



Public Service Commission

-M-E-M-O-R-A-N-D-U-M-

DATE: November 7, 1996
TO: Division of Records and Reporting
 Division of Legal Services, Alice Crosby
FROM: Division of Water & Wastewater, J. Travis Coker *JTC*
RE: Docket No. 960560-WS; Request for exemption from Florida Public Service Commission regulation for provision of water and wastewater service in Volusia County by Pinewood Trailer Park, Inc.

On May 3, 1996, this Commission received an application from Pinewood Trailer Park, Inc. (Pinewood or reseller) for a reseller exemption pursuant to Section 367.022(8), Florida Statutes, (F.S.). Staff has determined that Pinewood meets the requirements for status as a service entity that will resell water and wastewater at a rate that will not exceed the actual purchase price thereof provided in Section 367.022(8), F.S.

The application was filed in accordance with Section 367.022(8), F.S., and Rule 25-30.060(3)(h), Florida Administrative Code (F.A.C.). Included with exemption application was a statement from the agent of the system describing the statutory and factual basis for the exemption. Pinewood is owned by and managed by Mr. Stanley Slozek, Jr. Mr. Slozek submitted the application on behalf of Pinewood. In addition, Mr. Slozek acknowledged Section 837.06, Florida Statutes, regarding false statements. The applicant acknowledged the requirements of Rule 25-30.111, F.A.C., regarding annual reporting requirements. The applicant also acknowledged Chapter 367.122, F.S., which deals with the examination and testing of meters; and Rules 25-30.262 through 25-30.267, F.A.C., which explains the responsibilities of the utility owner for insuring the accuracy of the meters.

Pinewood has named the City of Daytona Beach as the entity providing service to the apartment complex and has submitted that company's rates and charges. The reseller has also provided its proposed rates and charges and an explanation of its proposed method of billing. The actual rates billed to the tenants are identical to the rates charged by the City of Daytona Beach. This demonstrates that the rates charged will not exceed the amount paid for water or wastewater by the reseller entity. Pinewood states it does not require a deposit and will notify this Commission of any change in this policy. Pinewood also stated in its application that tenants will be billed monthly, no miscellaneous charges or water charges for common areas will be levied and that the service territory will be limited to the apartment complex only. The service area is identified by the following address: 1320 Fleming Avenue, Ormond Beach, Florida, 32174.

DOCUMENT NUMBER-DATE

12049 NOV 13 96

FPSC-RECORDS/REPORTING

For informational purposes, the City of Daytona Beach's rates and charges for general metered water and wastewater service, charged monthly are as follows:

WATER RATES

Minimum Water	0 - 1,000 gallons	\$ 6.34
Minimum Wastewater	0 - 900 gallons	\$ 5.27
Storm water		\$ 2.51

Water Service Charge by meter size	Inside City	Outside City Mainland	Outside City South peninsula
	Zone 1	Zone 2	Zone 3
5/8" x 3/4" - 2.0"	\$ 4.24	\$ 5.30	\$ 5.64
3.0" - 10.0"	\$ 5.67	\$ 7.09	\$ 7.54

Consumption Rate

(cost per 1,000 gallons)

0 - 1,000 gallons	\$ 2.10	\$ 2.63	\$ 2.79
1,000+ gallons	\$ 2.10	\$ 2.63	\$ 2.79
Multi-family rate	\$ 2.10	\$ 2.63	\$ 2.79

WASTEWATER RATES

Wastewater Service Charge	Inside City	Outside City Mainland
	Zone 1	Zone 2
	\$ 1.67	\$ 2.09

Usage Rate

(cost per 900 gallons)

0 - 900 gallons	\$ 3.60	\$ 4.50
900+ gallons	\$ 3.60	\$ 4.50
Multi-family rate	\$ 3.60	\$ 4.50
Sewer only flat rate	\$23.87	

These rates became effective October 1, 1996.

Pinewood has a 2.0" meter. The proposed rates for water and wastewater service for Pinewood, charged monthly are as follows:

WATER RATES

Minimum Water	0 - 1,000 gallons	\$ 6.34
Minimum Wastewater	0 - 900 gallons	\$ 5.27
Storm water		\$ 2.51

Water Service Charge by meter size	Outside City Mainland Zone 2
2.0" meter	\$ 5.30

Consumption Rate (cost per 1,000 gallons)	
0 - 1,000 gallons	\$ 2.63
1,000+ gallons	\$ 2.63

WASTEWATER RATES

	Outside City Mainland Zone 2
Wastewater Service Charge	\$ 2.09
Usage Rate (cost per 900 gallons) all usage	\$ 4.50

The 159 units at Pinewood will be billed for consumption based on these rates. An example of a Pinewood tenant with 5,000 gallons usage would be calculated as follows:

Base water charge	(5.30 / 159)	\$.03
Water charges	(2.63 x 5)	\$13.15
Base wastewater charge	(4.50 / 159)	\$.03
Wastewater charges	(4.50 x 5)	<u>\$22.50</u>
	Total	\$35.71

In summary, staff has determined that Pinewood meets the necessary qualifications for a nonprofit reseller exemption pursuant to Section 367.022(8), Florida Statutes and Rule 25-30.060(3)(h), Florida Administrative Code. Staff recommends that an administrative order be issued finding Pinewood exempt from Commission regulation pursuant to Section 367.022(8), Florida Statutes. Staff further recommends that the order require Pinewood to notify this Commission in the event of any change of circumstances or method of operation of its water system. Furthermore, staff recommends that this docket be closed.