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DOCKET NO. EL 95-017

In the Matter of _____

Public Utilities Commission of the State of South Dakota

DATE MEMORANDA

9/17 95 Cease for and Notice of Opportunity for Hearing;
9/18 95 Legal Notice + letter to Aegus LEADGE;

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AFFIDAVIT OF PUBLICATION

STATE OF SOUTH DAKOTA, SS.
COUNTY OF MINNEHAHA

D REICHER being duly sworn, says: That the Argus Leader is, and during all the times hereinafter mentioned was, a daily legal newspaper as defined by SDCL 17-2-21, as amended published at Sioux Falls, Minnehaha County, South Dakota, by Sioux Falls Newspapers, Inc.; that affiant is and during all of said times, was an employee of the publisher of such newspaper and has personal knowledge of the facts stated in this affidavit; that the notice, order or advertisement, a printed copy of which is hereto attached, was published in said newspaper upon

WEDNESDAY the 23rd day of AUGUST 19 95

WEDNESDAY the 30th day of AUGUST 19 95

_____ the _____ day of _____

_____ the _____ day of _____

_____ the _____ day of _____

_____ the _____ day of _____

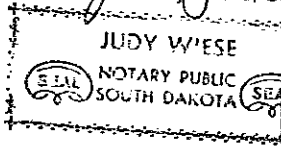
_____ the _____ day of _____

and that 1104.40 was charged for publishing for display advertising.

D Reicher

Subscribed and sworn to before me AUGUST 30

Judy Wiese
Notary Public, SC



My commission expires Nov. 3, 2000

TO PUBLIC UTILITIES COMMISSION IN THE MATTER OF THE MASTER METERING VARIANCE REQUEST FOR 115 EAST 11TH STREET, SIOUX FALLS, SOUTH DAKOTA NOTICE OF OPPORTUNITY FOR HEARING (EL95-017)

On June 15, 1995, Myrna O. Anderson, Panacea Property Management, Inc., owner/manager of The Office Center in Sioux Falls, South Dakota, filed with the Public Utilities Commission (Commission) a request for a master metering variance for 115 East 11th Street, Sioux Falls, South Dakota. The building presently houses 32 suites served by 16 A-base electric meters.

Ms. Anderson has requested that a single master meter be used for the building as each month she pays 16 electric meter bills and each meter carries a "Basic Charge" of \$7.25 plus tax. Paying only one electric bill with the basic charge would result in economic savings to the tenants. Also, the City of Sioux Falls has a beautification ordinance that provides that any new facility must discontinue overhead wiring and have underground wiring. Due to the construction of a building adjacent to The Office Center having a new electrical system installed, The Office Center is also required to have its electric service placed underground. Ms. Anderson is requesting to have all the electrical work done at the same time. The electrical utility for this building is Northern States Power Company (NSP). By letter dated July 13, 1995, NSP does not object to the request.

In response to Staff's request of June 27, 1995, additional information including the meter readings of the building, was filed with the Commission on July 17, 1995. Steve Wegman of the Commission Staff visited the building on July 31, 1995. A hearing was not requested by the applicant.

A copy of the request for the master metering variance is incorporated as though fully set forth herein and may be reviewed at the office of Panacea Property Management, Inc., 115 East 11th Street, Suite 117, Sioux Falls, South Dakota, or at the Commission's office.

NOTICE IS HEREBY GIVEN that any party objecting to the request for variance filed by Myrna O. Anderson, as set forth herein, shall, pursuant to ARSD 20:10-26-06, file a request for hearing on said variance with the Commission not later than fifteen (15) days following service of this notice.

Dated at Pierre, South Dakota, this 17th day of August, 1995.

BY ORDER OF THE COMMISSION:
Commissioners Stofferahn,
Schoenfelder, and Burg
WILLIAM BULLARD
Executive Director

0132414



South Dakota Public Utilities Commission

State Capitol Building, 500 East Capitol Avenue, Pierre, South Dakota, 57501-5070



August 18, 1995

Sioux Falls Argus Leader
Display Advertisement Department
P.O. Box 5034
Sioux Falls SD 57117-5034

RE: NOTICE OF OPPORTUNITY FOR HEARING (DOCKET EL95-017)

Dear Reader:

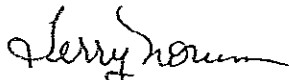
Please publish the enclosed Notice in your newspaper as a "Display Advertisement" once per week for two consecutive weeks, beginning on the earliest possible date.

Please do not exceed four inches by three inches.

Upon receipt of an invoice and Affidavit of Publication to Sue Cichos, Fiscal Officer, Public Utilities Commission, Capitol Building, Pierre, South Dakota, 57501-5070, the payment will be processed for this advertisement.

Your cooperation is greatly appreciated. If you have any questions or concerns please contact me at (605) 773-3201.

