



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

LUKE D. BENTLEY IV, EXECUTIVE DIRECTOR

BONNIE DOONE APARTMENTS

DOCKET 33708

ORDER

BY THE COMMISSION:

The Commission initiated an investigation proceeding into Bonnie Doone Apartments ("Bonnie Doone") to consider non-compliance with all applicable Gas Pipeline Safety ("GPS") regulations enforced by the Alabama Public Service Commission ("APSC" or "Commission"). The Commission's July 7, 2026 Order set this matter for hearing. On July 10, 2026, the Office of the Attorney General intervened. A Show Cause Hearing was held on July 29, 2026, in which Respondent, Coosa Bend, the Office of the Attorney General, Commission staff, and Intervenor, Overbrook Asset Management, LLC, participated. Overbrook Asset Management, LLC, intervened at the hearing and showed good cause as to why it should be allowed to participate at the hearing. The intervention was granted during the hearing.

Prior to the beginning of the hearing, the parties entered into settlement discussions. A settlement agreement was reached prior to the hearing. All parties went on the record to present the settlement agreement. Mr. Jonathan Kimbril, Director of the Gas Pipeline Safety ("GPS") Division, first gave a summary of the GPS findings from its investigations:

1. § 192.615(a)(2) – Emergency plans;
2. § 192.615(b)(1) – Emergency plans;
3. § 192.615(b)(2) – Emergency plans;
4. § 192.615(c)(1-4) – Emergency plans;
5. § 192.614(b) – Damage prevention program;
6. § 192.805(h) – Qualification program;
7. § 192.625(f)(1)(2) – Odorization of gas;
8. § 192.465(a) – External corrosion control: Monitoring and remediation;
9. § 192.Appendix D Section II – Criteria for cathodic protection and determination of measurements;
10. § 192.465(d) – External corrosion control: Monitoring and remediation;
11. § 192.481(a)(2) – Atmospheric corrosion control: Monitoring;
12. § 192.479(a) – Atmospheric corrosion control: General;
13. § 192.616(j)(1-5) – Public Awareness; and
14. GPS Rule 15 – Calibration of Testing and Equipment.

Mr. Kimbril gave a summary of the settlement agreement, which is as follows: (1) Bonnie Doone agrees to be in full compliance within 60 days and (2) pay \$25,000 in fines, which can be offset up to \$8,500 in compliance costs, within 60 days. The Respondent must provide Commission staff and the Office of the Attorney General proof of compliance costs. The parties were made aware that a hearing would be held 90 days out, if the terms of the settlement were not met. However, once the terms of the settlement are met, the Respondent was instructed to file a motion to cancel the hearing and request dismissal from this proceeding.

IT IS SO ORDERED BY THE COMMISSION.

IT IS FURTHER ORDERED BY THE COMMISSION, The Commission approves the terms of the settlement agreement reached by the parties, which is as follows: (1) Bonnie Doone agrees to be in full compliance within 60 days and (2) pay \$25,000 in fines, which can be offset up to \$8,500 in compliance costs, within 60 days. The Respondent must provide Commission staff and the Office of the Attorney General proof of compliance costs.

IT IS FURTHER ORDERED BY THE COMMISSION, A hearing is scheduled 90 days from the date of this Order. However, if Respondent meets the terms of the settlement agreement, the Respondent is to file a motion to cancel the hearing and request dismissal from this proceeding.

IT IS FURTHER ORDERED BY THE COMMISSION, That jurisdiction in this cause is hereby retained for the issuance of any further order or orders as may appear to be just and reasonable in the premise.

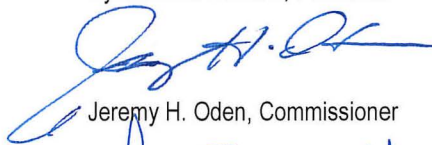
IT IS FURTHER ORDERED, That this Order shall be effective as of the date hereof.

DONE at Montgomery, Alabama, this 5th day of August, 2026.

ALABAMA PUBLIC SERVICE COMMISSION



Cynthia Lee Almond, President



Jeremy H. Oden, Commissioner



Chris V. Beeker III, Commissioner

ATTEST: A True Copy


Devon D. Beaty, Secretary