



Public Service Commission

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

DATE: December 30, 1992
TO: Division of Legal Services (Asher-Cohen)
 Division of Records and Reporting
FROM: Division of Water and Wastewater (Holman) *CH*
RE: Docket No. 921098-WS: Application for certificates to provide water and wastewater service under grandfather rights in Alachua County by Family Diner, Inc. and Turkey Creek, Inc. d/b/a Turkey Creek Utilities

Please include the attached in the above referenced docket folder. We have included additional copies for the Commissioners' files.

- ACK _____
- AEA _____
- APP _____
- CAS _____
- COM _____
- CTD _____
- ENC _____
- LET _____
- REP _____
- GRP _____
- ROD _____
- SEC / _____
- WAS _____
- OTH _____

1000-1000-1000
 1000-1000-1000
 FPSC-RECORDS/REPORT

City Of Alachua



ALACHUA COUNTY, FLORIDA

P.O. BOX 9
ALACHUA, FLORIDA 32615-0009
904/462-1231
FAX 904/462-1985

DEPARTMENT City Manager

December 8, 1992

Ms. Edith H. Holman
Regulatory Analyst
Water and Wastewater
Florida Public Service Commission
101 East Gaines Street
Tallahassee, Florida 32399-0873

RE: Turkey Creek Water & Sewer System

Dear Ms. Holman:

Enclosed is a copy of the water and wastewater service rates of Turkey Creek, Inc. which were on file as of October 7, 1991. This is the date the city passed an ordinance regulating such rates.

The rate schedule is identified by the date 12/26/90 in the bottom right corner of each page.

Also, enclosed is a copy of the transmittal letter from Mr. Norwood W. Hope which accompanied the rate schedule.

Please let us know if we can be of any further help.

Sincerely,

Neil A. Malphurs
Neil A. Malphurs
City Attorney

NAM/ch

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DEC 09 1992

Fla. Public Service Commission
Division of Water and Sewer

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DEC 09 1992

Fla. Public Service Commission
Division of Water and Sewer

EVELYN HOLLAND
Mayor

JAMES A. LEWIS
Vice Mayor

FRED BOWERS
Commissioner

GERALD CRISWELL
Commissioner

C.H. HATCHCOCK, SR.
Commissioner

DR. MARK DUCHON
City Manager

NEIL A. MALPHURS
City Attorney

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turkey Creek, Inc.

2900 Turkey Creek Boulevard
158 Turkey Creek
Alachua, Florida 32615-9513
Phone 904-462-5653

October 15, 1990c

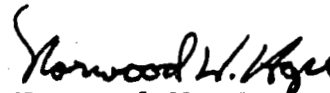
Mr. Mark Duchon
City Manager
City of Alachua
P. O. Box 9
Alachua, FL 32615

Dear Mr. Duchon:

Forwarded herewith is a copy of our single family residential water and wastewater service rates which will go into effect approximately December 26, 1990. This means that the first time the customer will receive a bill for the new rates will be approximately February 1, 1991. We will also notify our customers with our December billing.

Yours very truly,

TURKEY CREEK, INC.


Norwood W. Hope
President

NWH:hdc

Encl.

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DEC 09 1992

Fla. Public Service Commission
Division of Water and Sewer

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TURKEY CREEK, INC.
SINGLE FAMILY RESIDENTIAL WATER SERVICE

Prior to the connection to Turkey Creek Utilities Water System the following must be completed:

(1) An initial one time water capital facilities charge must be paid as follows:

<u>Water Meter Size (Inches)</u>	<u>OLD RATE T.C.</u>	<u>Water Capital Facilities Charges</u>	<u>CITY</u>
5/8 x 3/4	SAME	\$380.00	# 220.00
1	"	\$545.00	330.00
1-1/2	"	\$675.00	495.00
2	850.00	\$900.00	737.00

(2) A building permit must be in force and all plans approved by approval authority for compliance with restrictive covenants and any other rules and regulations.

(3) A water meter charge must be paid as follows:

<u>Water Meter Size (Inches)</u>	<u>OLD RATE T.C.</u>	<u>Installation Charge*</u>	
5/8 x 3/4	# 270.00	\$375.00	125.00
1	330.00	\$460.00	175.00
1-1/2	470.00	\$675.00	250.00
2	660.00	\$900.00	AT ACTUAL COS

*Includes PVC ball shutoff value and PVC check valve with valve box

All water meters to remain the property of Turkey Creek, Inc. and Turkey Creek, Inc., will make the sole determination in each instance as to the size of water meter required.

(4) In addition to the above charges, the user must agree to and abide by all rules and regulations contained in user's application for water and wastewater service and as same rules and regulations may subsequently change and pay any other charges and rates as set forth in said application and as same charges and rates may subsequently change.

SINGLE FAMILY RESIDENTIAL WATER RATES

All bills for water service are subject to the following:

(1) Ten percent (10%) City of Alachua utility tax will be added to the total water service bill and will be collected monthly. This utility tax is not subject to any discount.

(2) The rates and charges to be charged and collected from consumers of water furnished by Turkey Creek, Inc., will be as follows:

Customer service charge	$\frac{\text{DLD RATE}}{\text{T.C.}}$ \$ 5.45	\$5.95 per month per bill rendered	<u>CITY</u> \$ 6.60 <u>mi</u>
Rate per 1,000 gallons for first 4,000 gallons	\$ 1.00	\$1.10 per 1,000 gallons	
Rate per 1,000 gallons over 4,000 gallons	.75	\$.85 per 1,000 gallons	.96

Minimum Monthly Charges

Water Meter Size (Inches)	$\frac{\text{DLD RATE}}{\text{T.C.}}$	Minimum Charge	<u>CITY</u>	Gallons Included in Minimum Charge	<u>CITY</u>
5/8 x 3/4	\$ 9.45	\$10.35	6.60	4,000	3000
1	10.95	12.05	13.30	6,000	
1-1/2	21.45	23.95	22.87	20,000	
2	36.45	40.95	42.01	40,000	

Turkey Creek, Inc., presently only has single family residential water services and rates as listed above. Rates for any other type water service which may be furnished in the future will be set at that time.

The above single family residential water service charges and single family residential water rates of Turkey Creek, Inc., are subject to change without notice.