Sincerely,


Terry Norum
Secretary

Capitol Office
Telephone (605) 773-3201
FAX (605) 773-3809

Transportation
Warehouse Division
Telephone (605) 773-5280
FAX (605) 773-3225

Consumer Hotline
1-800-332-1782

TDD Through
Relay South Dakota
1-800-877-1113

Ken Stofferahn
Chairman
Jim Burg
Vice-Chairman
Laska Schoenfelder
Commissioner

William Ballard Jr.
Executive Director

Edward R. Anderson
Harlan Best
Martin C. Bettmann
Charlie Bolle
Sue Cichos
Karen E. Cramer
Marlette Fischbach
Shirleen Fugate
Richard Gallup
Paulette Gates
Lewis Hammond
Tammie Hershey
Len Hook
Carmen Hovock
Dave Jacobson
Bob Knudde
Jim A. Kowach
Ivan J. Lesmeister
Terry Norum
Gregory A. Rishin
Lori E. Waldner
Steven M. Wegman
Rosalynne Ault West

0132414

THE PUBLIC UTILITIES COMMISSION

IN THE MATTER OF THE MASTER METERING VARIANCE REQUEST

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THE PUBLIC UTILITIES COMMISSION

IN THE MATTER OF THE MASTER METERING VARIANCE REQUEST FOR 115 EAST 11TH STREET, SIOUX FALLS, SOUTH DAKOTA

NOTICE OF OPPORTUNITY FOR HEARING (EL95-017)

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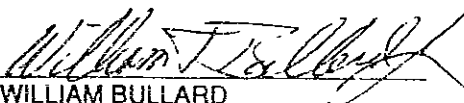
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Dated at Pierre, South Dakota, this 17th day of August, 1995.

BY ORDER OF THE COMMISSION:
Commissioners Stofferahn,
Schoenfelder, and Burg


WILLIAM BULLARD
Executive Director

01324117



Northern States Power Company
South Dakota

500 West Russell
P.O. Box 988
Sioux Falls, SD 57101-0988
Telephone (605) 339-8200

July 13, 1995

Karen Cremer, Staff Attorney
South Dakota PUC
State Capitol Building
500 E. Capitol Avenue
Pierre SD 57501

RECEIVED
JUL 13 1995
SOUTH DAKOTA PUBLIC
UTILITIES COMMISSION

Dear Ms. Cremer:

NSP is aware of the request from Panacea Property Management, Inc. for a master metering variance for a building located at 115 East Eleventh Street in Sioux Falls.

Based on our interest in customer satisfaction and a desire to work with Panacea Property Management on this issue, NSP has no objections to their request.

NSP thereby supports Panacea's request and requests the Commission grant their petition.

Sincerely,

Jim Wilcox
Manager of Government and Community Relations

JCW:meh

cc: Michael J. Hanson
Myma Anderson

EL 95-017

PANACEA
PROPERTY
MANAGEMENT, INC.

RECEIVED

17 July 1995

Martin Bettman, Staff Engineer
Public Utilities Commission
500 East Capitol Street
Pierre, South Dakota 57501-5075

RE: Master Meter Variance.

Dear Mr. Bettman:

Karen E. Cremer, from your office, wrote us regarding our application for an electrical Master Meter Variance. She states, "The rules pertaining to this matter require that your application set forth the section under which the variance is requested and also whether or not you wish to have a hearing." The section under which we fall would be "20:10:26:04 Individual metering -- When not required. Individual meters are not required and no variance need be requested under the following circumstances: (3) For existing multiple-occupancy building which currently receive either master metered gas service or electric service, or both;" We see no reason for a hearing. We have master metered gas service. Do we even need to apply for a variance?

We have been advised that an ordinance provides that any new facility constructed in the Sioux Falls' downtown area, be electrically wired by underground. And because the newly constructed Phillips Bldg. on the corner of Phillips Avenue and 11th Street, is adjacent to our building, Clark Hendrickson, Northern States Power Company, wants to feed our building from overhead to underground. This new building, which will have retail sales tenants and commercial office space tenants, has one master meter for electricity.

Gary Baumgartner of Baumgartner's Electric and Clark Hendrickson tell me that the meter boxes in our building are originals. The Register of Deeds shows our building was built in 1933. Our meters have no stickers for initial nor final inspections. This enclosed is the only thing I could find on one meter box. It is very yellowed and part of it has crumbled away. I called the City Engineer's office to see when an H. T. Bros or H. T. Brost worked for them and was told, "At least, not in the last 19 years."

