



STATE OF ALABAMA

ALABAMA PUBLIC SERVICE COMMISSION
P.O. BOX 304260
MONTGOMERY, ALABAMA 36130-4260

CYNTHIA LEE ALMOND, PRESIDENT

JEREMY H. ODEN, COMMISSIONER, PLACE 1

CHRIS V. BEEKER III, COMMISSIONER, PLACE 2

JOHN A. GARNER, EXECUTIVE DIRECTOR

**CASTLEBERRY PROPERTY
MANAGEMENT GROUP, INC.**

Respondent

**IN RE: INSTITUTION OF
INVESTIGATION**

DOCKET 33597

ORDER

BY THE COMMISSION:

On February 21-22, 2024, the Commission's Gas Pipeline Safety Division ("GPS") conducted a standard investigation of the natural gas master meter facilities at the Coosa Bend Apartments in Gadsden, Alabama, owned and operated by the Castleberry Property Management Group, Inc. ("Castleberry" or "Respondent"). As a natural gas master meter operator, Castleberry is subject to the jurisdiction of the Commission pursuant to Ala. Code § 37-4-80 et seq.

During the February 2024 investigation of the facilities at Coosa Bend Apartments, GPS Staff noted several violations of the safety provisions in 49 C.F.R. § 192. On March 18, 2024, GPS Staff sent Castleberry a certified letter detailing these non-compliant items and specifying a deadline of April 18, 2024, to bring these items into compliance. Follow-up inspections were conducted on August 5, 2024, February 28, 2025, and April 11, 2025. During those follow-up inspections, the following items were found to still be in non-compliance, which posed a risk to public safety and system integrity:

1. No documentation of leak surveys
2. Failure to conduct cathodic protection within the prescribed timeframe
3. Failure to provide documentation from its gas source that the gas had the proper concentration of odorant, and did not conduct sniff tests within the prescribed timeframe; and
4. No documentation of the atmospheric corrosion control.

Pursuant to GPS Rule 14, through a letter dated May 6, 2025, the GPS Director levied a \$4,000 fine on Castleberry (\$1,000 for each violation). The letter specified each area of noncompliance and noted the seriousness of the violations. The letter provided notice that Castleberry could request a hearing to dispute the violations. Following this letter, the Respondent failed to remedy the violations or pay the fine, effectively disputing the violations.

Having considered the above violations and Castleberry's failure to respond, the Commission found that an investigation into its operations was warranted, pursuant to Ala. Code §§ 37-4-83 and 37-4-87, to determine whether Castleberry should be fined and/or steps should be taken to cease the company's operation of natural gas master meter facilities. A hearing was held on August 26, 2025, in which representatives for the Respondent participated.

At the hearing, two representatives testified on behalf of Castleberry: Jordan Brooks, the Assistant Manager of Coosa Bend Apartments, and Itenza Hardie, the property manager for Castleberry's properties in Gadsden, Alabama. Both employees indicated that they have been working for Castleberry for less than a year. The representatives for Castleberry addressed each of the noticed violations. Mr. Brooks provided evidence that Respondent had resolved or taken steps to resolve all the noticed violations. However, at the hearing, GPS Staff indicated that they still had concerns about the documentation, procedures, and qualifications. Mr. Brooks stated that he could provide additional information to the GPS Staff by September 2, 2025, to address the Staff's concerns. Castleberry provided the additional information on or before September 2, 2025.

In consideration of the excessive time to comply with pipeline safety requirements and the disproportionate use of Commission resources to address issues at this master meter facility, a fine is appropriate pursuant to Ala. Code § 37-4-87. However, because the representatives for Respondent, who are both relatively new employees, provided adequate responses to all violations and appear to understand the seriousness of these issues, it is appropriate to reduce the fine initially levied by GPS Staff. Therefore, Castleberry shall pay a fine of \$1,000 within 60 days of the effective date of this Order (reduced from \$4,000). Once paid, Castleberry shall be dismissed from this proceeding. If the Respondent does not pay

this fine within the allotted time, the Commission may initiate action to cease operations of the natural gas master meter facilities at Coosa Bend.

IT IS SO ORDERED BY THE COMMISSION that, within 60 days of the effective date of this order, Castleberry Property Management Group, Inc. shall pay a fine of \$1,000 for the excessive time to remedy violations of the minimum pipeline safety regulations at the natural gas master meter facilities at the Coosa Bend Apartments in Gadsden, Alabama.

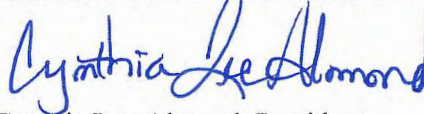
IT IS FURTHER ORDERED that Castleberry Property Management Group, Inc. shall be dismissed from this proceeding upon payment of the \$1,000 fine.

IT IS FURTHER ORDERED that jurisdiction in this cause is hereby retained for the issuance of any further order or orders as this Commission may find just and reasonable in the premises.

IT IS FURTHER ORDERED that this Order shall be effective as of the date hereof.

DONE at Montgomery, Alabama, this 8th day of October, 2025.

ALABAMA PUBLIC SERVICE COMMISSION



Cynthia Lee Almond, President

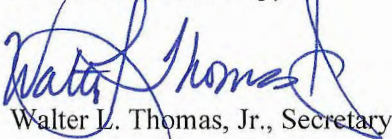


Jeremy H. Oden, Commissioner



Chris V. Beeker, III, Commissioner

ATTEST: A True Copy



Walter L. Thomas, Jr., Secretary