

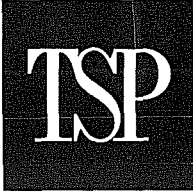
EL 03-022

DOCKET NO. _____

In the Matter of IN THE MATTER OF THE
 APPLICATION FOR A MASTER
 METERING VARIANCE REQUEST FOR
 THE WESTERN MALL, SIOUX FALLS,
 SOUTH DAKOTA

Public Utilities Commission of the State of South Dakota

DATE	MEMORANDA
6/16 03	Received
6/18 03	Docketed;
6/19 03	Public Filing;
1/29 04	Order Granting a Master Metering Variance and Closing Docket;
1/29 04	Docket Closed.



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Architecture

Engineering

Construction

June 13, 2003

RE: Western Mall HVAC and Electrical
Upgrades
TSP Project No. 0402115

RECEIVED

JUN 16 2003

**SOUTH DAKOTA PUBLIC
UTILITIES COMMISSION**

Ms. Pam Bonrud, Executive Director
South Dakota Public Utilities Commission
State Capitol Building
500 East Capitol Avenue
Pierre, SD 57501-5070

Re: Request for Variance
Electrical Master Metering
Western Mall Building
Sioux Falls, South Dakota

Dear Commissioners:

TSP is commissioned to design an upgrade to the existing heating and cooling systems at the Western Mall, in Sioux Falls. Part of that design includes an upgrade to the existing electrical service, to allow for the new heating and cooling loads. The original building was constructed in 1968 and the existing equipment was installed at that time. South Dakota Public Utility Commission rules indicate that, as part of this systems upgrade project, the building must change its electrical meter configuration from a single master meter to individual meters for each tenant. On behalf of the owners, we are requesting a master metering variance to allow continued use of a single master meter.

Existing Conditions:

The Western Mall is currently served by a central physical plant. The central physical plant includes a large boiler and a central chiller, which serve the heating and cooling needs for all tenants in the building. Tenants with hot water needs have their own water heaters. The existing heating, ventilation and cooling (HVAC) equipment is reaching the end of its useful life and the equipment is becoming hard to maintain.

The existing electrical service is a 2500A, 480/277VAC, 3-phase, 4-wire system, served from a 2500KVA transformer located on the north side of the Mall. This transformer is owned by the Western Mall and the entire service is currently master metered by Xcel Energy on the primary side of the transformer. The owner receives a discounted rate for being a primary metered customer. On average, this rate saves the owner approximately \$19,000/yr, versus being a secondary metered customer. The facility also currently has full generator backup with four existing 750KW generator sets, 3 of which are currently functioning. The Mall currently participates in a program with Xcel Energy where, during peak electrical demand times, Xcel can request that the entire Mall go "offline" and be powered via the generators. The owner also receives a discounted electrical rate from Xcel for participating in this program as well, saving

Denver, CO
Fort Collins, CO
Marshalltown, IA
Minneapolis, MN
Rochester, MN
Omaha, NE
Rapid City, SD
Sioux Falls, SD
Sheridan, WY

them approximately \$94,000/year. However, the generator sets, being 30+ years old, have also reached the end of their useful life and have become increasingly difficult to maintain. The owner plans to disconnect and remove those generator sets in the near future.

The larger tenants receive 480/277VAC, 3-phase power directly from main electrical distribution panel. These tenants have transformers which step down the voltage to 208/120VAC for general use. The main distribution panel also serves approximately 6 distribution rooms, located throughout the facility. In these small distribution rooms, the 480/277VAC, 3-phase power is transformed down to 208/120VAC and then distributed to small panels in multiple tenant spaces. Each tenant is served from a separate panel, or group of panels. Larger tenants are served directly from the main distribution panel, while the smaller tenants are served from the smaller distribution rooms, which are served from the main distribution panel. The existing tenant electrical panels do not have the capacity to support additional HVAC roof-top unit loads.

Proposed System Changes:

The owner plans to remove the existing boiler, chiller and much of the existing HVAC distribution equipment and replace it with packaged roof-top units for each tenant. Some tenants, depending on the size of the leased space, will have more than one roof top unit for their space. However, no roof-top unit will serve more than one tenant. Each roof-top unit will provide both heating and cooling for each specific tenant space.

The existing electrical panels in each tenant space are not sized large enough to handle the additional load of the proposed HVAC roof-top units for each individual space. The existing main distribution panels are original equipment and do not have the physical space to handle all of the circuit breakers for the proposed HVAC roof top units. Therefore, the owner plans to install a new electrical service entrance and distribution equipment. This new distribution equipment would serve all of the new HVAC equipment and back-feed the existing main distribution panels.

