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FILE

21-1202-6A - CSS

Ohio

**Public Utilities
Commission**

Case Number

Public Utilities Commission of Ohio
Attn: Docketing Div.
180 E. Broad St.
Columbus, OH 43215-3793

Formal Complaint Form

RICHARD MOLDAS [RPM ENGINEERING LLC] 101 BELLE PINES CT.
Customer Name (Please Print) Customer Address

BELLEVILLE OHIO 43311
City State Zip

Against

CLAIM # 00730063
Account Number

N/A
Customer Service Address (if different from above)

CENTERPOINT ENERGY (NAT GAS)
Utility Company Name

BELLEVILLE OHIO 43311
City State Zip

Please describe your complaint. (Attach additional sheets if necessary)

SEE ATTACHED SHEETS

PUCO

2021 NOV 29 PM 12:40

RECEIVED - DOCKETING DIV

Richard Moldas
Signature
937-935-4400
Customer Telephone Number

This is to certify that the images appearing are an
accurate and complete reproduction of a case file
document delivered in the regular course of business.
Technician DH Date Processed 11-29-21

PUCO Formal Complaint Description:

Owner/Developer: Rich Moldas (RPM Engineering LLC)

Address: 101 Belle Pines Ct. , Bellefontaine Ohio 43311

Phone: 937-935-4400

Customer of Center Point Energy at current home address of 101 Belle Pines Ct.

Requesting immediate continuation of Center Point Energy Natural Gas mainline installation for Pinebrooke Private Planned Unit Development (P.U.D.) of 13 newly constructed home scheduled for 2021 through 2023 in Bellefontaine Ohio 43311

Service Address complaint reference:

Pinebrooke Planned Unit Development Plat (P.U.D.) off Township Road 179

Parcel: 61-092-00-00-020-029

VMS3220 & 5738 RESERVE A-PRIVATE STREET of 1900 ft. + surrounding 49 acre development divided into 13 residential city limit homes.

PUCO informal complaint claim: 00730063 on 11/5/2021

Public Utility Complained about: Center Point Energy (Vectren Gas)

Lead Account Manager: Randy Cech 937-440-1831

Email: Randy.Cech@centerpointenergy.com

Brief Statement of Facts:

- 1) Initial request for Center Point Natural Gas service on 12/12/20.
- 2) Emails sent by Rich Moldas with Powerpoint files etc. sent to Center Point Lead Acct. Mgr. Randy Cech dated on 12/12/20, 1/4/21 and 2/13/21 explaining the City of Bellefontaine Planning Commission approval of city limit Planned Unit Development. Phone discussions with details also occurring at same time.
- 3) Each of these Emails describe that City approval for a P.U.D. does NOT require an asphalt road. A P.U.D. requires ALL city available utilities but NO asphalt, Curbs or sidewalks are required. The road is then privately owned by the development until H.O.A. committee would decide to request city ownership only upon approval of city commission.
- 4) Center Point requested CAD file with road centerline and Property Plat to begin layout plan for gas installation on 3/30/21.
- 5) On 5/14/21, the City of Bellefontaine emailed the CAD drafting file known as the Pinebrooke Full Set to Center Point Engineering division and a Preliminary Pinebrooke Planned Unit Development Plat was also emailed.

6) On 7/14/21, the Pinebrooke Planned Unit Development was officially recorded at the City of Bellefontaine Records Office.

7) On 9/17/21, Center Point emailed "Gas Main Extension Agreement Contract" for project requesting \$30,446.60 and including "To Grade" letter that would also need signed.

8) Center Point "To Grade" letter was emailed for signature on 9/23/21.

9) On 9/27/21, I signed the "To Grade" letter that states Center Point requires :

1) Grade within 6" for utility installation .

COMPLIED with by GPS excavation grading by Williams & Sons.

2) Street crossing/s must be installed and marked.

NO DRAWING WAS EVER SHARED WITH OWNER/DEV. Rich Moldas nor was required 2" conduit delivered for crossings.

3) First layer of asphalt & curbs installed.

CLEARLY EXPLAINED through emails & phone calls to Randy Cech back from 12/12/20, 1/4/21, 2/13/21 & 10/3/21 that City does NOT require asphalt/curbs for Planned Unit Developments.

* Center Point never requested explanation of P.U.D. to City officials or myself over the 11 month period. I clearly sent emails, files & phone conversations to Randy Cech, Center Point Lead Account Manager.

