

**BEFORE THE PUBLIC SERVICE COMMISSION
OF THE STATE OF MISSOURI**

Staff of the Missouri Public Service Commission,	)	
	)	
Complainant,	)	
	)	Case Nos. WC-2022-0289
v.	)	SC-2022-0290
	)	
Northgate MHP Lindale, LLC d/b/a	)	
Northgate Manufactured Home Community,	)	
Respondent.	)	

JOINT PROPOSED UPDATE TO THE STIPULATION AND AGREEMENT

COMES NOW Northgate MHP Lindale, LLC d/b/a Northgate Manufactured Home Community (“Northgate Lindale”), and the Staff of the Missouri Public Service Commission (“Staff”) (collectively, the “Parties”), to respectfully submit this Joint Proposed Update to the underlying Stipulation and Agreement. In support, the Parties state as follows:

RECITALS

1. On April 15, 2022, Staff filed a Complaint in the above-captioned case numbers against Northgate Lindale.
2. On July 14, 2022, the Parties filed a Stipulation and Agreement (“Stipulation and Agreement”), EFIS Doc. 348003, resolving the issues in this matter.
3. On August 10, 2022, the Missouri Public Service Commission (the “Commission”) approved the Stipulation and Agreement by Order, EFIS Doc. 348436.
4. Among other things, the Stipulation and Agreement required Northgate Lindale to cease separately charging residents for individual water and sewer usage through a Ratio Utility Billing System (“RUBS”) and to include water and sewer charges in lot rent.
5. The Stipulation and Agreement may be modified by written amendment executed by all Signatories. Stipulation and Agreement, Paragraphs 10, 16.

6. The Commission has authority to update Agreements if the amendment is found to be reasonable and in the public interest. *In the Matter of the Application of Kansas City Power & Light Company for Authority to Extend The Transfer of Functional Control of Certain Transmission Assets to the Southwest Power Pool, Inc.*, “Order Granting Motion To Modify Stipulation And Agreement Requirements,” EO-2012-0135 (July 12, 2023); *Manager of the Manufactured Housing and Modular Units Program of the Pub. Serv. Comm’n v. Coachman Homes of Eureka, Inc.*, “Order Rejecting Stipulated Agreement And Setting Prehearing Conference,” Case No. MC-2004-0271 (July 8, 2004); R.S.Mo. § 393.140(2); see, e.g., *State ex rel. Mo. Pac. Freight Transp. Co. v. Pub. Serv. Comm’n*, 288 S.W.2d 679, 682 (Mo. App.), *aff’d sub nom. State ex rel. Missouri Pac. Freight Transp. Co. v. Pub. Serv. Comm’n*, 295 S.W.2d 128 (Mo. 1956) (“...the Commission should be guided, primarily, by considerations of public interest.”).

7. Changes in circumstances necessitate the modification of this Stipulation and Agreement. Since 2022, KC Water (providing sewer services to Northgate Lindale), and Public Water Supply District No. 2 Clay County (providing water services to Northgate Lindale), have increased rates for utility services significantly. The aggregate effect has driven Northgate Lindale’s monthly operating expenses to an unsustainable fifty (50) percent.

8. On June 10, 2026, representatives of Northgate Lindale and Staff, the only parties to this matter, discussed options to address the need for modification and update to the Stipulation and Agreement. The Parties agree that an update to the Stipulation and Agreement is reasonable and in the public interest.

9. The proposed modification of this Stipulation and Agreement will (1) permit a more equitable allocation of water and sewer costs among mobile home residents, which will promote significant water conservation among residents, (2) will reduce water waste by giving residents a community usage-related incentive to conserve and report leaks or other

maintenance issues as they arise and (3) will help stabilize rent rates for residents by allowing Northgate Lindale to maintain affordable rates while passing on water and sewer changes based on an equitable, environmentally-focused formula.

10. This Joint Proposed Update to the Stipulation and Agreement is the resulting agreed-upon terms between Northgate Lindale and Staff. This Joint Proposed Update to the Stipulation and Agreement shall not be deemed an admission by Northgate Lindale of any of the allegations in the original Complaint, nor by Complainant of any defenses in the Answer.

PROPOSED SETTLEMENT UPDATE

11. The Parties therefore propose that the Stipulation and Agreement be amended to the following terms:

- a. to authorize Northgate Lindale to implement a RUBS or a substantially similar formula-based allocation method at 1260 NE US Highway 69, Liberty, Missouri 64068 (*see* Attachment A Ratio Utility Billing System Method Description), accompanied by a commensurate reduction in base rent;
- b. to begin apportioning water and sewer charges to tenants under the new method on or about 60 days after Commission approval of this Joint Proposed Update.
- c. Northgate Lindale will do so with appropriate disclosure and advance written notice to residents explaining the change in billing and allocation methodology by issuing written notices via USPS Certified Mail.

12. The Parties agree that this written amendment modifies the Stipulation and Agreement solely as expressly set forth herein. Except as specifically modified by this amendment, all terms, conditions, obligations, and provisions of the Stipulation and Agreement remain unchanged and in full force and effect.

13. Except as expressly updated by Commission approval of this Joint Proposed Update, the Stipulation and Agreement remains in effect.

WHEREFORE, Northgate Lindale and Staff jointly respectfully request that the Commission issue an order approving this Joint Proposed Update to the Stipulation and Agreement, authorizing Northgate Lindale to implement RUBS consistent with this filing.

Respectfully submitted,

NORTHGATE MHP LINDALE, LLC

/s/ Aimee Guzman Davenport

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CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was served upon all parties of record pursuant to the service list maintained by the Data Center of the Missouri Public Service Commission on this 7th day of August, 2026.

/s/ Aimee Guzman Davenport

Aimee Guzman Davenport

Attachment A

Ratio Utility Billing System Method Description

The Community Owners (“Landlord”) will bill Residents in accordance with the Ratio Utility Billing System (“RUBS”), in which the total monthly water and sewer utility bill will be divided equally among all occupied sites and billed with rent in arrears monthly.

For example, if the property’s monthly water and sewer expense is \$2,500 and there are 100 occupied sites, each site will be billed \$25 ($\$2,500 \text{ expense} / 100 \text{ sites} = \$25 \text{ charge per site}$). If the property is charged Stormwater fees and/or any infrastructure administration or improvement fees, this cost will also be included in the calculations and pass-through of water and sewer services provided to resident/tenant(s).