PUC Requirements:

Public Utility Commission rules, dated June 13, 1980, and revised on August 7, 1991, Chapter 20:10:26:03, require that “an existing multiple-occupancy building receiving either master metered gas service or electric service, or both, which is substantially remodeled or renovated, beginning after June 13, 1980, for continued use as a multiple-occupancy building”... “shall be individually metered to the units of the building after completion of the remodeling or renovation.”

The owner has asked us to request a variance to the above requirements for individual metering 20:10:26:03. The owner wishes to continue using a single master meter on the primary side of the transformer. It is our belief, as well as the beliefs of the owner, the electrical contractor, and Xcel Energy, that converting the building to individual metering is “impractical, uneconomical, and infeasible”, per 20:10:26:03. We have enclosed a letter from Xcel Energy expressing their willingness to keep the Western Mall on a primary master meter.

Reasons for Variance Request:

Our reasons for this request are based upon the facts that individual tenant metering will be much

more costly, will not result in energy conservation, and will be energy wasteful in the excess materials required to accomplish individual metering.

The existing system is not currently set up for individual metering and the electrical distribution system would have to be drastically changed to accommodate the individual meters. Xcel Energy would have to provide a new utility transformer for the new 480/277VAC service. Xcel Energy must own the transformer if the service is not primary metered. The new service would enter directly into a bank of distribution equipment, which would contain separate meters and circuit breakers for all tenant distribution feeders. A new 480/227VAC feeder would then be distributed to each tenant. The new HVAC roof-top units would be served from the 480/277VAC system. Most tenants currently operate their spaces on a 208/120VAC system, so they would each also need a separate step-down transformer and disconnect switch. Only the 4-5 largest tenants in the Mall currently operate on a 480/277VAC system, with their own step-down transformers for the 208/120VAC system.

A conservative average estimate to make this conversion is approximately \$17,000 per tenant to pull new feeder conductors in conduit, and provide a step-down transformer, disconnect switch, and panel large enough to handle the additional HVAC roof-top unit loads. With approximately 50 tenants in the Western Mall, this adds up to approximately \$850,000 cost to the owner. In addition, since the service could no longer be primary metered, the owner would forfeit the discount rate that he currently gets from Xcel Energy for being primary metered. The owner would also be charged with providing the banks of meter sockets and wiring for all tenant metering. The owner would be forced to pass on the additional costs to the tenants.

It may also prove to be infeasible to create the physical space required to create side-by-side distribution and metering equipment for 50 tenants. There is not currently any spare space available for installation of equipment of this size.

The Western Mall tenants would also each pay a higher rate for electricity, due to a much smaller individual tenant consumption total, compared to the entire Mall metered as a single customer. Each tenant would also be assessed a monthly billing charge by Xcel Energy, as individual customers.

The modifications required to change the existing electrical distribution system at the Western Mall into a system that can be individually metered would create a system with a large number of step-down transformers, and result in an energy loss, due to the inefficiencies inherent in transformers. A lower power factor can also be expected, as transformers run at a lower power factor when not fully loaded. In addition, the required electrical system modifications would result in the unnecessary waste of material for additional wiring, conduit, panels, transformers etc...

Currently, the Empire Mall building, also located in Sioux Falls, is also largely master metered instead of individually metered.

On behalf of the owner, we respectfully request that the Commission approve this request for variance. Please feel free to contact me with any questions, or requests for further information.

TSP

A handwritten signature in black ink that reads "Tim Jensen". The signature is written in a cursive style with a horizontal line above the first few letters.

Timothy T. Jensen, PE

Enclosure: Xcel letter

cc: David Baillie – Furniture Outlets USA
Bill Hinks – Furniture Outlets USA
Jay Van Voorst – American Electric
Joe Anderson – Xcel Energy
Roger Nikolas – TSP
file



Jim Wilcox, Manager,
Government & Regulatory Affairs
500 West Russell Street
P.O. Box 988
Sioux Falls, SD 57101-0988
Telephone (605) 339-8350 fax 612/573-9083
internet - james.c.wilcox@xcelenergy.com

June 12, 2003

Ms. Pam Bonrud, Executive Director
South Dakota Public Utilities Commission
State Capitol Building
500 East Capitol Avenue
Pierre, South Dakota 57501-5070

RECEIVED

JUN 16 2003

**SOUTH DAKOTA PUBLIC
UTILITIES COMMISSION**

Re: The Western Mall in Sioux Falls request to continue "master metering."