4) Road centerline and trench path clear for Utilities.

COMPLIED through Pinebrooke Plat and City Engineering Full Set C.A.D. drawings. All other Utility companies completed installs.

10) On 10/3/21, RPM Engineering LLC , Rich Moldas emailed All Utility Companies reemphasizing that a Planned Unit Development does NOT require an asphalt road but does require all city utility services accessible since property is in city limits. Center Point has a primary gas main running along the front easement of Pinebrooke.

11) Check was wrote for \$30,446.60 for Gas Main Extension Agreement Contract to Center Point on 10/5/21 and was awaiting invoice.

1) \$9776.60 for Material and labor.

2) The remaining \$20,670 is a \$1590 pre-charge for each lot until a home is constructed and a gas meter is turned on. At that time, the Developer (Rich Moldas) would receive reimbursement for each lot as long it does not exceed a 7 year period. (\$1590 X 13 homes = \$20,670)

12) On 11/4/21, Center Point Energy subcontracted gas main install to Miller pipeline and 350ft of natural gas mainline was installed on my development property that day. I spoke with subcontractor foreman "Dave" and I asked where Center Point was crossing the street and he replied that his drawing shows 3 places and I was responsible for that but Center Point drops off the necessary conduit they want ran across the street. I told him that no one ever sent me a final drawing or met with me to explain anything about conduit to install so how would I know. He said he would contact Center Point at the end of the day.

13) On 11/5/21, a Center Point associate? came to my site to meet with me at 9:30 am. but told the Miller Pipeline subcontractor to stop and pull off the site. He left before I arrived and I have not been able to contact anyone from the site. I sent Randy Cech and email on 11/5/21 and explained this to him and told him he had every bit of information to communicate to all parties involved that my development may never have asphalt and all other utility companies have finished the installation per my communication the exact same method I communicated to Center Point. Asphalt should NOT be installed in fall and winter months anyway. He responded by saying the "To Grade" letter says we expect a base layer of asphalt.

14) On 11/5/21, I contacted PUCO and started the informal complaint process.

Commissions request:

1) Center Point to proceed with installation of remaining natural gas mainline to 13 customer lots prior to 2022 winter. This gives final grade a chance to settle over the winter and prevents sagging for 2022 spring completion and seeding.

2) Restructure contract to pay only the installation fee of \$9776.60 and void the \$1590 per home refund upon meter start up of each house. I was told it is difficult to receive this back from Center Point due to their poor communication skills. I simply do not trust them and other developers in our town have experienced the same treatment. I have another developer that experienced similar treatment and had to go around Randy Cech but I choose not to share them at this time.

1) I am requesting the \$20,670 pre-pay metering charges reimbursement.
I will have all 13 homes connected to all utilities by 2024.

Owner/Developer of Pinebrooke Planned Unit Development:

Rich Moldas / RPM Engineering LLC:



Date: 11/25/2021

The within public assessments are hereby approved and accepted for public maintenance by Ordinance No. 21-32
recorded in City Council's Record Book 2021 on this day of June 22nd, 2021.

APPROVED THIS 7th DAY OF July, 2021

Ben Stahlke
Mayor of Bellefontaine

APPROVED THIS 7th DAY OF July, 2021

[Signature]
President, Bellefontaine City Council

APPROVED THIS 13th DAY OF July, 2021

Bonnie Campbell
Clerk, Bellefontaine City Council

APPROVED THIS 7th DAY OF July, 2021

[Signature], P.E., P.S.
Bellefontaine City Engineer

APPROVED THIS 7th DAY OF July, 2021

[Signature]
Chairman, Bellefontaine City Planning Commission

Plat Pre-approved [Signature] 7-7-2021

Plat Checked [Signature] 7-14-21

Transferred this day of July 14, 2021

[Signature]
Logan County Auditor

Filed for record this day of July 14, 2021, at 11:35 A.M.
Recorded this day of July 14, 2021 in Plat Cabinet B
Slides 153A, 153B and 154A

