township, Butler County, consistent with the Application's Exhibits B-1 and B-2.

3. That nothing herein shall be construed as an approval or determination of costs or expenses for the purposes of just or reasonable rates or to exempt Pennsylvania-American Water Company from obtaining all necessary permits, licenses, and approvals from other federal, state, and local government agencies having jurisdiction.

4. That a copy of this Order be served upon Pennsylvania-American Water Company, the Commission's Bureau of Investigation and Enforcement, the Office of Consumer Advocate, the Office of Small Business Advocate, the Jackson Township Board of Supervisors, the Butler County Board of Commissioners, the Butler County Planning Commission, the Western Butler County Authority, and the Department of

Environmental Protection – Northwest Regional Office and its Bureau of Regulatory Counsel.

5. That the proceeding at Docket No. A-2020-3020981 be closed after a Certificate of Public Convenience is issued in accordance with Ordering Paragraph 2.

BY THE COMMISSION,

A handwritten signature in black ink, appearing to read "Rosemary Chiavetta". The signature is written in a cursive, flowing style.

Rosemary Chiavetta
Secretary

(SEAL)

ORDER ADOPTED: October 29, 2020

ORDER ENTERED: October 29, 2020

PENNSYLVANIA PUBLIC UTILITY COMMISSION

IN THE MATTER OF THE APPLICATION OF DOCKET NO: A-2023-3040806

Authorizing Pennsylvania-American Water Company to begin to offer, render, furnish, and supply water service to the public in an additional portion of Jackson Township, Butler County, consistent with this Order.

Effective Date: December 7, 2023

The Pennsylvania Public Utility Commission hereby certifies that after an investigation and/or hearing, it has, by its report and order made and entered, found and determined that the granting of the application is necessary or proper for the service, accommodation, convenience and safety of the public and hereby issues to the applicant this **CERTIFICATE OF PUBLIC CONVENIENCE evidencing the Commission's approval.**

In Witness Whereof, The PENNSYLVANIA PUBLIC UTILITY COMMISSION has caused these presents to be signed and sealed, and duly attested by its secretary at its office in the city of Harrisburg this 7th day of December, 2023.


Secretary

Public Meeting held December 7, 2023

Commissioners Present:

Stephen M. DeFrank, Chairman
Kimberly Barrow, Vice Chair
Ralph V. Yanora
Kathryn L. Zerfuss
John F. Coleman, Jr.

Application of Pennsylvania-American
Water Company for approval of the right to
offer, render, furnish and supply water
service to the public in an additional portion
of Jackson Township, Butler County,
Pennsylvania

Docket No.
A-2023-3040806

ORDER

BY THE COMMISSION:

By the application (Application) filed with the Pennsylvania Public Utility Commission (Commission) on May 22, 2023, Pennsylvania-American Water Company (PAWC), Utility Code 212285, seeks a certificate of public convenience pursuant to Section 1102(a)(1)(i) of the Pennsylvania Public Utility Code, 66 Pa.C.S. § 1102(a)(1)(i), evidencing Commission approval of PAWC's right to offer, render, furnish and supply water service to the public in an additional portion of Jackson Township, Butler County, Pennsylvania.

I. AFFECTED ENTITIES AND BACKGROUND

PAWC is a regulated public utility company, duly organized and existing under the laws of the Commonwealth with a mailing address of 852 Wesley Drive, Mechanicsburg, Pennsylvania 17055. As of April 30, 2023, PAWC provided water service to approximately 681,036 customers throughout Pennsylvania, including portions

of Jackson Township, Butler County, and is a wholly owned subsidiary of American Water Works Company, Inc. PAWC also provides wastewater service in many counties throughout Pennsylvania through its wastewater division, Pennsylvania-American Water Company – Wastewater Division (PAWC-WD), Utility Code 230073.

PAWC identified Woodland Reserve, LP (Developer) as the developer requesting public water service to a proposed housing development located at 790 Pattison Street Extension and known as Woodland Reserve (Development). The Development will consist of approximately 124 residential units and one commercial unit. Specifically, 24 single family homes, 60 duplex units, 40 quadraplex units and one clubhouse. The Application's Exhibit C included a copy of a letter from the Developer, dated March 10, 2022, requesting that PAWC provide water service to the Development. Additionally, the Application's Exhibit G included an unexecuted copy of a public fire hydrant service application to install eight public fire hydrants in the Development. In supplemental information filed with the Commission, PAWC provided an executed copy of the Application for Public Fire Hydrant signed by PAWC and Jackson Township. PAWC indicated that the requested service territory will receive wastewater service from on-lot septic systems.

PAWC submitted proofs of publication and service to the appropriate entities. Notice of the Application was published in the *Pennsylvania Bulletin*, 53 Pa.B. 3066, on Saturday, June 3, 2023. The protest period ended June 19, 2023. No protests were filed, and no hearings were held.

II. LOCATION AND DESCRIPTION OF PROPOSED TERRITORY

The requested service territory is situated in the southeastern portion of Jackson Township and encompasses portions of Hartzell Road and Pattison Street Extension. The requested territory also abuts Jackson Township's municipal boundary with Cranberry Township in the south and PAWC's existing certificated territory in Jackson Township in

the northwest.¹ A map depicting PAWC's requested water service territory and a written description of the territory's boundaries by bearing angles and distances, defining an area of approximately 90 acres of land, were provided as the Application's Exhibits B-1 and B-2, respectively.

III. DESCRIPTION OF FACILITIES FOR FURNISHING SERVICE

According to the Application, the Developer will fund and install a water main extension (Main Extension) from PAWC's existing 12-inch diameter water main located in Hartzell Road at the proposed entrance of the Development and consisting of approximately 3,215 linear feet (LF) of 12-inch diameter ductile iron (DI) pipe. Three public fire hydrants will also be installed along the route of the Main Extension. Within the Development, the Developer or its contractor will install approximately 4,140 LF of eight-inch diameter DI main, five public fire hydrants, and other related appurtenances. PAWC provided a copy of a cost estimate (Cost Estimate) prepared by Graziani Construction, Inc. as the Application's Exhibit F. The initial Cost Estimate filed with the Application for the construction of the Main Extension and the Development's water distribution system (Development System) was \$927,060.

In supplemental information filed with the Commission, PAWC indicated that the Development will be constructed in two separate phases and PAWC provided updated quantities of main and related appurtenances. Phase 1 of the Development will consist of four single family homes, 50 duplex units, and 28 quadraplex units. Phase 2 of the Development will consist of 20 single family homes, 10 duplex units, and 12 quadraplex units. PAWC estimated that Phase 1 of the Development will consist of 2,650 LF of eight-inch diameter DI water main, seven eight-inch gate valves, three fire hydrant assemblies, one blow off assembly, and 82 service lines. Phase 2 of the development will

¹ See, *Application of Pennsylvania American Water Company for approval of the right to offer, render, furnish or supply water service to the public in an additional portion of Jackson Township, Butler County, Pennsylvania*, Order entered March 10, 2016, at Docket No. A-2015-2505593.

consist of 1,490 LF of eight-inch DI main, five eight-inch gate valves, two fire hydrant assemblies, and 42 service lines. PAWC indicated that the service lines will be constructed of one-inch diameter copper pipe and will be between 30 to 60 feet in length.

In the Application, PAWC indicated that the Developer will be financially responsible for the costs of the Main Extension and Development System and indicated that the Developer intends to enter and execute a Water Facilities Line Extension Agreement (Extension Agreement) with PAWC upon Application approval. PAWC's standard form of this Extension Agreement was provided as the Application's Exhibit E. In supplemental information filed with the Commission, PAWC provided an itemized breakdown of the estimated cost of the Main Extension as well as the estimated cost of the Development System by phase. PAWC indicated that the cost estimate for the Main Extension and Development System was updated to \$969,180. The Main Extension is estimated to cost \$416,630, the Phase 1 distribution system is estimated to cost \$353,920, and the Phase 2 distribution system is estimated to cost \$198,630.

PAWC's Ellwood Water Treatment Plant (WTP) will furnish water service to the requested service territory. The Ellwood WTP has a maximum treatment capacity of 8.0 million gallons per day (MGD), and in 2022, the average system delivery was 3.785 MGD. In the Application, PAWC indicated that the Development will be located in its Franklin Township pressure gradient which is supplied by a 317,000-gallon storage tank known as the Franklin Township Tank. To determine if the Development could be adequately supplied by PAWC's existing facilities, PAWC indicated that it assumed a total estimated daily demand from residential customers of approximately 18,660 gallons per day (GPD). In supplemental information filed with the Commission, PAWC indicated that the estimated demand from the clubhouse is approximately 332 GPD.

In the Application, PAWC indicated that it conducted a 96-hour average day extended flow simulation, a steady fire flow, and a water age analysis to determine the effect of the proposed extension on existing and proposed customers. PAWC averred

that simulation results indicated the Franklin Township Tank can adequately supply the demands of the proposed Development. PAWC further explained that pressures along the Main Extension and in the Development will vary between 50 and 90 pounds per square inch depending on elevation and that up to 1,000 gallons per minute of fire flow will be available.

IV. ADDITIONAL CAPITAL REQUIREMENTS

In supplemental material filed with the Commission, PAWC averred that it will be responsible for the installation of water meters in the requested service territory and estimated the cost to be approximately \$175 per residential water meter, assuming a 5/8-inch meter, and \$1,560 for the 1-inch meter to be used for the clubhouse, resulting in a total at full buildout of \$23,260. PAWC indicated that this cost will be funded by a mixture of short-term debt and internally generated funds which will later be converted to long-term financing consisting of equity and long-term debt. The Extension Agreement's Section 14 indicated that PAWC agreed to refund to Developer, during a period of ten years from the execution date of the Extension Agreement, a per customer refund amount for each additional customer that directly connects to the Development System. PAWC also indicated that the refund per residential customer will be \$2,492.64, which represents a maximum potential refund to the Developer of approximately \$309,087 ($\$2,492.64/\text{Customer} \times 124 \text{ Customers} = \$309,087.36$). PAWC further clarified that the refund for the clubhouse will be based on the first 12 months of water usage and that it will include a service charge, water usage, distribution system improvement charge, and state tax.

V. PROPOSED RATES

PAWC will charge its existing Rate Zone 1 rates within the requested territory as set forth in its effective water tariff. In supplemental information filed with the Commission, PAWC provided a revised copy of its estimated revenue and expenses for

Phases 1 and 2 of the Development. The revised estimate indicated that after the completion of Phase 1, PAWC is anticipating approximately \$72,506 in annual revenue and \$15,756 of annual operating costs. After construction of Phase 2 of the Development, PAWC expects annual revenue to be approximately \$34,897 with an additional \$7,583 of annual expenses. In total, PAWC estimated that its annual revenue for providing water service to the 125 potential customers and eight fire hydrants would be approximately \$107,403, with annual expenses of approximately \$23,339 resulting in an annual net income of approximately \$84,064. This revenue is based on an anticipated average monthly usage for residential customers of 3,212 gallons per month.

