



AQUARION
Water Company

Stewards of the Environment

April 23, 2013

VIA ELECTRONIC FILING AND FED EX

Kathryn Keenan
Hearing Officer
Department of Public Health
410 Capital Avenue, MS13PHO
Hartford, CT 06106

Re: Docket No. 13-02-04, Joint Investigation by DPH and PURA Regarding Indian Fields Homeowner's Association's Request to Cease Operations as a Water Company.

Dear Ms. Keenan:

Enclosed please find Aquarion Water Company of Connecticut and Indian Fields Homeowner's Association's responses to Late File Exhibits 1 through 4.

We certify that this filing is being made electronically and that the electronic filing is complete. Copies have also been provided to the Public Utilities Regulatory Authority and the Office of Consumer Counsel. Should you have any questions concerning the foregoing, please contact me at your convenience at (203) 362-3009.

Sincerely,

Troy Dixon
Director, Rates and Regulation

cc: Service List

Aquarion Water Company of Connecticut
Late File Exhibit

Docket No: 13-02-04
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Witness: D. Connors
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- Q.) LFE-1: Review and provide information on a trench recently dug on private property at 77 Obtuse Road South and whether it poses any issues.
- A.) LFE-1: On April 17, 2013, Aquarion inspected the private property located at 77 Obtuse Road South and interviewed the property owner in order to determine the purpose of the the newly backfilled trench leading from said property to the well site property located at 79 Obtuse Road South. The trench is the result of the recent installation, by the property owner, of a shallow, small diameter pipe installed to direct the discharge from his house's roof downspout drain across the property's rear yard. There are no other drains attached to the downspout drain. Based on Aquarion's inspection of the trench and its interview with the adjacent property owner, Aquarion has no concerns regarding possible negative impacts to the well site or to groundwater quality.
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Aquarion Water Company of Connecticut
and Indian Fields Homeowners Association
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Witness: J. McNiff/ D. Morrissey
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- Q.) LFE-2: Provide a copy of the estimated asset values provided to Aquarion Water Company of Connecticut by Indian Fields Homeowner's Association.
- A.) LFE-2: Aquarion was provided with a copy of an estimate of the asset values for Indian Fields system, prepared by the Town of Brookfield assessor in 1982. The document is provided as LFE-2 Attachment 1. Within that document are notations by the Association's president that reflect its view of the updated values for the system. This document was utilized as a data point for negotiating a mutually agreeable purchase price for the Indian Fields system. The values noted within the attachment will not be used to report the utility plant assets on Aquarion's general ledger. The purchase price of \$38,500 will be allocated to the individual utility plant assets to be reported on Aquarion's general ledger.
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Aquarion Water Company of Connecticut
Late File Exhibit

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Q.) LFE-3: Provide a copy of Aquarion Water Company of Connecticut Eastern Division metered rates.

A.) LFE-3: Refer to LFE-3 Attachment 1 for Aquarion's Eastern Division rates.

Indian Fields Homeowners Association
Late-Filed Exhibit

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Witness: J. McNiff
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Q.) LFE-4: Provide clarification on the well locations and property rights being transferred associated with each well.

A.) LFE-4: IFHA has six wells as shown on the revised map attached as LFE 4 Attachment 1. This map corrects discrepancies in the well numbers that were shown on maps previously filed in this docket, specifically DPH Exhibit 5-2 (page 1 of 1) and DPH Exhibit 7-1 (page 8 of 80).¹

The property rights being transferred associated with each of the wells are as follows:

Well Nos. 1, 4 and 5 - located on land owned in fee by IFHA (4A Apache Drive and 79 Obtuse Road South). The fee-owned land will be conveyed by warranty deed ("Deed") from IFHA to Aquarion.

Well Nos. 3 and 6 - located on privately owned land at 12 Apache Drive and 16 Apache Drive. IFHA has rights for these wells that were conveyed to it as part of the conveyance by which IFHA acquired title to its fee-owned land. These same rights will be conveyed by IFHA to Aquarion in the Deed referenced above.

Well No. 2 - located on privately owned land at 8 Apache Drive. IFHA has an easement for this well. The easement will be assigned to Aquarion.

¹ DPH Exhibit 7-1 is a copy of the Water Company Land Permit application. Aquarion will separately file with DPH a correction to the map shown on page 8 of 80, as well as related references as contained in the land permit application. These changes have no substantive effect on the land permit.