TURKEY CREEK, INC.
SINGLE FAMILY RESIDENTIAL WASTEWATER SERVICE

Prior to the connection to Turkey Creek Utility Wastewater System, the following must be completed:

(1) An initial one time water capital facilities charge must be paid as follows:

Water Meter Size (Inches)	<u>OLD RATES</u> T.C.	Wastewater Capital Facilities Charges	<u>CITY</u>
5/8 x 3/4	\$ <u>425.00</u>	\$440.00	\$ <u>220.00</u>
1	<u>575.00</u>	\$590.00	<u>330.00</u>
1-1/2	<u>710.00</u>	\$725.00	<u>495.00</u>
2	<u>880.00</u>	\$950.00	<u>737.00</u>

(2) A building permit must be in force and all plans approved by approval authority for compliance with restrictive covenants and any other rules and regulations.

(3) Domestic effluent - The charges for residential wastewater service apply to wastewater flows made up entirely of domestic effluent not exceeding the characteristics listed below under the heading of Domestic Maxima:

<u>Constituent</u>	<u>Concentration</u> mg/l
Total Solids	500
Volatile	350
Fixed	150
Suspended Solids	300
Volatile	250
Fixed	50
Dissolved Solids	200
Volatile	100
Fixed	100
BOD (5-day, 20° C)	200
COD	300
TOC	150
Total Nitrogen	50
Organic Nitrogen	20
Free Ammonia Nitrogen	30
Nitrate (NO ₂) Nitrogen	0.05
Nitrate (NO ₃) Nitrogen	0.20
Chlorides	100
Alkalinity (as CaCO ₃)	100
Fats, Oils, and Grease	20

(4) An inspection must be made of the entire wastewater line from the residence to its connection with Turkey Creek, Inc., wastewater system, and said wastewater line and all connections must be approved by Turkey Creek, Inc.

(5) In addition to the above charges the user must agree to and abide by all rules and regulations contained in user's application for water and wastewater service and as same rules and regulations may subsequently change and pay any other charges and rates as set forth in said application and as same charges and rates may subsequently change.

SINGLE FAMILY RESIDENTIAL WASTEWATER RATES

All bills for water service are subject to the following:

(1) The rates and charges to be charged and collected from consumers of wastewater furnished by Turkey Creek, Inc., will be as follows:

Minimum monthly charge	^{OLD RATE} T.C. \$ 21.75	\$23.75 (includes wastewater charge associated with 4,000 gallons of water consumption).	^{CITY} \$ 13.20 3000
Rate per 1,000 gallons of water used over 4,000 gallons thru 7,000 gallons		\$3.90 per 1,000 gallons	\$ 2.20
Maximum monthly charge	\$ 32.55	\$35.45	NO MAX

(2) Turkey Creek, Inc., in its wastewater rates takes into consideration its furnishing of water at the same time and Turkey Creek, Inc., will not furnish wastewater service without serving water at same time.

Turkey Creek, Inc., presently only has single family residential wastewater service and rates as listed above. Rates for any other type wastewater service which may be furnished in the future will be set at that time.

The above single family residential wastewater service charges and single family residential wastewater rates of Turkey Creek, Inc. are subject to change without notice.

Edith

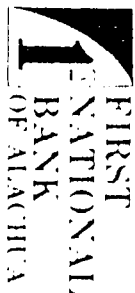
12/7/92

Enclosed is a copy
of TCI deposit
for TCMOA
payment of the
fire hydrants.

Tom

ALWAYS OBTAIN A REGISTERED RECEIPT WHEN MAKING A DEPOSIT

ALL ITEMS CREDITED SUBJECT TO ACTUAL FINAL PAYMENT AND TO ALL THE TERMS AND CONDITIONS OF THE SIGNATURE CARD OF THE DEPOSITOR. TRANSACTION NUMBER, DATE AND AMOUNT OF DEPOSIT ARE SHOWN BELOW



THIS IS YOUR RECEIPT

THANK YOU

013102 • 011491
*013781001 AN
0727 *477650k U

RECEIVED

DEC 09 1992

Fls. Public Service Commission
Division of Water and Sewer

DESCRIPTION DOLLARS CENTS

ITEMIZE CHECKS HERE
USE ADDITIONAL DEPOSIT SLIPS IF NEEDED

PLEASE ENDORSE ALL CHECKS

DATE 1-14 1991

CHECKS AND OTHER ITEMS ARE RECEIVED FOR DEPOSIT
SUBJECT TO THE RULES AND REGULATIONS OF THIS INSTITUTION.
DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

PLEASE LIST EACH CHECK SEPARATELY

FIRST NATIONAL BANK OF ALACHUA

POST OFFICE BOX 219
ALACHUA, FL 32615

⑆053101399⑆

013781001131

DEPOSIT TO ACCOUNT OF
TURKEY CREEK, INC.
158 TURKEY CREEK
ALACHUA, FL 32615-9513

	DOLLARS	CENTS
CURRENCY		
COINS		
CHECKS		
1 TCMOA	4770	50
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
FRONT SIDE TOTAL		
REVERSE SIDE TOTAL		
TOTAL DEPOSIT	4770	50

USE REVERSE SIDE FOR ADDITIONAL LISTING
OR ATTACH TAPE

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Chronological Order of Significant Events

- 6/15/82 Developer agrees to city regulating rates
- * 12/26/90 Turkey Creek Utilities established rate structure
- 10/7/91 City of Alachua passes Ordinance
- 6/30/92 County passed ordinance relinquishes power to PSC
- 7/17/92 Family Diner publishes rate increase
- 7/20/92 City advises Family Diner that they must follow city ordinance in order to increase rates

* believes 12/26/90 is the proper rate
is not aware of 8/27/91
increase - calls it Phantom
Rate

