

**PENNSYLVANIA  
PUBLIC UTILITY COMMISSION  
HARRISBURG, PA 17120**

Public Meeting held February 19, 2026

Commissioners Present:

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

Application of The York Water Company –  
Wastewater for approval of the right to: (1) acquire  
certain wastewater system assets from Pine Run  
Management, LLC; and (2) offer, render, furnish or  
supply wastewater service to the public in a portion of  
Hamilton Township, Adams County, Pennsylvania

Docket No.  
A-2025-3057461

**Public Version**

**ORDER**

**BY THE COMMISSION:**

By the application (Application) filed with the Pennsylvania Public Utility Commission (Commission) on September 15, 2025, The York Water Company-Wastewater (York Water-WW), Utility Code 230087, seeks certificates of public convenience pursuant to Sections 1102(a)(1)(i) and (3) of the Pennsylvania Public Utility Code, 66 Pa.C.S. §§ 1102(a)(1)(i) and (3), evidencing Commission approval of York Water-WW's right to: (1) acquire certain wastewater system assets from Pine Run Management, LLC; and (2) offer, render, furnish or supply wastewater service to the public in a portion of Hamilton Township, Adams County, Pennsylvania.

**I. AFFECTED ENTITIES AND BACKGROUND**

York Water-WW is a regulated public utility company, duly organized and existing under the laws of the Commonwealth with its office located at 130 East Market Street, York, Pennsylvania 17401. York Water-WW provides wastewater service to

approximately 7,100 customers in portions of 18 municipalities throughout York, Franklin, Adams and Lancaster Counties. York Water-WW is a division of The York Water Company (York Water), Utility Code 213550. York Water provides water service in portions of York, Franklin, Adams and Lancaster Counties.

Pine Run Management, LLC (Pine Run) is a domestic limited liability company, duly organized and existing under the laws of the Commonwealth with a primary business address of 2846 Main Street, Suite 12A, Morgantown, Pennsylvania 19543. Pine Run owns and operates a wastewater collection and treatment system (Pine Run System) that provides wastewater service to approximately 92 residential customers (Pine Run Customers) within the Pine Run Retirement Community (Pine Run MHP) in Hamilton Township, Adams County.

Pine Run MHP is still being developed. Phases I and II are complete, with 92 occupied single family residential lots, five speculative homes, and 13 vacant residential lots. Phase III of the development is underway, with 31 completed residential lots ready for occupancy. At full build-out, which is expected to be completed within the next five years, Pine Run MHP is expected to have 141 residential single-family homes connected to the Pine Run System. The number of Pine Run Customers is anticipated to be 94 residential customers in Year 1, 105 residential customers in Year 2, 127 residential customers in Year 3 and 141 residential customers in Years 4 and 5.

As discussed further in Section IV below, York Water-WW and Pine Run entered into a purchase agreement (Purchase Agreement), dated June 13, 2025, for York Water-WW to purchase the Pine Run System. York Water-WW indicated that water service for Pine Run Customers is provided by York Water.<sup>1</sup>

York Water-WW submitted proofs of publication and service to the appropriate entities. Notice of the Application was published in the *Pennsylvania Bulletin*, 55 Pa.B.

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<sup>1</sup> See, Docket No. A-2023-3040190.

6939, on Saturday, September 27, 2025. The protest period ended October 13, 2025. No protests were filed, and no hearings were held.

## **II. LOCATION AND DESCRIPTION OF REQUESTED TERRITORY**

A map of the requested territory and a written description of the requested territory's boundaries by bearing angles and distances were provided as the Application's Exhibit B. In supplemental information filed with the Commission as A-1 Attachment 1 and A-2 Attachments 1 through 3, York Water-WW provided a revised map and written description that separately identified the three phases of the Pine Run MHP. The requested territory is situated in the northeastern portion of Hamilton Township, Adams County, along Pine Run Road west of State Route 194 and east of Kuhn Fording Road. Specifically, the territory is located along both the north and south sides of Pine Run Road and encompasses approximately 39.7 acres of land. This territory is approximately 4.18 miles from York Water-WW's nearest wastewater system and encompasses the entire Pine Run MHP.

