

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

The Staff of the Missouri Public Service Commission,	)	
	)	
	)	
Complainant,	)	
	)	
v.	)	<u>Case No. WC-2022-0289</u>
	)	
Northgate MHP Lindale, LLC, d/b/a	)	
Northgate Manufactured Home Community,	)	
	)	
Respondent	)	

The Staff of the Missouri Public Service Commission,	)	
	)	
	)	
Complainant,	)	
	)	
v.	)	<u>Case No. SC-2022-0290</u>
	)	
Northgate MHP Lindale, LLC, d/b/a	)	
Northgate Manufactured Home Community,	)	
	)	
Respondent	)	

ORDER APPROVING JOINT UPDATE TO STIPULATION AND AGREEMENT

Issue Date: September 10, 2026

Effective Date: September 20, 2026

On April 15, 2022, the Staff of the Commission (Staff) filed the above captioned complaints against Northgate MHP Lindale, LLC, d/b/a Northgate Manufactured Home Community (Northgate Lindale). Staff and Northgate Lindale reached a settlement to

resolve all of the issues in the matter and filed a Stipulation and Agreement (Agreement) to which no party objected, and which was subsequently approved by the Commission.¹ The Commission notes and the parties agree that the Agreement contains provisions which permit modification by written amendment.

On August 7, 2026, Staff and Northgate Lindale filed for approval from the Commission their *Joint Proposed Update to the Stipulation² and Agreement* (Update). The Update explains that changes in circumstances necessitate a modification to the Agreement. The Update between the only two active parties in the case states that the proposed modification will permit a more equitable allocation of water and sewer costs among mobile home residents, which will promote significant water conservation among residents.

The Update was non-unanimous in that it was not signed by all parties.³ Commission Rule 20 CSR 4240-2.115(2) provides that non-signatory parties have seven days in which to object to a non-unanimous stipulation and agreement. If no party files a timely objection, then the Commission may treat it as unanimous. More than seven days have passed since the Update was filed and no party has objected. Therefore, the Commission will treat the Update as unanimous.

After reviewing the Update, the Commission determines that the terms set forth in the Update between the parties are a reasonable resolution and that the Update should be approved. The Commission notes that the parties expressly agree that the original

¹ *Order Approving Stipulation and Agreement*, issued August 10, 2022.

² See Section 386.210.5, RSMo (2016).

³ The Office of the Public Counsel is a party to this case but has not participated. See 20 CSR 4240-2.010(10).

Stipulation and Agreement remain in effect except as updated by this agreement. The Commission also finds it reasonable to allow this order to go into effect in fewer than 30 days.

THE COMMISSION ORDERS THAT:

1. The *Joint Proposed Update to the Stipulation and Agreement* filed on August 7, 2026, is approved. The signatory parties are ordered to comply with its terms. A copy of the Update is attached to this order.
2. The Commission makes no other findings other than the Approval stated herein.
3. This order shall be effective on September 20, 2026.
4. This case shall be closed on September 21, 2026.



BY THE COMMISSION

Nancy Dippell

Nancy Dippell
Secretary

Charles Hatcher, Senior Regulatory
Law Judge, by delegation of authority
pursuant to Section 386.240, RSMo (2016).

Dated at Jefferson City, Missouri,
on this 10th day of September, 2026.

**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

Aimee Guzman Davenport, MO# 50989

Stinson LLP

230 W. McCarty Street

Jefferson City, Missouri 65101

Phone: (573) 636-6263

Fax: (573) 636-6231

aimee.davenport@stinson.com

*Attorney for Northgate MHP Lindale,
LLC*

**STAFF OF THE MISSOURI PUBLIC
SERVICE COMMISSION**

/s/ Casi Aslin

Casi Aslin

Deputy Counsel

Missouri Bar No. 67934

Attorney for the Staff of the

Missouri Public Service Commission

P.O. Box 360

Jefferson City, Mo 65102-0360

(573) 751-8517

casi.aslin@psc.mo.gov

*Attorney for Staff of the Missouri Public
Service Commission*

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).

STATE OF MISSOURI

OFFICE OF THE PUBLIC SERVICE COMMISSION

Pursuant to 386.290, RSMo., I have compared the preceding copy with the original on file in this office and I do hereby certify the same to be a true copy therefrom and the whole thereof.

WITNESS my hand and seal of the Public Service Commission, at Jefferson City, Missouri, this 10th day of September, 2026.



Nancy Dippell

Nancy Dippell
Secretary

MISSOURI PUBLIC SERVICE COMMISSION

September 10, 2026

Case No: WC-2022-0289 and SC-2022-0290

MO PSC Staff

Staff Counsel Department
200 Madison Street, Suite 800
P.O. Box 360
Jefferson City, MO 65102
staffcounsel@psc.mo.gov

**Office of the Public Counsel
(OPC)**

Marc Poston
200 Madison Street, Suite 650
P.O. Box 2230
Jefferson City, MO 65102
opc@opc.mo.gov

MO PSC Staff

Carolyn Kerr
200 Madison Street
Jefferson City, MO 65101
carolyn.kerr@psc.mo.gov

**Northgate Manufactured Home
Community**

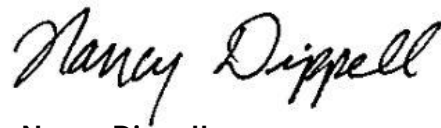
Aimee Davenport
1201 Walnut St., Suite 2900
Kansas City, MO 64106
aimee.davenport@stinson.com

**Northgate Manufactured
Home Community**

Floyd Norrick
301 Main Street
P.O. Box 800
Hillsboro, MO 63050
beckye@thurmanlaw.com

Enclosed find a certified copy of an Order or Notice issued in the above-referenced matter(s).¹

Sincerely,



**Nancy Dippell
Secretary**

¹

Recipients listed above with a valid e-mail address will receive electronic service. Recipients without a valid e-mail address will receive paper service.