

**REVISED PUBLIC NOTICE OF HEARING AND PUBLIC COMMENT MEETING  
ON THE APPLICATION OF LIBERTY UTILITIES (CORDES LAKES WATER)  
CORP. FOR THE SETTING OF RATES AND CHARGES FOR  
WATER UTILITY SERVICE AND FINANCING APPROVAL  
(DOCKET NOS. W-02060A-23-0339, AND W-02060A-24-0033)**

**Summary**

On December 28, 2023, Liberty Utilities (Cordes Lakes Water) Corp. (“Liberty Cordes Lakes”) filed an application with the Arizona Corporation Commission (“Commission”), in Docket No. W-02060A-23-0339 requesting adjustments to its rates and charges for water utility service. On January 30, 2024, Liberty Cordes Lakes filed an application with the Commission in Docket No. W-02060A-24-0033 requesting authority to issue evidence of indebtedness in connection with the purchase of equity.

**The hearing in this matter, which was scheduled to commence on October 28, 2024, and continue through November 1, 2024, is vacated. The hearing has been rescheduled to commence on Monday, March 24, 2025, at 10:00 a.m. at the Commission’s offices at 400 West Congress, Room 222, Tucson, Arizona 85701, and shall continue as necessary at 9:00 a.m. on Tuesday, March 25 through March 28, 2025, at the Commission’s offices at 1200 West Washington Street, Phoenix, Arizona 85007.**

**Public comment meetings scheduled for October 8, 24, 28, and 29, 2024, shall be held as scheduled. Two additional meetings for public comment will be held on March 24 and 25, 2025.**

**The revised hearing dates and public meeting dates, times and locations are listed below for your reference.**

As part of this rate case, Liberty Cordes Lakes is also requesting consideration of consolidation with Liberty Utilities (Beardsley Water) Corp. (“Liberty Beardsley”), Liberty Utilities (Bella Vista Water) Corp. (“Liberty Bella Vista”), and Liberty Utilities (Rio Rico Water & Sewer) Corp. (“Liberty Rio Rico”). Liberty Beardsley, Liberty Bella Vista, and Liberty Rio Rico have concurrently filed applications requesting (1) adjustments to their rates and charges for water and wastewater utility service, and (2) evidence of indebtedness in connection with the purchase of equity.

The eight dockets related to adjustments to rates and charges for water and wastewater service and issuing evidence of indebtedness in connection with the purchase of equity were consolidated for hearing purposes.

**Liberty Cordes Lakes Rate Request (Docket No. W-02060A-23-0339)**

In its rate application, Liberty Cordes Lakes proposes rates both on a stand-alone basis and on a consolidated basis with Liberty Beardsley, Liberty Bella Vista and Liberty Rio Rico.

**Stand-Alone Rates**

On a stand-alone basis, Liberty Cordes Lakes requests authorization to increase its water rates to generate total revenues of \$2,017,408. This would constitute an increase in revenues of \$1,367,617 or 210.47 percent, over adjusted test year

revenues of \$649,791, resulting in an 8.08 percent rate of return on Liberty Cordes Lakes proposed fair value rate base of \$7,514,781. If Liberty Cordes Lakes' request is granted as proposed, on a stand-alone basis, the average monthly bill for a residential customer would be \$100.75, a \$70.68 or 235.11 percent increase to the present average monthly residential bill of \$30.06.

In addition, Liberty Cordes Lakes requests approval of a rate case expense surcharge and has calculated the proposed surcharge to be \$1.13 per customer per month for three years on a stand-alone basis. With the rate case expense surcharge, on average, a residential customer would pay \$101.88, a \$71.82 or 238.92 percent increase to their current monthly bill.

### **Consolidated Rates**

If Liberty Cordes Lakes' rates are consolidated with those of Liberty Beardsley, Liberty Bella Vista and Liberty Rio Rico, Liberty Cordes Lakes residential customers, on average, would see a monthly increase of \$16.95, or 56.39 percent, from \$30.06 to \$47.01. With a proposed rate case expense surcharge of \$0.86 per customer per month, residential customers, on average, would pay \$47.87, a \$17.81 or 59.25 percent increase.

Liberty Cordes Lakes also proposes adoption of a Customer Assistance Tariff, the cost for which would be assessed against all non-participating customers, to be recalculated annually.

### **Liberty Cordes Lakes' Request for Financing (Docket No. W-02060A-24-0033)**

Liberty Cordes Lakes seeks Commission approval of long-term debt financing for the purpose of rebalancing Liberty Cordes Lakes' capital structure of 77 percent equity and 23 percent debt to a capital structure of 54 percent equity and 46 percent debt (Docket No. W-02060A-24-0033). If Liberty Cordes Lakes' application is granted, Liberty Cordes Lakes will borrow the amount necessary to achieve a capital structure consisting of 54 percent equity and 46 percent debt. This amount is currently estimated to be \$5,000,000.

