



**EZELL LAW FIRM, LLC**

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March 31, 2025

Ms. Kris Abel  
Records  
Louisiana Public Service Commission  
602 North Street  
Galvez Building, 12<sup>th</sup> Floor  
Baton Rouge, LA 70802

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 03-28-2008 BY 60322 UCBAW

Re: Docket No. U-37191  
Magnolia Water Utility Operating Company, LLC  
2023 Formula Rate Plan Annual Report, Request for  
Adjustment of Water and Sewage Rates and Any Other  
Related Relief

Dear Ms. Abel:

Please find enclosed an original and three (3) copies of the revised statewide wastewater tariff for Magnolia Water Utility Operating Company, LLC ("Magnolia"). The wastewater tariff has been revised to rename the Sugar and Twin Oaks Subdivisions in Lafourche Parish to Sugar Ridge and Twin Oaks/Sugarland, respectively. The revisions were made to eliminate the potential for any confusion. The statewide wastewater Terms of Service currently on file with the Commission will remain unchanged.

Please see that this tariff is filed into the record and that one of the three date-stamped copies is returned to our courier for our file. As always, thank you for your assistance in this matter.

Sincerely,

Andrew B. Ezell

Ezell Law Firm, LLC

CC: Lauren Evans, Esq.  
Mr. Don Dewald  
Ms. Robin Pendergrass

**LOUISIANA PUBLIC SERVICE COMMISSION**  
**MAGNOLIA WATER UTILITY OPERATING COMPANY, LLC**  
**WASTEWATER SERVICES TARIFF**

2023-09-01  
 12:00:00 PM  
 12/24/2023

**MAGNOLIA WATER UTILITY OPERATING COMPANY WASTEWATER SERVICE RATES-**  
**TIER I**

**AVAILABILITY**

These rates are available under the general terms and conditions of the Company to all consumers of Wastewater within the area served by the Company in the following subdivision(s):

<b>SUBDIVISION NAME</b>	<b>PARISH</b>
Atwood Acres	Acadia
Beechwood	Ascension
Green Bayou	Ascension
Hillshire	Ascension
Martin Lake Resort	Ascension
Colonial Oaks	Ascension
Lake Park	Ascension
Cypress Village	Assumption
Greenbriar	Assumption
Seraphim Estates	Assumption
Wildwood	Caddo / Bossier
Rolling Ridge	Caddo / Bossier
Hunters Grove Subdivision	Calcasieu
Lanexang Village	Iberia
Maryland Park	Iberia
Robichaux	Iberia
Spring Creek Water & Sewerage WWTF No. 1	Jackson
Spring Creek Water & Sewerage WWTF No. 2	Jackson
Belleville	Lafayette
Village Quest	Lafayette
Country Trails Subdivision	Lafayette
Country Pines	Lafayette
Country Run	Lafayette
Deer Park	Lafayette
Derby Heights	Lafayette
Mouton Estates	Lafayette
Sundown Place	Lafayette
Sunrise Mobile Home Park	Lafayette
Willow Creek	Lafayette
Windy Meadows	Lafayette
Young Acres	Lafayette
Bayou Bend	Lafourche
Beau Chene	Lafourche
Beaujolais	Lafourche
Grand Marnier	Lafourche
Half Oak	Lafourche
Magnolia Park/St. Maurice Subdivision	Lafourche
Midway	Lafourche
Plantation Trace	Lafourche
Twelve Cedars Subdivision	Lafourche
S&S	Lincoln

**MAGNOLIA WATER UTILITY OPERATING COMPANY WASTEWATER SERVICE RATES-**  
**TIER I (CONT)**

And the following subdivision(s):

