

**THE STATE CORPORATION COMMISSION
OF THE STATE OF KANSAS**

Before Commissioners: Andrew J. French, Chairperson
 Dwight D. Keen
 Annie Kuether

In the Matter of the Complaint Against Kansas)
Gas Service by Town & Country Estate) Docket No. 26-KGSG-100-COM
Homes Association

ORDER MAKING PRIMA FACIE DETERMINATION

This matter comes before the State Corporation Commission of the State of Kansas (“Commission”). Having examined its pleadings and records, the Commission concludes the following:

1. On September 22, 2025, Town & Country Estates Home Association (“Complainant”) filed a Formal Complaint against Kansas Gas Service (“KGS”) alleging high bills for its 22 gas lanterns in its subdivision located in Prairie Village.¹ Complainant states its account is classified as a “small commercial business” but it is a non-for-profit home owners association (“HOA”) so it has a higher service charge than residential accounts (\$32.20 versus \$21.75) and these lanterns only use “1.3-2.0 MCF for each lantern” which is closer to one average residential account.² Complainant states it must also must pay a Winter Event Securitized Cost of \$10.43 for each lantern account, and that the combined costs and fees for these accounts is about \$12,000 annually, or 65% of its total costs as an HOA.³

2. Complainant is requesting one account for its 22 lanterns and all “taxes, fees and special event charges” is combined for one account, and not 22 different accounts for its lanterns.⁴

¹ Formal Complaint Against Kansas Gas Service by Town & Country Estates Home Association (Sept. 22, 2025).

² *Id.*

³ *Id.*

⁴ *Id.*

3. K.A.R. 82-1-220(b) sets forth the following procedural requirements for a Formal Complaints. To establish a prima facie case, a Complaint must:

- (a) Fully and completely advise each Respondent and the Commission as to the provisions of law or the regulations or orders of the Commission that have been or are being violated by the acts or omissions complained of, or that will be violated by a continuance of acts or omissions;
- (b) Set forth concisely and in plain language the facts claimed by the Complainant to constitute the violation(s); and
- (c) State the relief sought by the Complainant.

4. Upon review, the Formal Complaint complies with the requirements above and establishes a prima facie case for Commission action.⁵ The Formal Complaint (1) fully and completely advises the Respondent and the Commission as to the provisions of law or the regulations or orders of the Commission that have been or are being violated by the acts or omissions complained of, or that will be violated by a continuance of acts or omissions; or (2) sets forth concisely and in plain language the facts claimed by the Complainant constitute a violation; and (3) states the relief sought. The Commission concludes the Formal Complaint establishes a prima facie case and, pursuant to K.A.R. 82-1-220(c), shall be served upon KGS for an answer.

⁵ See K.A.R. 82-1-220(a) (a complaint must allege a service performed by the public utility is unreasonable, unfair, [or] unjust).

THEREFORE, THE COMMISSION ORDERS:

A. The Formal Complaint meets the procedural requirements of K.A.R. 82-1-220(b) and shall be served upon KGS for an answer within 10 days of service.

BY THE COMMISSION IT IS SO ORDERED.

French, Chairperson; Keen, Commissioner; Kuether, Commissioner

Dated: 10/09/2025



Celeste Chaney-Tucker
Executive Director

ARB

CERTIFICATE OF SERVICE

26-KGSG-100-COM

I, the undersigned, certify that a true copy of the attached Order has been served to the following by means of first class mail and electronic service on 10/09/2025.

AARON BAILEY, ASSISTANT GENERAL COUNSEL
KANSAS CORPORATION COMMISSION
1500 SW ARROWHEAD RD
TOPEKA, KS 66604
aaron.bailey@ks.gov

STEPHANIE BEEDER, TREASURER
TOWN & COUNTRY ESTATES HOMES ASSOCIATION
8428 DELMAR LN
PRAIRIE VILLAGE, KS 66207
sfbeeder@aol.com

AHSAN LATIF, LITIGATION COUNSEL
KANSAS CORPORATION COMMISSION
1500 SW ARROWHEAD RD
TOPEKA, KS 66604
ahsan.latif@ks.gov

ROBERT E. VINCENT, MANAGING ATTORNEY
KANSAS GAS SERVICE, A DIVISION OF ONE GAS, INC.
7421 W. 129TH STREET
OVERLAND PARK, KS 66213
robert.vincent@onegas.com

/S/ KCC Docket Room
KCC Docket Room