EXHIBIT B

CONDITIONS FOR
DEVELOPMENT APPROVAL

- Wastewater System - The Applicant will allow the City's engineers to review the plans of the wastewater treatment system to ensure adequacy of design to accommodate a population of 11,000, and the Applicant and the City shall consider entering into an agreement to ensure construction at such time expansion of the plant is needed. The City may consider passing an ordinance regulating the rates charged to Turkey Creek customers.
- (2) Water Supply System - The Applicant will allow the City's engineers to review the plans of the potable water system to ensure adequacy of design to accommodate a population of 11,000 and provide fire service to proposed 7-story condominiums. The City may consider passing an ordinance regulating the rates charged to Turkey Creek customers.
- (3) Recreation and Open Space - The Applicant shall make the Golf and Racquet Club and existing and planned facilities available to all project residents so long as membership criteria and charges are complied with and so long as space permits. Additionally, \$30,000 of the funds collected as specified in paragraph 10. below shall be allocated for the City's purchase of an additional recreational site open to the general public off site from the project.
- (4) Fire Protection - \$125,000 of the funds collected as specified in paragraph 10. below shall be allocated for the City's purchase of specialized aerial fire-fighting equipment. An additional \$20,000 of the funds so collected shall be allocated for the City's purchase of a one acre fire site on property owned by other than the Applicant but within one mile of the project's entrance on US 441. The aerial truck and other equipment will be housed by the City at such site within one year after the commencement of construction of any building in the project over three stories in height.
- 5) Police Protection - \$20,000 of the funds collected as specified in paragraph 10. below shall be allocated for the City's purchase of specialized police equipment.
- 6) Transportation - The Applicant shall be required to participate in the cost of off-site improvements necessitated by the proposed development. Total cost to the Applicant shall be \$165,000 which shall be paid to the County out of the fund specified in paragraph 10. below. The County shall use these monies only for transportation improvements specified in the Planning Council Report. The Applicant should also dedicate its share of right of way for local roads NW 30 and NW 31 where the Applicant's lands in the project are adjacent thereto. In the event the Applicant should open an entrance on County Road NW 30, the Applicant shall dedicate to the City an ingress and egress easement for emergency vehicles.

TURKEY CREEK, INC.

SINGLE FAMILY RESIDENTIAL WATER SERVICE

Prior to the connection to Turkey Creek Utilities Water System the following must be completed:

(1) An initial one time water capital facilities charge must be paid as follows:

<u>Water Meter Size (Inches)</u>	<u>Water Capital Facilities Charges</u>
5/8 x 3/4	\$380.00
1	\$545.00
1-1/2	\$675.00
2	\$900.00

(2) A building permit must be in force and all plans approved by approval authority for compliance with restrictive covenants and any other rules and regulations.

(3) A water meter charge must be paid as follows:

<u>Water Meter Size (Inches)</u>	<u>Installation Charge*</u>
5/8 x 3/4	\$375.00
1	\$460.00
1-1/2	\$675.00
2	\$900.00

*Includes PVC ball shutoff valve and PVC check valve with valve box

All water meters to remain the property of Turkey Creek, Inc. and Turkey Creek, Inc., will make the sole determination in each instance as to the size of water meter required.

(4) In addition to the above charges, the user must agree to and abide by all rules and regulations contained in user's application for water and wastewater service and as same rules and regulations may subsequently change and pay any other charges and rates as set forth in said application and as same charges and rates may subsequently change.

SINGLE FAMILY RESIDENTIAL WATER RATES

All bills for water service are subject to the following:

(1) Ten percent (10%) City of Alachua utility tax will be added to the total water service bill and will be collected monthly. This utility tax is not subject to any discount.

12/26/90

(2) The rates and charges to be charged and collected from consumers of water furnished by Turkey Creek, Inc., will be as follows:

Customer service charge	\$5.95 per month per bill rendered
Rate per 1,000 gallons for first 4,000 gallons	\$1.10 per 1,000 gallons
Rate per 1,000 gallons over 4,000 gallons	\$.85 per 1,000 gallons

Minimum Monthly Charges

<u>Water Meter Size (Inches)</u>	<u>Minimum Charge</u>	<u>Gallons Included in Minimum Charge</u>
5/8 x 3/4	\$10.35	4,000
1	12.05	6,000
1-1/2	23.95	20,000
2	40.95	40,000

Turkey Creek, Inc., presently only has single family residential water services and rates as listed above. Rates for any other type water service which may be furnished in the future will be set at that time.

The above single family residential water service charges and single family residential water rates of Turkey Creek, Inc., are subject to change without notice.

TURKEY CREEK, INC.

SINGLE FAMILY RESIDENTIAL WASTEWATER SERVICE

Prior to the connection to Turkey Creek Utility Wastewater System, the following must be completed:

(1) An initial one time water capital facilities charge must be paid as follows:

<u>Water Meter Size (Inches)</u>	<u>Wastewater Capital Facilities Charges</u>
5/8 x 3/4	\$440.00
1	\$590.00
1-1/2	\$725.00
2	\$950.00

(2) A building permit must be in force and all plans approved by approval authority for compliance with restrictive covenants and any other rules and regulations.

(3) Domestic effluent - The charges for residential wastewater service apply to wastewater flows made up entirely of domestic effluent not exceeding the characteristics listed below under the heading of Domestic Maxima:

Domestic Maxima

<u>Constituent</u>	<u>Concentration mg/l</u>
Total Solids	500
Volatile	350
Fixed	150
Suspended Solids	300
Volatile	250
Fixed	50
Dissolved Solids	200
Volatile	100
Fixed	100
BOD (5-day, 20° C)	200
COD	300
TOC	150
Total Nitrogen	50
Organic Nitrogen	20
Free Ammonia Nitrogen	30
Nitrate (NO ₂) Nitrogen	0.05
Nitrate (NO ₃) Nitrogen	0.20
Chlorides	100
Alkalinity (as CaCO ₃)	100
Fats, Oils, and Grease	20

(4) An inspection must be made of the entire wastewater line from the residence to its connection with Turkey Creek, Inc., wastewater system, and said wastewater line and all connections must be approved by Turkey Creek, Inc.

(5) In addition to the above charges the user must agree to and abide by all rules and regulations contained in user's application for water and wastewater service and as same rules and regulations may subsequently change and pay any other charges and rates as set forth in said application and as same charges and rates may subsequently change.

