

COMMONWEALTH OF KENTUCKY
BEFORE THE PUBLIC SERVICE COMMISSION

In the Matter of:

APPLICATION OF SOUTH ANDERSON)	
WATER DISTRICT FOR A CERTIFICATE)	
OF PUBLIC CONVENIENCE AND)	CASE NO.
NECESSITY TO BEGIN CONSTRUCTION)	2018-00244
OF NEW OFFICE HEADQUARTERS)	

COMMISSION STAFF'S FIRST REQUEST FOR INFORMATION
TO SOUTH ANDERSON WATER DISTRICT

South Anderson Water District (South Anderson District), pursuant to 807 KAR 5:001, is to file with the Commission the original with six copies of the following information. The information requested herein is due no later than ten days from the issuance of this request. Responses to requests for information in paper medium shall be appropriately bound, tabbed, and indexed. Each response shall include the name of the witness responsible for responding to the questions related to the information provided.

Each response shall be answered under oath or, for representatives of a public or private corporation or a partnership or association or a governmental agency, be accompanied by a signed certification of the preparer or the person supervising the preparation of the response on behalf of the entity that the response is true and accurate to the best of that person's knowledge, information, and belief formed after a reasonable inquiry.

South Anderson District shall make timely amendment to any prior response if it obtains information which indicates that the response was incorrect when made or, though correct when made, is now incorrect in any material respect. For any request to which South Anderson District fails or refuses to furnish all or part of the requested information, it shall provide a written explanation of the specific grounds for its failure to respond completely and precisely.

Careful attention shall be given to copied material to ensure that it is legible. When the requested information has been previously provided in this proceeding in the requested format, reference may be made to the specific location of that information in responding to this request. When filing a paper containing personal information, South Anderson District shall, in accordance with 807 KAR 5:001, Section 4(10), encrypt or redact the paper so that the personal information cannot be read.

1. State the square footage of the present office as compared to the square footage of the proposed facility.
2. State whether the proposed facility has handicapped access and whether the current facility has handicapped access.
3. The application states that the proposed facility would have considerably more parking. Provide a more specific response as to how many spaces the parking lot attached to the proposed facility has and whether this parking lot is reserved for the exclusive use of South Anderson District or if it shared with other businesses.
4. Provide the current monthly amount of the rental expense for the current office.

5. Provide the total amount paid for the rental expense of the current office for the year 2017.
6. Provide the total amount paid for each utility expense associated with the current office for the year 2017.
7. Provide the total amount paid for each of the following expenses associated with the current office for the year 2017.
 - a. Cleaning.
 - b. Maintenance.
 - c. Security.
8. Provide an estimation of the monthly expenses associated with ownership of the new property. At a minimum, include the expenses previously requested for the current office, as well as any additional expenses, that will be incurred.
9. Refer to the Application, Item 12 state, which states that South Anderson District has the funds on hand to purchase the building, an amount of approximately \$231,500.00. Explain in detail the source of these funds.
10. Provide the name of the seller of the building South Anderson District proposes to purchase,
11. Describe the relationship of the current owner of the building with South Anderson District.
12. Explain how the purchase price of the proposed building was determined.
13. Provide the most recent appraisal of the proposed building. If no appraisal is available, provide comparable property sales and their specifications that have occurred in the past three years.

14. Provide the previous use of the building South Anderson District is proposing to purchase.

15. Provide a list of any renovations, and detailed estimated costs of each renovation, of the proposed building that will be necessary to meet the needs of South Anderson District.



Gwen R. Pinson
Executive Director
Public Service Commission
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DATED SEP 12 2018

cc: Parties of Record

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