Dear Ms. Bonrud:

The Western Mall has been "master metered" ever since taking electrical service from Xcel Energy. I understand that they are now planning some significant renovations which by SDAR 20:10:26:03 requires a review of the matter.

This letter of support is intended to accompany the Western Mall's petition for a variance from the Commission to continue master metering.

The customer desires to continue with master metering and it appears to Xcel Energy that it would be uneconomical to now require separate metering for the Mall's tenants.

Xcel Energy supports the continued master metering of the Western Mall.

If anyone has any questions, please call me at 339-8350.

Sincerely,

A handwritten signature in cursive script that reads 'J Wilcox'.

Jim Wilcox

c. Kent Larson
Judy Pofel
Joe Anderson
David Baille
Tim Jensen

South Dakota Public Utilities Commission
WEEKLY FILINGS
For the Period of June 12, 2003 through June 18, 2003

If you need a complete copy of a filing faxed, overnight expressed, or mailed to you, please contact
Delaine Kolbo within five business days of this report. Phone: 605-773-3705

CONSUMER COMPLAINTS

CT03-010 In the Matter of the Complaint filed by Chris Nelson on behalf of Pharmco Industries, Inc., Platte, South Dakota, against S&S Communications/Alterna-Cell Regarding Loss of Long Distance Services.

Complainant purchased a 48 month prepaid long distance phone service contract from the respondent on 01/06/03, service was activated on 02/01/03 and due to a financial crisis on the part of the respondent, service was terminated on 06/03/03. Complainant seeks a full refund of payments made to the respondent and to have the Commission take steps to prevent consumers from being harmed by this type of activity in the future.

Staff Analyst: Jim Mehlhaff
Staff Attorney: Kelly Frazier
Date Docketed: 06/17/03
Intervention Deadline: N/A

ELECTRIC

EL03-021 In the Matter of the Filing for Approval of a Consent and Agreement for Electric Service in Assigned Territory of another Electric Supplier between NorthWestern Energy and Dakota Energy Cooperative, Inc.

On June 16, 2003, NorthWestern Energy and Dakota Energy Cooperative filed a joint petition requesting approval for the release of assigned territorial rights from Dakota Energy Cooperative to NorthWestern Energy. Dakota Energy consents to NorthWestern providing service up to a maximum of 5 kW to a camper site and seasonal cabin with a maximum of 676 square feet to be used by Larry Picek or subsequent occupant and located at the following described property: the East Half (E 1/2) of the South Half (S 1/2) of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 24, Township 111N, Range 62W of the 5th Principal Meridian, Beadle County, South Dakota, except Lot H-2. The territory involved in this request is located along SD Highway 37 approximately one mile North of the City of Huron.

Staff Analyst: Michele Farris
Staff Attorney: Karen Cremer
Date Docketed: 06/16/03
Intervention Deadline: 07/07/03

EL03-022 In the Matter of the Application for a Master Metering Variance Request for the Western Mall, Sioux Falls, South Dakota.

On June 16, 2003, TSP filed with the Commission, on behalf of the owner of the Western Mall, a request for a master meter variance request. The Western Mall is currently served by a central physical plant, which is nearing the end of its useful life and needs to be upgraded. The physical plant is currently served with a single electric meter. The owner is proposing individual roof top units for each of the tenants. Therefore, they are requesting a variance, in accordance with ARSD 20:10:26, to allow the continued use of a single master meter.

Staff Analyst: Michele Farris
Staff Attorney: Karen Cremer
Date Docketed: 06/16/03
Intervention Deadline: 07/07/03

TELECOMMUNICATIONS

TC03-092 In the Matter of the Filing for Approval of an Amendment to an Interconnection Agreement between Qwest Corporation and TW Wireless, L.L.C.

On June 12, 2003, the Commission received a filing for Approval of an Amendment to an Interconnection Agreement between Qwest Corporation (Qwest) and TW Wireless, L.L.C. (TW Wireless). According to the parties, the Amendment is an ISP Bound Traffic Amendment to the Interconnection Agreement between Qwest and TW Wireless. This is an Amendment to the Type 2 Wireless Interconnection Agreement and is made in order to implement the requirements of the FCC Order on Remand and Report and Order in CC Docket No. 99-68 regarding intercarrier compensation for ISP bound traffic. The original agreement was approved by the Commission on February 11, 2000, in Docket No. TC99-123. Any party wishing to comment on the agreement may do so by filing written comments with the Commission and the parties to the agreement no later than July 2, 2003. Parties to the agreement may file written responses to the comments no later than twenty days after the service of the initial comments.