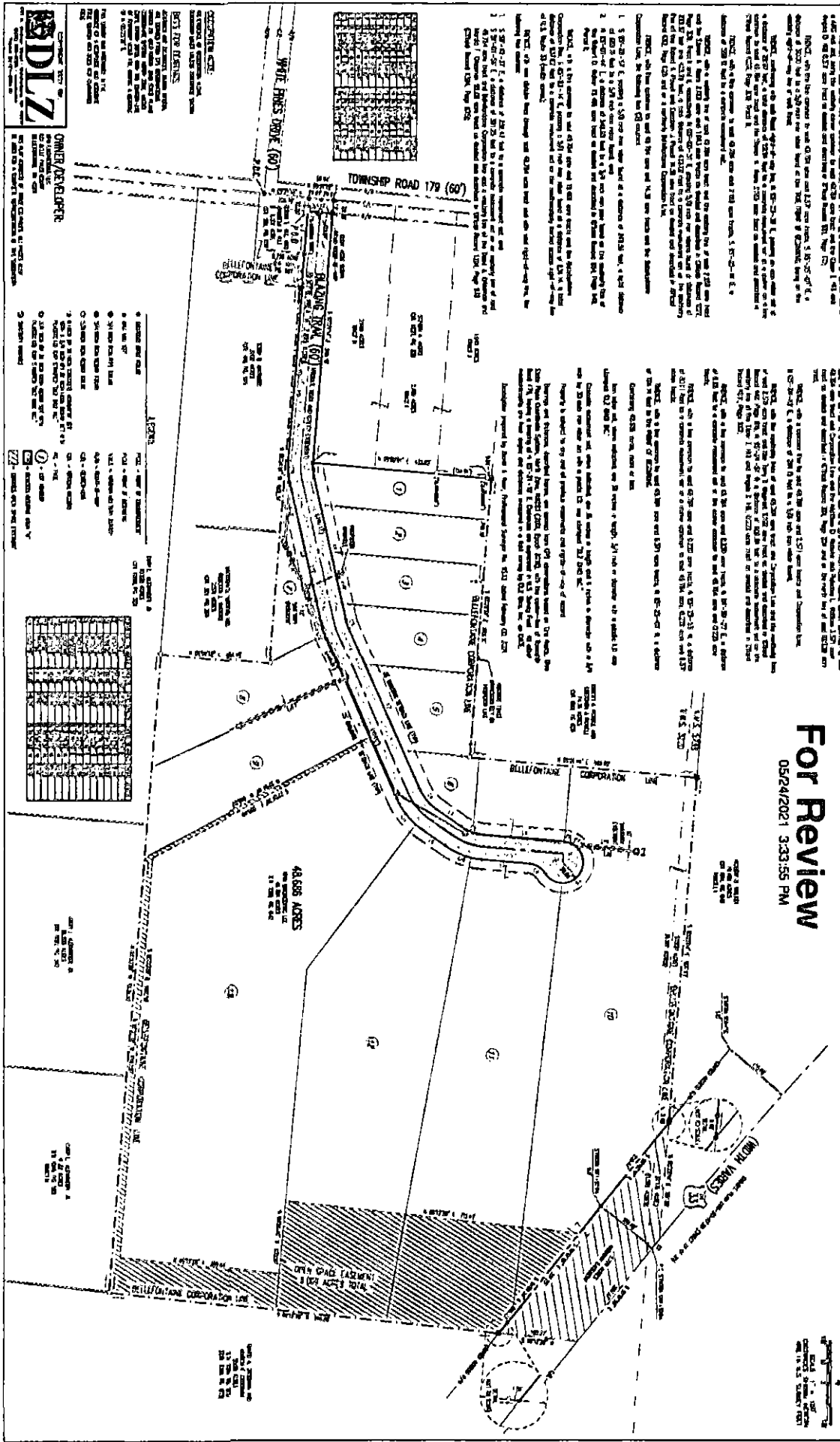
Patricia A. Uyem
Logan County Recorder

PINEBROOKE PLANNED UNIT DEVELOPMENT

VIRGINIA MILITARY SITES 3229 AND 5733, CITY OF BELLEFONTAINE
JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO

For Review
05/24/2021 3:33:55 PM

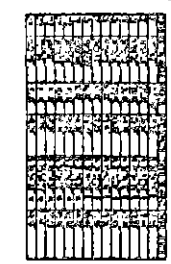
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OWNER/DEVELOPER:
SPELBERG/STERN
6501 14TH AVE
BIRMINGHAM, AL 35205

1. ☐ **100% Satisfaction**
 2. ☐ **90% or better**
 3. ☐ **80% or better**
 4. ☐ **70% or better**
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DATE / 4/20/2019
 BY 555 KCT
 PG 1071 OF 1072

