

**PENNSYLVANIA PUBLIC UTILITY COMMISSION  
Harrisburg, Pennsylvania 17120**

**Application of The York Water Company - Wastewater for approval of the right to: (1) acquire certain wastewater system assets of Margareta MHP, LLC; and (2) begin to offer, render, furnish or supply wastewater service to the public in an additional portion of Lower Windsor Township, York County, Pennsylvania**

**Public Meeting held October 9, 2025  
3049695-TUS  
Docket No. A-2024-3049695**

**MOTION OF COMMISSIONER RALPH V. YANORA**

Before the Pennsylvania Public Utility Commission (Commission) for consideration and disposition is the application (Application) filed on June 21, 2024, by the York Water Company – Wastewater (York Water-WW), seeking certificates of public convenience pursuant to Sections 1102(a)(1)(i) and 1102(a)(3) of the Pennsylvania Public Utility Code (Code), 66 Pa.C.S. §§ 1102(a)(1)(i) and 1102(a)(3), evidencing Commission approval of York Water-WW’s right to: (1) acquire certain wastewater system assets of Margareta MHP, LLC (Margareta); and (2) begin to offer, render, furnish or supply wastewater service to the public in an additional portion of Lower Windsor Township, York County, Pennsylvania.

As part of this Application, York Water-WW seeks approval to serve an additional service territory, including certain portions of Lower Windsor Township, York County, Pennsylvania (Requested Territory). York Water Company - Water already provides utility water service to this area and will charge its effective metered rate based on water consumption within the Requested Territory. The Requested Territory consists of 51.1 acres of land situated in the central portion of Lower Windsor Township, York County, abutting York Water-WW’s existing certificated territory in Lower Windsor Township along the east side along Prayer Mission Road. Specifically, the Requested Territory includes the entire parcel of land that encompasses the Margareta MHP and extends east along an approximate 100-foot-wide path (Furnace Segment) centered on Furnace Road to a point of intersection with Prayer Mission Road. Further, the alignment of the Requested Territory proceeds north along an approximate 50-foot-wide path (Prayer Mission Segment) on the western side of the centerline of Prayer Mission Road to its intersection with East Prospect Road (State Route 124). Finally, the last segment of the Requested Territory proceeds west from this intersection along an approximate 100-foot-wide path (East Prospect Segment) centered on East Prospect Road, and terminates approximately at the western edge of the frontage of the parcel identified by York County Parcel ID 35-000-JL-0078.00-00000 along East Prospect Road.

To support this additional service territory request, York Water-WW included copies of requests for public wastewater service from three property owners (Furnace Owners) identified by York County Parcel IDs 350-00JL-008-600, 350-00JL-008-100, and 350-00JL-008-500,

located immediately north of the Margareta MHP along Furnace Road.<sup>1</sup> Although York Water-WW did not provide copies of any requests for wastewater service from prospective customers that adjoin the Prayer Mission and East Prospect Segments of the Requested Territory, York Water-WW did specifically identify, in Attachment A-4-2, potential customers located along the Prayer Mission and Prospect Segments of the Requested Territory. These potential customers include numerous residential dwellings as well as a manufacturing facility.

Based on the numerous potential customers located along the Prayer Mission and Prospect Segments of the Requested Territory, I propose granting York Water-WW's Application for the Requested Territory, except for the East Prospect Segment. As to the East Prospect Segment, I propose that the Commission make approval of that segment contingent upon York Water-WW producing evidence to show a need to serve prospective wastewater customers along that route.

**THEREFORE, I MOVE:**

1. That the Application of The York Water Company - Wastewater at Docket No. A-2024-3049695, as supplemented, is hereby conditionally approved, consistent with this Order.

2. That The York Water Company – Wastewater shall file with the Secretary's Bureau at Docket No. A-2024-3049695 evidence to support a need to serve prospective wastewater customers along the East Prospect Road segment of the Requested Territory.

3. That The York Water Company - Wastewater shall file with the Secretary's Bureau at Docket No. A-2024-3049695 a copy of the Pennsylvania Department of Environmental Protection-approved Lower Windsor Township Act 537 Official Sewage Facilities Plan update, special study and/or planning module for the proposed change in wastewater treatment location.

