



Erin K. Fure
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VIA eFiling

September 10, 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 the approval of the right to offer, render, furnish and supply water service to the public in an additional portion Jackson Township, Butler County, Pennsylvania

Docket No. A-2025-3055966

Dear Secretary Homsher:

On August 26, 2025, Pennsylvania-American Water Company (the "Company") received Data Request, Set 2, from the Bureau of Technical Utility Services ("Data Requests"), for the above-referenced Application.

Enclosed are the Company's responses to the Data Requests. The responses have been served upon the parties listed on the enclosed Certificate of Service.

If you have any questions, please contact me.

Sincerely,

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

Erin K. Fure

Enclosures

cc: Certificate of Service
M. Livingston, Bureau of Technical Utility Services w/Encs. **VIA** Email

TUS Data Request Set 2

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Docket No. A-2025-3055966

A-13. In response to Data Request A-5, PAWC provided a revised Exhibit K in TUS-A-5 Attachment. This revised exhibit indicated that the Residential units of Phase 1B will have 5/8-inch meters installed. In response to Data Request A-3, however, PAWC indicated that the 47 townhomes of Phase 1B will have one-inch meters installed. Please reconfirm the water meter quantities, sizes, and costs for the Phase 1B townhomes.

Response: 47 Townhomes will have 1" meters, at a cost of \$7,766.28.

66 Single Family Homes will have 5/8" meters, at a cost of \$6062.10.

PAWC is submitting as TUS-A-13 Attachment a revised Exhibit K to reflect that the 47 Townhomes will have 1" meters. Both the 5/8" and 1" meters are billed the same residential service charge under Rate Zone 1, therefore the estimated revenues and expenses remain unchanged from those identified in TUS-A-5 Attachment.

Name: Jason Kessler
Title: Senior Superintendent Operations, Operations Western Pennsylvania-Northwest Pennsylvania-American Water Company

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A-14. PAWC's response to Data Request A-7 affirmed that Seneca Trails, LLC (Developer) obtained certain approvals from Jackson Township and Butler County Conservation District for the main extension. However, the response did not identify required permits and their costs, and did not state if the costs of the permits were included in the estimated total project costs. Please provide responses to the following:

- a. Identify the permits required to complete the main extension project;
- b. Identify the costs to obtain each permit;
- c. Identify if these costs were included in the estimated total project costs; and
- d. Clarify whether these obtained permits are contributions by the Developer.

Response:

- a. NPDES Permit (National Pollution Disturbance Elimination System) Phases 1B and 5.
- b. Fees Phase 1B - \$5,220 and Phase 5 - \$8,860.
- c. No.
- d. Yes, the Developer has paid these fees, Phases 1B and 5.

Name: Jason Kessler
Title: Senior Superintendent Operations, Operations Western Pennsylvania-Northwest Pennsylvania-American Water Company

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Docket No. A-2025-3055966

A-15. In response to Data Request A-8, PAWC provided a copy of the recorded subdivision plan for the Development's Phase 5 as TUS-A-8.2_Attachment, which indicates on Pages 1 and 5 that the Development's Phase 5 is approximately 40 acres of a 46.36 acre subdivision. However, PAWC's requested territory map in the Application's Exhibit B-1 indicated the requested territory's Area 2, which includes Phase 5, is 119.2 acres.

Please provide responses for each of the following:

- a. Quantify the additional requested territory area in Area 2 that is outside of Phase 5;
- b. Confirm whether the additional requested territory area in Area 2 that is outside of Phase 5 includes the remaining area of the Development's Phases 3 and 4 that has not been certificated to PAWC and an area that is within approximately 1,000 feet of proposed facilities on Gudenkunst Road; and
- c. Clarify why it is necessary or proper for PAWC to be certificated to serve the additional requested territory area in Area 2 that is outside of Phase 5 (e.g., the Development's Phases 3 and 4 require public water service and other properties may request public water service as needed).

Response:

- a. Approximately 78.6 Acres.
- b. Area 2 includes the remaining area of Phases 3 and 5 which were not previously certificated to PAWC. Area 2 is additionally within approximately 1,000 feet of the proposed facilities on Gudekunst Road.
- c. In order to achieve maximum available fire flow in Phase 5, improve service reliability and mitigate water quality issues, it was necessary to run an 8" main on Gudenkunst Road.