CHEN, L., CHEN, J. P.,
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173 CHEN, H. Q.,
1992

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1. **ආරම්භක පාලන ක්‍රියා**
2. **ප්‍රධාන කාර්යාල ක්‍රියා**
3. **අවසාන පාලන ක්‍රියා**

PINEBROOKE PLANNED UNIT DEVELOPMENT

MINORNA ELLIERY SUMMERS 1220 AND 5743, CITY OF BELLEVUE, WA
JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO

257 PROSPECT HILLSHIP, LOCAL COUNTRY, OHIO

- (2)

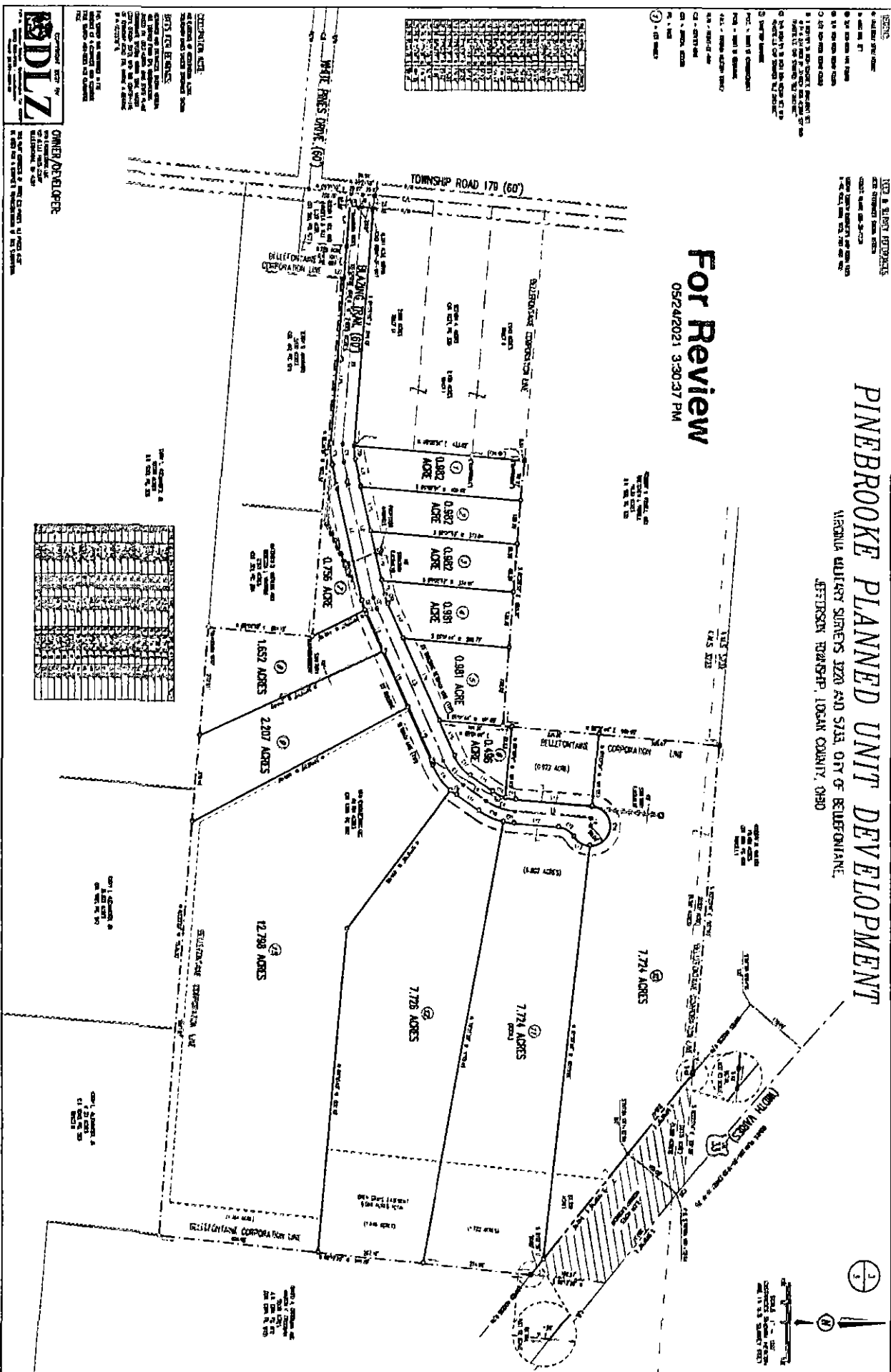
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ATTORNEY GENERAL