Staff Attorney: Kelly Frazier
Date Docketed: 06/12/03
Initial Comments Due: 07/02/03

TC03-093 In the Matter of the Filing for Approval of an Amendment to an Interconnection Agreement between Qwest Corporation and McLeodUSA Telecommunications Services, Inc.

On June 12, 2003, the Commission received a filing for Approval of an Amendment to an Interconnection Agreement between Qwest Corporation and McLeodUSA Telecommunications Services, Inc. The original agreement was approved by the Commission on July 23, 1999, in Docket No. TC99-057. The parties entered into an Amendment No. 1 and

No. 2, which was approved on September 29, 2000, in Docket No. TC00-107. According to the parties, the bill and keep provisions of Amendment No. 2 terminated on December 31, 2002. The parties have continued to treat reciprocal compensation as bill and keep on a month-to-month basis since December 31, 2002. The parties wish to amend the Agreement by extending the terms and conditions contained in Amendment No. 2. Any party wishing to comment on the agreement may do so by filing written comments with the Commission and the parties to the agreement no later than July 2, 2003. Parties to the agreement may file written responses to the comments no later than twenty days after the service of the initial comments.

Staff Attorney: Kelly Frazier
Date Docketed: 06/12/03
Initial Comments Due: 07/02/03

TC03-094 In the Matter of the Application of BAK Communications, LLC for a Certificate of Authority to Provide Local Exchange Services in South Dakota.

BAK Communications, LLC has filed an application for a Certificate of Authority to provide competitive local exchange services to residential customers in South Dakota using a combination of the resale platform and the unbundled network elements provided by the incumbent local exchange carriers.

Staff Analyst: Bonnie Bjork
Staff Attorney: Karen Cremer
Date Docketed: 06/12/03
Intervention Deadline: 07/07/03

TC03-095 In the Matter of the Filing by Qwest Corporation for Approval of Revisions to its Exchange and Network Services Tariff.

On June 13, 2003, Qwest Corporation filed a revision to its South Dakota Exchange and Network Services Tariff. These revisions increase the Federal Telephone Lifeline Plan Credit from \$7.75 to \$8.25.

Staff Analyst: Keith Senger
Staff Attorney: Kelly Frazier
Date Docketed: 06/13/03
Intervention Deadline: 07/07/03

TC03-096 In the Matter of the Filing for Approval of a Reciprocal Transport and Termination Agreement between PrairieWave Telecommunications, Inc. and WWC License L.L.C.

On June 18, 2003, the Commission received a Filing for Approval of a Reciprocal Transport and Termination Agreement between PrairieWave Telecommunications, Inc. and WWC License L.L.C. (WWC). According to the parties, if WWC elects to replace the existing

form of indirect interconnection with a two-way or one-way direct connection, the parties agree to negotiate a separate interconnection agreement related to the provision and compensation for such facilities. Any party wishing to comment on the agreement may do so by filing written comments with the Commission and the parties to the agreement no later than July 8, 2003. Parties to the agreement may file written responses to the comments no later than twenty days after the service of the initial comments.

Staff Attorney: Kelly Frazier

Date Docketed: 06/18/03

Initial Comments Due: 07/08/03

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You may subscribe or unsubscribe to the PUC mailing lists at <http://www.state.sd.us/puc>**



TSP
1112 N. West Ave.
Sioux Falls, SD
57104

phone (605) 336-1160
Fax (605) 336-7926

FAXMITTAL

Date: June 19, 2003

To: Michelle Farris Phone: (605) 773-6335
South Dakota Public Utilities Fax: (605) 773-3809
Commission

From: Tim Jensen

Project: Western Mall Project No. 0402115

cc:

Re: Western Mall tenant list

MESSAGE:

Michele-

Per your request, here is the current list of tenants at the Western Mall.

Please note that the number of EXISTING tenants is 38. The owner has additional space available and is anticipating approximately 50 total tenants in the near future.

Please feel free to contact me with any further questions.