There are nineteen meters for this building, not 16, as some have

0-1-2-4-1-9

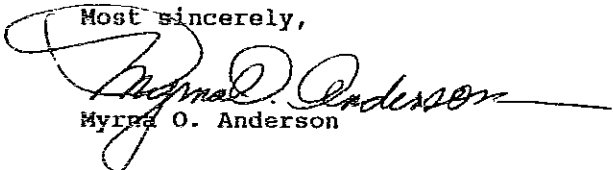
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requiring electricity. Also, enclosed, are the meter readings furnished by Northern States Power Company for the past 12 months by meter and suites. Some are storage spaces, four bathrooms are wired to adjacent spaces, house and front and side lights are metered to other suites, as are the conference and break rooms. Tenants who have suites used for storage are given a break on their annual operating expenses. We pay \$7.69 per meter for each meter in use in our building each month; therefore, it would be more efficient and conservative to have one meter servicing our building, with a savings to our tenants of over \$1,500 a year in electrical expense alone.

NSP and Baumgartner's Electric are most anxious to get this work done on our building, as they work in the new building adjacent.

We hope we can obtain quickly from you whatever documents are necessary to proceed with an electrical Master Meter Variance, if, in fact, one is needed.

Most sincerely,



Myrna O. Anderson

0132418

JJJX KD 3289 00:15 9996 23 PANACEA PROPERTIES E 11TH ST S5GC
A HSE/SUITE 100 060188 0614 0710 3312116 1 00000 \$0.00
H S 95359839 1 MR DC800 0 *

DATE	READ	DAYNC	USE	AMOUNT	*	DATE	READ	DAYNC	USE	AMOUNT
061295	11751	32	1639	126.39	*					
051195	10112	30	1684	111.36	*					
041195	08428	28	1668	109.10	*					
031495	06760	32	1802	115.61	*					
021095	04958	29	1905	121.15	*					
011295	03053	34	1936	123.20	*					
120994	01117	22	1117	74.96	*					
111794	00000	0	0	.00	*					
000000	00000	0 Z	0	.00	*					
000000	00000	0 Z	0	.00	*					
000000	00000	0 Z	0	.00	*					
000000	00000	0 Z	0	.00	*					
000000	00000	0 Z	0	.00	*					

TOTAL 6 MOS 10112 655.38 * TOTAL MOS

12639-X*0711	11136-X*0609	10910-X*0511	11561-X*0410	12115-X*0309
12430-X*0206	11066-X*0117	110 W*0116	24024-X*1206	134 W*1110
15480-X*1006	10905-X*0909	24564-X*0815	23613-X*0712	12308-X*0609
13009-X*0517				

0132418

JJJX KD 3289 00115 0015 86 PANACEA PROPERTIES E 11TH ST S5GC
A STE 103 & 104 060188 0614 0710 3312116 1 00000 \$0.00
H W 66204754 1 MRBS DC800 0 *

JJXX KD 3289 00115 0015 86 PANACEA PROPERTIES E 11TH ST S5GC
 A STE 103 & 104 060188 0614 0710 3312116 1 00000 _____ \$.00
 H W 66204754 1 MRBS DC800 0 *

DATE	READ	DAYNC	USE	AMOUNT	*	DATE	READ	DAYNC	USE	AMOUNT
061295	19322	32	82	13.62	*					
051195	19240	30	147	16.74	*					
041195	19093	28	198	19.72	*					
031495	18895	32	483	36.61	*					
021095	18412	29	469	35.62	*					
011295	17943	34	667	47.49	*					
120994	17276	31	282	25.19	*					
110894	16994	29	103	14.05	*					
101094	16891	31	108	14.53	*					
090994	16783	30	94	14.70	*					
081094	16689	61 I	106	23.36	*					
071294	16776	32 N	193	22.01	*					
061094	16583	30 E	112	15.84	*					
TOTAL 12 MOS			2769	263.85	*	TOTAL	MOS			

1362-X*0711	1674-X*0609	1972-X*0511	3661-X*0410	3562-X*0309
4774-X*0206	2519-X*0117	25 W*0116	2112-X*1206	7 W*1110
2358-X*0909	22-W*0819	2201-X*0815	2201-H*0812	22 W*0812
1584-X*0712	1777-X*0609	2666-X*0517		

JJJX KD 3289 00115 0013 47 PANACEA PROPERTIES E 11TH ST S5GC
 A STE 105 & 106 090992 0614 0710 1 00000 \$.00
 H W 66204753 1 MRBS DC800 0 *

DATE	READ	DAYNC	USE	AMOUNT	*	DATE	READ	DAYNC	USE	AMOUNT
061295	13064	32	200	22.18	*					
051195	12864	30 V	196	19.76	*					
041195	12668	28 V	83	12.73	*					
031495	12585	32	44	10.32	*					
021095	12541	29 V	53	10.84	*					
011295	12488	34	18	8.76	*					
120994	12470	31	25	9.24	*					
110894	12445	29	28	9.41	*					
101094	12417	31 V	25	9.28	*					
090994	12392	30 V	8	8.29	*					
081094	12384	61 I	84	21.70	*					
071294	12388	32 N	88	14.21	*					
061094	12300	30 E	16	8.85	*					