SINGLE FAMILY RESIDENTIAL WASTEWATER RATES

All bills for water service are subject to the following:

(1) The rates and charges to be charged and collected from consumers of wastewater furnished by Turkey Creek, Inc., will be as follows:

Minimum monthly charge	\$23.75 (includes wastewater charge associated with 4,000 gallons of water consumption).
Rate per 1,000 gallons of water used over 4,000 gallons thru 7,000 gallons	\$3.90 per 1,000 gallons
Maximum monthly charge	\$35.45

(2) Turkey Creek, Inc., in its wastewater rates takes into consideration its furnishing of water at the same time and Turkey Creek, Inc., will not furnish wastewater service without serving water at same time.

Turkey Creek, Inc., presently only has single family residential wastewater service and rates as listed above. Rates for any other type wastewater service which may be furnished in the future will be set at that time.

The above single family residential wastewater service charges and single family residential wastewater rates of Turkey Creek, Inc. are subject to change without notice.

For a total of \$135.00 deposit and \$30.00 cut-on fee, I do hereby apply for the services of Turkey Creek, Inc., to serve water and sewer to:

Name _____ Location: Lot _____
Street Address _____ Mailing Address: _____
Phone No. _____ to begin on _____

I understand and agree that I will receive no interest on my deposit money and I agree to pay for said water and sewer services within 10 days after billing date on the invoice at the rates in effect from time to time and applicable taxes thereon, and if not paid within 10 days, the amount billed will become delinquent. I further understand and agree as follows:

1. If I do not pay for these water and sewer services within 10 days after billing date, I will pay a late charge of \$20.00 per month.
 2. My water services will be discontinued at any time my account is more than 10 days delinquent, and that before water services may be reinstated, my account with Turkey Creek, Inc. must be paid current, including a \$30.00 cut-off fee, plus a \$30.00 re-cut-on fee must be paid in advance. A \$30.00 cut-off fee will be charged where any service is discontinued for any reason.
 3. The above mentioned deposit may be used to pay any delinquency on my account, and said deposit is refundable to me, provided my account with Turkey Creek, Inc., is paid-in-full.
 4. I am not to remeter, resell, allow to be used on another property or residence, any water obtained from Turkey Creek, Inc., and that I will not allow other water to be connected with the water system of Turkey Creek, Inc.
 5. The customer agrees not to tamper with, damage or destroy any seals, material or equipment of Turkey Creek, Inc. The customer further agrees to be responsible for any damage done to any seals, material or equipment of Turkey Creek, Inc.
 6. All payments for said water services shall be made in person or by mail at the office of Turkey Creek, Inc., in Alachua County, Florida.
 7. I am not to use any water, except as approved in writing by Turkey Creek, Inc., on or in connection with the above premises which is not furnished or supplied by Turkey Creek, Inc., or its successors, designees, nominees or assignees.
 8. I will not allow any water or waste, except human waste generated in my residence, to enter the wastewater system of Turkey Creek, Inc., unless said water or wastewater has been metered and/or sold by Turkey Creek, Inc.
 9. Water from a well, stream, lake or basin may be used only for the purpose of watering grass, shrubs, gardens, and as approved in writing by Turkey Creek, Inc.
 10. A designated official from Turkey Creek, Inc., may inspect my water or wastewater system on my property at any reasonable hour to determine compliance with this application. I further understand that if I am not complying with all conditions on this application, that my water and wastewater service will immediately be cut off and discontinued without notice.
 11. Water service can be discontinued and the application voided during normal business hours of Turkey Creek, Inc., upon notification by the applicant to the utility and payment of current billing.
 12. Water service connections, disconnections or reconnections at the customer's request will only be done upon 24 hours notice and during normal business hours of Turkey Creek, Inc.
 13. I agree to be responsible for all attorneys' fees and costs incurred on behalf of Turkey Creek, Inc., as a result of action taken to collect any charges incurred by me.
- I hereby agree to pay the rates and obey/follow rules as may be set or amended from time to time by Turkey Creek, Inc.

Signature: _____

Social Security No. _____

RECEIPT is hereby acknowledged of \$165.00 which represents a deposit of \$135.00 for residential water and wastewater service of TURKEY CREEK, INC., and a \$30.00 cut-on fee.

TURKEY CREEK, INC.

Signature: _____

By _____

TURKEY CREEK MASTER OWNERS ASSOCIATION, INC.
REVIEW FEES

	<u>Per Dwelling Unit</u>
A. All single family detached plans	\$120.00
B. All attached units*	\$140.00
C. Additions and/or alterations to completed single family and attached units not requiring a plan to be submitted	\$ 40.00
D. Additions and/or alterations to completed single family and attached units requiring a plan to be submitted	\$ 50.00

*Recognizing that builders of townhouses or multifamily structures may repeat or mirror floor plans and elevations, the Association will put a maximum review fee on buildings which contain such repeat or mirror units, provided such units are simultaneously submitted for Association approval and will be built simultaneously by the same builder. This maximum will be \$1,100 per building. In addition, in those cases where buildings are duplicates of other buildings to be simultaneously approved and simultaneously constructed by the same builder, then such additional duplicate buildings shall be at half the maximum per building. These maximum charges only apply to 20 units or less per building. Any building with more than 20 units must have its own owners association unless special approval by the Turkey Creek Club Villa Owners Association is granted. The charges for buildings of more than 20 units shall be determined by the Association at the time the plans and specifications are filed for review.

OWNERS ASSOCIATION CAPITAL RESERVE FUND FEES

In accordance with the restrictive covenants, upon the issuance of a building permit for the construction of a dwelling unit, an initial working capital contribution must be made by the owner thereof to Turkey Creek Master Owners Association, Inc., in the amount of \$80.00 per dwelling unit. In addition, should this construction be of townhouse or club villa units, there will be an additional payment of \$50.00 per unit required made payable to Turkey Creek Club Villa Owners Association, Inc.