VI. PERMITS, EASEMENTS, AND RIGHTS-OF-WAY REQUIRED

In supplemental information filed with the Commission, PAWC indicated that a National Pollutant Discharge Elimination System permit for the overall development project was obtained by the Developer, at a cost of \$13,240 paid by the Developer. PAWC also indicated that no easements will be required to provide water service to the requested service territory because the new mains will be installed within the public rights-of-way in Jackson Township.

VII. LAND-USE PLANNING COMPLIANCE

The Application contained land use compliance letters as Exhibits L-1 and L-2 from the Butler County Planning Commission dated January 4, 2023, and June 21, 2022, respectively, indicating the Application is consistent with the adopted county or multi-county comprehensive plan. The Application also included a letter from Jackson Township, dated March 29, 2023, as Exhibit M, indicating that the Application is consistent with the applicable comprehensive plans and zoning ordinances. In supplemental information filed with the Commission, PAWC provided a copy of the Development's final subdivision plan conditional approval letter from Jackson Township dated December 22, 2022, as part of Attachment A-8. The letter indicates that the

Developer's subdivision plan for the planned residential development was conditionally approved. PAWC averred that the decision to construct the development in phases did not impact the previously obtained municipal approvals and does not require additional approval.

VIII. OTHER CONSIDERATIONS

PAWC averred that to the best of its knowledge, no corporation, partnership or individual is currently furnishing or has corporate or franchise rights to furnish service like that to be rendered by PAWC within the requested territory and, therefore, no competitive condition will be created. In supplemental information filed with the Commission, PAWC also indicated that approval of the Application will result in more customers being connected to PAWC's water system without significant upfront capital costs required by PAWC. Correspondingly, an increase in customers will allow PAWC to divide the operating costs among more customers and keep rates lower for all PAWC customers. PAWC further stated it is in the public interest for it to provide water service in the applied for service territory because it is financially and technically capable of providing service.

PAWC has no outstanding fines or assessments due to the Commission. Also, PAWC is current with its annual and quarterly earnings reports and the Commission's security planning and readiness report filing requirements. In email correspondence from the Pennsylvania Department of Environmental Protection's (DEP) Northwest Regional Office, DEP advised Commission staff that it does not have any pending actions or outstanding complaints against PAWC's water system associated with the Application's requested territory.

IX. CONCLUSION

Based upon the facts that there is a need to make public water service available within the requested territory; that PAWC will expand its service territory to new

customers in compliance with Commission regulations; that the economies of scale of an expanded customer base have a beneficial effect on existing customers; and that PAWC is fit to provide service, the Commission finds that granting PAWC's Application for an extension of its service territory is necessary or proper for the service, accommodation, convenience, or safety of the public and is in the public interest; **THEREFORE,**

IT IS ORDERED:

1. That the Application of Pennsylvania-American Water Company at Docket No. A-2023-3040806, is hereby approved, consistent with this Order.

2. That a Certificate of Public Convenience shall be issued pursuant to Section 1102(a)(1)(i) of the Pennsylvania Public Utility Code, 66 Pa.C.S. § 1102(a)(1)(i), authorizing Pennsylvania-American Water Company to begin to offer, render, furnish, and supply water service to the public in an additional portion of Jackson Township, Butler County, consistent with this Order.

3. That nothing herein shall be construed as an approval or determination of costs or expenses for the purposes of just or reasonable rates or to exempt Pennsylvania-American Water Company from obtaining all necessary permits, licenses, and approvals from other federal, state, and local government agencies having jurisdiction.

4. That a copy of this Order be served upon Pennsylvania-American Water Company, the Commission's Bureau of Investigation and Enforcement, the Office of Consumer Advocate, the Office of Small Business Advocate, the Jackson Township Board of Supervisors, the Jackson Township Planning Commission, the Butler County Board of Commissioners, the Butler County Planning Commission, the Department of Environmental Protection – Northwest Regional Office and its Bureau of Regulatory Counsel.

5. That the proceeding at Docket No. A-2023-3040806 be closed after a Certificate of Public Convenience is issued in accordance with Ordering Paragraph 2.

BY THE COMMISSION,

A handwritten signature in black ink, appearing to read "Rosemary Chiavetta". The signature is written in a cursive, flowing style.

Rosemary Chiavetta
Secretary

(SEAL)

ORDER ADOPTED: December 7, 2023

ORDER ENTERED: December 7, 2023

Application of Pennsylvania-American Water Company for
Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in
an Additional Portion of Jackson Township, Butler County, Pennsylvania

Exhibit E

Pennsylvania-American Water Company's Water Facilities Line Extension Agreement

WATER FACILITIES LINE EXTENSION AGREEMENT

(“Agreement”)

between

PENNSYLVANIA-AMERICAN WATER COMPANY

and _____

EXHIBITS

Exhibit A – Development Description

Exhibit B – Water Facilities Description

Exhibit C Estimated Construction Cost

Exhibit D – Water Facilities Plan Specifications

Exhibit E – Form: Rights-of-Way and Easements

Exhibit F – Release of Liens

Exhibit G – Sample: American Water Certificate of Insurance

Agreement No. _____

WATER FACILITIES LINE EXTENSION AGREEMENT

THIS AGREEMENT, made this _____ day of _____, 20__, by and between **PENNSYLVANIA-AMERICAN WATER COMPANY**, a Pennsylvania corporation with offices at _____ (hereinafter referred to as the "Company") and _____, with offices at _____, _____, _____ (hereinafter referred to as "Applicant").

WITNESSETH:

WHEREAS, Applicant proposes to construct (Development Name)_____ in phases known as _____. This agreement is for Phase _____ and I shall consist of _____(____).). _____ (Development Name) will be constructed on a parcel located in _____ Township, _____ County, Pennsylvania, all as shown and described on Exhibit A, attached hereto and made a part hereof and hereinafter referred to as "**Development**"; and

WHEREAS, the Company is a public water utility having a Certificate of Public Convenience issued by the Pennsylvania Public Utility Commission ("PUC" or "Commission") for a service area that includes the Development and is following the terms of Section 23 of the Rules and Regulations in its approved water tariff; and

WHEREAS, Applicant desires that the Company furnish water service to the Development pursuant to the terms and conditions contained herein; and

WHEREAS, the Company is willing to furnish public utility water service to and within the Development through a direct connection to its existing water system; and

WHEREAS, to meet the public utility water service needs of the Development, certain water mains and associated appurtenances (hereinafter collectively referred to as the "Water Facilities"), as described on Exhibit B, attached hereto and made a part hereof, must be designed and constructed; and

WHEREAS, Applicant is willing to arrange and pay for the design, construction and installation of the Water Facilities.

NOW, THEREFORE, for and in consideration of the mutual promises hereinafter contained and for other good and valuable consideration, the mutual receipt of which is hereby acknowledged, the parties agree as follows:

1. The foregoing recitals or "Whereas" clauses are incorporated herein by reference.

2. Applicant shall design, construct, and install or cause to be designed, constructed, and installed, at no cost to the Company, the Water Facilities including, but not limited to costs of: engineering, materials, labor, legal matters, water used, transportation, equipment, necessary permits and approvals, testing, disinfection, corrections, preparation of as-built drawings, insurance, and bonds. Said Water Facilities shall consist of water transmission mains, distribution mains, valves, valve boxes, fittings, fire hydrants, street service connections to the property line on each lot shown on Exhibits B, and all other material and equipment. The meter pit shall be furnished by the Applicant and remain the property of the Applicant. The Company shall furnish a water meter per its tariff. If booster pumps and/or storage tanks are required, these facilities shall be administered under a separate agreement. The Applicant agrees that the installation and materials selected for the extension shall conform to the Company's specifications and shall be installed by the Company's pre-qualified contractor that is retained by the Applicant. The Applicant's cost for the design, construction, and installation of said Water Facilities shall be subject to refund pursuant to the provisions of paragraph 14 of this Agreement. Prior to beginning construction, the Applicant shall provide estimated construction costs for the Water Facilities in a manner provided for in Exhibit C. The Company must approve the Applicant's estimated construction costs.

If permits, zoning, or other approvals are required of the Company to complete the construction of the Water Facilities, then the Company, based on its sole determination that it is necessary for the Company to apply for said permit, zoning or other approval, shall sign for and/or apply for such permits, zoning and other approvals as required by the approving authority.

3. ENGINEERING AND INSPECTION FEES: Upon execution of this Agreement, the Applicant shall advance to the Company \$_____, the estimated cost of the administration, engineering, inspection, and preparation of as-built drawings including locating the Water Facilities by global position system (GPS) (hereinafter referred to as "E & I") of the Water Facilities. Upon completion of the installation of the extension, the Company will provide the actual costs of E & I to the Developer. If the advance provided is less than the actual costs, the Developer shall provide the difference between the actual and the advance to the Company within ten (10 days) of notice. In the event that the advance exceeded the actual charges, the Company will refund any excess amount deposited. The Company will not issue refunds where Applicant owes additional E & I Costs to the Company.

4. The Company, at its sole option and cost, reserves the right to "oversize" said Water Facilities. If the Company exercises the right to oversize, it shall pay for the difference in the price of the material necessary for the oversized pipe or appurtenances versus the material price of the pipe or appurtenances necessary to service the Development.

5. Applicant shall prepare all applications or other documentation necessary to obtain all requisite permits, zoning and other approvals for the construction of said Water Facilities. Applicant and its contractors shall comply with all conditions imposed in all permits. All plans, specifications, construction, and installation of said Water Facilities shall be in accordance with good utility practices, conform to the specifications contained in Exhibit D, attached hereto and made a part hereof, adhere to the rules, regulations, and requirements of

the Pennsylvania Department of Environmental Protection, and meet the requirements of all other governmental agencies having jurisdiction thereover. Any required approvals shall be in writing. Additionally, all of said plans and specifications shall have the written approval of the Company before construction is commenced. Approval by the Company will not be unreasonably withheld or delayed.

6. Applicant acknowledges that it is required to install an approved pressure reducing valve as per the Company specifications if the water pressure exceeds 100 psig. In addition, Applicant agrees that it and/or any successor builder will comply with the Pennsylvania "Plumbing System Lead Ban and Notification Act" and any regulation related to lead-free plumbing enacted by the Pennsylvania Department of Environmental Protection.

7. For Water Facilities constructed under this Agreement, Applicant agrees that no customer owned service line shall be installed and connected to the Water Facilities unless a signed application for water service is on file with the Company. Applicant acknowledges that an application for water service will not be approved by the Company until Applicant provides adequate security and protection for a water meter, or an approved meter vault has been installed and inspected and approved by the Company. Applicant further acknowledges that it and/or a subsequent builder, agent, subcontractor, or assignee who unlawfully connects and activates any water service line, and uses water without complying with the requirements contained in this paragraph 7, may be subject to criminal prosecution for theft of service, as provided for in the Pennsylvania Criminal Code.