TOTAL 12 MOS 580 129.18 * TOTAL MOS
 2218-X#0711 1976-X*0609 1273-X*0511 1032-X*0410 1084-X*0309
 885-X*0206 924-X*0117 9 W*0116 1266-X*1206 3 W*1110
 2184-X*0909 14-W*0819 1421-X*0815 1421-H*0812 14 W*0812
 885-X*0712 839-X*0609 915-X*0517

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JJXX KD 3289 00115 0011 49 PANACEA PROPERTIES E 11TH ST S5GC
 A STE 107 & 108 021191 0614 0710 1 00000 \$.00
 H W 66204751 1 MRBS DC800 0 *

DATE	READ	DAYNC	USE	AMOUNT	*	DATE	READ	DAYNC	USE	AMOUNT
061295	05893	32	43	10.80	*					
051195	05850	30	41	10.21	*					
041195	05809	28	42	10.24	*					
031495	05767	32	41	10.14	*					
021095	05726	29	39	10.01	*					
011295	05687	34	45	10.37	*					
120994	05642	31	40	10.17	*					
110894	05602	29	45	10.46	*					
101094	05557	31	41	10.28	*					
090994	05516	30	34	10.22	*					
081094	05482	29	65	12.68	*					
071294	05417	32 E	43	10.88	*					
061094	05374	30 E	50	11.33	*					
TOTAL	12	MOS	526	126.99	*	TOTAL	MOS			

1080-X*0711	1021-X*0609	1024-X*0511	1014-X*0410	1001-X*0309
1047-X*0206	1017-X*0117	10 W*0116	2084-X*1206	10 W*1110
1022-X*1006	1268-X*0909	10-W*0819	1088-X*0815	10 W*0812
1133-X*0712	1066-X*0609	965-X*0517		

JJJX KD 3289 00115 0000 34 PANACEA PROPERITES E 11TH ST S5GC
 A STE 109 & 111 121589 0614 0710 3312116 1 00000 _____ \$.00
 H S 60686301 1 MRBS DC800 0 *

DATE	READ	DAYNC	USE	AMOUNT	*	DATE	READ	DAYNC	USE	AMOUNT
061295	60332	32	761	62.81	*					
051195	59571	30	763	54.65	*					
041195	58808	28	692	49.76	*					
031495	58116	32	757	53.02	*					
021095	57359	29	616	44.37	*					
011295	56743	34	643	46.06	*					
120994	56100	31	620	46.17	*					
110894	55480	29	534	40.69	*					
101094	54946	31	512	40.11	*					
090994	54434	30 V	546	48.42	*					
081094	53888	29 V	906	77.24	*					
071294	52982	32 E	245	25.86	*					
061094	52737	30 E	448	40.30	*					
TOTAL 12 MOS			7282	566.65	*	TOTAL	MOS			
6281-X#0711			5465-X*0609	4976-X*0511		5302-X*0410			4437-X*0309	
4652-X*0206			4617-X*0117	46 W*0116		8120-X*1206			40 W*1110	
4842-X*1006			7724-X*0909	25-W*0819		2586-X*0815			25 W*0812	
4030-X*0712			3397-X*0609	3373-X*0517						

*Suite 109 is our Break Room & contains a pop machine,
 refrigerator-freezer, microwave oven & coffee maker.*

5-14-NU-0

JJJK KD 3289 00115 0007 78 PANACEA PROPERTIES E 11TH ST S5GC
A STE 110 & 112 100991 0614 0710 1 00000 \$.00
H W 66204878 1 MRBS DC800 0 *

DATE	READ	DAYNC	USE	AMOUNT	*	DATE	READ	DAYNC	USE	AMOUNT
061295	31023	32	11	8.48	*					
051195	31012	30	60	11.38	*					
041195	30952	28	167	17.84	*					
031495	30785	32	253	22.83	*					
021095	30532	29	252	22.69	*					
011295	30280	34	127	15.25	*					
120994	30153	31	97	13.71	*					
110894	30056	29	90	13.25	*					
101094	29966	31	124	15.54	*					
090994	29842	30	175	20.73	*					
081094	29667	91 I	19	24.48	*					
071294	29834	32 N	148	18.67	*					
061094	29686	30 N	38	10.45	*					

TOTAL 12 MOS 1364 177.70 * TOTAL MOS
 848-X#0711 1138-X*0609 1784-X*0511 2283-X*0410 2269-X*0309
 1538-X*0206 1371-X*0117 13 W*0116 2047-X*1206 7 W*1110
 2448-X*0909 18-W*0819 1867-X*0815 2912-H*0812 18 W*0812
 1045-X*0712 969-X*0609 1628-X*0517

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JJJK KD 3289 00115 0005 62 LESLIE PAPER CO E 11TH ST S5GC
A STE 114 000000 0614 0710 1 00000 \$.00