7/30/90

WATER

Sewer

Deposit	20.00		30.00
cut on	6.00	water & sewer comb.	0
transfer	6.00		0
cut ^{on} off	10.00	5:00 AM - 5:00 PM	0
	20.00	5:01 PM - 7:59 AM	
meter installation	125.00		220.00
cap fees	220.00		

separate water meter. 125.00

INS F check 15.00

UTAX 10% ~~SEWER~~ WATER

ORDINANCE NO. 0-91-27

AN ORDINANCE AUTHORIZING THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA TO REGULATE THE ESTABLISHMENT, LOCATION, CONSTRUCTION, DESIGN, OPERATION, AND RATES OF PRIVATELY OWNED WATER AND SEWER UTILITY COMPANIES DOING BUSINESS IN THE CITY OF ALACHUA, FLORIDA, PROVIDING FOR HEARINGS ON THE ESTABLISHMENT OF NEW SYSTEMS, EXTENSION OF SERVICES, ALTERATION OF EXISTING SYSTEMS AND RATE CHANGES; PROVIDING FOR FILING OF CURRENT RATES AND SCHEDULE OF CHARGES FROM TIME TO TIME; MAKING VIOLATION A MISDEMEANOR; PROVIDING FOR LIBERAL CONSTRUCTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, several utilities presently operating in the incorporated area of The City of Alachua, Florida will continue to be largely unregulated unless addressed by the City Commission of Alachua, Florida; and,

WHEREAS, in fulfilling its continued responsibility to protect the health, safety, and welfare of all residents of The City of Alachua, Florida, the Commission is instituting positive and constructive efforts to regulate utilities in the incorporated area of the City of Alachua, Florida;

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Definitions. As used in this ordinance, the following words and terms shall have the following meanings unless the context shall indicate another or different meaning:

a. "Commission" means and is limited to the City Commission of Alachua, Florida, and all of its related departments and divisions, as well as all contractual agents, if any, who are directly and specifically related to the subject matter of this ordinance.

b. "Water system" means and includes, but is not limited to any real estate, attachments, fixtures, impounded water; water mains, laterals, valves, meters, plant, wells, pipes, tanks, reservoirs, systems, facility or other property real or personal, use or uses, or having the present capacity or proposed capacity to serve 100 or more persons in connection with the obtaining, treatment, supplying, and distribution of water to the public for

human consumption, fire protection, irrigation, consumption by business or industry and, without limiting the generality of the foregoing definition, embraces all necessary appurtenances and equipment and includes all property, rights, easements, and franchises relating to any such system and deemed necessary or convenient for the operation thereof, but shall not include property used solely for or principally in connection with the business of bottling, selling, distributing, or furnishing bottled water, nor water systems utilized by manufacturing plants primarily for the purpose of providing water in connection with its manufacturing operations. The term "water system" as used herein excludes municipally owned or operated water systems, or systems which have the present capacity to serve 101 or fewer persons.

c. "Sewer system" means and includes, but is not limited to, any plant, system, facility, or property used or useful or having the present capacity or proposed capacity to serve 100 or more persons, in connection with the collection, treatment, purification, or disposal of sewage and sewage effluent and residue for the public, and without limiting the generality of the foregoing definition, embraces treatment plants, pumping stations, intercepting sewers, pressure lines, mains, laterals, and all necessary appurtenances and equipment and shall include all property, rights, easements, and franchises relating to any such system and deemed necessary or convenient for the operation thereof. The term "sewer system" as used herein, specifically excludes municipally owned or operated sewer systems and systems for the collection, treatment, purification, or disposal of industrial wastes for manufacturing plants owned or operated by such manufacturing plants, as well as systems which have the present capacity to serve 101 or fewer persons.

d. "Territory" means the incorporated area of the City of Alachua, Florida.

e. "Persons" means and includes any natural person, firm, association, corporation, except municipal corporations, business, trust or partnership owning, leasing or operating any private water or sewer system or part thereof within the City of Alachua, Florida.

f. "Public hearing" means a hearing duly advertised in a newspaper with general circulation in the City at least fifteen (15) days before the scheduled date of such hearing stating the date, time, place, and general nature of the matters to be considered by the Commission.

g. "Utility" means a water or sewer utility, and includes every person, lessee, trustee, or receiver owning, operating, managing, or controlling a system or proposing construction of a system, who is providing or proposes to provide water or sewer service with the capacity or proposed capacity to serve one hundred (100) or more persons for compensation.

Section 2. General Purpose/Intent. The regulation of privately-owned water and sewer utility companies with the capacity or proposed capacity to serve 100 or more persons, and the jurisdiction conferred upon the Commission by this ordinance is deemed to be in the public interest and an exercise of the police powers for the protection of the public health, safety, and welfare.

Section 3. General Powers. In fulfilling and exercising its power and jurisdiction under this ordinance, the Commission shall have the following general authority, in addition to, and not in lieu of its other statutory, charter, and constitutional powers:

a. To prescribe a uniform system and classification for all utilities which, among other things, shall establish and maintain fair, reasonable, adequate, and nondiscriminatory rates and charges.

b. To review, enact, and administer appropriate rules to be observed by each utility, unless and except to the extent said

authority and power is expressly vested in the county, state or a federal agency.

c. To request and require written regular or emergency reports from a utility about their service system operation, including, but not limited to, financial reports, as the Commission deems necessary. If the Commission finds a financial report to be incorrect, incomplete, or inconsistent with the uniform system and classification of rates/charges, then the Commission may require a new report or a corrected supplemental report, either or both of which the Commission may require to be certified by an independent certified public accountant.

d. To adopt, if necessary, rules/regulations reasonably necessary and appropriate for the administration and enforcement of this ordinance.

Section 4. Regulation. From and after the effective date of this ordinance, the Commission is authorized to regulate the establishment, location, construction, design, operation, and rates of privately-owned water and sewer utility companies, with the capacity or proposed capacity to serve 100 or more persons, doing business in the incorporated area of the City of Alachua, Florida and, in connection with regulation, to establish such rules as the Commission shall deem appropriate in the interest of the general public using said utilities, and in the interest of public health, safety and welfare of the citizens at large in all of the incorporated area of the City.

Section 5. Service/Sanitary Quality. Each utility addressed by this ordinance shall provide to each person efficient, safe, and sufficient service, as prescribed by the Florida Safe Drinking Water Act, and the Florida Air and Water Pollution Control Act, or rules adopted pursuant thereto, or, if applicable, Chapter 17-22, Florida Administrative Code, and any subsequent revisions. Moreover, such service shall not be less efficient, less safe, or less sufficient than is consistent with the approved engineering

design of the system and the reasonable and proper operation of the utility in the public interest. Whenever, upon its own motion or upon verified complaint, and after public hearing, as provided herein, the Commission finds that any water or sewer system covered under this act is operating in an unsafe or unsanitary manner in violation of any existing rule or regulation of the Alachua County Public Health Unit, Environmental Health Division, an order of the Commission shall be entered directing that such deficiency be immediately corrected.