<b>SUBDIVISION NAME</b>	<b>PARISH</b>
Riverside Ridge	Livingston
Gun Boat Island	Livingston
Deer Lake	Livingston
Raiders Ridge Subdivision	Livingston
Albany Heights	Livingston
Country Acres	Livingston
Highland Ridge	Livingston
Hunstock Hills	Livingston
Lakeside East	Livingston
Madison Place	Livingston
Pen's Place	Livingston
Sandy Ridge	Livingston
Joycelyn Sewer Association	Livingston
La Amite	Livingston
Cherry Ridge	Morehouse
Cedar Bend	Natchitoches
Cedar Grove	Natchitoches
Payne Wastewater System	Natchitoches
Point Place	Natchitoches
Westlakes	Ouachita
Silver Leaf	Ouachita
False River Park Subdivision	Pointe Coupee
Chenal Estates	Pointe Coupee
Island Woods	Pointe Coupee
Riverbend	Pointe Coupee
St. Mary's Baptist Church Subdivision	Pointe Coupee
Major	Pointe Coupee
Elysian Fields Subdivision	Richland
Peg Leg Cove Oxidation Ditch	Sabine
Foxcroft	Sabine
Irish Bend	St. Mary
Atchafalaya Acres	St. Martin
Country Acres	St. Martin
I59 Business & MH Park	St. Tammany
Cherrywood - Lone Oak	St. Tammany
Lazy River	St. Tammany
Alton Community	St. Tammany
Ponchatoula Trace	Tangipahoa
Black Subdivision	Tangipahoa
Arbor Estates	Tangipahoa
Acadian Villa	Terrebonne
Country Hollow	Terrebonne
Mobile Estates	Terrebonne
St. Agnes	Terrebonne
Tara	Terrebonne
Willowdale	Terrebonne
Windy Hills Subdivision	Vermilion
Cypress Land Estates	Vermilion
Marion Heights	Vermilion
Rose Hill	Vermilion
Vermilion Palms	Vermilion
Westside Strip	Vermilion
Acadiana Marina	Vermilion

**RATES**

**Residential: \$34.50**

**Commercial: \$34.50**

**Effective Date: September 1, 2024**  
**Authority: Commission Order No. U-37191**

**Revised Page No. 2**  
**Revised: March 14, 2025**

**MAGNOLIA WATER UTILITY OPERATING COMPANY WASTEWATER SERVICE RATES-**  
**TIER II**

**AVAILABILITY**

These rates are available under the general terms and conditions of the Company to all consumers of Wastewater within the area served by the Company in the following subdivision(s) in St. Tammany Parish:

Lakeside	Deerfield Subdivision
Meadows	Cherry Creek Subdivision
Penn Mill Lakes Subdivision	Colony Subdivision
Timber Ridge	Chateau Loire Subdivision
River Park Crossing	Pines of Greenleaves Subdivision
Autumn Haven Subdivision	Manor Apartments
Alamosa Business Park	Reserve East Subdivision
River Park Estates	Oak Island Subdivision
Pruden Creek	Park Subdivision
Penn Mill Place	Cornerstone Subdivision
Port Louis	Lochmere Subdivision
Trace	Old Mandeville Woods
Simpson Farms	Timbercreek Subdivision
Belle Maison, Sq 242&257	Gardens of Greenleaves
Meadowbrook Subdivision	Forest Subdivision
Monterrey Subdivision	Brentwood Subdivision
Money Hill Plantation Subdivision	Village Shopping Center
Plantation Subdivision	Fox Run Estates Subdivision
Reserve Subdivision	Canaan Place Subdivision
Estates Subdivision	Highland Subdivision
Lakes of Greenleaves	Wynntree Subdivision
Hunters Glen Subdivision	Greenleaves Commercial
Trace Subdivision	Winghaven Subdivision
Laurelwood Subdivision	Sunshine Plaza Center
Audubon Lake/Lake Audubon	Mandeville (Unincorporated Squares)
Village Subdivision	Seven Pines Subdivision
Oaks Subdivision	Tete Lours Phase 3
Grand Palms Apts <sup>1</sup>	Guste Island Oaks
Guste Island Forest	Guste Island Pines
Guste Island Village	Guste Island - Other
Montgomery Trace	Belle Pointe
Coquille	Grand Oaks
Jackson Court	Perrilloux
Pine Creek Acres	Pontchartrain Oaks
Raiford Oaks	Southern Oaks
Chemekette Heights	Square 175
Maison Trace	Resolve
Beau Pre	Rigolets Estates
Rigolets Sportsman Marina	Crosswind Cove Subdivision
Fieldchase Subdivision	Cane Ridge Subdivision
Copper Ridge Subdivision	Eden Isle Subdivision
The Meadows Subdivision	