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JJJX KD 3289 00115 0005 62 LESLIE PAPER CO E 11TH ST S5GC
 A STE 114 090988 0614 0710 1 21210 \$.17
 H W 66204756 1 MRBS DC800 0 *

DATE	READ	DAYNC	USE	AMOUNT	*	DATE	READ	DAYNC	USE	AMOUNT
061295	32616	32	33	10.07	*					
051195	32583	30	150	16.93	*					
041195	32433	28	98	13.64	*					
031495	32335	32	290	25.06	*					
021095	32045	29	346	28.29	*					
011295	31699	34	515	38.40	*					
120994	31104	31	323	27.73	*					
110894	30861	29	116	14.85	*					
101094	30745	31	65	11.80	*					
090994	30680	30	52	11.56	*					
081094	30628	29	77	13.60	*					
071294	30551	32 E	101	15.18	*					
061094	30450	30 E	86	13.94	*					
TOTAL 12 MOS			2219	230.98	*	TOTAL MOS				
1007-X#0706			1718-X#0619			17 W*0614			1364-X*0504	2506-X*0419
25 W*0413			2829-X*0308			3854-X*0206			2773-X*0110	1485-X*1227
14 W*1213			1180-X*1103			1156-X*1003			1360-X*0826	1518-X*0808
1394-X*0630			1523-X*0601							

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JJJX KD 3289 00115 0001 74 PANACEA PROPERTIES E 11TH ST S5GC
 A STE 115 061290 0614 0710 3312116 1 00000 \$.00
 H W 66204752 1 MRBS DC800 0 *

01324117

JJJX KD 3289 00115 0001 74 PANACEA PROPERTIES E 11TH ST S5GC
A STE 115 061290 0614 0710 3312116 1 00000 \$.00

DATE	READ	DAYNC	USE	AMOUNT	*	DATE	READ	DAYNC	USE	AMOUNT
H W 66204752			1 MRBS DC800	0	*					
061295	41721	32	344	32.61	*					
051195	41377	30	321	27.44	*					
041195	41056	28	311	26.60	*					
031495	40745	32	319	26.80	*					
021095	40426	29	378	30.20	*					
011295	40048	34	359	29.11	*					
120994	39689	31	303	26.49	*					
110894	39386	29	305	26.54	*					
101094	39081	31	354	30.10	*					
090994	38727	30	408	38.13	*					
081094	38319	29	429	40.62	*					
071294	37890	32 E	446	40.78	*					
061094	37444	30 E	308	30.10	*					
TOTAL 12 MOS			4241	372.91	*	TOTAL				
3261-X#0711			2744-X*0609			2660-X*0511			2680-X*0410	3020-X*0309
2937-X*0206			2649-X*0117			26 W*0116			5694-X*1206	30 W*1110
3813-X*1006			4062-X*0909			40-W*0819			4078-X*0815	40 W*0812
3010-X*0712			2583-X*0609			2867-X*0517				

01324117

JJJX KD 3289 00115 0037 31 THE OFFICE CENTER E 11TH ST S5GC
A STE 200 090590 0614 0710 1 00000 \$.00

H W 66204750 1 MRBS DC800 0 *
DATE READ DAYNC USE AMOUNT * DATE READ DAYNC USE AMOUNT

01524118

JJXX KD 3289 00115 0037 31 THE OFFICE CENTER E 11TH ST S5GC
A STE 200 090590 0614 0710 1 00000 \$.00
H W 66204750 1 MRBS DC800 0 *

DATE	READ	DAYNC	USE	AMOUNT	*	DATE	READ	DAYNC	USE	AMOUNT	
061295	07968	32 V	5	8.05	*						
051195	07963	30	1	7.75	*						
041195	07962	28	1	7.75	*						
031495	07961	32	2	7.81	*						
021095	07959	29	2	7.81	*						
011295	07957	34	1	7.75	*						
120994	07956	31	1	7.75	*						
110894	07955	29	1	7.75	*						
101094	07954	31	2	7.81	*						
090994	07952	30	0	7.69	*						
081094	07952	29	1	7.76	*						
071294	07951	32 E	0	7.69	*						
061094	07951	30 E	1	7.76	*						
TOTAL 12 MOS				13	93.08	*	TOTAL MOS				
805-X#0711			775-X*0609		775-X*0511		781-X*0410			781-X*0309	
782-X*0206			775-X*0117		7 W*0116		1563-X*1206			7 W*1110	
776-X*1006			776-X*0909		769-X*0815		7 W*0812			776-X*0712	
782-X*0609			775-X*0517								