TOWN OF BROOKFIELD

BROOKFIELD CENTER, CONN 06805

July 22, 1982

TO WHOM IT MAY CONCERN:

Per instructions, I am submitting herewith an appraisal of the market value of the water system located in Indian Fields.

At present, we are under contract with the Cleminshaw Company of Cleveland, Ohio to revalue the Real and Personal Property for the Town of Brookfield. The figures presented are the results of their personal inspection. The market value as of July 21, 1982 may be broken down as follows:

1. Distribution - 5,000 LF	Transite @ \$8.00 per LF		=	\$ 14,000.00	<i>\$40,000.00</i>
	\$40,000.00 less 65% dep.				
2. Controls & Valves (SV)			=	5,000.00	<i>5,000.00</i>
3. 4 Wells @ \$5,000.00 =	<i>← NOW THERE ARE 6 WELLS</i>	\$20,000.00 less 50% dep.	=	10,000.00	<i>30,000.00</i>
4. Pumps	<i>← NOW THERE ARE 6 WELLS PUMPS</i>	\$3,600.00 less 50% dep.	=	1,800.00	<i>5,400.00</i>
5. Well House Concrete - 288 Sq. Ft.	@ \$15.00 per SF		=	2,200.00	<i>4,320.00</i>
	less 50% dep.				
6. Storage Tank - 20,200 gal.	<i>← NOW THERE ARE 2 STORAGE TANKS</i>	@ \$1.00 per Gal.	=	10,100.00	<i>40,400.00</i>
	\$20,200.00 less 50% dep.				
7. Pressure Tank & Controls (SV)			=	1,250.00	<i>1,250.00</i>
				<hr/>	
Total:				\$ 44,350.00	<i>\$126,370.00</i>
Land (Lot #6)	\$36,000.00	50%	=	18,000.00	<i>36,000.00</i>
Pond 4.19 @	\$ 9,000.00		=	37,700.00	<i>37,700.00</i>
				<hr/>	
Total:				\$ 55,700.00	<i>\$73,700.00</i>
GRAND TOTAL:				\$ 100,050.00	<i>\$200,070.00</i>

Yours truly,

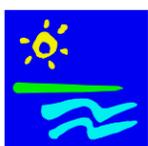
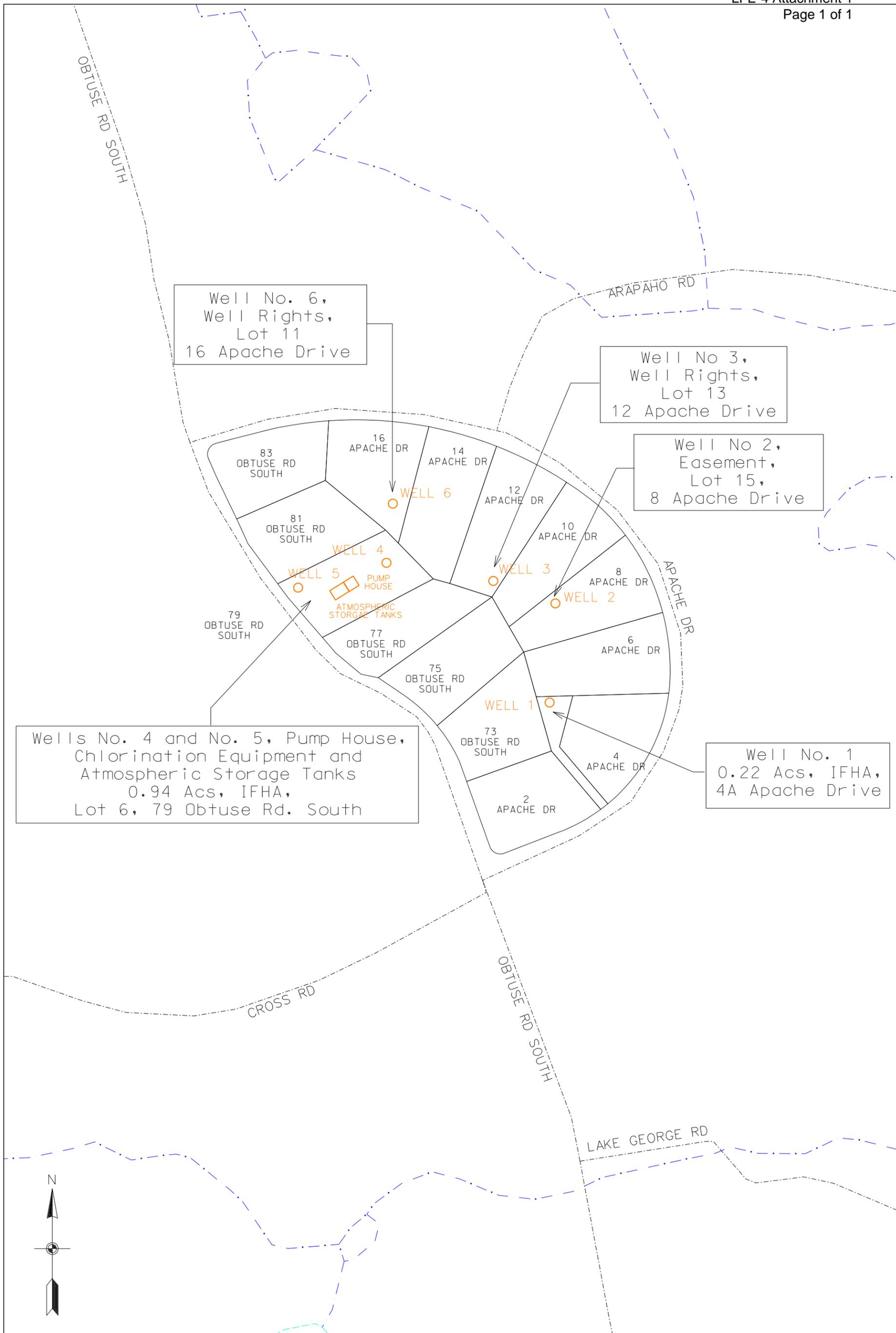
Harold H. Schramm
Assessor