8. Applicant shall comply with the inspection and testing requirements of the Company for said Water Facilities, which requirements shall be reasonable and shall not cause Applicant unwarranted delays in the ordinary course of construction. Applicant shall provide the Company with not less than 24-hour notice when the Water Facilities are ready for inspection and testing, and the Company shall inspect promptly after being so notified. Applicant shall be responsible for payment of all water used in the water main testing and construction. In addition, Applicant

shall be responsible for the payment of any disinfection that is necessary. The Company specifically reserves the right to withhold acceptance of said Water Facilities unless said facilities have been constructed in accordance with the approved plans and specifications and are satisfactory to the Company upon inspection and testing. Upon request by the Company, Applicant agrees that it will promptly correct all defects and deficiencies in construction, materials, and workmanship made subsequent to its inspection and for two (2) years following the Company's written acceptance of said Water Facilities. Nothing herein shall relieve or limit Applicant's responsibility and liability for construction and installation of said Water Facilities in accordance with the terms of this Agreement.

9. In consideration of the Company's commitment to provide potable water service to the Development and in accordance with the Company's approved tariff, all materials installed, facilities constructed, and equipment provided, through the efforts of the Applicant, in connection with construction of the Water Facilities, under this Agreement, and placed in service shall become the sole property of the Company as installed, and full legal and equitable title thereto shall be then vested in the Company, free and clear of all liens, without the requirement of any written document of transfer to the Company. However, Applicant agrees to execute or cause to be executed promptly such documents as the Company may request to evidence good and merchantable title to said Water Facilities free and clear of all liens. All risk of loss shall be with Applicant until written acceptance of said Water Facilities, or any portions thereof, by the Company. Thereafter, risk of loss shall be with the Company. Applicant shall repair or cause to be repaired promptly, at no cost to the Company, all damage to the Water Facilities caused by construction operations within the Development until all Development construction for the Applicant has been completed. After the Company has placed in service and accepted in writing the Water Facilities, it will maintain, repair, and replace the Water Facilities as needed subject to the warranty provisions of the Agreement.

10. Applicant shall, at no cost to the Company, grant or cause to be granted to the

Company perpetual rights-of-way and easements for said Water Facilities in the form contained in Exhibit E attached hereto and made a part hereof. These rights-of-way and easements shall be provided to the Company at time of execution of this Agreement. Upon execution of the rights-of-way or easements, the Company will return the document(s) to the Applicant. The Applicant shall record the document(s) with the County's Recorder of Deeds and return one copy of the recorded document to the Company.

It shall be the obligation of the Applicant to furnish an executed private or public fire hydrant agreement, when required, at the time of execution of this Agreement.

11. Applicant shall have its Water Facilities contractor execute a Stipulation Waiver of Right to File Liens as shown on Exhibit F. This stipulation shall be provided to the Company at time of execution of this Agreement.

12. Applicant shall, within sixty (60) days of acceptance of the Water Facilities by the Company, furnish the Company with the following:

Copies of all bills, invoices, and other statements of expenses incurred by Applicant (or others), covering all of the costs of materials, equipment, engineering, supplies, construction, and installation of the Water Facilities evidencing Applicant's amount of payments to all contractors, subcontractors, vendors for all materials, equipment, supplies, labor, and other costs of construction of the Water Facilities.

13. It is mutually understood and agreed that the charges for water service to the residents of the Development shall be at the applicable rates of the Company on file with the PUC, which rates are subject to change from time to time upon application of the Company and as approved by the PUC.

14. The cost of design, construction, and installation of the Water facilities, as evidenced by invoices furnished in paragraph 12, shall be advances in aid of construction subject to refunds by the Company to Applicant. The Company hereby agrees to refund to the Applicant, during the period of ten years from the execution date of this Agreement, a per

customer refund amount for each additional customer for whom a street service connection shall be directly connected to the Water Facilities. The per customer refund, for a residential customer, shall be determined as follows: for each street service connection made for a residential customer, the refund will be three times the average annual revenue of a residential customer. The average annual revenue for residential customers will be based upon the calculation set forth in the Company's last approved base rate case. The refund per residential customer will be \$_____. For non-residential customers, the refund shall be equal to the actual revenue the Company receives for the first twelve months of water sales to that specific customer.

In order to be entitled to refunds, Applicant must be in compliance with the terms and conditions of this Water Facilities Line Extension Agreement. The Company may refuse to provide earned refunds where Applicant owes additional dollars to the Company for the project in this Agreement or any other Water Facilities Extension Agreement. Notwithstanding the foregoing, however, the total amount refunded shall not exceed the final construction costs of the Water Facilities. The Applicant may request refunds per Paragraph 14, once in each calendar quarter, furnishing the Company, at such time, a listing of additional customers. However, the failure on the part of the Applicant to make such a request shall not constitute a waiver of any rights hereunder to relieve the Company of the obligation to make refunds with reasonable promptness.

15. Prior to the commencement of construction of the Water Facilities, Applicant's contractor, having responsibility for the installation of the Water Facilities, shall furnish the Company with appropriate Certificate of Insurance coverage effective during the period of construction in the following types and amounts:

- (i) Workmen's compensation in the benefit amounts, and occupational disease disability insurance, as required by the laws and regulations of the Commonwealth of Pennsylvania.

(ii) Comprehensive general liability insurance, including operations and protective liability coverage, with limits of not less than Ten Million Dollars (\$10,000,000) combined single limit for bodily injury (including death) and property damage. When the work to be performed requires blasting, Developer's insurance shall specifically cover the risk. PENNSYLVANIA-AMERICAN WATER COMPANY shall be named an additional insured under this policy.

(iii) Comprehensive automobile liability insurance covering all owned and non-owned automobiles or trucks used by or on behalf of Developer with a combined single limit of \$1,000,000, in connection with the work contemplated by this Agreement.

(iv) All other coverage and Waiver of Subrogation as set forth in the attached Exhibit G American Water Certificate of Insurance Sample.

16. Applicant agrees that it will not request service to the Development prior to the completion of said Water Facilities and acceptance thereof by the Company.

17. The Company will endeavor to maintain satisfactory and continuous service, but does not guarantee a continuous supply of water service. The Company shall not be liable for damages occasioned by interruptions or failure to commence service or unsatisfactory service, or any claims arising under or out of this Agreement caused by Acts of God or the public enemy, inevitable accidents, fire, explosions, strikes, riots, war, delay in receiving shipments of required material, order of any court or judge granted in any bona fide adverse legal proceedings or actions, or any order of any commission or tribunal having jurisdiction in the premises; or, without limitation by preceding enumeration, any other act or thing reasonably beyond its control

or incident to interruptions necessary for repairs or changes in the Company's water production, storage, transmission, or distribution facilities.

18. Applicant hereby agrees to hold and save the Company harmless from and against any and all damages, or liability therefore, loss, costs, charges, reasonable attorneys' fees, and/or expenses of whatsoever kind or character which the Company shall or may, at any time suffer, sustain, or incur by reason of or in consequence of any negligent actions of the Applicant, or its agents, employees, or contractors, in connection with any of the provisions of this Agreement. Applicant hereby assumes responsibility and liability for the injury or death of any person, or loss of damage to any property contributed to or caused by the negligence of Applicant, or its agents, employees, or subcontractors, in the execution of any work in connection with this Agreement, not involving any negligence of the Company or its agents, employees, or contractors. In case any suit or other proceeding shall be brought on account of any matter covered by the indemnification specified in this paragraph 18, Applicant will assume the Company's defense at Applicant's expense and will pay all final judgments rendered thereon.

19. Applicant shall prepare and submit to the Company all necessary data, redlined drawings, and electronic drawings within ninety days after acceptance of Water Facilities. The record drawings files shall conform to the Company's AutoCAD standards, a coordinate correct AutoCAD format using PA State Plane coordinate system South, NAD83, U.S., ft. Field data information, sketches, working drawings, if applicable, provided by the Company are to be incorporated into the record drawings. The record drawings shall include all of the above and below grade changes from the original design drawings. Changes made to reflect the "as-installed" conditions shall be made in the same level of detail and to the same degree of drafting quality as the original design drawings. The consultant shall submit three (3) hard copies of the record drawings. Record drawings will be in the PA State Plane coordinate system South, NAD 83, U.S., ft. X, Y, and Z coordinates are required in an Excel format. The locations, by

reference to fixed objects which will not be obscured by storm or snow, and respective sizes of all Water Facilities must be shown. As-Built Drawings and AutoCAD files are to be provided indicating the location of the main and permanent site features, including field sketches of main line valves, fittings, service valves by lot number, hydrant valves, and appurtenances thereto and also, indicating the location of any easements. Water pipeline markers are to be installed in rights-of-way area along water main at each valve location. All measurements must be taken from permanent structures. The Company will verify the Applicant's as-builts using GPS.

20. The failure of either party hereto to enforce any of the provisions of this Agreement or the waiver thereof in any instance shall not be construed as a general waiver or relinquishment on its part of any such provisions, but the same shall, nevertheless, be and remain in full force and effect.

21. Communications hereunder shall be sent to Applicant, addressed as follows:

or to such other address as Applicant may advise the Company in writing, and to the Company at:

PENNSYLVANIA-AMERICAN WATER COMPANY

or to such other address as the Company may advise Applicant in writing.

22. It is agreed that the Company is not an agent of Applicant and shall not incur any costs or expenses on behalf of Applicant, and that Applicant is not an agent of the Company and shall not incur any costs or expenses on behalf of the Company.

23. This Agreement shall be governed by the laws of the Commonwealth of

Pennsylvania.

24. This Agreement represents the entire understanding between the parties with respect to the subject matter herein and those which are reasonably related. There are no oral or collateral agreements with respect thereto between the parties. All changes or amendments to this Agreement must be in writing and signed by the parties in order to be enforceable.

25. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective legal representatives, successors and assigns. However, Applicant shall not assign its rights, obligations, and interests in this Agreement without prior written notice to and the written approval from the Company. Such approval shall not be unreasonably withheld. The provisions of this Agreement concerning refunds shall not require the Company to allocate the refund to more than one assignee.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in triplicate as of the day and year first above written.

THE COMPANY:
PENNSYLVANIA-AMERICAN WATER COMPANY

By: _____
Name: _____
Title: _____

APPLICANT:

By: _____
Name: _____
Title: _____

Exhibit A
Development Description

Exhibit B
Water Facilities Description

Exhibit C
Estimated Construction Cost

Exhibit D
Water Facilities Plan Specifications

Exhibit E
Form: Rights-of-Way and Easements

Exhibit F
Stipulation Waiver of Right to File Lien

Exhibit G
Sample: American Water Certificate of Insurance

Application of Pennsylvania-American Water Company for
Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in
an Additional Portion of Jackson Township, Butler County, Pennsylvania

Exhibit F-1

Classification of the Costs – Phase 1B

KOZIK BROS., INC.