And the following subdivisions in Tangipahoa Parish:

The Landings	Brady Place
Arrington Place	Lakin Ridge
Timber Ridge	Olde Mill
Belle Foret	Brighton Cove
Maplewood	The Village
Azalea Woods	Pelican Gardens
Wolf Lakes	Country Rivers
Hidden Pines	Autumn Trace
Logan Creek	Whispering Winds
Greenleaf	Carriage House Apartments
Riverwood	Davie Estates
Southern Pines	Autumn Brook

**MAGNOLIA WATER UTILITY OPERATING COMPANY WASTEWATER SERVICE RATES-**  
**TIER II (CONT)**

And the following subdivisions in Tangipahoa Parish:

Elmwood Park 2	Oakwood Estates
Burdon Orleans	Robertson Apartments
Emerald Gardens	Cypress Hollow
Villas at Bedico Creek	Loranger Trace
The Rivers	Madelyn Court
Martinville Estates	Emerald Estates
Cucchiara	C'est Si Bon
Brown Road Regional	Riverwoods
Southwood Ridge Estates	Emerald Lakes
Riverwoods	I-12 Commercial Park

And the following subdivisions in Livingston Parish:

Woodland Crossing 2	Meadow Lake
Arbor Walk	Bridalwood
South Haven	Driftwood Estates
Spring Lake	Riverscape
Westminister	Paradise Point
Lakes at Fennwood	Park Ridge
Livingston Trace	Deer Crossing
Forest Ridge	Carlton Oaks
Woodland Crossing 4	Seigle Landing
Carter Hill	Equestrian Estates
Cross Creek	Brightwood
Collins Place	Woodland Ridge
Terry Harbor	Shadow Pines
Chinquapin Campsites	Lake Side Cove
Live Oak Landing	Justin Heights
Rolling Meadow	Montrose 2
Autumn Run	Isle of Orleans
Stone Hill	Whisper Hollow
Clear Lake	Raiders Ridge
Country Place	Cross Creek
Jones Estates	South Fork Junior High
The Meadows	

And the following subdivisions in Lafayette Parish:

Diamondhead	Eloi Plantation
Fairway Village	Flander's Garden
Fox Run	Frenchman's Creek
Golden Grain	Grande Stakes
Green Meadows	Hackberry Place
Hernandez Heights	Highland Acres
Hummingbird Plaza	Ile Des Cannes
Jackson Square	June Park
Kindco	La Place Maison
Lakeside Village	Lexington Heights
Magnolia Farms	Magnolia Hills
Magnolia Woods	Monticello
Nottingham	Oak Trace
Oakshire/Wimbledon	Oregon Trail
Ossun Heights	Park 90
Pecan Acres	Quail Hollow
Ray Heights	Ridgeland Estates
Rivergreen	Riverview Estates
Royalton Park	Sandest Plaza
Sandest Terrace	Sarah Dee
Shadowwood	Shenandoah Estates
Southfield Square	Southfork
Stanford Place	Sun Village
Mark Ridge	La Pomme Grenade

**MAGNOLIA WATER UTILITY OPERATING COMPANY WASTEWATER SERVICE RATES-**  
**TIER II (CONT)**

And the following subdivisions in Lafayette Parish:

The Glades	Township South
Trewhill	Twin Lakes
Victoria Village	Wellington Ridge
Westbrook	Windy Acres
Windy Heights	Woodland Estates
Arbor Trace Subdivision	Aubrey Estates Subdivision
Brock Pointe Subdivision	Delmar Estates South
Brookhollow Subdivision	Cedar Hill Subdivision WWTP
Charleston Village Subdivision	Chartres Place Subdivision
Country Breeze Estates	Country Lakes Subdivision Phases I & II
Emerald Gardens Subdivision	Frenchmans Trail I
Frenchmans Trail II	Gateway Park
Guillot Village Phase 1 WWTF	Guillot Village Phase 2 WWTF
Habersham Subdivision	Heritage Oaks North
Highland Plantation/Villas at Highland Plantation	Island Oaks Plantation Subdivision
Lafitte's Landing	Lebesque Estates
Legacy Estates	Legend Creek Subdivision
Live Oak Estates	Malapart Place Subdivision
Miramar Subdivision	Nita Heights Subdivision
Northfield Subdivision	Oak Springs Subdivision
One Legacy Place	Patriot Place Subdivision
Pinnacle Place WWTF	Richfield Place Subdivision
Richland Heights	River Birch Subdivision
Sawgrass Park	Sawgrass Subdivision
Southlake Plantation/Windermere	St. Benedict Subdivision
Sunflower Estates Subdivision	The Bluffs Subdivision
Ville Marie Subdivision	Westfield Subdivision
Windrose Subdivision	Le Triomphe Golf & Country Club
Bois Bechet	Lancaster Estates
Arrowhead	Avanti
Avies Knoll	Beau Parterre
Beaux Champs	Bellemont Estates
Cajun Estates	Cajun Village
Carencro North	Carencro Village
Centurion Place	Charleston Place Subdivision
Chelsea Ridge	Clearview Estates
Coach House Manor	Comeaux Estates
Cote Gelee	Country Acres
Country Lane	Country Meadows
Country Square	The Chateaus
The Cottages	Willow Trace
Canebrake Landing	Charli's Crossing
Magnolia Trace	

And the following subdivisions in various Parishes:

Acadian Acres	Acadia
Southwood	Ascension
Bayou View Estates	Ascension
Stonegate Manor	Ascension
Woodrun	Ascension
Whispering Oaks	Ascension
Stone Ridge	Ascension
Cotton Fields	Ascension
Lakes at Dutchtown	Ascension
Martin	Ascension
Old Perkins Place	Ascension
Eagles Landing Wastewater Treatment Plant	Ascension
Cypress Cove	Assumption
The Oaks at Belle River	Assumption
Green Acres	Beauregard/Vernon

**MAGNOLIA WATER UTILITY OPERATING COMPANY WASTEWATER SERVICE RATES-**  
**TIER II (CONT)**

And the following subdivisions in various Parishes:

Olde Oaks	Bossier
Sterling Ranch Estates	Bossier
Chosen Valley	Calcasieu
Lakes at Clearfield	Calcasieu
Le Firm 1	Calcasieu
Le Firm Part 2	Calcasieu
Maggy's Ridge	Calcasieu
Pierre's Ridge	Calcasieu
Ismay Harbor	Calcasieu
Lake Street	Calcasieu
Woodstock	East Baton Rouge
Burlington Lakes	East Baton Rouge
Audubon Square	East Baton Rouge
Amber Lakes	East Baton Rouge
Gates at Burlington	East Baton Rouge
Lakeland Park	East Baton Rouge
Oak Cluster	East Baton Rouge
Port East	Iberia
Shangrila	Iberia
The Ridge Estates (Coteau Ridge Subdivision)	Iberia
Plantation Gardens	Iberville
Iberville Trace	Iberville
Rosethorne	Jefferson
Heritage Fields Subdivision	Jefferson Davis
Sugar Ridge	Lafourche
Elmwood	Lafourche
Landmark	Lafourche
Darwen	Lafourche
Shelby	Lafourche
Les Maisons	Lafourche
Abby Lakes	Lafourche
Caro Estates	Lafourche
Herrington Place	Lafourche
Highland Oaks	Lafourche
Le Belle Maison	Lafourche
Magnolia Landing	Lafourche
Country Village Estates	Lafourche
Blue Ridge Pointe	Lafourche
Dugas	Lafourche
Highland Lakes	Lafourche
Oak Grove	Lafourche
Thoroughbred Park Service Corporation	Lafourche
St. John Place	Lafourche
Twin Oaks/Sugarland	Lafourche
Douglas Meadows	Lincoln
Lakeview Estates	Lincoln
Triple Crown Subdivision	Lincoln
Chapel Place	Ouachita
Patrick's Cove	Ouachita
River Styx	Ouachita
Timberwood	Ouachita
Willow Creek	Ouachita
Oak Shadows	Rapides
The Woodlands	Rapides
Tranquility Lakes	St. Helena
La Poste des Opelousas Subdivision	St. Landry
Med South	St. Landry
Le Triomphe Golf & Country Club	St. Martin
Magenta Plantation	St. Martin