Thanks,
Tim Jensen

Tenant	Address	City	State & Zip	Fax #
Best Buy	7075 Flying Cloud Dr	Eden Prairie	Mn 55344	952-995-7316
Lucky Krusers	2101 W. 41st St. #2	Sioux Falls	SD 57105	605-334-0396
World Wide Skate & Snow	2101 W. 41st St. #3	Sioux Falls	SD 57105	
Artistry	2101 W. 41st St. #4	Sioux Falls	SD 57105	
L.R. Hofer	2101 W. 41st St. #5	Sioux Falls	SD 57105	
Reierson's Miracle Ear	2101 W. 41st St. #6	Sioux Falls	SD 57105	605-334-8478
Rhonda's Café	2101 W. 41st St. #7	Sioux Falls	SD 57105	605-334-2939
Fait, Reiter, CPA's	2101 W. 41st St. #8	Sioux Falls	SD 57105	605-332-9029
Becky's Hallmark	301 Park	Yankton	SD 57078	
Great Western Bank	35 First Ave. NE	Watertown	SD 57201	605-229-1016
Pennington Financial	2101 W. 41st St. #111	Sioux Falls	SD 57105	605-338-2033
Rau Financial Services	2101 W. 41st St. #112	Sioux Falls	SD 57105	605-335-5577
Express Personnel	2101 W. 41st St. #113	Sioux Falls	SD 57105	605-338-5850
Dakota Country	2101 W. 41st St. #14	Sioux Falls	SD 57105	
Beyond Words Photography	2101 W. 41st St. #15	Sioux Falls	SD 57105	605-335-4771
Simply the Best Sales	2101 W. 41st St. #16	Sioux Falls	SD 57105	605-332-5338
SD Furniture Mart	2101 W. 41st St. #17	Sioux Falls	SD 57105	605-335-6145
Carpet One	2101 W. 41st St. #18	Sioux Falls	SD 57105	605-335-6145
Samp Law Office	P.O. Box 495	Sioux Falls	SD 57101	605-334-6630
Student Loan Finance	105 1st Ave. SW	Aberdeen	SD 57401	605-622-4547
Midwest Massage/Counseling	2101 W. 41st St. #21	Sioux Falls	SD 57105	605-357-8780
Edward D. Jones & Co.	12555 Manchester Road	St. Louis	MO 63131	314-515-2889
Champps	2101 W. 41st St. #24	Sioux Falls	SD 57105	605-331-4594
Hancock Fabrics	P.O. Box 2400	Tupelo	MS 38803	662-842-3870
Vax-d Medical Center	2101 W. 41st St. #3000	Sioux Falls	SD 57105	605-331-5749
Westmall 7 Theatre	2101 W. 41st St. #33	Sioux Falls	SD 57105	605-332-4243
Total Card Solutions	2101 W. 41st St. #34	Sioux Falls	SD 57105	605-339-7550
Hoover's Taekwondo	2101 W. 41st St. #37	Sioux Falls	SD 57105	
Electric Rainbow	2101 W. 41st St. #38	Sioux Falls	SD 57105	605-334-0398
The Sky's the Limit	2101 W. 41st St. #39	Sioux Falls	SD 57105	605-332-2305
Tuesday Morning	14621 Inwood Road	Addison	Tx 75001-3768	972-392-1558
American Family Insurance	2101 W. 41st St. #42	Sioux Falls	SD 57105	605-338-8123
Parlour 43	2101 W. 41st St. #43	Sioux Falls	SD 57105	605-332-0332
Anderson Chiropractic	2101 W. 41st St. #44	Sioux Falls	SD 57105	
Sioux Falls School District	201 E. 38th St.	Sioux Falls	SD 57105	605-367-7906
Spader Business Management	2101 W. 41st St. #49	Sioux Falls	SD 57105	605-339-4229
First National Bank	P.O. Box 5186	Sioux Falls	SD 57117-5186	605-335-5191
Western Mail Office	2101 W. 41st St.	Sioux Falls	SD 57105	605-336-5651

**BEFORE THE PUBLIC UTILITIES COMMISSION
OF THE STATE OF SOUTH DAKOTA**

IN THE MATTER OF THE APPLICATION FOR A MASTER METERING VARIANCE REQUEST FOR THE WESTERN MALL, SIOUX FALLS, SOUTH DAKOTA))))	ORDER GRANTING A MASTER METERING VARIANCE AND CLOSING DOCKET EL03-022
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On June 16, 2003, the Public Utilities Commission (Commission) received a letter of application from TSP, on behalf of the owner of the Western Mall, Sioux Falls, South Dakota, applying for a master meter variance in accordance with ARSD 20:10:26:04, et seq. According to the application, the Western Mall is currently served by a central physical plant, which is nearing the end of its useful life and needs to be upgraded. The physical plant is currently served with a single electric meter. The owner is proposing individual roof top units for each of the tenants. Therefore, they are requesting a variance, in accordance with ARSD 20:10:26, to allow the continued use of a single master meter.