213 Executive Drive, Suite 300
 Cranberry Township, Pa. 16066
 Phone: 724.443.2230



Professional Sitework Contractors ~ Project Managers ~ Consultants

COST ESTIMATE

PROJECT: SENECA TRAILS PHASE 1B / WILLIAMS PROPERTY

SUBMITTED TO: SENECA TRAILS, LLC

DATE: OCTOBER 1, 2024

PAGE 1 OF 1

WATERLINE (BUDGETARY ESTIMATE ONLY)

| | ITEM | UNITS | QTY | UNIT PRICE | TOTAL |
|---|--|-------|-------|------------|---------------------|
| W-1 | 8" DIP (CLASS 52) INCLUDING LOCATOR WIRE & POLY SLEEVE | LF | 1,480 | \$66.50 | \$98,420.00 |
| W-2 | FIRE HYDRANTS (COMPLETE-IN-PLACE) | EA | 2 | \$8,450.00 | \$16,900.00 |
| W-3 | 8" GATE VALVE & BOX | EA | 3 | \$2,900.00 | \$8,700.00 |
| W-4 | 8" FITTINGS w/ CONCRETE BLOCKING | EA | 18 | \$650.00 | \$11,700.00 |
| NOTE: FITTINGS INCLUDE DUCTILE IRON BENDS, CAPS, REDUCERS & SLEEVES. MEGALUG JOINT RESTRAINT IS INCLUDED FOR ALL MECHANICAL JOINT CONNECTIONS. | | | | | |
| W-5 | 8" FIELD LOCK GASKETS (ESTIMATED) | EA | 4 | \$180.00 | \$720.00 |
| W-6 | CONNECT TO EXISTING LINE | EA | 1 | \$2,000.00 | \$2,000.00 |
| W-7 | WATER SERVICE INCLUDING CORPORATION, SOFT K COPPER, CURB STOP w/ VALVE BOX & S/S ROD | EA | 47 | \$1,500.00 | \$70,500.00 |
| W-8 | SPECIAL BACKFILL (COMPACTED 2A LIMESTONE IN ROAD CROSSING AREAS)(WATER MAINS & SERVICES) | TN | 510 | \$36.00 | \$18,360.00 |
| W-9 | HYDROSTATIC PRESSURE TESTING (PER OCCURANCE) | EA | 1 | \$1,500.00 | \$1,500.00 |
| WATERLINE TOTAL- | | | | | \$228,800.00 |

Application of Pennsylvania-American Water Company for
Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in
an Additional Portion of Jackson Township, Butler County, Pennsylvania

Exhibit F-2

Classification of the Costs – Phase 5

KOZIK BROS., INC.
 213 Executive Drive, Suite 300
 Cranberry Township, Pa. 16066
 Phone: 724.443.2230



Professional Sitework Contractors ~ Project Managers ~ Consultants

COST ESTIMATE

PROJECT: SENECA TRAILS PHASE 5
 SUBMITTED TO: SENECA TRAILS, LLC
 DATE: AUGUST 9, 2024
 PAGE 7 OF 8

GUDENKUNST WATERLINE (BUDGETARY ESTIMATE ONLY, FINAL PLAN NOT AVAILABLE)

| | ITEM | UNITS | QTY | UNIT PRICE | TOTAL |
|--|--|-------|-------|-------------|---------------------|
| OSW-1 | 12" DIP (CLASS 52) GUDENKUNST FEED | LF | 2,750 | \$125.00 | \$343,750.00 |
| OSW-2 | 12" GATE VALVE & BOX | EA | 2 | \$5,400.00 | \$10,800.00 |
| OSW-3 | 12" TEES W/ CONCRETE BLOCKING | EA | 1 | \$1,900.00 | \$1,900.00 |
| OSW-4 | 12" FITTINGS w/ CONCRETE BLOCKING | EA | 4 | \$1,025.00 | \$4,100.00 |
| NOTE: FITTINGS INCLUDE DUCTILE IRON BENDS, CAPS, REDUCERS & SLEEVES. MEGALUG JOINT RESTRAINT IS INCLUDED FOR ALL MECHANICAL JOINT CONNECTIONS. | | | | | |
| OSW-5 | 12" FIELD LOCK GASKETS (ESTIMATED) | EA | 3 | \$250.00 | \$750.00 |
| OSW-6 | CONNECT TO EXISTING LINE | EA | 1 | \$2,000.00 | \$2,000.00 |
| OSW-7 | SPECIAL BACKFILL (COMPACTED 2A LIMESTONE IN ROAD CROSSING AREAS)(WATER MAINS & SERVICES) | TN | 585 | \$36.00 | \$21,060.00 |
| OSW-8 | HYDROSTATIC PRESSURE TESTING (PER OCCURANCE) | EA | 1 | \$1,500.00 | \$1,500.00 |
| OSW-9 | TRAFFIC CONTROL & SIGNANGE ALLOWANCE | EA | 1 | \$15,000.00 | \$15,000.00 |
| GUDENKUNST WATERLINE ESTIMATE- | | | | | \$400,860.00 |

ON-SITE WATERLINE (BUDGETARY ESTIMATE ONLY, FINAL PLAN NOT AVAILABLE)

| | ITEM | UNITS | QTY | UNIT PRICE | TOTAL |
|--|--|-------|-------|------------|---------------------|
| W-1 | 8" DIP (CLASS 52) | LF | 3,320 | \$66.50 | \$220,780.00 |
| W-2 | FIRE HYDRANTS (COMPLETE-IN-PLACE) | EA | 3 | \$8,450.00 | \$25,350.00 |
| W-3 | 8" GATE VALVE & BOX | EA | 10 | \$2,900.00 | \$29,000.00 |
| W-4 | 8" TEES W/ CONCRETE BLOCKING | EA | 1 | \$1,100.00 | \$1,100.00 |
| W-5 | 8" FITTINGS w/ CONCRETE BLOCKING | EA | 25 | \$650.00 | \$16,250.00 |
| NOTE: FITTINGS INCLUDE DUCTILE IRON BENDS, CAPS, REDUCERS & SLEEVES. MEGALUG JOINT RESTRAINT IS INCLUDED FOR ALL MECHANICAL JOINT CONNECTIONS. | | | | | |
| W-6 | 8" FIELD LOCK GASKETS (ESTIMATED) | EA | 8 | \$180.00 | \$1,440.00 |
| W-7 | CONNECT TO EXISTING LINE | EA | 1 | \$2,000.00 | \$2,000.00 |
| W-8 | WATER SERVICE INCLUDING CORPORATION, SOFT K COPPER, CURB STOP w/ VALVE BOX & S/S ROD | EA | 66 | \$1,500.00 | \$99,000.00 |
| W-9 | SPECIAL BACKFILL (COMPACTED 2A LIMESTONE IN ROAD CROSSING AREAS)(WATER MAINS & SERVICES) | TN | 585 | \$36.00 | \$21,060.00 |
| W-10 | HYDROSTATIC PRESSURE TESTING (PER OCCURANCE) | EA | 1 | \$1,500.00 | \$1,500.00 |
| ON-SITE WATERLINE ESTIMATE- | | | | | \$417,480.00 |

Application of Pennsylvania-American Water Company for
Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in
an Additional Portion of Jackson Township, Butler County, Pennsylvania

Exhibit G

Pennsylvania-American Water Company's Application for Public Fire Hydrant Service

RULES AND REGULATIONS

8. Public Fire Hydrants (cont'd)

8.5 Application for Public Fire Hydrant Service

WBS Element No. _____ **(C)**

Project Description _____ **(C)**

This Application made in triplicate this _____ day of _____, 20____, by _____ (Applicant) (a Municipal corporation of the Commonwealth of Pennsylvania), hereinafter called the "Applicant", to the **Pennsylvania-American Water Company** (a corporation of the Commonwealth of Pennsylvania), doing business in the of _____, hereinafter called the "Water Company."

The Applicant, upon the terms and conditions hereinafter set forth, hereby applies to the Water Company for the installation of (a) public fire hydrant(s) to be located at:

In consideration for which the Applicant agrees to be bound by all the terms and conditions of this application, and the Water Company's tariff as amended from time to time, and to pay the Water Company for service at the schedule of rates in effect from time to time during the rendition of such service.

The further terms and conditions upon which this application may be accepted by the Water Company are as follows:

First: The public fire hydrant shall be furnished, installed, inspected, and maintained by the Water Company.

Second: The use of the public fire hydrant will be restricted to the taking of water for the extinguishing of above-ground fires. Water shall not be taken from any fire hydrant for construction purposes, extinguishing underground fires, sprinkling streets, flushing sewers or gutters, or for any other use unless specifically permitted by the Water Company for the particular time and occasion. If the Water Company grants permission to use the fire hydrant for purposes other than the extinguishment of fires, such use will be applied only if an approved backflow prevention device is attached to the hydrant. Said device shall be furnished by the Applicant.

(C) means Change

PENNSYLVANIA-AMERICAN WATER COMPANY

RULES AND REGULATIONS

8. Public Fire Hydrants (cont'd)

8.5 Application for Public Fire Hydrant Service (cont'd)

Third: Whenever a change in location of a fire hydrant is ordered by the Applicant, such change will be made at the expense of the Applicant.

Fourth: The Water Company will undertake to use reasonable care and diligence in order to prevent and avoid interruptions and fluctuations in service, but it cannot and does not guarantee that such will not occur. The extent of the rights of the Applicant under this application is to receive, but only at times of fire, such supply of water as shall then be available and no other or greater. The Applicant agrees that the Water Company shall not be considered in any manner an insurer of property or persons, or to have undertaken to extinguish fires or to protect any persons or property against loss or damage by fire, or otherwise. The extent of the Company's liability for any and all claims for damages on account of any injury to property or persons by reason of fire, water, failure to supply water or pressure, or for any other cause whatsoever, shall be subject to the limitations set forth in Section 15.1 of its Tariff.

Fifth: The Applicant will indemnify, save harmless, and defend the Water Company from all claims, loss, costs, or damage on account of injury to persons or property occurring as a result of its use or operation, or the existence of said public fire hydrant(s) including but not limited to injury or damage to persons or property by reason of fire, water, failure to supply water or pressure, or for any other cause whatsoever, to the extent that the injury to persons or property is the result of the intentional acts or negligence of the Applicant, its employees or agents, and only to the extent that the Applicant could be held directly liable under the Pennsylvania Political Subdivision Tort Claims Act set forth in 42 Pa.C.S. § 8541 et seq. Nothing in this paragraph shall be deemed a waiver, contractual or otherwise, of the protections afforded the Applicant at 42 Pa. C.S. § 8541 et seq.

Sixth: The Applicant will notify the Water Company of each occasion on which a public fire hydrant is used so that the Company may be able to make a follow-up inspection.

Seventh: The rights and obligations of the Applicant hereunder shall be further subject at all times to the rates, rules and regulations of the Water Company that now exist or which may hereafter be adopted.