**MAGNOLIA WATER UTILITY OPERATING COMPANY WASTEWATER SERVICE RATES-**  
**TIER II (CONT)**

And the following subdivisions in various Parishes:

Schaefer Industrial Park	St. Martin
Jolie Oaks	Terrebonne
Acadian Villa	Terrebonne
Crozier Heights	Terrebonne
Eureka Heights	Terrebonne
Quiet Oaks	Terrebonne
Rebecca Plantation	Terrebonne
Suburban Estates	Terrebonne
Seablue	Terrebonne
Fletcher LCTCS Workforce Training Building	Terrebonne
Ruth Eternal	Vermilion
Abadie Oaks	Vermilion
Aux Chenes	Vermilion
Cypress Point	Vermilion
River Road	Vermilion
Tournai Gardens	Vermilion
Magnolia Lakes	Vermilion
Autumn Park	Vermilion
Parisienne Villas	West Baton Rouge
Galvez Cove	West Baton Rouge
West Lake Estates	West Baton Rouge
Canary Island	West Baton Rouge
Willow Lake	West Baton Rouge
Lake at Manchac	West Baton Rouge
Galvez Oak	West Baton Rouge
West Ridge	West Baton Rouge
Cypress Lake	West Baton Rouge
Reserve at Willow Lake	West Baton Rouge
Manchac Highlands	West Baton Rouge
Weston Court	West Baton Rouge

**RATES**

**Residential: \$69.00**

**Commercial: Formula Based (See Addendum 1)**

**<sup>1</sup>FLOW-THROUGH**

Monthly usage charge per customer for sewage treatment by the City of Mandeville based on metered water usage and charged as a separate line item pursuant to the following formula:

$$\text{monthly usage} - 6,000 \text{ gal.} \times 0.0068046 + 12.00 \text{ base rate} \times 1.5$$



**MAGNOLIA WATER UTILITY OPERATING COMPANY WASTEWATER SERVICE RATES-**  
**TIER III**

**AVAILABILITY**

These rates are available under the general terms and conditions of the Company to all consumers of Wastewater within the area served by the Company in the following subdivision(s):

<b>SUBDIVISION NAME</b>	<b>PARISH</b>
Northland Industrial Complex	Lafayette
Imperial Landing	Terrebonne

**RATES**

**Residential:** \$34.50

**Commercial:** Formula Based (See Addendum 1)

**MAGNOLIA WATER UTILITY OPERATING COMPANY WASTEWATER FEES – ALL TIERS**

**TAP-IN-FEE**

5/8" & 3/4" Meter	\$600.00
1" Meter	\$700.00
1.5" Meter	\$750.00
2" Meter	\$800.00
Above 2":	\$1,200.00

This charge will include all labor and materials for the installation of the service line and any other cost associated with the initial installation.

**CONNECTION FEE**

\$40.00

This charge is to cover the administrative cost of reestablishing service and with reading the meter upon a change of customer where service has previously been established.

**CAPACITY RESERVATION FEE**

*Not to exceed \$6.00 per gallon*

Both the capacity reservation fee and the tap-in fees set forth herein represent the maximum fees that the Company may charge the new customer.

**RE-CONNECTION FEE**

\$35.00

This charge is for re-establishing service after disconnection for non-payment, failure to make deposit, fraudulent or seasonal use.