Section 6. Notice to Existing Utilities. Within thirty (30) calendar days after the effective date of this ordinance, the Commission shall notify all known and then existing utility companies within the City, coming under the provisions of this ordinance, by certified mail, return receipt requested, that no extension or enlargement of any existing system shall be made except by written authority of the Commission, and all lawful rates in effect by such utility companies on the effective date of this ordinance shall continue in effect as lawful rates and charges unless and until changed by the Commission, as provided in this ordinance; and provided, further, that no extension of an existing system nor major alteration thereof shall be made unless and until the design and location thereof has first been approved by the Commission.

Section 7. Registration. No more than thirty (30) calendar days after receipt or knowledge of the notice provided in Section 4 hereof, all such utility companies shall register by filing with the Commission a verified written statement setting forth the full legal name of the utility, its mailing address, a brief, accurate description of its area of service, as well as file with the Commission a schedule of the current, lawful rates and charges, and such other financial information as may be required by the Commission. The utility shall also file with the Commission a map showing in detail the location and identity of all of the

facilities within the incorporated area of the City of Alachua, and a copy of the operating regulations and procedures of the utility then in effect, which shall be deemed to remain in effect until thereafter lawfully changed.

Section 8. Rates; Setting/Charging. Rates and charges being applied and collected by a utility shall be changed only by approval of the Commission.

a. The Commission shall, either upon petition or upon its own motion, set rates which are just, reasonable, compensatory, and not unfairly discriminatory. In every such proceeding, the Commission shall, among other factors, consider the value and quality of the service and the cost of providing the service, which shall include, but not be limited to, debt interest; the requirements of the utility for working capital; maintenance, depreciation, tax, and operating expenses incurred in the operation of all property used and useful in the public service; and a fair return on the investment of the utility in property used and useful in the public service.

b. The Commission, in setting rates, may determine the prudent cost of providing service during the period of time the rates will be in effect following entry of a final order relating to the rate request of the utility and may use such costs to determine the revenue requirements that will allow the utility to earn a fair rate of return.

c. The Commission, in setting rates for usage shall also evaluate the cost of services ancillary to water and sewer utility systems, i.e., amount of deposit; cut on charges for water service; transfer fee; cut off and on in event of non-payment of utility bill (charges for periods 8:00 A.M. to 5:00 P.M. and after 5:00 P.M. and before 8:00 A.M.); cost of meter installation; separate water meter installation charge; non-sufficient check charge; and capital facilities charges.

d. Where charges for sewer service is based upon the amount of water used, the utility shall allow separate water meter/s to

be installed at the expense of the user to measure water usage not entering the sewer utility system, for which there shall not be a sewer system charge.

e. Before accepting or implementing a change in rates or charges under this section of the ordinance, the utility shall file an affirmation under oath as to the truthfulness and accuracy of the calculations upon which the change in rates is based. Whoever makes a false statement in the affirmation required herein in regard to any material matter hereof, shall be guilty of a misdemeanor, punishable as provided in Section 17 of this ordinance.

Section 9. Interim Rates; Conditions/Procedure.

a. The Commission may, during any proceeding for a change of rates, upon its own motion or upon petition from any party, authorize a utility to collect interim rates until the effective date of the Commission's final rate approval for an increase or decrease in utility rates. To establish an entitlement for interim relief, the petitioning party, or the utility, shall demonstrate that the utility is, or will be, severely, financially damaged by any delay in the Commission considering/approving a proffered rate change/increase.

b. In granting the imposition of interim rates, the Commission may, in an expedited hearing, but within forty-five (45) calendar days of the beginning of the formal public hearing for rate changes, upon petition or upon its own motion, preclude the recovery of any imprudently or extraordinary expenditures, as well as end its approval/application of any interim rate increase or decrease.

c. Nothing in this section shall be understood or construed to prohibit the Commission from authorizing interim rates for a utility which does not have an authorized rate/charge, previously established and approved by the Commission.

Section 10. Rates; New Class of Service. If any request for service of a utility shall be for a new class of service not

previously approved by the Commission, then the utility may proceed to furnish the new class of service, as well as determine and charge just, reasonable, non-discriminatory rates or charges for the new services. However, the utility shall immediately present a verified schedule of rates and charges and file, within the procedural dictates of Section 7 and 8 of this ordinance, with the Commission within ten (10) calendar days after the new service is furnished. After review and any requisite public hearing, the Commission may approve such rates or charges as filed, or may approve other rates or charges for the new class of service, which the Commission determines are reasonable, just, and non-discriminatory.

Section 11. Unreasonable Rate/Change Procedure. Whenever, upon its own motion or upon verified complaint, and after public hearing as provided for herein, the Commission finds that the existing rates of any privately-owned utility operating within the City of Alachua are unreasonable, insufficient, non-compensatory, unreasonably discriminatory, or in any way is in violation of the provision of this ordinance, or any order, rule, or regulation prescribed under this ordinance, the Commission shall determine just, reasonable and sufficient rates to be thereafter observed and enforced, and shall fix them by order.

Section 12. Rate Change/Procedure. Any utility system under the provisions of this ordinance desiring to change any rate or charge, or any rule or regulation relating thereto, shall file with the Commission a written notice showing the change or changes proposed and shall file with the notice a written explanation, along with the reasons for and the reasonableness of the proposed change or changes. Such utility company or companies also shall give such public notice of their proposed change or changes to its users or other persons as the Commission, in its discretion, may direct.

Section 13. Rate Change - Public Hearing. When any increases in a schedule of rates or changes are proposed or any extension or

alteration of any existing water or sewer system is proposed or contemplated, no such change shall be made nor effected until after a public hearing shall have been held before the Commission, as explained and referenced above.