4. That The York Water Company - Wastewater shall file with the Secretary's Bureau at Docket No. A-2024-3049695 copies of all water quality management permits, along with any associated conditions approved by the Pennsylvania Department of Environmental Protection, that are required to construct and operate the wastewater main extension, as depicted in the Application's Attachment A-9-1, and the new Margareta mobile home park wastewater pump station, within ten (10) days of the date said permits are issued.

5. That upon compliance with Ordering Paragraphs 3 and 4, a Certificate of Public Convenience shall be issued pursuant to Section 1102(a)(3) of the Pennsylvania Public Utility Code, 66 Pa.C.S. § 1102(a)(3), evidencing Commission approval of the right of The York Water Company - Wastewater to acquire certain wastewater system assets of Margareta MHP, LLC, as described in the Application and consistent with this Order.

6. That The York Water Company - Wastewater shall provide written notification to the Secretary's Bureau at Docket No. A-2024-3049695 within ten (10) days of placing the main

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<sup>1</sup> York Water-WW Supplemental Information Attachment A-4-2.

extension between the point of connection with the Margareta mobile home park wastewater system and the Lower Windsor wastewater treatment plant into service.

7. That The York Water Company - Wastewater shall provide written notification to the Secretary's Bureau at Docket No. A-2024-3049695 within ten (10) days of closing with Margareta MHP, LLC.

8. 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 The York Water Company - Wastewater to begin to offer, render, furnish, and supply wastewater service to the public in an additional portion of Lower Windsor Township, York County, Pennsylvania, which does not include the East Prospect Road segment of the requested territory.

9. That upon submission and verification of compliance with Ordering Paragraph 2, 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 The York Water Company - Wastewater to begin to offer, render, furnish, and supply wastewater service to the East Prospect Road segment of the requested territory located in Lower Windsor Township, York County, Pennsylvania.

10. That The York Water Company - Wastewater shall file a copy of its original cost study of the wastewater system assets acquired from Margareta MHP, LLC with the Secretary's Bureau at Docket No. A-2024-3049695 upon completion of said study and at least four (4) months prior to the date that The York Water Company - Wastewater plans to file its next general rate case filing with the Commission, and shall serve copies of said study upon the Bureau of Technical Utility Services, the Bureau of Audits, the Bureau of Investigation and Enforcement, the Office of Consumer Advocate, and the Office of Small Business Advocate.

11. That at the time of filing its next base rate case that proposes to include the assets of this acquisition in rate base, The York Water Company - Wastewater shall specifically reference Docket No. A-2024-3049695 and provide testimony justifying any amount claimed as an addition to rate base in order to evaluate the reasonableness of the original cost, contributions, accumulated depreciation, and any utility plant acquisition adjustment claims pursuant to Section 1327 of the Pennsylvania Public Utility Code, 66 Pa.C.S. § 1327.

12. That if The York Water Company - Wastewater determines that the transaction will not occur, it will promptly file notice of such determination with the Secretary's Bureau and return the Certificate of Public Convenience issued in Ordering Paragraph 5.

13. 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 The York Water Company - Wastewater from obtaining all necessary permits, licenses, and approvals from other federal, state, and local government agencies having jurisdiction.

14. That a copy of this Order be served upon The York Water Company - Wastewater, Margareta MHP, LLC, the Commission's Bureau of Investigation and

Enforcement, the Office of Consumer Advocate, the Office of Small Business Advocate, the Pennsylvania Department of Revenue's Bureau of Corporate Taxes, the Lower Windsor Township Board of Supervisors, the Lower Windsor Township Planning Commission, the York County Commissioners, the York County Planning Commission, and the Pennsylvania Department of Environmental Protection – Southcentral Regional Office and its Bureau of Regulatory Counsel.

15. That upon the issuance of the Certificate of Public Convenience as outlined in Ordering Paragraphs 5, 8, and 9, the proceeding at Docket No. A-2024-3049695 be closed.

16. That the Bureau of Technical Utility Service draft an Order consistent with this Motion.

**Date: October 9, 2025**



**Ralph V. Yanora**