**SERVICE CHARGE**

\$45.00

This charge shall cover the cost of sending a company repairman to a consumer's premises at the customer's request when the trouble is found to be in the consumer's house piping.

**NSF CHECK FEE**

\$20.00

**DELINQUENT FEE**

Maximum of 5% of monthly billing after 20 days from billing date.

**DEPOSIT**

Maximum charge 2 ½ times monthly bill

**GRINDER PUMP SERVICE OR REPAIR CHARGE**

*Not to Exceed \$950.00 per Service Call*

In systems where the Company is required to service, repair or replace customer grinder pumps, the grinder pump shall be owned by the customer, who shall be responsible for the cost of service or repair of the grinder pump. This charge shall cover the cost of sending a licensed plumber, at the rate of \$95.00 per hour, to a customer's premises to service or repair customer's grinder pump. The customer also shall be responsible for the cost of mechanical and electrical parts, miscellaneous material, and labor necessary for the repair of the grinder pump unit, including emergency repairs. In systems where the Company is not required to service or repair customer grinder pumps, if a customer does not timely undertake necessary repairs or replacement of a grinder pump unit and the failure of that unit is causing, or is reasonably expected to cause, a back-up or discharge of untreated sewage, then the Company may, at its option, immediately discontinue service or, if practical, undertake to repair or replace the customer's grinder pump unit and bill the customer for the cost of repair at the hourly rate stated in this section, as well as the cost of any replacement pump.

**GRINDER PUMP INSTALLATION/REPLACEMENT CHARGE**

*Not to Exceed Total Cost to Company*

In systems where the customer is required to install a grinder pump, the grinder pump installation must be inspected and approved by the Company prior to operation of the grinder pump. In systems where the Company is required to service or repair customer grinder pumps, and in the event that it is determined that a customer's grinder pump requires replacement, Company shall provide and install the replacement pump and shall be reimbursed by customer the total cost to Company of the replacement pump, including shipping, taxes, etc. Should customer elect to timely purchase and replace the pump at customer's expense, the replacement pump must comply with Company's specifications and be approved by Company prior to installation. Upon completion, the grinder pump installation must be inspected and approved by the Company prior to operation of the newly installed grinder pump.

**LOUISIANA PUBLIC SERVICE COMMISSION**  
**MAGNOLIA WATER UTILITY OPERATING COMPANY, LLC**  
**WASTEWATER SERVICE RATES**

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**ADDENDUM 1**

Commercial Tariff Calculation

The tariff rate for all commercial properties will be established by a formula based upon the residential flat rate and the sewage loading criteria specified in Title 51, Chapter 15, Section 1501, of the Louisiana State Sanitary Code ("Sanitary Code"). The Sanitary Code establishes standard baseline flows and BOD for various types of business entities that might be served by a wastewater system. By utilizing a simple ratio, the appropriate rate for each business entity can be determined. The Sanitary Code specifies that baseline flow for a residential customer (three bedroom) is 400 gpd at an estimated loading of .68 lbs.

The commercial tariff is based on the following formula:

$$\text{Commercial Rate} = \text{BOD Multiple} \times \text{Current Residential Rate} \times \text{Equivalent Residential Unit(s)}$$

The BOD multiple is the amount of BOD referenced in the Sanitary Code for the type of establishment divided by .68.

The minimum or base rate will be the base residential rate, fairly applied to differing types of commercial enterprises by the formula, thus properly allocating costs among residential and commercial customers. The size, number of seats, customers or occupants of any facility will be established by the occupancy permit issued by the State Fire Marshall or equivalent local fire safety officer.

If the commercial facility is not listed in the Sanitary Code, or there are abnormal effluent levels compared to those specified for the type of business, Magnolia Water Utility Operating Company, LLC ("Magnolia") reserves the right to perform an actual lab analysis on the facility's effluent to determine strength and measure flow.

These calculations do not extend to any classification of industrial customers. None of the systems operated by Magnolia are designed or equipped to receive industrial waste.