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JJXX KD 3289 00115 0035 82 PANACEA PROPERTIES E 11TH ST S5GC
 A STE 201 & 202 070891 0614 0710 3312116 1 00000 _____ \$.00
 H W 66204749 1 MRBS DC800 0 *
 DATE READ DAYNC USE AMOUNT * DATE READ DAYNC USE AMOUNT
 061295 09756 32 12 8.55 *
 051195 09744 30 0 7.69 *
 041195 09744 28 1 7.75 *
 031495 09743 32 0 7.69 *
 021095 09743 29 0 7.69 *
 011295 09743 34 V 0 7.69 *
 120994 09743 31 4 7.93 *
 110894 09739 29 10 8.30 *
 101094 09729 31 20 8.96 *
 090994 09709 30 16 8.87 *
 081094 09693 61 I 22 17.02 *
 071294 09701 32 N 30 9.91 *
 061094 09671 30 E 19 9.07 *
 TOTAL 12 MOS 92 98.66 * TOTAL MOS
 855-X*0711 769-X*0609 775-X*0511 769-X*0410 769-X*0309
 776-X*0206 793-X*0117 7 W*0116 1620-X*1206 7 W*1110
 1711-X*0909 9-W*0819 991-X*0815 991-H*0812 9 W*0812
 907-X*0712 852-X*0609 933-X*0517

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JJXX KD 3289 00115 0033 68 IA* PANACEA PROPERTIES E 11TH ST S5GC
 I STE 203 & 204 022191 0000 0000 _____ 1 _____ \$.00

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JJXX KD 3289 00115 0033 68 IA* PANACEA PROPERTIES E 11TH ST S5GC
 I STE 203 & 204 022191 0000 0000 1 \$.00
 H S 63690649 I 1 MRBS DC800 0 *

DATE	READ	DAYNC	USE	AMOUNT	*	DATE	READ	DAYNC	USE	AMOUNT
061295	08373	999	N 24	DB	*					
051195	08367	999	N 18	.00	*					
041195	08367	999	N 18	.00	*					
031495	08367	999	N 18	.00	*					
021095	08367	999	N 18	.00	*					
011295	08366	999	N 17	.00	*					
120994	08366	999	N 17	.00	*					
110894	08366	999	N 17	.00	*					
101094	08366	999	N 17	.00	*					
090994	08365	999	N 16	.00	*					
081094	08364	999	N 15	.00	*					
071294	00000	999	N 0	.00	*					
061094	00000	999	N 0	.00	*					
TOTAL 12 MOS			0	.00	*	TOTAL	MOS			

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JJXX KD 3289 00115 0032 51 PANACEA PROPERTIES E 11TH ST S5GC
 I STE 206 022191 0614 0710 1 00000 \$.00

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JJXX KD 3289 00115 0032 51 PANACEA PROPERTIES E 11TH ST S5GC
A STE 206 022191 0614 0710 1 00000 \$.00
H G 49475322 1 BSMR DC800 0 *

DATE	READ	DAYNC	USE	AMOUNT	*	DATE	READ	DAYNC	USE	AMOUNT	
061295	27309	32	166	19.71	*						
051195	27143	30	195	19.69	*						
041195	26948	28	294	25.56	*						
031495	266E4	32	634	45.65	*						
021095	26020	29	408	31.99	*						
011295	25612	34	562	41.21	*						
120994	25050	31 V	502	38.85	*						
110894	24548	29	213	20.85	*						
103094	24335	31	214	21.24	*						
090994	24121	30 V	331	32.38	*						
081094	23790	29 V	596	53.45	*						
071294	23194	32 E	166	20.00	*						
061094	23028	30 E	48	11.18	*						
TOTAL 12 MOS				4163	362.05	*	TOTAL		MOS		

1971-X#0711	1969-X*0609	2556-X*0511	4565-X*0410	3199-X*0309
4159-X*0206	3885-X*0117	38 W*0116	4230-X*1206	21 W*1110
3238-X*1006	5345-X*0909	20-W*0819	2000-X*0815	20 W*0812
1118-X*0712	1061-X*0609	1171-X*0517		

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JJJX KD 3289 00\15 0029 72 PANACEA PROPERTIES E 11TH ST S5GC
A STE 207 & 208 060188 0614 0710 3312116 1 00000 _____ \$\$.00
H S 60686300 1 MRBS DC800 0 * _____

DATE	READ	DAYNC	USE	AMOUNT	*	DATE	READ	DAYNC	USE	AMOUNT
061295	44070	32	248	25.65	*					
051195	43822	30	204	20.25	*					
041195	43618	28 V	279	24.66	*					
031495	43339	32	112	14.39	*					
021095	43227	29	199	19.54	*					
011295	43028	34	226	21.18	*					
120994	42802	31	238	22.46	*					
110894	42564	29	225	21.59	*					
101094	42339	31	312	27.44	*					
090994	42027	30	357	34.31	*					
081094	41670	29	348	34.41	*					
071294	41322	32 E	526	46.71	*					
061094	40796	30 E	358	33.74	*					