On June 19, 2003, the Commission electronically transmitted notice of the filing and the intervention deadline of July 7, 2003, to interested individuals and entities. No petitions to intervene or comments were filed.

Commission Staff (Staff) sent a data request to TSP on June 19, 2003, requesting additional information. Included in the data request was a question regarding how the cost of the electricity was allocated to the tenants. Staff received a response to that data request on August 25, 2003. Staff requested a copy of a sample billing for one month. Upon review of the sample billing it became apparent that Xcel was billing the Western Mall for electrical usage at an interruptible rate which provided lower rates. The Western Mall recalculated the electrical bill for each tenant using Xcel's tariff rates. Based on the information received for the August billing, the Western Mall was billed \$40,268.46 for electric utility service and received \$59,487.34 from its tenants. Staff notified the Western Mall that the manner in which it billed its tenants for electrical service was improper.

On September 19, 2003, Staff met with the consultant, Western Mall management and Xcel officials regarding the variance request. During this meeting Staff again explained the problem with the billing. Also during this meeting Staff became aware that the adjacent Scheels facility, located at 2101 W. 41st St., Sioux Falls, South Dakota, which had recently been constructed, had been master metered without prior Commission approval. Staff requested that the Western Mall send notification to the Commission regarding the design of the facility and why it was master metered.

On November 14, 2003, Staff received the information requested to determine if the changes to the Western Mall met the definition of ARSD 20:10:26:03(3). Upon review of the information Staff determined that requiring individual meters would indeed be uneconomical.

On January 6, 2004, the Commission considered the application of the Western Mall. Staff recommended that the Commission grant the variance request based on the economics of the renovation, see ARSD 20:10:26:03(3). Staff further recommended the following conditions:

- a) The Western Mall management shall not charge its tenants for electrical energy above that amount billed by Xcel Energy.

- b) The Western Mall management must submit to Staff, within 14 days of issuance of this order, a detailed description of how the electrical costs will be allocated to each tenant, including the Scheels complex.
- c) The Western Mall management shall submit to Staff a copy of the monthly billings from Xcel to the Western Mall, including the Scheels billing, for the three months following issuance of this order.
- d) The Western Mall management shall submit to Staff a compilation of the monthly billing to the Western Mall tenants to correspond to the billings from Xcel for the three months following issuance of this order.
- e) The Western Mall management shall submit to Staff, within 14 days of issuance of this order, a letter explaining the design of the Scheels facility and how it came to be master metered without prior Commission approval.

The Commission finds that it has jurisdiction over this matter pursuant to SDCL Chapters 1-26 and 49-34A, including 49-34A-4, and ARSD Chapter 20:10:26.

Based upon the application, responses to data requests, and the recommendation of Staff, the Commission finds that the applicant's request for approval of a master meter variance shall be granted with the conditions as recommended by Staff. It is therefore

ORDERED, that the request for a master meter variance is granted to the Western Mall and to the Scheels addition, Sioux Falls, South Dakota, with the following conditions:

- a) The Western Mall management shall not charge its tenants for electrical energy above that amount billed by Xcel Energy.
- b) The Western Mall management must submit to Staff, within 14 days of issuance of this order, a detailed description of how the electrical costs will be allocated to each tenant, including the Scheels complex.
- c) The Western Mall management shall submit to Staff a copy of the monthly billings from Xcel to the Western Mall, including the Scheels billing, for the three months following issuance of this order.
- d) The Western Mall management shall submit to Staff a compilation of the monthly billing to the Western Mall tenants to correspond to the billings from Xcel for the three months following issuance of this order.
- e) The Western Mall management shall submit to Staff, within 14 days of issuance of this order, a letter explaining the design of the Scheels facility and how it came to be master metered without prior Commission approval.

It is further

ORDERED, that this docket is closed.

Dated at Pierre, South Dakota, this 29th day of January, 2004.

CERTIFICATE OF SERVICE

The undersigned hereby certifies that this document has been served today upon all parties of record in this docket, as listed on the docket service list, by facsimile or by first class mail, in properly addressed envelopes, with charges prepaid thereon.

By: Adrian Kalbo

Date: 1/29/04

(OFFICIAL SEAL)

BY ORDER OF THE COMMISSION:

Robert K. Sahr
ROBERT K. SAHR, Chairman

Gary Hanson
GARY HANSON, Commissioner

James A. Burg
JAMES A. BURG, Commissioner