

COMMONWEALTH OF KENTUCKY
BEFORE THE PUBLIC SERVICE COMMISSION

In the Matter of:

ELECTRONIC NOTICE OF TRANSFER OF A)	
WASTEWATER TREATMENT UTILITY FROM)	
PRO MAN PROPERTY MANAGEMENT, LLC)	CASE NO.
TO FOX RUN LIVING, LLC; APPLICATION)	2019-00153
FOR APPROVAL OF SAID TRANSFER; AND)	
OFFER TO SETTLE OUTSTANDING)	
VIOLATIONS)	

COMMISSION STAFF'S SECOND REQUEST FOR INFORMATION
TO FOX RUN LIVING, LLC

Fox Run Living, LLC (Fox Run Living), pursuant to 807 KAR 5:001, is to file with the Commission the original and an electronic version of the following information. The information requested herein is due on September 4, 2019. Responses to requests for information in paper medium shall be appropriately bound, tabbed, and indexed. Electronic documents shall be in portable document format (PDF), shall be searchable and shall be appropriately bookmarked.

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.

Fox Run Living shall make timely amendment to any prior response if Fox Run Living 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 Fox Run Living fails or refuses to furnish all or part of the requested information, Fox Run Living shall provide a written explanation of the specific grounds for its failure to completely and precisely respond.

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 applicable, the requested information shall be separately provided for total company operations and jurisdictional operations. When filing a paper containing personal information, Fox Run Living shall, in accordance with 807 KAR 5:001, Section 4(10), encrypt or redact the paper so that personal information cannot be read.

1. Refer to the application, page 2, paragraph 1. Provide a detailed description of the operations of Fox Run Living, including but not limited to, how long it has been in existence, the total number of employees (full-time, part-time, contractor, etc.), the identity of its management team, the type of business that it is engaged in, and the location(s) of its business operations.

2. Refer to the application, Exhibit B. The Addendum to the Purchase Agreement indicates that the real property generally located at 1132 Davjo Drive, Cold Springs, Kentucky, 41076, will be transferred from King Communities, LLC, to the Laura

A. King Trust and Fox Run Living as tenants in common, with the Laura A. King Trust having 75 percent ownership and Fox Run having 25 percent interest.

- a. Identify the trustee of the Laura A. King Trust.
- b. Explain how this ownership structure will operate with respect to the

South Hills Subdivision Sewer Plant.

3. Refer to the application, Exhibit C, the Periodic Compliance Inspection.

- a. Refer to page 1 of the Periodic Compliance Inspection, which indicates that there are 11 billing customers on the South Hills Subdivision Sewer Plant. Confirm that this is the correct number of customers. If not confirmed, provide the number of customers served by the South Hills Subdivision Sewer Plant and identify whether the customers reside in the apartment complex or in a residential home.

- b. Refer to page 14 of the Periodic Compliance Inspection, regarding numbered paragraph 1 under the Additional Inspector Comments section recommending that the utility work with its operator to develop inspection procedures of its system. Provide the status of the development of the inspection procedures.

- c. Refer to page 15 of the Periodic Compliance Inspection, regarding numbered paragraph 4 under the Additional Inspector Comments section pointing out that all mechanical equipment should be inspected on a daily basis. Explain whether the South Hills Subdivision Sewer Plant's mechanical equipment is being inspected on a daily basis.

- d. Refer to page 15 of the Periodic Compliance Inspection, regarding numbered paragraph 5 under the Additional Inspector Comments section concerning the

safety program requirement. Explain whether a safety program has been developed, adopted, and implemented for the South Hills Subdivision Sewer Plant.

e. Refer to Attachment A of the Periodic Compliance Inspection, regarding the Department of Environmental Protection Notice of Violation. Provide an update of Fox Run Living's efforts to rectify the two violations identified in the notice.

4. Refer to Fox Run Living's response to Commission Staff's First Request for Information (Staff's First Request), Item 1.a.

a. Explain why there is no contract for the services of the current operator.

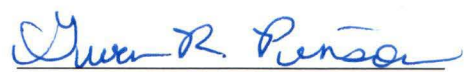
b. Provide the length of time that Crone Environmental Services has been the operator for the South Hills Subdivision Sewer Plant.

c. State whether there are other certified wastewater treatment operators within close proximity to the South Hills Subdivision Sewer Plant.

5. Refer to Fox Run Living's response to Staff's First Request, Item 1.c.

a. Refer to the statement that "King Communities is the management company that manages Fox Run Living LLC." Provide a description of King Communities, detailing its operations and its business relationship with Fox Run Living.

b. Confirm that the only employees of King Communities are those that are identified in the response. If this cannot be confirmed, provide the number of employees and where those employees are based.



Gwen R. Pinson
Executive Director
Public Service Commission
P.O. Box 615
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DATED AUG 23 2019

cc: Parties of Record

Case No. 2019-00153

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