TOTAL 12 MOS 3384 320.68 * TOTAL MOS
 2565-X#0711 2025-X*0609 2466-X*0511 1439-X*0410 1954-X*0309
 2140-X*0206 2246-X*0117 22 W*0116 4930-X*1206 27 W*1110
 3431-X*1006 3441-X*0909 46-W*0819 4671-X*0815 46 W*0812
 3374-X*0712 2505-X*0609 2422-X*0517

072-114-2318

JJJX KD 3289 00115 0002 81 PANACEA PROPERTIES E 11TH ST S5GC
A STE 209 & 210 022192 0614 0710 1 00000 \$.00

DATE	READ	DAYNC	USE	AMOUNT	DATE	READ	DAYNC	USE	AMOUNT
061295	12829	32 V	0	7.69					
051195	12829	30	6	8.06					
041195	12823	28 V	5	7.99					
031495	12818	32	1	7.75					
021095	12817	29 V	7	8.11					
011295	12810	34	1	7.75					
120994	12809	31	1	7.75					
110894	12808	29 V	1	7.75					
101094	12807	31	16	8.69					
090994	12791	30	10	8.43					
081094	12781	61 I	1	15.44					
071294	12827	32 N	47	11.17					
061094	12780	30 E	0	7.69					
TOTAL 12 MOS			49	95.41	* TOTAL		MOS		
769-X#0711			806-X*0609	799-X*0511		775-X*0410			811-X*0309
782-X*0206			775-X*0117	7 W*0116		1364-X*1206			5 W*1110
1555-X*0909			11-W*0819	1117-X*0815		1117-H*0812			11 W*0812
769-X*0712			776-X*0609	769-X*0517					

JJJX KD 3289 00115 0025 50 PANACEA PROPERTIES E 11TH ST S5GC
 A STE 211 & 212 090191 0614 0710 1 00000 \$.00
 H S 60686299 1 MRBS DC800 0 *

DATE	READ	DAYNC	USE	AMOUNT	*	DATE	READ	DAYNC	USE	AMOUNT
061295	76543	32	769	63.38	*					
051195	75774	30	501	38.53	*					
041195	75273	28	515	39.00	*					
031495	74758	32	567	41.65	*					
021095	74191	29	549	40.39	*					
011295	73642	34	574	41.93	*					
120994	73068	31	581	43.75	*					
110894	72487	29	523	40.02	*					
101094	71964	31	807	58.80	*					
090994	71157	30	957	79.08	*					
081094	70200	29	848	72.79	*					
071294	69352	32 E	1348	107.71	*					
061094	68004	30 E	1087	86.80	*					
TOTAL 12 MOS			8857	690.45	*	TOTAL MOS				

6338-X#0711	3853-X*0609	3900-X*0511	4165-X*0410	4039-X*0309
4236-X*0206	4375-X*0117	43 W*0116	9940-X*1206	58 W*1110
7908-X*1006	7279-X*0909	107-W*0819	10771-X*0815	107 W*0812
8680-X*0712	5054-X*0609	4453-X*0517		

JJXX KD 3289 00115 0039 47 PANACEA PROPERTIES E 11TH ST S5GC
 A STE 214 101788 0614 0710 3312116 1 00000 _____ \$.00
 H S 60686302 1 MRBS DC800 0 *

DATE	READ	DAYNC	USE	AMOUNT	*	DATE	READ	DAYNC	USE	AMOUNT
061295	20109	32	119	16.30	*					
051195	19590	30	138	16.19	*					
041195	19852	28	135	15.89	*					
031495	19717	32	156	17.02	*					
021095	19561	29	152	16.74	*					
011295	19409	34	168	17.70	*					
120994	19241	31	192	19.60	*					
110894	19049	29	123	15.29	*					
101094	18926	31	149	17.13	*					
090994	18777	30 V	177	20.89	*					
081094	18600	29 V	515	47.22	*					
071294	18085	32 E	43	10.88	*					
061094	18042	30 E	105	15.33	*					

TOTAL 12 MOS 2053 229.88 * TOTAL MOS
 1630-X#0711 1619-X*0609 1589-X*0511 1702-X*0410 1674-X*0309
 1789-X*0206 1960-X*0117 19 W*0116 3259-X*1206 17 W*1110
 2089-X*1006 4722-X*0909 10-W*0819 1088-X*0815 10 W*0812
 1533-X*0712 1698-X*0609 1525-X*0517

JJJX KD 3289 00115 0023 11 PANACEA PROPERTIES E 11TH ST S5GC
 A STE 215 090589 0614 0710 3312116 1 00000 _____ \$.00
 H G 73252899 1 BSMR DC800 0 *