## **III. DESCRIPTION OF FACILITIES FOR FURNISHING SERVICE**

As the Application's Exhibit J, York Water-WW provided a description of the Pine Run System that included a collection system and a wastewater treatment plant (WWTP) with an outfall discharge to an unnamed tributary of Conewago Creek. Additional details for Pine Run System facilities were provided in the Application's Exhibit F, which included a copy of Pennsylvania Department of Environmental Protection (DEP) sewage inspection report dated July 3, 2024 (2024 Inspection Report), and in supplemental information filed with the Commission as A-4 Attachment 1, which included a copy of Water Quality Management (WQM) Permit No. 0190401 T-1 for the Pine Run System.

The collection system consists of approximately 6,000 linear feet (LF) of eight-

inch-diameter polyvinyl chloride gravity main and approximately 55 manholes.<sup>2</sup> In supplemental information filed with the Commission, York Water-WW clarified that all customer-owned service laterals are excluded from the purchase. The WWTP utilizes extended aeration and is equipped with two treatment trains with one in active use. WWTP facilities include a basket rack, four equalization tanks, eight aeration tanks, four clarifiers, a post aeration tank, an ultraviolet disinfectant module, three blowers, sludge holding tanks, a shed, and a generator.

The WWTP has a design capacity of 40,000 gallons per day (GPD). The current average flow with 92 residential units connected to the collection system is 9,013 GPD. York Water-WW estimated that upon full buildout, the 141 residential units would generate approximately 13,814 GPD of wastewater. York Water-WW indicated that the Pine Run System has sufficient capacity to serve the requested territory upon full build out and to meet its projected requirements for the next 20 years. While DEP's 2024 Inspection Report noted effluent limit violations in January 2024 and May 2024, York Water-WW averred that these violations have been addressed and that the Pine Run System is not currently the subject of any DEP compliance actions or orders.

#### **IV. PURCHASE AGREEMENT**

As stated above, on June 13, 2025, York Water-WW entered into the Purchase Agreement with Pine Run to purchase the Pine Run System for \$33,200. A confidential copy of the Purchase Agreement was included in the Application as Exhibit D. York Water-WW indicated that all negotiations were conducted at arm's length. In supplemental information filed with the Commission, York Water-WW averred that it is not affiliated with Pine Run.

In the Application, York Water-WW averred that the original cost of the Pine Run System is not available from the Pine Run System's owners, that there have been no

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<sup>2</sup> The maps provided by York Water-WW each display 56 manholes.

contributions toward the construction of the Pine Run System, and that the Pine Run System has no outstanding PENNVEST loans. York Water-WW also indicated that upon closing, it would perform an original cost study for the Pine Run System and that a more detailed listing and description of assets would be provided when this study is completed.

Through this Order, York Water-WW is directed to file a copy of its original cost study with the Commission upon completion of the study.<sup>3</sup> Also, we direct York Water-WW to provide, at the time of filing its next base rate case which proposes to include the Pine Run System in rate base, testimony that specifically references this docket number and that justifies any amount claimed in rate base, including capitalized transaction and closing costs, in order to evaluate the reasonableness of original cost, contributions, accumulated depreciation, and any utility plant acquisition adjustment claims pursuant to Section 1327 of the Public Utility Code, 66 Pa.C.S. § 1327.<sup>4</sup>

**V. ADDITIONAL CAPITAL REQUIREMENTS**

In the Application’s Exhibit K, York Water-WW included tentative journal entries for booking the transaction. York Water-WW also stated that its provisional journal entries cannot be confirmed until an original cost study has been completed:

1. Record Purchase of System

Account No.	Account Description	Debit	Credit
105	Construction Work in Progress	\$63,200	
131	Cash		\$63,200

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<sup>3</sup> See, Ordering Paragraph 6.

<sup>4</sup> See, Ordering Paragraph 7.

2. Close Project to Utility Plant

Account No.	Account Description	Debit	Credit
101	Utility Plant in Service	\$387,670	
108	Accumulated Depreciation (Assets Net of Depreciation)		\$143,992
114	Utility Plant Acquisition Adj.		\$180,478
105	Construction Work in Progress (Purchase Price + Other Acquisition Costs)		\$63,200

York Water-WW indicated that it has planned multiple repairs and replacements across the system within the 12 months following closing of the acquisition. The repair and replacement of air lines in treatment Trains #1 and #2 is estimated to cost \$40,000, and the replacement of an electrical panel, a flow meter, and chemical feed pumps are estimated to cost \$4,000, \$9,000, and \$8,000 respectively. York Water-WW indicated the purchase price of \$33,200 plus \$30,000 for other incidental expenses such as legal expenses and public notifications and the \$61,000 ( $\$40,000 + \$4,000 + \$9,000 + \$8,000 = \$61,000$ ) in improvements, will be funded by internally generated funds, proceeds from the issuance of common stock under York Water-WW's dividend reinvestment and direct and employee stock purchase plans, and borrowings against its line of credit, if necessary.

