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SENATOR LANDIS: There are shared costs for operations, and then there are segregable costs for rates.

SENATOR CHAMBERS: Now if this bad decision was made, with reference to this world headquarters building, would that come under the rubric of joint and common costs, which would be shared by all of Aquila's ratepayers? And I'm going to hold you to what you tell me, because I'll check it out later, because I have no way...

SENATOR LANDIS: Sure.

SENATOR CHAMBERS: ...to challenge whatever you tell me.

SENATOR LANDIS: Right.

SENATOR CHAMBERS: But the record will be there. If you're not sure, just say like I say, you're not sure.

SENATOR LANDIS: My, yeah. Right. My best guess is that since we have a formula, in the event there is an unreasonable cost, it can be excluded from our rate base.

SENATOR CHAMBERS: At what time would the cost be determined to be unreasonable?

SENATOR LANDIS: By the commission at the time that the rate is submitted.

SENATOR CHAMBERS: If this purchase is made of this building, and it comes under the umbrella of joint and common costs, and Aquila wanted to have Nebraska ratepayers share in the cost of that building, are you saying that the only time that that joint and common costs would come into play is if a loss results from that purchase?

SENATOR LANDIS: No. Let me give you two examples, two turns in our language that we have. The commission in the exercise of its power and duty to determine just and reasonable rates, shall give due consideration to the public need for adequate,