DATE	READ	DAYNC	USE	AMOUNT	*	DATE	READ	DAYNC	USE	AMOUNT
061295	28436	32 V	1	7.76	*					
051195	28435	30	44	10.40	*					
041195	28391	28	43	10.30	*					
031495	28348	32	107	14.10	*					
021095	28241	29	135	15.73	*					
011295	28106	34	194	19.26	*					
120994	27912	31	217	21.15	*					
110894	27695	29	152	17.08	*					
101094	27543	31 V	100	14.02	*					
090994	27443	30 V	11	8.50	*					
081094	27432	91 I	44	26.35	*					
071294	27791	32 N	342	33.06	*					
061094	27449	30 N	61	12.13	*					
TOTAL 12 MOS			1047	156.89	*	TOTAL	MOS			

776-X#0711	1040-X*0609	1030-X*0511	1410-X*0410	1573-X*0309
1947-X*0206	2115-X*0117	21 W*0116	663-X*1206	1413-X*0909
33-W*0819	3306-X*0815	4519-H*0812	33 W*0812	1213-X*0712
1150-X*0609	1982-X*0517			

JJXX KD 3289 00115 0021 62 PANACEA PROPERTIES E 11TH ST S5GC
 A STE 216 071591 0614 0710 1 00000 \$.00
 H W 64510154 1 BSMR DC800 0 *

DATE	READ	DAYNC	USE	AMOUNT	*	DATE	READ	DAYNC	USE	AMOUNT
061295	15261	32 V	48	11.16	*					
051195	15213	30	1	7.75	*					
041195	15212	28	2	7.81	*					
031495	15210	32	2	7.81	*					
021095	15208	29	4	7.92	*					
011295	15204	34	2	7.81	*					
120994	15202	31	2	7.81	*					
110894	15200	29	1	7.75	*					
101094	15199	31 V	2	7.81	*					
090994	15197	30	14	8.73	*					
081094	15183	29	26	9.69	*					
071294	15157	32 E	0	7.69	*					
061094	15157	30 E	2	7.83	*					
TOTAL 12 MOS			58	96.41	*	TOTAL	MOS			
1116-X*0711			775-X*0609			781-X*0511	781-X*0410			792-X*0309
788-X*0206			781-X*0117		7 W*0116	1563-X*1206				7 W*1110
873-X*1006			969-X*0909		7-W*0819	769-X*0815				7 W*0812
783-X*0712			794-X*0609		781-X*0517					

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DOCKET NUMBER EL 95-017

DANACEA
PROPERTY
MANAGEMENT, INC.

15 June 1995

RECEIVED

JUN 15 1995

Martin Bettman, Staff Engineer
Public Utilities Commission
500 East Capitol Street
Pierre, South Dakota 57501-5075

SOUTH DAKOTA PUBLIC
UTILITIES COMMISSION

Dear Mr. Bettman:

The point of this letter is to request Single Point Metering for the electricity in our office building and/or a Master Meter Variance.

I own, manage and have offices in a two-storey, central hall plan, office building at 115 East Eleventh Street, Sioux Falls, South Dakota, 57102-0813. We have various tenants occupying from one to four suites of varying sizes in this building of 6,828 leasable square feet. The tenant with four suites is connected to four different electrical meters.

Every two suites (of the 32 suites in this building) are on one meter and most every two suites (with one meter) are leased to different tenants; consequently, for the last five or six years, I have paid all the electricity charges for our tenants and then, prorate all the Operating Expenses for any given year back to the tenants on a square foot basis. I have attached a copy of our most recent report of 1994 Operating Expenses. This copy was sent to each of our tenants in February 1995, with a letter stating how much they still owed from the 1994 year, or, if they paid too much during 1994, a refund check.

Each month, I pay 16 electric meter bills and each meter carries a "Basic Charge" of \$7.25 plus 6% tax or \$7.69 per meter per month. If we could have only one meter for the building, this would represent a savings to our tenants of \$1,384.20 per year! This conversion would cost between \$500 and \$750 and no more than \$1,000, so the savings would be realized in less than one year. For the thirty-two furnaces, I pay one gas bill, not 32.

Baumgartner's Electric is installing the electrical system in the new building adjacent to this building and because of a City beautification ordinance that provides that any new facility must discontinue overhead wiring and have underground and since our building abuts the new building, the same City beautification ordinance applies to our old overhead wiring, and both Baumgartner's and Northern States Power Company would prefer to

ordinance applies to our old overhead wiring, and both Baumgartner's and Northern States Power Company would prefer to

115 EAST ELEVENTH STREET • SUITE 117 • SIOUX FALLS, SOUTH DAKOTA 57102-0813

(605) 331-2116 • FAX (605) 331-3917

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Electrical Variance:
From 16 meters to one meter

Page Two

do all electrical work at the same time. NSP is holding up the electrical hook-up to the new building and burying the lines while awaiting a variance from you for us to switch to one meter in our building, so that all this electrical conversion can be accomplished at one time while things are torn up anyway for the new building.

I would truly be pleased if you put this request on the front burner and let me know just as soon as possible.

Most sincerely,

Myrna O. Anderson
Property Manager/Owner/Broker