RULES AND REGULATIONS

8. Public Fire Hydrants (cont'd)

8.5 Application for Public Fire Hydrant Service (cont'd)

Eighth: The Applicant agrees to provide any permits required by the Applicant relative to this application for public fire hydrant(s) contracted for or its future replacement.

IN WITNESS WHEREOF the Applicant through a duly authorized official has hereunto signed this Application the day and year first above written.

WITNESS

APPLICANT

By _____

Print Name

(C)

Title

(C)

IN WITNESS WHEREOF the Water Company hereby accepts the foregoing Application this day of

_____, 20__.

WITNESS

PENNSYLVANIA-AMERICAN WATER COMPANY

By _____
Authorized Representative

[End of Application]

(C) means Change

Application of Pennsylvania-American Water Company for
Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in
an Additional Portion of Jackson Township, Butler County, Pennsylvania

Exhibit H

Pennsylvania-American Water Company's Current Balance Sheet

Exhibit H

Pennsylvania-American Water Company
Balance Sheet
December 31, 2024
(Dollars in thousands)

| | PA American Water December 31, 2024 (Audited) | |
|--|---|-----------|
| Assets | | |
| Cash and cash equivalents | \$ | 3,064 |
| Other current assets | | 183,691 |
| Total property plant and equipment | | 7,357,402 |
| Regulatory assets & other L/T Assets | | 337,043 |
| Total Assets | \$ | 7,881,200 |
| | | |
| Capitalization and liabilities | | |
| Short Term Debt | \$ | 64,566 |
| Current Portion of Long-term Debt | | 49,784 |
| Other current liabilities | | 241,840 |
| Total Long-term Debt | | 2,576,056 |
| Regulatory & Other Long Term Liabilities | | 1,350,755 |
| Stockholder's equity | | 3,352,376 |
| Contributions in aid of construction | | 245,823 |
| Total Capitalization and liabilities | \$ | 7,881,200 |

Application of Pennsylvania-American Water Company for
Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in
an Additional Portion of Jackson Township, Butler County, Pennsylvania

Exhibit I

Pennsylvania-American Water Company's Current Statement of Income and Retained Earnings

Pennsylvania-American Water Company
Income Statement
for the 12 Months Ended December 31, 2024
(Dollars in thousands)

Exhibit I

| | PA American Water 12 Months Ended December 31, 2024 (Audited) | |
|-------------------------------|--|-----------|
| Operating Revenues | \$ | 1,039,142 |
| Operating Expenses | | |
| Operation and Maintenance | | 295,064 |
| Depreciation and Amortization | | 226,638 |
| General Taxes and Other | | 19,081 |
| Total Operating Expenses | | 540,783 |
| Operating Income | | 498,359 |
| Other Income/(Expenses) | | |
| Other Income/(Expense), Net | | 14,445 |
| Interest Expense, Net | | (100,081) |
| Total Other Expenses | | (85,636) |
| Income Before Income Taxes | | 412,723 |
| Provision for Income Taxes | | 99,008 |
| Net Income | \$ | 313,715 |

Application of Pennsylvania-American Water Company for
Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in
an Additional Portion of Jackson Township, Butler County, Pennsylvania

Exhibit J

Pennsylvania-American Water Company's Current Tariff – Rate Zone 1
for the Applied for Service Territory

PENNSYLVANIA-AMERICAN WATER COMPANY
(hereinafter referred to as the "Company")

D/B/A

Pennsylvania American Water

RATES, RULES AND REGULATIONS

GOVERNING THE DISTRIBUTION AND SALE OF

WATER SERVICE

IN CERTAIN MUNICIPALITIES AND TERRITORIES LOCATED ADJACENT THERETO IN:

ADAMS, ALLEGHENY, ARMSTRONG, BEAVER, BERKS, BUCKS,
BUTLER, CENTRE, CHESTER, CLARION, CLEARFIELD, CLINTON, COLUMBIA,
CUMBERLAND, DAUPHIN, FAYETTE, INDIANA, JEFFERSON, LACKAWANNA,
LANCASTER, LAWRENCE, LEBANON, LUZERNE, MCKEAN, MONROE, MONTGOMERY,
NORTHAMPTON, NORTHUMBERLAND, PIKE, SCHUYLKILL, SUSQUEHANNA,
UNION, WARREN, WASHINGTON, WAYNE, WYOMING, AND YORK COUNTIES.

Issued: November 21, 2024

Effective: November 21, 2024

Issued by:
Justin Ladner, President
Pennsylvania American Water
852 Wesley Drive
Mechanicsburg, PA 17055

<https://www.amwater.com/paaw/>

NOTICE

**This Tariff authorizes Pennsylvania American Water Company to furnish water services to the public in an additional portion of Farmington Township, Clarion County, Pennsylvania.
(Refer to pages 2, 3, 4, 5, 16.6, 35 and 42.)**

PENNSYLVANIA-AMERICAN WATER COMPANY

Canceling Third and Fourth Revised Page 16

SCHEDULE OF RATES

RATE ZONE 1 - GENERAL METERED SERVICE
FOR RESIDENTIAL RATE CLASS

APPLICABILITY

The rates under this schedule apply throughout the territories, unless otherwise noted on the territories served page, served under this tariff for service rendered on and after the Effective Date shown at the bottom of this page.

AVAILABILITY

The rates under this schedule are available to customers in the Residential Class.

METERED SERVICE

All water supplied by the Company under this rate schedule for any and all purposes shall be metered. All meters shall be read monthly or bimonthly and the water used shall be paid for in accordance with the following schedule of rates.

RATE

Service Charge For Residential Rate Class

The following monthly service charge shall apply based on the size of meter required to render adequate service, as determined by the Company:

| <u>Size of Meter</u> | <u>Service Charge per Month</u> |
|----------------------|---------------------------------|
| 5/8 inch | \$18.80 (I) |
| 3/4 inch | \$18.80 (I) |
| 1 inch | \$18.80 (I) |
| 1-1/2 inch | \$18.80 (I) |
| 2 inch | \$127.00 (I) |
| 3 inch | \$236.80 (I) |
| 4 inch | \$296.80 (I) |
| 6 inch | \$444.30 (I) |
| 8 inch | \$860.40 (I) |

Consumption Charges For Residential Class:

The following rates shall apply per 100 gallons:

All Usage: \$1.8772 (I)

(I) means Increase and (C) means Change

PENNSYLVANIA-AMERICAN WATER COMPANY

SCHEDULE OF RATES

RATE ZONE 1 - GENERAL METERED SERVICE
FOR COMMERCIAL, MUNICIPAL AND OTHER WATER UTILITY RATE CLASSES

APPLICABILITY

The rates under this schedule apply throughout the territories, unless otherwise noted on the territories served page, served under this tariff for service rendered on and after the Effective Date shown at the bottom of this page.

AVAILABILITY

The rates under this schedule are available to customers in the **Commercial, Municipal and Other Water Utility Classes**.

METERED SERVICE

All water supplied by the Company under this rate schedule for any and all purposes shall be metered. All meters shall be read monthly or bimonthly and the water used shall be paid for in accordance with the following schedule of rates.

RATE

Service Charge For Commercial, Municipal and Other Water Utility Rate Classes

The following monthly service charge shall apply based on the size of meter required to render adequate service, as determined by the Company:

| <u>Size of Meter</u> | <u>Service Charge Per Month Commercial and Municipal</u> | | <u>Service Charge Per Month Other Water Utilities Group A & B</u> |
|----------------------|--|-----|---|
| 5/8 inch | \$19.30 | (I) | \$29.10 |
| 3/4 inch | \$29.10 | (I) | \$44.00 |
| 1 inch | \$48.40 | (I) | \$73.00 |
| 1-1/2 inch | \$79.20 | (I) | \$145.00 |
| 2 inch | \$127.10 | (I) | \$232.00 |
| 3 inch | \$236.90 | (I) | \$436.00 |
| 4 inch | \$296.90 | (I) | \$726.00 |
| 6 inch | \$444.30 | (I) | \$1,452.00 |
| 8 inch | \$860.50 | (I) | \$2,325.00 |
| 10 inch | \$1,246.40 | (I) | \$3,340.00 |
| 12 inch | \$1,782.20 | (I) | \$4,793.00 |
| 16 inch | \$2,423.80 | (I) | |
| 18 inch | \$2,730.20 | (I) | |
| 20 inch | \$3,033.50 | (I) | |

Consumption Charges For Commercial, Municipal and Other Water Utilities Rate Classes:

The following rates shall apply per 100 gallons:

Commercial

| | | |
|---------------------------------|----------|-----|
| First 16,000 gallons | \$1.8033 | (I) |
| All in excess of 16,000 gallons | \$1.3523 | (I) |

Municipal

| | | |
|---------------------------------|----------|-----|
| First 16,000 gallons | \$1.8988 | (I) |
| All in excess of 16,000 gallons | \$1.0499 | (I) |

Other Water Utilities

| | | |
|----------------|----------|-----|
| Group A All at | \$1.0072 | (I) |
| Group B All at | \$1.4368 | (I) |

(I) means Increase

PENNSYLVANIA-AMERICAN WATER COMPANY

SCHEDULE OF RATES

**RATE ZONE 1- GENERAL METERED SERVICE
FOR INDUSTRIAL RATE CLASS**

APPLICABILITY

The rates under this schedule apply throughout the territories, unless otherwise noted on the territories served page, served under this tariff for service rendered on and after the Effective Date shown at the bottom of this page.

AVAILABILITY

The rates under this schedule are available to customers in the Industrial Class.

METERED SERVICE

All water supplied by the Company under this rate schedule for any and all purposes shall be metered. All meters shall be read monthly or bimonthly and the water used shall be paid for in accordance with the following schedule of rates.

RATE

Service Charge For Industrial Rate Class

The following monthly service charge shall apply based on the size of meter required to render adequate service, as determined by the Company:

| <u>Size of Meter</u> | <u>Service Charge Per Month</u> |
|----------------------|---------------------------------|
| 5/8 inch | \$28.00 |
| 3/4 inch | \$42.00 |
| 1 inch | \$70.00 |
| 1-1/2 inch | \$140.00 |
| 2 inch | \$224.00 |
| 3 inch | \$420.00 |
| 4 inch | \$701.00 |
| 6 inch | \$1,401.00 |
| 8 inch | \$2,243.00 |
| 10 inch | \$3,223.00 |
| 12 inch | \$4,625.00 |

Consumption Charges For Industrial Rate Class

The following rates shall apply per 100 gallons per month:

Industrial

| | |
|--------------------------|--------------|
| First 16,000 | \$1.6720 (I) |
| Next 584,000 | \$1.2860 (I) |
| All In Excess of 600,000 | \$1.0022 (I) |

Industrial Curtailment*

| | |
|-----------------------------|--------------|
| First 16,000 | \$1.6720 (I) |
| Next 584,000 | \$1.2860 (I) |
| Next 14,400,000 | \$1.0022 (I) |
| All In Excess of 15,000,000 | \$0.6001 (I) |

* Subject to the availability criteria and terms and conditions of the Industrial Curtailment Rate of this tariff, the foregoing rates shall apply per 100 gallons per month for service provided under the Industrial Curtailment Rate.