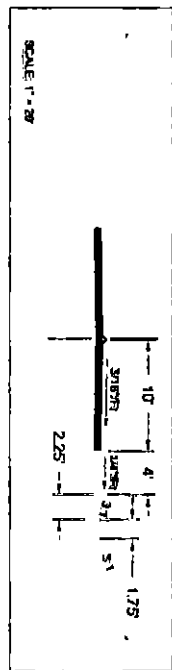
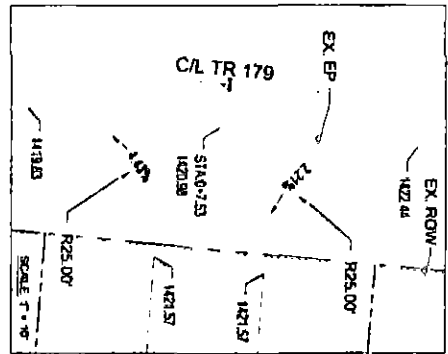
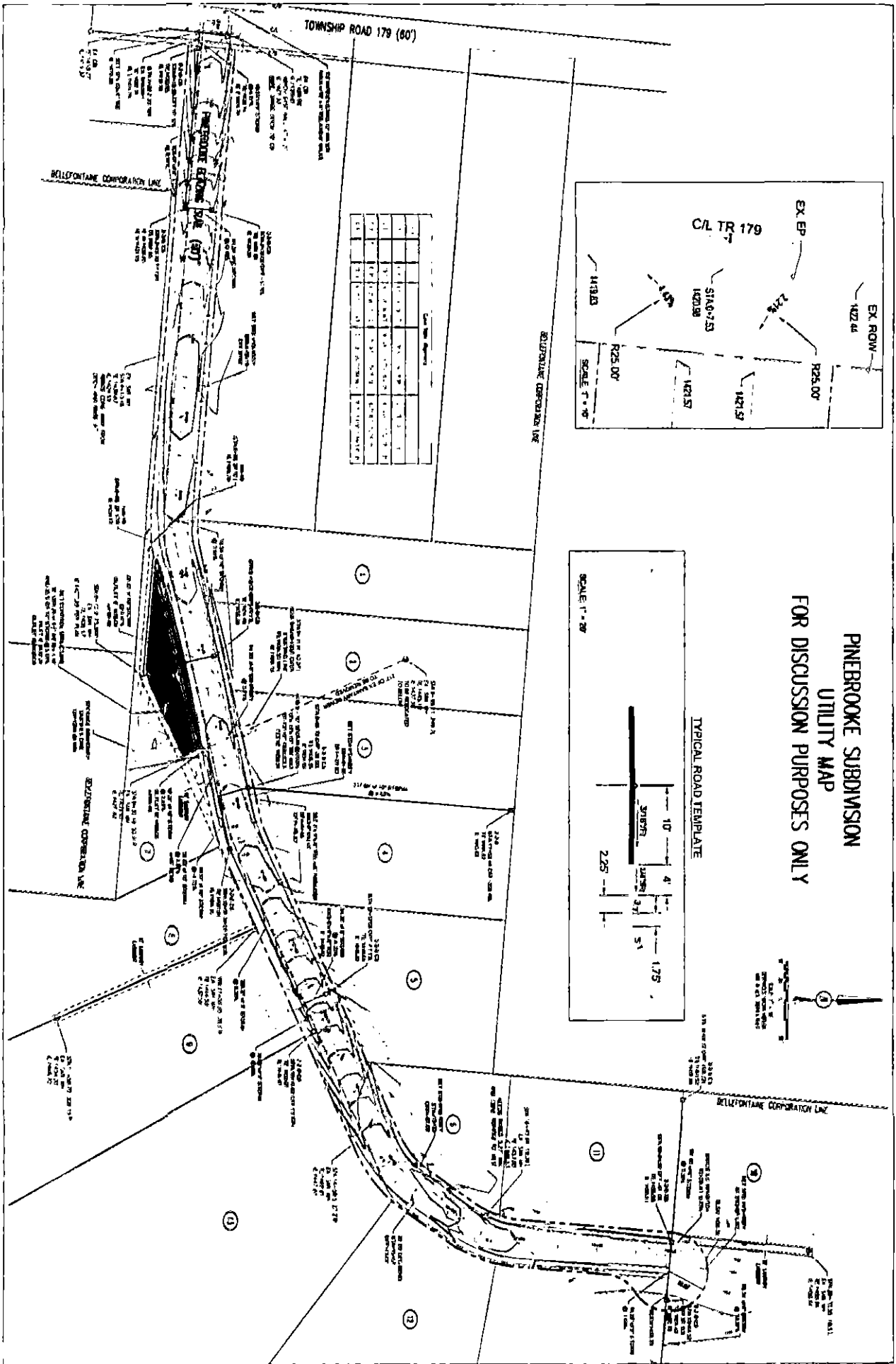
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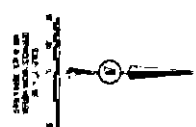
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05/24/2021 3:30:37 PM