In the event of the consolidation of Liberty Beardsley, Liberty Bella Vista, Liberty Cordes Lakes and Liberty Rio Rico as requested for consideration, Liberty Rio Rico (Consolidated) seeks Commission approval of long-term debt financing for the purpose of rebalancing capital structure of 100 percent equity and 0 percent debt to a capital structure of 54 percent equity and 46 percent debt. This amount is currently estimated to be \$33,000,000.

**THE COMMISSION IS NOT BOUND BY THE PROPOSALS OF LIBERTY CORDES LAKES, STAFF OR ANY INTERVENORS. THE COMMISSION WILL DETERMINE THE APPROPRIATE RELIEF TO BE GRANTED IN RESPONSE TO THE APPLICATION OF LIBERTY CORDES LAKES BASED ON THE EVIDENCE PRESENTED IN THIS MATTER. THE FINAL RATES APPROVED BY THE COMMISSION MAY BE HIGHER, LOWER, OR DIFFERENT THAN THE RATES PROPOSED BY LIBERTY CORDES LAKES OR BY OTHER PARTIES.**

### **Contact Information**

A customer with questions concerning how the applications may affect his or her bill or other substantive questions may contact Liberty Cordes Lakes at **14920 W. Camelback Road, Litchfield Park, Arizona, 85340; telephone no. 844-367-2030; Email: AvondaleCustomerService@libertyutilities.com.**

### **How You Can View or Obtain a Copy of the Application**

Copies of the Application are available from **Liberty Cordes Lakes on the Internet via their website, [www.libertyutilities.com](http://www.libertyutilities.com) (from the Home Page of the website, click ‘Go to local community’. At the top of the page, select “Arizona” in the Location field, then select “Cordes Lakes” from the list of communities, and click “Notifications” under “News & Events”);** at the Commission’s Docket Control Center at 1200 West Washington Street, Phoenix, Arizona, and 400 West Congress Street, Suite 218, Tucson, Arizona, during regular business hours; and on the Commission’s website ([www.azcc.gov](http://www.azcc.gov)) using the e-Docket function.

### **Arizona Corporation Commission Public Hearing Information**

The Commission will hold a hearing on the consolidated dockets beginning **March 24, 2025, at 10:00 a.m.**, at the Commission’s offices, **400 West Congress, Room 222, Tucson, Arizona 85701** and shall continue, as necessary, at **9:00 AM on March 25 through March 28, 2025, at the Commission’s offices at 1200 W. Washington Street, Phoenix, Arizona, 85007.**

Public comments will be taken by telephone beginning **October 8, 2024, at 5:00 p.m.** Public comments will also be taken in-person and / or by telephone on the dates listed in the public comments schedule below. **In-person participation for October 28, 2024, and March 24, 2025, will be in Room 222 at the Commission’s offices at 400 W. Congress Street, Tucson, Arizona 85701. In-person participation for October 29, 2024, and March 25, 2025, will be in Hearing Room 1, 1200 West Washington Street, Phoenix, AZ 85007.**

### **SCHEDULE FOR PUBLIC COMMENTS**

<b>Date</b>	<b>Time</b>	<b>Manner</b>	<b>Phone No</b>	<b>Code</b>
October 8, 2024	5:00 to 6:30 p.m.	Telephonic	1-877-309-3457	24601833204##
October 24, 2024	5:00 to 6:30 p.m.	Telephonic	1-877-309-3457	24601833204##
October 28, 2024	10:00 a.m.	In Person and Telephonic	1-877-309-3457	24601833204##
October 29, 2024	9:00 a.m.	In Person and Telephonic	1-877-309-3457	801972877##
March 24, 2025	10.00 a.m.	In Person and Telephonic	1-877-309-3457	24601833204##
March 25, 2025	9:00 a.m.	In Person and Telephonic	1-877-309-3457	801972877##

Written public comments may be submitted by mailing a letter referencing:

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to Arizona Corporation Commission, Consumer Services Section, 1200 West Washington, Phoenix, AZ 85007, or by submitting comments on the Commission's website ([www.azcc.gov](http://www.azcc.gov)) using "Cases and Open Meetings" and "Make a Public Comment in a Docket." If you require assistance, you may contact the Consumer Services Section at 602-542-4251 or 1-800-222-7000.

**ADA/Equal Access Information**

The Commission does not discriminate on the basis of disability in admission to its public meetings. **Persons with a disability may request a reasonable accommodation such as a sign language interpreter, as well as request this document in an alternative format**, by contacting the ADA Coordinator, Carolyn Buck, E-mail [ADACoordinator@azcc.gov](mailto:ADACoordinator@azcc.gov), voice phone number 602-542-2247. Requests should be made as early as possible and no later than 48 hours in advance of the event to allow time to arrange the accommodation.