**VI. PROPOSED RATES**

A copy of an original notice that York Water-WW sent to Pine Run Customers, dated August 1, 2025, was provided in the Application's Exhibit M. The notice described the Purchase Agreement and the Application and indicated that York Water-WW would charge flat rates equal to Pine Run's current rates. Pine Run currently bills customers a flat monthly rate of \$50.

York Water-WW also provided a copy of a second notice sent to Pine Run Customers, dated August 22, 2025, in Exhibit M. This notice indicated that York Water-WW would charge a metered rate for wastewater service. York Water-WW indicated that it would charge \$40.00 for the first 2,500 gallons used per month and an additional \$8.00 per 1,000 gallons used per month over the first 2,500 gallons. The Application also included, as Exhibit N, York Water-WW's *pro forma* tariff supplement, which set forth the proposed metered monthly rate.

**[BEGIN CONFIDENTIAL]**

**[END CONFIDENTIAL]** Therefore, through this Order, we will direct York Water-WW to file a compliance tariff supplement that is consistent with York Water-WW's *pro forma* tariff supplement.<sup>5</sup>

York Water-WW provided an estimate of anticipated revenue and expenses for providing wastewater service in the requested territory as the Application's Exhibit L. York Water-WW estimated the annual revenue and expenses for providing wastewater service to 92 residential customers within the requested territory would be \$81,216 and \$46,780, respectively, resulting in an estimated annual net income of \$34,436.

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<sup>5</sup> See, Ordering Paragraph 5.

## **VII. PERMITS, EASEMENTS, AND RIGHTS-OF-WAY REQUIRED**

As part of the Application's Exhibit E, York Water-WW provided a copy of National Pollutant Discharge Elimination System Permit No. PA0083836, currently held by Pine Run and to be transferred to York Water-WW on closing. In supplemental information filed with the Commission, York Water-WW provided a copy of WQM Permit No. 0190401 T-1, also held by Pine Run and to be transferred to York Water-WW on closing. **[BEGIN CONFIDENTIAL]**

**[END CONFIDENTIAL]**

## **VIII. OPERATIONS UNDER YORK WATER**

In the Application, York Water-WW indicated that it would operate and manage the Pine Run System as a standalone collection and treatment system. In supplemental information filed with the Commission, York Water-WW averred that they are not anticipating any physical, operational or managerial changes to York Water-WW's operations as a result of the acquisition. A copy of the operator's certificate for the certified operator York Water-WW intends to assign as the primary operator of the Pine Run System was provided as Exhibit O of the Application.

## **IX. LAND-USE PLANNING COMPLIANCE AND ACT 537 OFFICIAL SEWAGE FACILITIES PLANNING**

York Water-WW provided a copy of the land use planning verification response letter it received from Hamilton Township dated August 6, 2025, as part of the Application's Exhibit C. This letter indicated that the Application is consistent with Hamilton Township's comprehensive plan, Act 537 Official Sewage Facilities Plan and

zoning ordinances. As part of the Application's Exhibit E, York Water-WW provided a copy of the Act 537 Official Sewage Facilities Planning Module (Act 537 Planning Module) and the corresponding DEP approval letter for Phase III of the Pine Run MHP. In Exhibit C, York Water-WW also provided a copy of a land use planning verification request letter that it sent to Adams County. While York Water-WW noted in the Application that Adams County did not provide a response to the land use planning verification request, the Act 537 Planning Module included a Component 4B, County Planning Agency Review, indicating that the proposal is consistent with the Adams County comprehensive plan. Further, a copy of the Application was served upon the Adams County Office of Planning and Development and the Adams County Commissioners.

## **X. OTHER CONSIDERATIONS**

York Water-WW averred that the East Berlin Joint Authority (Authority) provides wastewater within one mile of the Pine Run MHP. However, the Authority's system does not extend beyond East Berlin Borough's municipal boundaries. According to York Water-WW, the Authority has no intention of providing wastewater service to the Pine Run MHP, and a copy of the Application was served upon the Authority. Therefore, York Water-WW indicated that no competitive condition will be created. A copy of this Order will also be served upon the Authority.