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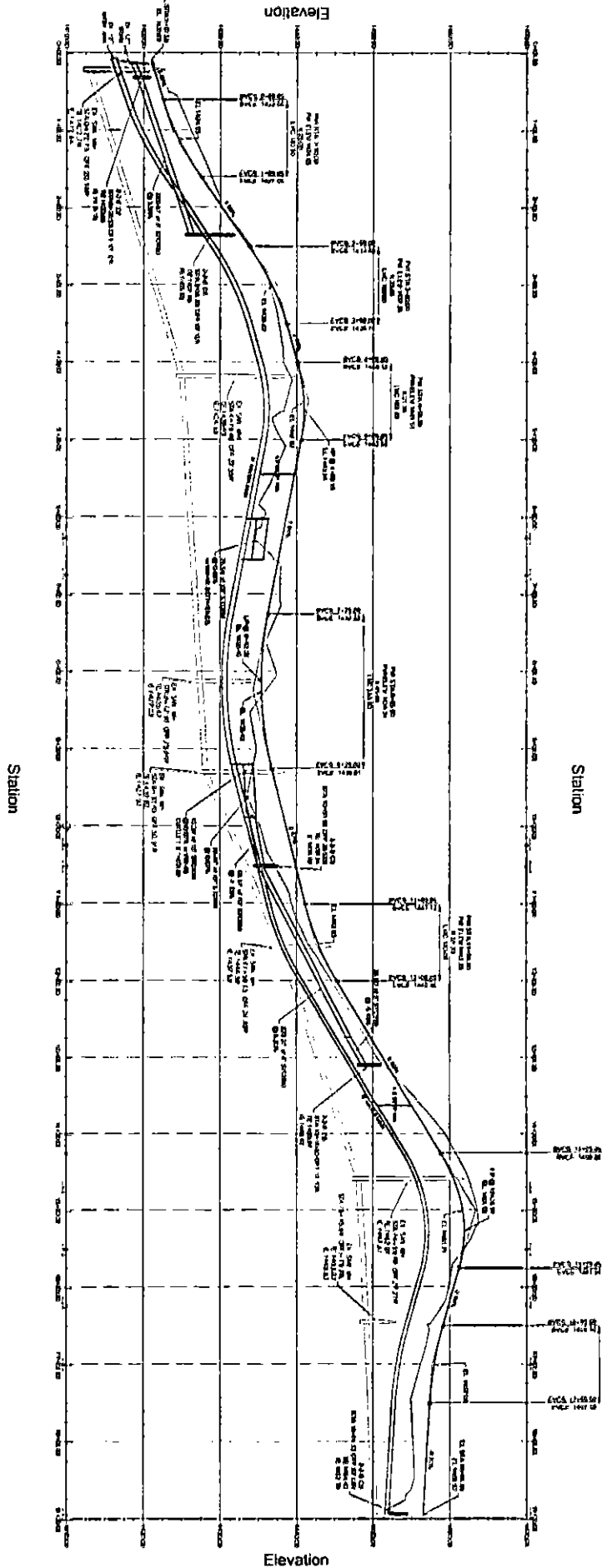


PINEBROOKE SUBDIVISION UTILITY MAP FOR DISCUSSION PURPOSES ONLY



PINEBROOK SUBDIVISION UTILITY MAP FOR DISCUSSION PURPOSES ONLY

Profile View of CL Alignment



Scale: 1" = 60'