

FLORIDA PUBLIC SERVICE COMMISSION

Item 19

VOTE SHEET

June 18, 2024

FILED 6/18/2024
DOCUMENT NO. 06657-2024
FPSC - COMMISSION CLERK

Docket No. 20220142-WS – Application for transfer of water and wastewater facilities and Certificate Nos. 589-W and 507-S from Grenelefe Resort Utility, Inc. to NC Real Estate Projects, LLC d/b/a Grenelefe Utility, in Polk County.

Issue 1: Should the transfer of Certificate Nos. 589-W and 507-S from Grenelefe Resort Utility, Inc. to NC Real Estate Projects, LLC d/b/a Grenelefe Utility, in Polk County be approved?

Recommendation: Yes. The transfer of the water and wastewater systems and Certificate Nos. 589-W and 507-S is in the public interest, and should be approved effective the date of the Commission’s vote. The resultant Order should serve as the Buyer’s certificate and should be retained by the Buyer. The Seller is current, with respect to annual reports and regulatory assessment fees (RAFs) through December 31, 2023. The Buyer should be responsible for filing annual reports and paying RAFs for all future years.

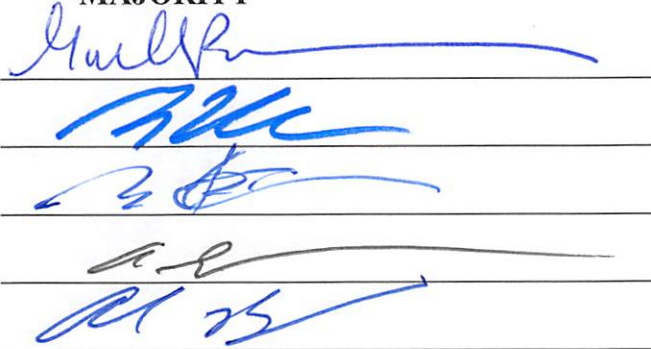
APPROVED

COMMISSIONERS ASSIGNED: All Commissioners

COMMISSIONERS’ SIGNATURES

MAJORITY

DISSENTING



REMARKS/DISSENTING COMMENTS:

Docket No. 20220142-WS – Application for transfer of water and wastewater facilities and Certificate Nos. 589-W and 507-S from Grenelefe Resort Utility, Inc. to NC Real Estate Projects, LLC d/b/a Grenelefe Utility, in Polk County.

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Issue 2: What is the appropriate net book value for NC Real Estate Projects, LLC d/b/a Grenelefe Utility water and wastewater systems for transfer purposes?

Recommendation: The net book values (NBV) of the water and wastewater systems for transfer purposes are \$65,267 and \$59,677, respectively, as of May 31, 2022. An acquisition adjustment should not be included in rate base. Within 90 days of the date of the final order, Grenelefe should be required to notify the Commission in writing that it has adjusted its books in accordance with the Commission decision and the adjustment should be reflected in the Utility's 2024 Annual Report when filed.

APPROVED

Issue 3: Should NC Real Estate Projects, LLC d/b/a Grenelefe Utility's miscellaneous service charges be revised to conform to amended Rule 25-30.460, F.A.C.?

Recommendation: Yes. Staff recommends the miscellaneous service charges should be revised to conform to Rule 25-30.460, F.A.C. The tariff should be revised to reflect the removal of initial connection and normal reconnection charges. The Buyer should be required to file a proposed customer notice to reflect the Commission-approved charges. The approved charges should be effective on or after the stamped approval date on the tariff sheet, pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved charge should not be implemented until staff has approved the proposed customer notice and the notice has been received by customers. The Buyer should provide proof of the date notice was given, no less than 10 days after the date of the notice. The utility should be required to charge the approved miscellaneous services charges until authorized to change them by the Commission in a subsequent proceeding.

APPROVED

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Issue 4: Should the Commission approve a new meter installation fee for NC Real Estate Projects, LLC d/b/a Grenelefe Utility?

Recommendation: Yes. NC Real Estate Projects' requested meter installation charge of \$600 for the 5/8 inch x 3/4 inch meter size should be approved. The Buyer should file a tariff sheet and a proposed customer notice. The Buyer should provide notice to potential customers who have requested service within 12 calendar months prior to the month the application was filed, and up until this Order becomes final. The approved charge should be effective for connections made on or after the stamped approval date on the tariff sheet. The Utility should provide proof of the date notice was given within 10 days of the date of notice.

APPROVED

Issue 5: Should this docket be closed?

Recommendation: Yes. If no protest to the proposed agency action is filed by a substantially affected person within 21 days of the date of the issuance of the Order, a Consummating Order should be issued, and the docket should be closed administratively upon Commission staff's verification that the revised tariff sheets have been filed, the Buyer has notified the Commission in writing that it has adjusted its books in accordance with the Commission's decision, that the Buyer has submitted the executed and recorded warranty deed, that the Buyer has provided the customers with the required notice, and that the Buyer has submitted copies of its applications for permit transfers to the DEP and the SJRWMD, within 60 days of the Commission's Order approving the transfer.

APPROVED