

Bar Circle 'S' Water Co  
PO Box 1870  
Hayden ID 83835  
208.665.9200

RECEIVED  
2018 JUL 31 AM 9:15  
IDAHO PUBLIC  
UTILITIES COMMISSION

July 27 2018

Idaho Public Utilities Commission  
PO Box 83720  
Boise ID 83720-0074

BES-W-18-01

To Whom it May Concern:

Bar Circle S Water Co requests IPUC approve the extension of the water line from the east end of Dolan Rd to Lot 1 and Lot 2 Block 1 Garwood Corner.

It will be a looped system with hook ups on Garwood Rd and Dolan Rd. The hook up fee due at each closing of each purchased lot is \$2500.

Any and All water rights of the mentioned Lots and Block will be transferred to the Bar Circle S Water Co.

The water will be supplied by the three (3) wells already in service, 1-16" well, 1-10" well, 1-6" well and a 185,000 gal reservoir.

The enclosed attachments as follows:

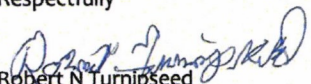
The North Idaho Rose LLC letter of intent to sell Lot 2 Block 1 Garwood Corner to McCarthy Capital Inc.

The McCarthy Capital Inc letter requesting water service

The Rand Wichman, Consulting Planner letter

Bar Circle S Water Co Rate Sheet

Respectfully

  
Robert N Turnipseed  
Owner

July 16, 2018

Mr. Robert Turnipseed  
Bar Circle S Water Company  
P.O. Box 1870  
Hayden, ID 83835

RE: WATER SERVICE TO REPLAT OF GARWOOD CORNER SUBDIVISION

Dear Mr. Turnipseed:

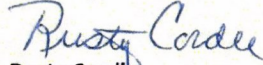
I am a member of North Idaho Rose, LLC, owner of Lot 2, Block 1, Garwood Corner subdivision. North Idaho Rose, LLC is in the process of selling approximately 60 acres of this lot to McCarthy Capital, Inc., which also owns the adjacent property to the west. A diagram of the property we are selling is attached for reference.

McCarthy Capital plans to include this 60 acres in a subdivision of the property, and we understand they are seeking water service from the Bar Circle S water system. We understand that you have a process to undertake with the regulatory agencies to expand your service area. This letter represents authorization from North Idaho Rose, LLC, to start that process for the 60-acre portion of the property that we currently own, to assist McCarthy Capital in moving this effort forward prior to their closing on the property.

Please let us know if you need anything else from us. You can contact me at 208.699.5938 or our consultant, Rand Wichman at 208.755.7024.

Thank you very much.

Sincerely,



Rusty Cordie  
Member, North Idaho Rose, LLC

Attachment: diagram of 60 acres

July 16, 2018

Mr. Robert Turnipseed  
Bar Circle S Water Company  
P.O. Box 1870  
Hayden, ID 83835

RE: WATER SERVICE TO REPLAT OF GARWOOD CORNER SUBDIVISION

Dear Mr. Turnipseed:

I am the President of McCarthy Capital, Inc., owner of Lot 1, Block 1, Garwood Corner subdivision. McCarthy Capital is also in the process of acquiring approximately 60 acres of Lot 2, Block 1, Garwood Corner from North Idaho Rose, LLC. As you're aware, the property is generally located off the east end of Dolan Road and north of Garwood Road.

McCarthy Capital plans to subdivide this property, totaling approximately 136 acres, into approximately 24 lots. A copy of the draft plat is attached. To provide water service to the lots in this subdivision, we would like to connect to the Bar Circle S water system. We understand that you have a process to undertake with the regulatory agencies to expand your service area, and we request that you start that as soon as possible. We stand by to assist in that process in any way we can.

We also acknowledge that we will be required to convey any water rights from the property to the water company, and we are willing to do that at the appropriate time.

Thank you for your assistance. We look forward to working with you on it.

Sincerely,



Rob McCarthy  
President, McCarthy Capital, Inc.

Attachment: draft plat



rand  
wichman  
PLANNING

Rand Wichman Planning, LLC  
2992 Gotham Bay Road  
Harrison, ID 83833  
208 755 7024 | randw@imaxmail.net

May 21, 2018

Mr. Robert Turnipseed  
Bar Circle S Water Company  
P.O. Box 1870  
Hayden, ID 83835

RE: WATER SERVICE TO GARWOOD CORNER SUBDIVISION

Dear Mr. Turnipseed:

I represent McCarthy Capital, Inc., owner of Lot 1, Block 1, Garwood Corner subdivision, as well as North Idaho Rose, LLC, who owns Lot 2, Block 1, Garwood Corner. The property is generally located off the east end of Dolan Road and north of Garwood Road. McCarthy Capital is in the process of purchasing the majority of Lot 2 from North Idaho Rose, and will be pursuing a subdivision of approximately 136 acres into 5-acre parcels.

We would like to pursue connection of this proposed subdivision to the Bar Circle S water system and would like to start the process of securing those approvals. Please consider this letter our formal request and let me know if you need anything else from me.

I look forward to working with you on this endeavor.

Sincerely,

Rand Wichman  
Consulting Planner

Cc: Client





Bar Circle S Water Co  
PO Box 1870  
Hayden ID 83835  
208-665-9200

Rate Schedule Information:

Your water usage is determined by the reading on the meter and/or meters. These readings are taken the first week of each month (April through November) and the consumption figures are measured in gallons used.

Bar Circle S Water Co bills each customer every month based on the following rate schedule. Exception to the winter months which is billed at the base rate of \$27.43 each month and then the meter and/or meters are read April 1 of the following spring and prorate the billing according to the number of months since last reading.

0 -- 7500 gallons	\$27.43
over 7500 gallons	\$ 1.74 per thousand additional gallons

For example:

During the month your total usage was 52,100 gallons. Your bill will be calculated as follows:

0 -- 7500 gallons	\$27.43
44,600 gallons divided by 1000 x 1.74 =	77.60
Total Due	\$105.03

During the months of December through March, meters are not read. You will be charged the base rate of \$27.43 per month. In April of each year your meter will be read and usage will be prorated according to the number months since last reading.

If you have further questions on your billing, we will be happy to discuss this process step by step.

Reconnection Fee = \$20.00 After business hours = \$40.00 NSF chg = \$20.00

Bar Circle S Water Co is owned and operated by Robert N Turnipseed.

Bar Circle S Water Co is regulated by the Idaho Public Utilities Commission.

Garwood Corner Subdivision water hook up fee \$2500 at closing of purchased lot.