York Water-WW contended that the addition of the Pine Run System customers will allow the fixed costs to be recovered from a larger customer base and increase the amount of wastewater revenue under current rates, both of which help reduce the effect of future wastewater rate increases on a per-customer basis. Further, York Water-WW noted that the additional costs for this system are minimal and there are relatively minor maintenance costs. York Water-WW also noted that its personnel are already working in this community by providing water service and associated field support, which will allow York Water-WW to seamlessly integrate this new system into its current operations. In

addition, York Water-WW indicated that its customer service team can provide consolidated service, billing, and field services at a lower cost per customer going forward due to the efficiencies of combined service deployment.

York Water-WW has no outstanding fines or assessments due to the Commission and is current with the Commission's reporting requirements. DEP's Southcentral Regional Office advised Commission staff that it did not have any relevant pending actions or outstanding complaints against York Water-WW or the Pine Run System.

## **XI. CONCLUSION**

Based upon the facts that there is a need to continue to make wastewater service available within the requested territory; that York Water-WW will expand its service territory to customers in compliance with Commission regulations; and that York Water-WW is fit to provide service, the Commission finds that granting approval of the Application 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 The York Water Company-Wastewater at Docket No. A-2025-3057461 is hereby approved, consistent with this Order.
2. That 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 owned by Pine Run Management, LLC, as described in the Application.
3. That The York Water Company-Wastewater shall provide written notification to the Secretary's Bureau at Docket No. A-2025-3057461 within ten (10) days of closing with Pine Run Management, LLC.

4. That following Commission receipt of the notice of closing as required in Ordering Paragraph 3, 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), evidencing Commission approval of the right of The York Water Company-Wastewater to begin to offer, render, furnish or supply wastewater service to the public in a portion of Hamilton Township, Adams County, Pennsylvania, consistent with the Application's A-1 Attachment 1 and A-2 Attachments 1 through 3 provided in supplemental information filed with the Commission on November 26, 2025, at Docket No. A-2025-3057461.

5. That The York Water Company-Wastewater shall file a tariff supplement with the Secretary's Bureau at Docket No. A-2025-3057461 within ten (10) days following the date of closing, to become effective on one day's notice, that is consistent with the *pro forma* tariff supplement provided in the Application's Exhibit N.

6. That The York Water Company-Wastewater shall file a copy of its original cost study of the wastewater system assets acquired from Pine Run Management, LLC with the Secretary's Bureau at Docket No. A-2025-3057461 upon completion of said study, with copies sent to 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.

7. That, at the time of filing its next base rate case which proposes to include the assets of this acquisition in rate base, The York Water Company-Wastewater shall provide testimony that specifically references Docket No. A-2025-3057461 and that justifies any amount claimed in 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.

8. That if The York Water Company-Wastewater determines that the transaction will not occur, it will promptly file notice of such determination with the

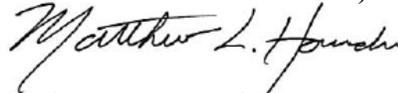
Secretary's Bureau at Docket Nos. A-2025-3057461 and return the Certificate of Public Convenience issued in Ordering Paragraph 2.

9. 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.

10. That a copy of this Order be served upon The York Water Company-Wastewater, the Commission's Bureau of Investigation and Enforcement, the Office of Consumer Advocate, the Office of Small Business Advocate, the Hamilton Township Board of Supervisors, the Hamilton Township Planning Commission, the Adams County Commissioners, the Adams County Planning Commission, the East Berlin Area Joint Authority, the Pennsylvania Department of Revenue's Bureau of Corporate Taxes, and the Department of Environmental Protection – Southcentral Regional Office and its Bureau of Regulatory Counsel.

11. That upon the issuance of the Certificate of Public Convenience as outlined in Ordering Paragraph 4, or upon the return of the Certificate of Public Convenience issued in Ordering Paragraph 2, the proceeding at Docket No. A-2025-3057461 be closed.

**BY THE COMMISSION,**



Matthew L. Homsher  
Secretary

(SEAL)

ORDER ADOPTED: February 19, 2026

ORDER ENTERED: February 19, 2026