(I) means Increase

PENNSYLVANIA-AMERICAN WATER COMPANY

SCHEDULE OF RATES

**RATE ZONE 1 – GENERAL UNMETERED SERVICE
FOR THE RESIDENTIAL CLASS**

APPLICABILITY

The rate under this schedule applies throughout the territories, unless otherwise noted on the territories served page, served under this tariff for service rendered on and after the Effective Date shown at the bottom of this page.

AVAILABILITY

This rate is available to a customer in the Residential Class that is added to the Company's service territory through an acquisition and does not have a meter at the customer's service address on the date of closing of such acquisition.

UNMETERED SERVICE

All water supplied by the Company under this rate schedule will be unmetered. However, the Company may install a meter of appropriate size at the customer's premise based on the Company's meter installation schedule as determined by the Company. Upon installation of a meter at the customer's service address by the Company, a customer will no longer be eligible for this rate schedule and will be charged a service charge based on the size of meter required to render adequate service along with a charge for consumption usage based upon the applicable Rate Zone's metered rates in effect for the residential class.

RATE

The following monthly rate for service shall apply: **\$79.00** per month. (I)

(I) means Increase

PENNSYLVANIA-AMERICAN WATER COMPANY

SCHEDULE OF RATES

PRIVATE FIRE SERVICE –UNMETERED

APPLICABILITY

The rates under this schedule apply throughout the territories served under this tariff for service rendered on and after the Effective Date shown at the bottom of this page

AVAILABILITY

The rates under this schedule are available to any existing unmetered private fire service customer who continues to utilize the service connection solely for fire prevention purposes in connection with the customer’s fire sprinkler system, standpipe connection, or any other emergency or fire protection facilities.

RATE

Service Charge

The following shall apply based on the size of service line connection required to render adequate service, as determined by the Company:

| <u>Size of Connection with Main</u> | <u>Service Charge per Month</u> | |
|---|-------------------------------------|-----|
| 1 inch | \$5.99 | (I) |
| 1-1/4 inch | \$5.99 | (I) |
| 1-1/2 inch | \$8.63 | (I) |
| 2 inch | \$15.34 | (I) |
| 3 inch | \$34.92 | (I) |
| 4 inch | \$61.49 | (I) |
| 6 inch | \$139.88 | (I) |
| 8 inch | \$248.72 | (I) |
| 10 inch | \$388.48 | (I) |
| 12 inch | \$558.88 | (I) |

Qualified Private Fire Hydrants

Service under this classification is subject to regulations set forth in Section 2.11 "Qualified Private Fire Hydrants".

Qualified Private Fire Hydrants **\$26.89** per month (I)

[language deleted]

(C)

(I) means Increase and (C) means Change

Application of Pennsylvania-American Water Company for
Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in
an Additional Portion of Jackson Township, Butler County, Pennsylvania

Exhibit K

Estimated Annual Revenues and Expenses

**Estimated Annual Revenue and Expense
in Application Territory
Water**

Exhibit K

| Line No. | | Phase 1B | | Phase 5 | | Total Phase 1B & 5 |
|----------|---|--------------------------|-------------------------|--------------------------|-------------------------|--|
| | | 47 Residential Customers | 2 Private Fire Hydrants | 66 Residential Customers | 3 Private Fire Hydrants | 113 Residential Customers 5 Private Fire Hydrants |
| 1 | Annual Revenue | | | | | |
| 2 | Meter Size | 5/8" | | 5/8" | | |
| 3 | Average Monthly Usage (100 Gallons) | 32.01 | | 32.01 | | |
| 4 | Monthly Service Charge | \$18.80 | \$26.89 | \$18.80 | \$26.89 | |
| 5 | Usage Charge per 100 Gallons | \$1.8772 | | \$1.8772 | | |
| 6 | Usage Charge | \$60.09 | | \$60.09 | | |
| 7 | Monthly Total Revenue | \$78.89 | \$26.89 | \$78.89 | \$26.89 | \$9,049.02 |
| 8 | Annual Revenue per Customer (Ln. 7 x 12 months) | \$946.68 | \$322.68 | \$946.68 | \$322.68 | \$108,588.24 |
| 9 | | | | | | |
| 10 | Estimated Annual Residential Revenue | \$44,493.96 | | \$62,480.88 | | \$106,974.84 |
| 11 | Estimated Annual Private Fire Hydrants Revenue | | \$645.36 | | \$968.04 | \$1,613.40 |
| 12 | | | | | | |
| 13 | Total Estimated Annual Revenues | | | | | \$108,588.24 |
| 14 | | | | | | |
| 15 | Estimated Annual Expenses | | | | | |
| 16 | | | | | | |
| 17 | Estimated Annual Expenses (Residential Customers) | \$8,969.98 | | \$12,596.15 | | \$21,566.13 |
| 18 | Estimated Annual Expenses (5 Private Fire Hydrants) | | \$130.10 | | \$195.16 | \$325.26 |
| 19 | | | | | | |
| 20 | Total Estimated Expenses Per Year | | | | | \$21,891.39 |
| 21 | | | | | | |
| 22 | Net Income (Ln. 13 - Ln. 20) | | | | | \$86,696.85 |

Application of Pennsylvania-American Water Company for
Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in
an Additional Portion of Jackson Township, Butler County, Pennsylvania

Exhibit L

Letter of Support from the Township of Jackson



Jay Grinnell
Chairman

Allan Osterwise
Vice Chairman

Marianne Hall
Supervisor

October 23, 2024

Gregg Heinemann
Seneca Trails, LLC
202 Gabriel Drive
Mars, PA 16046

Re: Approval Letter
Final Phase 1B, Planned Residential Development
Seneca Trails
Jackson Township, Butler County

Dear Mr. Heinemann:

Please be advised that at its regular meeting held on Thursday, October 21, 2024 the Jackson Township Board of Supervisors (the "Board") approved the Final Phases 1B, Planned Residential Development, subdivision plan application for Seneca Trails for 47 townhomes and related appurtenances, filed by Sheffler & Company, Inc. on behalf of Seneca Trails, LLC (the "Developer") under Chapter 22 of the Jackson Township Code of Ordinances, Subdivision and Land Development, as amended, residential subdivision plan located on Gudekunst Road, in the Township's R, Residential District, currently designated as Butler County Tax Parcel No. 180-4F123-2B, accordance with the application materials, plans, documents, other material submitted to the Township, including but not limited to the plans prepared by Sheffler Company, Inc, dated last revised September 9, 2024 (the "plans"), as follows:

- **Cover Letter-** by Ed Moore, of Sheffler & Co. Inc., Electronically received August 12, 2024.
- **Application-** Final Phase 1B, dated August 12, 2024, by Ed Moore of Sheffler & Co. Inc., Electronically received August 12, 2024.
- **Response Letter** – to Administrative Completeness Review- dated September 9, 2024, prepared by Sheffler & Co., Inc. electronically received September 9, 2024.
- **Butler County Planning Department Letter-** dated November 16, 2023, prepared by Butler County Planning Department, electronically received September 9, 2024.
- **Geo-Technical Investigation Report (Williams Property)-** dated August 11, 2023, prepared by HGC- Hewes Geotechnical Consultants, LLC., Electronically received August 12, 2024.
- **Wetland Report (Williams Woodlands Property) -** dated August 27, 2022, prepared by Palustris Environmental LLC., Electronically received August 12, 2024.
- **Post Construction Stormwater Management Report-** (Williams Property) dated March 2024, prepared Sheffler & Co., Inc., Electronically received August 12, 2024.
- **Landscape Plan- (Resubmission)** dated September 9, 2024, prepared by Sheffler & Co., Inc., electronically received September 9, 2024.
- **Residential Subdivision Plan- (Resubmission)** dated September 9, 2024, prepared by Sheffler & Co., Inc., electronically received September 9, 2024.

- **Final Subdivision & Land Development Plans-** Seneca Trails Phases 1B, dated August 14, 2024, prepared by Sheffler & Co. Inc., Electronically received August 12, 2024.
 - Title Sheet (C000), Waiver List (C001), Phasing Plan (C150), Tree Clearing Plan (C151), Steep Slope Disturbance Plan (C152), Bufferyard Plan (C153), Connectivity Plan (C154), Open Space Plan (C155), Existing Conditions Plan (PH1B-100), Residential Subdivision Plans (PH1B-REC1), Site Plans (PH1B-200), Street Profiles (PH1B-210), Grading and Drainage Plans(PH1B-300), Storm Sewer Profiles (PH1B-310), Sanitary Sewer and Utility Plans (PH1B-400), Sanitary Sewer Profiles (PH1B-410), General Notes (C700), Construction Details (C700A-G), Building Elevations (PH1B-800), Landscape Plan (PH 1B-1000), Lighting Plan (Index) (C1200), Lighting Plan (C1200A), Lighting Details (C1200B), Initial Erosion & Sedimentation Control Plan (PH1B-ES1), Intermediate Erosion & Sedimentation Control Plan (PH1B-ES2), Final Erosion & Sedimentation Control Plan (PH1B-ES3), Erosion & Sedimentation Control Notes & Details (Ph1B-ES4-7), Post Construction Stormwater Management Plan (PH1B-PCSM1), Post Construction Stormwater Management Details (PH1B-PCSM2).

The plans are subject to the following conditions:

1. **Township Planning Director's Review Letter.** The Developer shall address all outstanding issues and deficiencies referenced in the Township Planning Director's review letter dated September 27, 2024, in a manner acceptable to the Township Planning Director.
 - a. The end of the cul-de-sac and sidewalks for Phase 1B abuts the adjacent property line, parcel number 180-4F102-4ADA. A grading easement shall be obtained from Williams Woodlands LLC property, as shown on the plan. The Developer shall provide evidence of the obtained easement.
 - b. A full set of the revised tentative plans must be submitted with all updates to be kept as record..
 - c. The submission will require updated homeowner's documents with the substance of covenants, grants of easement, right-of-way or other restrictions proposed to be imposed upon the use of the land, common open space, buildings and structures, including proposed easements or grants for public utilities. [§27-1106.C(2)(g)]
2. **Township Engineer's Review Letter.** The Developer shall address all outstanding issues and deficiencies referenced in the Township Engineer's review letter dated September 30, 2024, in a manner acceptable to the Township Engineer.
3. **Intersection of Gudekunst Road and Shanleigh Drive.** The study does not address the current sight distance at the intersection of Gudekunst Rd & Shanleigh Drive. Previous submissions had indicated this intersection would meet ISD for 25 MPH and sight distance was to be confirmed prior to occupancy. HRG measured ISD and found the available sight distance does not appear to meet ISD for 25 MPH looking left out of the driveway and looking ahead while turning left into the driveway. Further coordination with the Township on possible road or embankment adjustments should be considered to obtain sight distance. The Developer shall work with Township and Township Engineers to survey the area and come up with a solution on how to make the sight distance acceptable for safety measures.