Section 14. New Utility Systems/Permit. Any person not presently operating a water or sewer system, as defined in this ordinance, shall not commence operation nor install any part of such a system without first submitting the plans and specifications thereof to the Commission and Alachua County Public Health Unit, Environmental Health, for approval as to location and design, and without having first obtained a permit from the Commission for the operation of such a system, and then only after a public hearing.

Section 15. Utility System/Inspections. The Commission or its duly authorized representatives may, during all reasonable hours, enter upon any premises occupied by any utility system covered under the terms of this act and may set up and use thereon all necessary apparatus and appliances for the purpose of making investigations, inspections, examinations, and tests, and for the purpose and of exercising any power conferred by this ordinance; provided, however, that any such utility company shall have the right to be notified of and be represented at the making of such investigations, inspections, examinations, and tests.

Section 16. Power/Construction. The provisions of this ordinance shall be deemed cumulative insofar as the powers now vested in the Commission and any of its agencies, including the Alachua County/State Health Departments, in regulating any such utilities and not in limitation thereof.

Section 17. Penalties. Any person operating a utility system coming within the terms of this act who shall violate any provisions of this law or who fails, refuses, or neglects to obey, observe and comply with any order, direction, or requirement of the Commission under the terms hereof shall, upon conviction, be guilty of a misdemeanor and punished as provided by law for each and every offense. Every violation of the provisions of this law or of any

such order, direction, or requirement of the Commission shall be a separate and distinct offense. As to all persons, the Commission is authorized to utilize all statutory and civil process for the enforcement of all of the provisions of this ordinance.

Section 18. Limited Public Hearing Proceedings. Upon petition or upon its own motion, the Commission may conduct limited public hearing proceedings into any matter, the resolution of which requires a utility to adjust its rates. The Commission shall determine the issues to be considered during such a proceeding and may grant or deny any request to expand the scope of the proceeding to include other related matters. However, unless the issue of rates is specifically addressed in the subject limited proceeding, the Commission shall not adjust rates if the effect of the adjustment would be to change the last authorized and Commission-approved rate.

Section 19. Abandonment. In keeping with its police powers, as well as the general health, safety, and welfare of all citizens, the intent of this ordinance remains that high quality water and/or sewer service to the customers of a utility not be interrupted by the abandonment or involuntary placement into receivership of the utility under any circumstances.

a. No person, trustee, lessee, or receiver owning, managing, controlling, or operating a utility covered by this ordinance shall abandon the utility without giving one hundred twenty (120) calendar days' written notice to the Commission. Anyone who violates the provisions of this section of the ordinance shall be guilty of a misdemeanor, punishable as provided in Section 17 of this ordinance, or, with the assistance of the City Attorney, by actions for mandatory injunctive or other legal/equitable remedies. Each day of such abandonment shall constitute a separate offense.

b. After receiving such notice, the Commission shall petition the Circuit Court of the judicial circuit in which such utility is domiciled to appoint a receiver, which may be the governing body of a political subdivision or any other person deemed appropriate.

The receiver shall operate the utility from the date of abandonment until such time as the receiver disposes of the property of the utility in a manner designed to continue the efficient and effective operation of utility service.

c. The receiver operating said utility shall be considered to hold a temporary authorization from the Commission, and the approved rates of the utility shall be deemed to be the interim rates of the receiver until, or unless modified by the Commission.

Section 20. Fees. An application by a utility, made pursuant to any section of this ordinance, shall be accompanied by a fee, to be set by the Commission, and to be based upon the existing or proposed capacity of the system, within the following area: service to one hundred (100) through one thousand (1000) persons; not more than Two Thousand Dollars (\$2,000.00).

Section 21. Ordinance to be Liberally Construed. This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of the City of Alachua, Florida.

Section 22. Severability. It is the declared intent of the City Commission that, if any section, subsection, sentence, clause, phrase, or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 23. Inclusion in the Code. It is the intention of the City Commission of the City of Alachua, Florida, and it is hereby provided that the provisions of this ordinance shall become and be made a part of the Code of Laws and Ordinances of the City of Alachua, Florida; that the sections of this ordinance may be renumbered or relettered to accomplish such intention; and that the word "ordinance" may be changed to "section", "article", or other appropriate designation.


Ordinance No. 0-91-27
Page Twelve

Section 24. Effective Date.

This Ordinance shall take effect immediately upon its adoption.

PASSED on first reading this 16th day of September, A.D., 1991.

ADOPTED on second, and final reading this 7th day of October, A.D., 1991.


MAYOR-COMMISSIONER.

ATTEST:


CITY CLERK

2900 Turkey Creek Boulevard
158 Turkey Creek
Alachua, Florida 32615-9513
Phone (904)462-5653

July 17, 1992

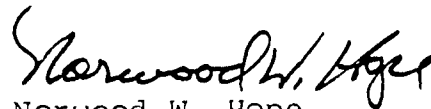
Mr. Mark Duchon
City Manager
P. O. Box 9
Alachua, FL 32615

Dear Mr. Duchon:

Enclosed herewith is a copy of our water and wastewater service rates which will go into effect approximately August 27, 1992. These rates represent an approximate 4% increase plus 25¢ per sewer customer per month to offset the \$725.00 per year charge the County initiated this year for sewer plant inspection. The first time the customer will receive a bill for the new rates will be approximately October 1, 1992. We will also notify our customers with our August billing. If you have any constructive suggestions, we would appreciate them.

Yours very truly,

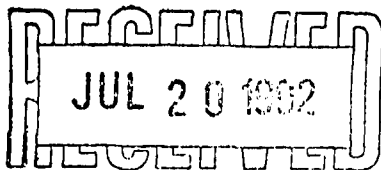
FAMILY DINER, INC.



Norwood W. Hope
President

NWH:hdc

Encl.



SINGLE FAMILY RESIDENTIAL WATER RATES

All bills for water service are subject to the following:

(1) Ten percent (10%) City of Alachua utility tax will be added to the total water service bill and will be collected monthly. This utility tax is not subject to any discount.