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A-16. PAWC's facility map in the Application's TUS-A-1_Attachment identified proposed facilities (Prior Phase Facilities) that extend north from Phase 5 into the Development's Phases 3 and 4 identified in Exhibit D of PAWC's Application at Docket A-2020- 3020981. However, the Application and PAWC's supplemental responses did not include required information for the Prior Phase Facilities. Please provide responses for each of the following

- a. Provide a detailed breakdown of Prior Phase Facility quantities, sizes, materials, and costs by major plant account (i.e., mains, services, meters and appurtenances, fire hydrants, etc.);
- b. Provide a timeline for the installation of the Prior Phase Facilities with an estimated completion date;
- c. Identify the sources of funding for Prior Phase Facilities (e.g., developer advances in aid of construction under PAWC's standard main extension agreement, PAWC internally generated funds, PAWC short-term debt, etc.)
- d. Provide revised responses to Data Requests A-3, A-5, A-6, A-7, A-8, and A-9, to include separate responses that address the Prior Phase Facilities and the most recent approved subdivision plan for the Development's Phases 3 and 4.

Response: a. The following have been installed at Phase 3 at a total cost of \$575,066.50. Please note that there are actually 5 hydrants in Phase 3 and not 2 as noted below. Seneca Trails, LLC paid for the waterline installation in full at Phase 3 of Seneca Trails. There are 97 total meters, in Phase 3, which is one for each lot in that phase.

TUS Data Request Set 2

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Docket No. A-2025-3055966

DESCRIPTION OF WORK	WORK COMPLETED			ITEM QUANTITY THIS PERIOD
	SCHEDULED VALUE	PREVIOUS APPLICATIONS	THIS PERIOD APPLICATION	
Phase 3 Waterline				
8" DIP (Class 52)	227,496.50	0.00	132,335.00	1,990.00 Lf
12" DIP (Class 52)	27,300.00	0.00	27,300.00	260.00 Lf
Hydrants (Complete)	42,250.00	0.00	16,900.00	2.00 Ea
8" Gate Valves & Boxes	46,400.00	0.00	17,400.00	6.00 Ea
12" Gate Valves & Boxes	16,200.00	0.00	16,200.00	3.00 Ea
8" Tees w/ Concrete Blocking	3,300.00	0.00	2,200.00	2.00 Ea
12" Tees w/ Concrete Blocking	3,800.00	0.00	3,800.00	2.00 Ea
8" DIP Fittings w/ Concrete Blocking	24,700.00	0.00	7,800.00	12.00 Ea
12" DIP Fittings w/ Concrete Blocking	5,125.00	0.00	3,075.00	3.00 Ea
8" Field Lock Gaskets	1,440.00	0.00	1,260.00	7.00 Ea
12" Field Lock Gaskets	500.00	0.00	500.00	2.00 Ea
Connect To Existing Water Main	2,000.00	0.00	2,000.00	1.00 Ea
Water Services (Complete)	145,500.00	0.00	60,000.00	40.00 Ea
Special Backfill (2A Limestone)	32,220.00	0.00	12,703.32	352.87 Tn

The following will be installed for Phase 4 at Seneca Trails at a total cost of \$470,518.00. Seneca Trails, LLC will pay for the installation of the waterlines. There are 109 meters in Phase 4 of Seneca Trails, which is one for each lot in that phase.

ITEM	UNITS	QTY
8" DIP (CLASS 52)	LF	3,112
FIRE HYDRANTS (COMPLETE-IN-PLACE)	EA	2
8" GATE VALVE & BOX	EA	10
8" TEES W/ CONCRETE BLOCKING	EA	2
8" FITTINGS w/ CONCRETE BLOCKING	EA	25
NOTE: FITTINGS INCLUDE DUCTILE IRON BENDS, CAPS, REDUCERS & SLEEVES. MEGALUG JOINT RESTRAINT IS INCLUDED FOR ALL MECHANICAL JOINT CONNECTIONS.		
8" FIELD LOCK GASKETS (ESTIMATED)	EA	4
CONNECT TO EXISTING LINE	EA	1
WATER SERVICE INCLUDING CORPORATION, SOFT K COPPER, CURB STOP w/ VALVE BOX & S/S ROD	EA	109
SPECIAL BACKFILL (COMPACTED 2A LIMESTONE IN ROAD CROSSING AREAS)(WATER MAINS & SERVICES)	TN	750
HYDROSTATIC PRESSURE TESTING (PER OCCURANCE)	EA	4

TUS Data Request Set 2

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Docket No. A-2025-3055966

- b. The Phase 3 waterline installation was completed in August 2025. Connections to each house are ongoing as Ryan Homes builds the homes in Phase 3.