4. **Failure to Comply.** Failure to comply with the terms and conditions of the Tentative approval granted by the Board of Supervisors shall result in said approval null and void as specified in the Findings of Fact and Conclusions of Law dated November 21, 2021, and May 23, 2024.
5. **Conditions of Approval.** The Developer shall reference on the recording plat the conditions of approval of this plan and waiver approvals, in a manner acceptable to the Township Solicitor. The Developer shall satisfy the conditions of this approval in a manner acceptable to the Township Manager by no later than one year from the date of approval, except as provided by applicable law.
6. **Compliance with Laws.** The Developer and the development of the subject property shall comply with all applicable Federal, State, County and Township laws, statutes, ordinances, resolutions and regulations, including but not limited to Chapter 27 of the Jackson Township Code of Ordinances, Zoning, as amended (the “Zoning Ordinance”), Chapter 22 of the Jackson Township Code of Ordinances, Subdivision and Land Development, as amended (the “SALDO”), and Chapter 26, Part 1 of the Jackson Township Code of Ordinances, Stormwater Management, as amended (the “SWMO”).
7. **Permits and Approvals.** The Developer shall apply for and obtain any and all necessary Federal, State, County and Township permits and approvals for the proposed development on the subject property. The Developer and the development of the subject property shall comply with all such Federal, State, County and Township permits and approvals.
8. **Unit Owners Association Documents.** The Developer shall establish a unit owners association for the PRD in accordance with the applicable requirements of the Pennsylvania Uniform Planned Community Act, 68 Pa.C.S. §5101 et seq., as amended, and/or the Pennsylvania Uniform Condominium Act, 68 Pa.C.S. §3101 et seq., as amended. The organizing documents and declarations for this unit owner’s association shall comply with this decision and shall be in a form acceptable to the Township Solicitor, and the Developer shall comply with the terms of these organizing documents and declarations.
9. **Emergency Access.** The Developer shall provide adequate access for emergency vehicles and emergency responders in a manner acceptable to the Township Police Chief and Fire Chief. The Developer shall address all comments from the Township Police Chief and Fire Chief in a manner acceptable to the Township.
10. **Development Agreement.** The Developer shall execute the Township’s standard-form Development Agreement, in a form acceptable to the Township Solicitor, and post the necessary financial security in a form acceptable to the Township Solicitor. The Developer shall comply with the Development Agreement executed between the Developer and the Township.
11. **Stormwater Management Agreement.** The Developer shall construct, install, operate, and maintain the stormwater management system and related appurtenances for the development in accordance with the SWMO. The Developer shall execute the Township’s standard-form Stormwater Management Agreement, in a form acceptable to the Township Solicitor. The Developer shall comply with the Stormwater Management Agreement executed between the Developer and the Township.

12. **Reimbursement of Township Review Fees and Expenses.** The Developer shall reimburse the Township for all Engineer, Solicitor and other professional consultant fees and all other expenses incurred by the Township as a result of the proposed [subdivision and/or land development] on the subject property.

The Board's actions dealt only with the above-referenced Final Phase 1B, Planned Residential Development, for Seneca Trails approval under the SALDO. The Developer must still comply with any and all applicable Township land use decisions, Township land use, building and other codes and apply for and obtain any and all necessary grading, building, and other permits from the Township Manager, Zoning Officer and Building Code Official.

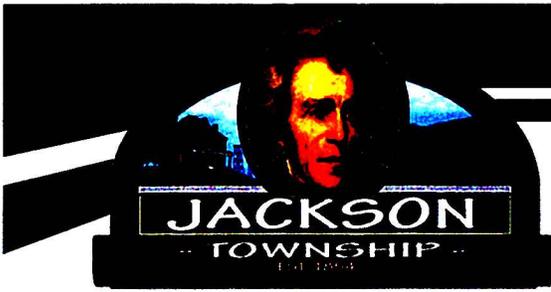
Sincerely,



Nikki Colton
Township Manager/Planning Director

Via Email 10/23/2024

CC: Ed Moore, Sheffler & Company, Inc.
Ben Gilberti, HRG



Jay Grinnell
Chairman

Allan Osterwise
Vice Chairman

Marianne Hall
Supervisor

July 31, 2024

Gregg Heinemann
Seneca Trails, LLC
202 Gabriel Drive
Mars, PA 16046

Re: Approval Letter
Final Phase 3, 4 & 5, Planned Residential Development
Seneca Trails
Jackson Township, Butler County

Dear Mr. Heinemann:

Please be advised that at its regular meeting held on Thursday, July 18, 2024 the Jackson Township Board of Supervisors (the "Board") approved the Final Phases 3, 4 & 5, Planned Residential Development, subdivision plan application for Seneca Trails for 45 single-family lots and 52 townhomes for Phase 3, 60 single-family lots and 49 townhomes for Phase 4 and 66 single-family lots in Phase 5, and related appurtenances, filed by Sheffler & Company, Inc. on behalf of Seneca Trails, LLC (the "Developer") under Chapter 22 of the Jackson Township Code of Ordinances, Subdivision and Land Development, as amended, residential subdivision plan located on Gudekunst Road, in the Township's R, Residential District, currently designated as Butler County Tax Parcel No. 180-4F123-2B, 180-4F123-3 and 180-4F123-4, in accordance with the application materials, plans, documents, other material submitted to the Township, including but not limited to the plans prepared by Sheffler Company, Inc, dated July 3, 2024 (the "plans"), as follows:

- **Project Narrative** - by Ed Moore, of Sheffler & Co. Inc., Electronically received June 13, 2024.
- **Cover Letter**- by Ed Moore, of Sheffler & Co. Inc., Electronically received June 13, 2024.
- **Application**- Final Phase 3, dated June 13, 2024, by Ed Moore of Sheffler & Co. Inc., Electronically received June 13, 2024.
- **Cover Letter**- by Ed Moore-Sheffler & Company, Inc. dated July 3, 2024, received July 3, 2024.
- **Response Letter to Administrative Completeness Review Letter**, by Ed Moore – Sheffler & Company, Inc., dated July 3, 2024. Received July 3, 2024.
- **Application**-Final Phase 4., dated June 13, 2024, by Ed Moore of Sheffler & Co. Inc., Electronically received June 13, 2024.
- **Application**- Final Phase 5, dated June 13, 2024, by Ed Moore of Sheffler & Co. Inc., Electronically received June 13, 2024.
- **Geo-Technical Investigation Report**- dated November 2022, prepared by NGE- Environmental & Geotechnical Engineering Solutions, LLC., Electronically received June 13, 2024.
- **Geo-Technical Investigation Report (Elmwood Park)**- dated July 2023, prepared by Geo-Mechanics, Inc., Electronically received June 13, 2024.

- **Traffic Impact Study**- dated July 2023, prepared by Gateway Engineers, Inc., Electronically received June 13, 2024.
- **Regulated Waters Investigation Report- Wetland Report-** (Elmwood- Franz Property)- August 9, 2023, prepared by Palustris Environmental LLC, Electronically received June 13, 2024.
- **Regulated Waters Investigation Report**- dated August 11, 2023, prepared by Palustris Environmental LLC, Electronically received June 13, 2024.
- **Regulated Water Investigation Report** – (Franz-Shemashko Property) dated August 16, 2023, prepared by Palustris Environmental LLC, Electronically received June 13, 2024.
- **Post Construction Stormwater Management Report-** (Elmwood Park) dated November 2023, prepared Sheffler & Co., Inc., Electronically received June 13, 2024.
- **Post Construction Stormwater Management Report-** (Seneca Trails) dated November 2023, Prepared Sheffler & Co., Inc., Electronically received June 13, 2024.
- **Initial Erosion & Sediment Control Plan-** (ES1) – Seneca Trails Phases 3 & 4- dated August 22, 2023, prepared by Sheffler & Co. Inc., Electronically received June 13, 2024.
- **Tentative Plan Set**, dated July 5, 2024, prepared by Sheffler & Company, Inc. received July 3, 2024.
- **Half Size Drawings-** Final Subdivision & Land Development Plans- Seneca Trails Phases 3,4,&5, dated June 12, 2024, by Sheffler & Company, Inc; , Electronically received June 13, 2024, Final Re-submission Dated July 3, 2024, Received July 3, 2024.
- **Full Set Drawings- Final Subdivision & Land Development Plans-** Seneca Trails Phases 3, 4, & 5, dated June 12, 2024, prepared by Sheffler & Co. Inc., Electronically received June 13, 2024; Final Re-submission Dated July 3, 2024, received July 3, 2024.
 - Drawing Schedule: Title Sheet – (C000), Waiver List- (C001), Phasing Plan- (C150), Tree Clearing Plan- (C151), Steep Slope Disturbance Plan- (C152), Bufferyard Plan- (C153), Connectivity Plan- (C154), Open Space Plan-(C155), Existing Conditions Plan- PH 3&4 (PH3&4-100), PH5 (PH5-100), Simple Subdivision Plans -PH5 (PH5-REC100-103), Residential Subdivision Plan- PH3&4 (PH3&4-REC1-4), PH5 (PH5-REC1-3), Site Plan (Index)-PH3&4 (PH3&4-00), PH5 (PH5-200), Site Plans- PH3&4 (PH 3&4-200A-C) PH5 (PH5-200A-B), Street Profiles – PH3&4 (PH3&4-210-213), PH5 (PH5-210-211), Grading and Drainage Plan (Index) – PH3&4 (PH3&4-300), PH5 (PH5-300), Grading and Drainage Plans- PH3&4 (PH3&4-300-C) PH5 (PH5-300A-B), Storm Sewer Plan- PH5 (PH5-400A-B), Storm Sewer Profiles- PH3&4 (PH3&4-310-315) PH5 (PH5-410-412), Sanitary Sewer and Utility Plan (Index)- PH3&4 (PH3&4-400) PH5 (PH5-500), Sanitary Sewer and Utility Plans -PH 3&4 (PH3&4-400A-C) PH5 (PH5- 500A-C), Sanitary Sewer Profiles- PH3&4 (PH3&4-410-413) PH5 (PH5-510-512), Utility Plan (Index)- PH3&4 (PH3&4-600) PH5 (PH5-600), Utility Plan PH3&4 (PH3&4-600A-C) PH5 (PH5-600A-B), General Notes- PH5 (C700), Construction Details- PH5 (C700A-G), Building Elevations- PH3&4 (PH3&4-800-801), PH5 (PH5-800), Landscape Plan (Index)- PH3&4 (PH3&4-1000) PH5 (PH5-1000), Landscape Plan – PH3&4 (PH3&4-1000-A-C) PH5 (PH5-1000A-B), Lighting Plan (Index)- PH5 (C1200), Lighting Plan – PH5 (C1200A), Lighting Details- PH5 (C1200B), Initial Erosion & Sedimentation Control Plan (Index)- PH3&4 (PH3&4-ES1) PH5 (PH5-ES1), Initial Erosion & Sedimentation Control Plan -PH3&4 (PH3&4-ES2-3) PH5 (PH5-ES2-3), Intermediate Erosion & Sedimentation Control Plan (Index)- PH3&4 (PH3&4-ES4),

Intermediate Erosion & Sedimentation Control Plan – PH3&4 (PH3&4-ES5-7), Final Erosion & Sedimentation Control Plan (Index)- PH3&4 (PH3&4-ES-8) PH5 (PH5-ES-4), Final Erosion & Sedimentation Control Plan – PH3&4 (PH3&4-ES9-11) PH5 (PH5-ES5-6),
Erosion & Sedimentation Control Notes & Details- PH 3&4 (PH3&4-ES12-15) PH5 (PH5-ES7-10), Overall Post Construction Stormwater Management Plan- PH3&4 (PH3&4-PCSM1) PH5 (PH5-PCSM1), Post Construction Stormwater Management Plan- PH3&4 (PH3&4-PCSM2-4) PH5 (PH5-PCSM2-3), Post Construction Stormwater Management Details- PH3&4 (PH3&4-PCSM5) PH5 (PH5-PCSM4).

