

Agenda Date: July 10, 2014
Item Number: A1

Docket: UW-141123
Company Name: Crown West Realty LLC dba Spokane Business and Industrial Park

Staff: Amy White, Regulatory Analyst
John Cupp, Consumer Protection Staff

Recommendation

Take no action, thereby allowing the rates and tariff revision filed by Crown West Realty LLC dba Spokane Business and Industrial Park on May 21, 2013, to become effective on July 16, 2014, by operation of law.

Discussion

On May 21, 2014, Crown West Realty LLC dba Spokane Business and Industrial Park (company) filed with the Utilities and Transportation Commission (commission) a tariff revision that would increase rates and generate \$14,447 (8.4 percent) additional annual revenue. The proposed increase was prompted by increased costs for electric utilities, testing, supplies and repair expenses. The company serves 307 customers, mostly industrial, near Spokane Valley in Spokane County. The proposed effective date is July 16, 2014. The company's last rate increase was effective on July 1, 2013.

This filing retains the current rate design that provides a separate base charge for each size meter and lowers the water usage allowance included in each base charge. Staff examined the company's operating expenses and financial statements and found the expenses reported are reasonable and necessary for the operation of the water system.

Customer Comments

On May 21, 2014, the company notified its customers of the proposed rate increase by mail. Staff received no comments on this filing.

Rate Comparison

Monthly Rate	Current Rate	Proposed Rate
Base Rate, 5/8- Inch Meter	\$14.64	\$15.96
Allowance With Base Charge CF*	700	500
Up To 125,000 CF, Per CCF**	\$.5645	\$.5995
125,001 – 325,000 CF, Per CCF	\$.4455	\$.4735
325,001 CF and Above, Per CCF	\$.3265	\$.3470

Monthly Rate	Current Rate	Proposed Rate
Base Rate, 3/4- Inch Meter	\$16.10	\$17.55
Allowance With Base Charge CF	700	500
Up To 125,000 CF, Per CCF	\$.5645	\$.5995
125,001 - 325,000 CF, Per CCF	\$.4455	\$.4735
325,001 CF and Above, Per CCF	\$.3265	\$.3470
Base Rate, 1-Inch Meter ***	\$17.57	\$19.15
Allowance With Base Charge CF	700	500
Up To 125,000 CF, Per CCF	\$.5645	\$.5995
125,001 - 325,000 CF, Per CCF	\$.4455	\$.4735
325,001 CF and Above, Per CCF	\$.3265	\$.3470

* CF – Cubic Feet,

** CCF - 100 Cubic Feet,

*** Other upsize meter rates are also changed and available in the proposed tariff.

Monthly Bill Comparison

Monthly Average 1-Inch Meter 10,079 Cubic Feet	Current Rate	Proposed Rate
1-Inch Metered Service Base	\$17.57	\$19.15
0 - 500 Cubic Feet	\$0.00	\$0.00
501- 700 Cubic Feet	\$0.00	\$1.20
701 – 10,079 Cubic Feet	\$52.94	\$56.23
Water Bill Total	\$70.51	\$76.58
Increase From Current Rates - \$6.06		8.6 %

Commission staff has completed its review of the company's supporting financial documents, books and records. Staff's review of the filing shows that the operating expenses are reasonable and required as part of the company's operation. The company's financial information supports the revenue requirement and the proposed rates and charges are fair, just, reasonable, and sufficient.

Conclusion

Take no action, thereby allowing the rates and tariff revision filed by Crown West Realty LLC dba Spokane Business and Industrial Park on May 21, 2014, to become effective on July 16, 2014, by operation of law.