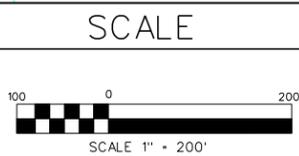
Aquarion Water Company of Connecticut

Schedule of Approved Rates (issued and effective February 8, 2012 per docket 10-02-13RE01)

Eastern Division - General Service, Public & Private Fire			
<u>Metered Rate</u>			
<u>Minimum Service Charge</u>			
<u>Meter Size</u>	<u>Quarterly</u>	<u>Monthly</u>	
5/8"	\$35.87	\$11.96	
3/4"	\$53.81	\$17.94	
1"	\$89.68	\$29.89	
1 1/2"	\$179.39	\$59.80	
2"	\$287.01	\$95.67	
3"	\$538.15	\$179.38	
4"	\$896.94	\$298.98	
6"	\$1,793.88	\$597.96	
8"	\$2,870.21	\$956.74	
10"	\$4,125.94	\$1,375.31	
12"	\$7,713.69	\$2,571.23	
16"	\$10,225.11	\$3,408.37	
 <u>Water Consumption Charge</u>			
Customers Billed Quarterly		Customers Billed Monthly	
<u>Per 100 Cubic Feet (CCF)</u>		<u>Per 100 Cubic Feet (CCF)</u>	
First 420 CCF	\$3.839	First 140 CCF	\$3.839
Over 420 CCF	\$1.889	Over 140 CCF	\$1.889
 <u>Per 1000 Gallons (TG)</u>		 <u>Per 1000 Gallons (TG)</u>	
First 314 TG	\$5.132	First 105 TG	\$5.132
Over 314 TG	\$2.525	Over 105 TG	\$2.525
 <u>Private Fire Annual Charges</u>			
<u>Service Size</u>	<u>Annual</u>		
2"	\$150.29		
4"	\$551.65		
6"	\$1,240.70		
8"	\$2,206.22		
10"	\$3,451.45		
12"	\$4,963.73		
14"	\$6,418.24		
Private Hydrant	\$947.65		
 <u>Public Fire Annual Charges</u>			
Annual Charge per Inch Foot of Mains	\$0.08309		
Company Owned Hydrant Charge	\$237.87		



AQUARION
Water Company



**INDIAN FIELDS
HOMEOWNERS ASSOCIATION
OBTUSE ROAD SOUTH
BROOKFIELD, CT**