It is estimated that the waterline installation for Phase 4 will be started in the spring of 2026 and completed in September 2026.

- c. Seneca Trails, LLC paid for the installation of the waterline in Phase 3 at Seneca Trails. Seneca Trails, LLC will also pay for the installation of the waterline in Phase 5 at Seneca Trails.
- d. The responses above are for Phases 3 and 4 of the Seneca Trails Development. The original responses provided to the PUC related to Phases 5 and 1B.

Name: Jason Kessler
Title: Senior Superintendent Operations, Operations Western Pennsylvania-Northwest Pennsylvania-American Water Company

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Docket No. A-2025-3055966

A-17. Data Request A-11 asked that PAWC specify how the areas outside of the Development will receive wastewater service. PAWC's response appears to explain the Development's stormwater management system. Please specify how areas in the requested territory that are outside of the Development receive wastewater service.

Response: The homes outside of the requested territory currently have their own septic systems and no sewer authority is in the area.

Name: Jason Kessler
Title: Senior Superintendent Operations, Operations Western Pennsylvania-Northwest Pennsylvania-American Water Company

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

Line No.		Phase 1B		Phase 5		Total Phase 1B & 5
		47 Residential Customers	2 Public Fire Hydrants	66 Residential Customers	3 Public Fire Hydrants	113 Residential Customers 5 Public Fire Hydrants
1	Annual Revenue					
2	Meter Size	1"		5/8"		
3	Average Monthly Usage (100 Gallons)	32.01		32.01		
4	Monthly Service Charge	\$18.80	\$22.86	\$18.80	\$22.86	
5	Usage Charge per 100 Gallons	\$1.8772		\$1.8772		
6	Usage Charge	\$60.09		\$60.09		
7	Monthly Total Revenue	\$78.89	\$22.86	\$78.89	\$22.86	\$9,028.87
8	Annual Revenue per Customer (Ln. 7 x 12 months)	\$946.68	\$274.32	\$946.68	\$274.32	\$108,346.44
9						
10	Estimated Annual Residential Revenue	\$44,493.96		\$62,480.88		\$106,974.84
11	Estimated Annual Public Fire Hydrants Revenue		\$548.64		\$822.96	\$1,371.60
12						
13	Total Estimated Annual Revenues					\$108,346.44
14						
15	Estimated Annual Expenses					
16						
17	Estimated Annual Expenses (113 Residential Customers)	\$8,969.98		\$12,596.15		\$21,566.13
18	Estimated Annual Expenses (5 Public Fire Hydrants)		\$110.61		\$165.91	\$276.52
19						
20	Total Estimated Expenses Per Year					\$21,842.65
21						
22	Net Income (Ln. 13 - Ln. 20)					\$86,503.79

Exhibit K-Revised

BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

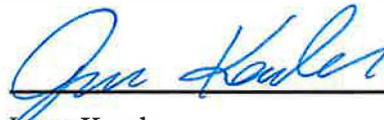
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VERIFICATION

I, Jason Kessler, hereby state that the facts set forth in Pennsylvania-American Water Company's Responses, and accompany exhibits, if any, to the Bureau of Technical Utility Services, Set 2, dated August 26, 2025, are true and correct to the best of my knowledge, information and belief. I understand that the statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 (relating to unsworn falsification to authorities).

Dated: September 10, 2025



Jason Kessler
Senior Superintendent Operations
Operations Western Pennsylvania-Northwest
Pennsylvania-American Water Company

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Application of Pennsylvania-American Water :
Company for the approval of the right to offer, :
render, furnish and supply water service to the : Docket No. A-2025-3055966
public in an additional portion 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 Responses to the Bureau of Technical Utility Services Data Request, Set 2, 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).

VIA Electronic Delivery

Darryl 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)

Dated: September 10, 2025



Erin K. Fure (PA ID# 312245)
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