The plans are subject to the following conditions:

1. **Township Planning Director’s Review Letter.** The Developer shall address all outstanding issues and deficiencies referenced in the Township Planning Director’s review letter dated June 26, 2024, in a manner acceptable to the Township Planning Director.
 1. All existing limestone trails, the trail from Community Open Space to Lot 233 at Blake Drive, and all trails leading to community open space shall be constructed to the Township's Construction Standards. Where referenced in this section, Township Construction Standards or standards shall be taken to mean a six-inch 2A limestone base, trail six feet in minimum width, and three inches of compacted AASHTO #10 stone on top. Sheet C154 needs updated to reflect these conditions and should show the easement for the trails on the recording plan.
 2. A trail easement, as specified by the Township Construction Standards, shall be added to connect Phase 5 to the adjacent property, parcel number 180-4F123-5, for future connection to be depicted as an easement for public use.
 3. The submission will require updated homeowner’s documents with the substance of covenants, grants of easement, right-of-way or other restrictions proposed to be imposed upon the use of the land, common open space, buildings and structures, including proposed easements or grants for public utilities. [§27-1105.B(2)(g), 22-402.C(12),(17)]
 4. A full set of the revised tentative plans must be submitted with all updates to be kept as record.
2. **Gudekunst Road Improvements.** As a condition for Phase 5, the Developer is responsible for and widening of Gudekunst Road to 20’ and the improvements shall meet township standards. The Developer shall provide details on the timing and specifications of the improvements to the road.
3. **Intersection of Gudekunst Road and Shanleigh Drive.** The study does not address the current sight distance at the intersection of Gudekunst Rd & Shanleigh Drive. Previous submissions had indicated this intersection would meet ISD for 25 MPH and sight distance was to be confirmed prior to occupancy. HRG measured ISD and found the available sight distance does not appear to meet ISD for 25 MPH looking left out of the driveway and looking ahead while turning left into the driveway. Further coordination with the Township on possible road or embankment adjustments should be considered to obtain sight distance.

The Developer shall work with Township and Township Engineers to survey the area and come up with a solution on how to make the sight distance acceptable for safety measures.

4. **Failure to Comply.** Failure to comply with the terms and conditions of the Tentative approval granted by the Board of Supervisors shall result in said approval null and void as specified in the Findings of Fact and Conclusions of Law dated November 21, 2021, and May 23, 2024.
5. **Conditions of Approval.** The Developer shall reference on the recording plat the conditions of approval of this plan and waiver approvals, in a manner acceptable to the Township Solicitor. The Developer shall satisfy the conditions of this approval in a manner acceptable to the Township Manager by no later than one year from the date of approval, except as provided by applicable law.
6. **Compliance with Laws.** The Developer and the development of the subject property shall comply with all applicable Federal, State, County and Township laws, statutes, ordinances, resolutions and regulations, including but not limited to Chapter 27 of the Jackson Township Code of Ordinances, Zoning, as amended (the “Zoning Ordinance”), Chapter 22 of the Jackson Township Code of Ordinances, Subdivision and Land Development, as amended (the “SALDO”), and Chapter 26, Part 1 of the Jackson Township Code of Ordinances, Stormwater Management, as amended (the “SWMO”).
7. **Permits and Approvals.** The Developer shall apply for and obtain any and all necessary Federal, State, County and Township permits and approvals for the proposed development on the subject property. The Developer and the development of the subject property shall comply with all such Federal, State, County and Township permits and approvals.
8. **Unit Owners Association Documents.** The Developer shall establish a unit owners association for the PRD in accordance with the applicable requirements of the Pennsylvania Uniform Planned Community Act, 68 Pa.C.S. §5101 et seq., as amended, and/or the Pennsylvania Uniform Condominium Act, 68 Pa.C.S. §3101 et seq., as amended. The organizing documents and declarations for this unit owner’s association shall comply with this decision and shall be in a form acceptable to the Township Solicitor, and the Developer shall comply with the terms of these organizing documents and declarations.
9. **Emergency Access.** The Developer shall provide adequate access for emergency vehicles and emergency responders in a manner acceptable to the Township Police Chief and Fire Chief. The Developer shall address all comments from the Township Police Chief and Fire Chief in a manner acceptable to the Township.
10. **Development Agreement.** The Developer shall execute the Township’s standard-form Development Agreement, in a form acceptable to the Township Solicitor, and post the necessary financial security in a form acceptable to the Township Solicitor. The Developer shall comply with the Development Agreement executed between the Developer and the Township.
11. **Stormwater Management Agreement.** The Developer shall construct, install, operate, and maintain the stormwater management system and related appurtenances for the development in accordance with the SWMO. The Developer shall execute the Township’s standard-form Stormwater Management Agreement, in a form acceptable to the Township Solicitor. The

Developer shall comply with the Stormwater Management Agreement executed between the Developer and the Township.

12. **Reimbursement of Township Review Fees and Expenses.** The Developer shall reimburse the Township for all Engineer, Solicitor and other professional consultant fees and all other expenses incurred by the Township as a result of the proposed [subdivision and/or land development] on the subject property.

The Board's actions dealt only with the above-referenced Final Phases 3, 4 & 5, Planned Residential Development, for Seneca Trails approval under the SALDO. The Developer must still comply with any and all applicable Township land use decisions, Township land use, building and other codes and apply for and obtain any and all necessary grading, building, and other permits from the Township Manager, Zoning Officer and Building Code Official.

Sincerely,



Nikki Colton
Township Manager/Planning Director

Via Email 7/31/2024

CC: Gregg Heinemann
Ed Moore, Sheffler & Company, Inc.
Ben Gilberti, HRG

Application of Pennsylvania-American Water Company for
Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in
an Additional Portion of Jackson Township, Butler County, Pennsylvania

Exhibit M

Letter of Support from the County of Butler

Butler County Board of Commissioners Planning Department

124 W. Diamond Street, PO Box 1208, Butler, PA 16003-1208
Phone 724.284.5300 Fax 724.284.5315 TDD 724.284.5473

Commissioners

Leslie A. Osche, **Chairman**
Kimberly D. Geyer, **Vice Chairman**
Kevin E. Boozel, **Secretary**



Planning Department

Mark S. Gordon

November 16, 2023

Chris Rearick
Jackson Township
140 Magill Road
Zelienople, PA 16063

Dear Chris:

The Butler County Planning Commission reviewed the following plan in your municipality in accordance with Section 502 (b) of the Pennsylvania Municipalities Planning Code:

Seneca Trails (Revised), 211 Additional Living Units, #23207
BCPC did not have any comments on this plan.

Please be aware that The Pennsylvania Municipalities Planning Code requires county recording within 90 days of approval signatures by the governing body. PaMPC Article V, section 513(a)

A revised property deed also needs to be recorded when a parcel is altered so that the change can be properly accounted for in the Butler County Mapping and Assessment offices.

J.R. MacKay

Joel R. MacKay
Civil Engineer/Planner
Butler County Planning Department
124 West Diamond Street
Butler, PA 16001
724.284.5138
724.284.5315 FAX
jmackay@co.butler.pa.us

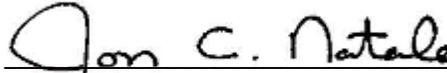
Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in an Additional Portion of Jackson Township, Butler County, Pennsylvania

Docket No. A-2025-_____

VERIFICATION

I, Jon C. Natale, hereby state that the facts set forth in the foregoing Application to extend water service to the public in an additional portion of Jackson Township, Butler County, are true and correct to the best of my knowledge, information, and belief, and that I expect to be able to prove the same at a hearing if held in this matter. I understand that the statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 (relating to unsworn falsification to authorities).

Date: June 26, 2025



Jon C. Natale
Senior Manager of Operations – Northwest PA
Pennsylvania-American Water Company

BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

Application of Pennsylvania-American Water :
Company for Approval of the Right to Offer, :
Render, Furnish and Supply Water Service to : Docket No. A-2025-_____
the Public in an Additional Portion of Jackson :
Township, Butler County, Pennsylvania :

CERTIFICATE OF SERVICE

I hereby certify that I have this day served a true copy of Pennsylvania-American Water Company's Application to Extend Water Service in an Additional Portion of Jackson Township, Butler County, Pennsylvania, upon the persons and in the manner indicated below, in accordance with the requirements of 52 Pa. Code § 1.54 (relating to service by a party).

Service in the manner listed below addressed as follows:

Darryl A. Lawrence
Consumer Advocate
PA Office of Consumer Advocate
555 Walnut Street, 5th Floor, Forum Place
Harrisburg, PA 17101-1923
(via electronic mail - ra-oca@paoca.org)

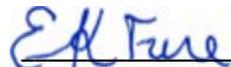
NazAarah Sabree
Small Business Advocate
PA Office of Small Business Advocate
555 Walnut Street, 1st Floor, Forum Place
Harrisburg, PA 17101
(via electronic mail - ra-sba@pa.gov)

Allison Kaster
Director and Chief Prosecutor
PA Public Utility Commission
Bureau of Investigation and Enforcement
Commonwealth Keystone Building
400 North Street, 2nd Floor, West
Harrisburg, PA 17120
(via electronic mail - akaster@pa.gov)

PA Department of Environmental Protection
Rachel Carson State Office Building
400 Market Street
Harrisburg, PA 17101
(via first-class mail)

PA Department of Environmental Protection
Northwest Regional Office
Erin Wells, Regional Director
230 Chestnut Street
Meadville, PA 16335
(via first-class mail)

Dated: June 26, 2025



Erin K. Fure (PA ID #312245)
Director, Corporate Counsel
Pennsylvania American Water Company
852 Wesley Drive
Mechanicsburg, PA 17055
Office: (717) 550-1556 | Mobile: (717) 265-6369
erin.fure@amwater.com