(2) The rates and charges to be charged and collected from consumers of water furnished by Family Diner, Inc., will be as follows:

Customer service charge	\$6.81	\$6.55 per month per bill rendered
Rate per 1,000 gallons for first 4,000 gallons	\$1.25	\$1.20 per 1,000 gallons
Rate per 1,000 gallons over 4,000 gallons	\$.99	\$-.95 per 1,000 gallons

Minimum Monthly Charges

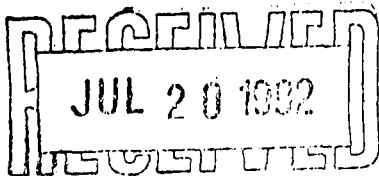
<u>Water Meter Size (Inches)</u>	<u>Minimum Charge</u>	<u>Gallons Included in Minimum Charge</u>
5/8 x 3/4	\$11.35 \$11.81	4,000
1	13.25 13.79	6,000
1-1/2	26.55 27.65	20,000
2	45.55 47.45	40,000

Family Diner, Inc., presently only has single family residential water services and rates as listed above. Rates for any other type water service which may be furnished in the future will be set at that time.

The above single family residential water service charges and single family residential water rates of Family Diner, Inc., are subject to change without notice.

GENERAL

Family Diner, Inc., will not be held responsible for any action or inaction connected with serving water to the customer.



SINGLE FAMILY RESIDENTIAL WASTEWATER RATES

All bills for water service are subject to the following:

(1) The rates and charges to be charged and collected from consumers of wastewater furnished by Family Diner, Inc., will be as follows:

Minimum monthly charge \$29.89 ~~\$28.50~~ (includes wastewater charge associated with 4,000 gallons of water consumption).
Rate per 1,000 gallons of water used over 4,000 gallons thru 7,000 gallons \$4.89 ~~\$4.70~~ per 1,000 gallons
Maximum monthly charge \$44.56 ~~\$42.60~~

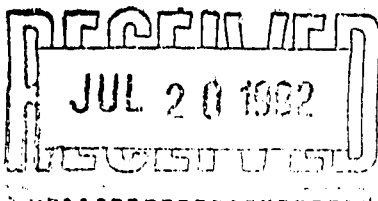
(2) Family Diner, Inc., in its wastewater rates takes into consideration its furnishing of water at the same time and Family Diner, Inc., will not furnish wastewater service without serving water at same time.

Family Diner, Inc., presently only has single family residential wastewater service and rates as listed above. Rates for any other type wastewater service which may be furnished in the future will be set at that time.

The above single family residential wastewater service charges and single family residential wastewater rates of Family Diner, Inc. are subject to change without notice.

GENERAL

Family Diner, Inc., will not be held responsible for any action or inaction connected with serving wastewater to the customer.



City Of Alachua



ALACHUA COUNTY, FLORIDA

P.O. BOX 9
ALACHUA, FLORIDA 32615-0009
904/462-1231
FAX 904/462-1985

DEPARTMENT City Manager

July 20, 1992

Mr. Norwood W. Hope, President
Family Diner, Incorporated
158 Turkey Creek
Alachua, Florida 32615-9513

RE: Proposed Increase of Water
and Wastewater Charges by
Family Diner, Inc.

Dear Mr. Hope:

Your letter of July 17, 1992, with accompanying rate increases, reference above, has been received.

Unilateral increases in utility rates by "Privately Owned Water and Sewer Utility Companies Doing Business in the City of Alachua, Florida" is in contravention of Section 8, Ordinance No. 0-91-27, dated October 7, 1991, a copy of said ordinance having been previously furnished to you.

To apply for a rate increase the procedures outlined in Section 12, Ordinance No. 0-91-27 must be followed. Your letter of July 17, 1992 does not follow procedures cited above. Receipt of your proposal containing all required information to include affirmation cited in Section 8.e. will be directed to the City Commission for appropriate action as provided for in Ordinance No. 0-91-27.

EVELYN HOLLAND
Mayor

JAMES A. LEWIS
Vice Mayor

FRED BOWERS
Commissioner

GERALD CRISWELL
Commissioner

C.H. HATCHCOCK, SR.
Commissioner

DR. MARK DUCHON
City Manager

NEIL A. MALPHURS
City Attorney

City Of Alachua

SUBJECT: Proposed Increase of
Water & Wastewater Charges
by Family Diner, Inc.
Page 2

Your cooperation in this matter will be most appreciated. An additional copy of cited ordinance is enclosed for your guidance.

Sincerely,



Mark Duchon, D.P.A.
City Manager

Incl: Ordinance No. 0-91-27 (cy)

MD/tc

RESOLUTION 92-59

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, DECLARING ALACHUA COUNTY SUBJECT TO THE PROVISIONS OF CHAPTER 367, FLORIDA STATUTES; PROVIDING FOR MAILING A CERTIFIED COPY HEREOF; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Alachua County, Florida, has determined that the regulation of water and sewer system rates in Alachua County requires expertise and staff not currently available in Alachua County; and,

WHEREAS, Alachua County has determined that it is in the best interest of the citizens and residents of Alachua County that regulation of water and sewer systems be by the Public Service Commission, which has adequate staff to analyze utility system rates; and,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

1. That Alachua County is hereby subject to the provisions of Chapter 367, Florida Statutes, and that all water and sewer systems within Alachua County that meet the definition of "utility" as defined by Section 367.021, Florida Statutes, are hereby subject to the jurisdiction and regulatory authority of the State of Florida Public Service Commission.

2. That the Clerk to the Board is hereby requested to notify the Public Service Commission of the adoption of this resolution by mailing a certified copy of this resolution to the Public Service Commission forthwith.

DULY ADOPTED in regular session, this 30th day of June, A.D., 1992.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: Leveda Brown
Leveda Brown, Chairman

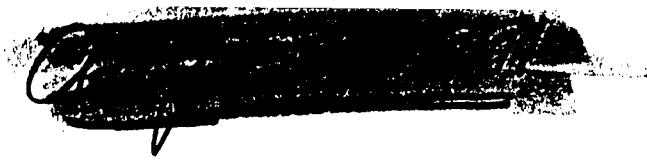
ATTEST:

A. Curtis Powers
A. Curtis Powers, Clerk

(SEAL)

APPROVED AS TO FORM

R.M. OUI
Alachua County Attorney



FAMILY DINER, INC.
SINGLE FAMILY RESIDENTIAL WATER SERVICE

Prior to the connection to Turkey Creek Utilities Water System the following must be completed:

(1) An initial one time water capital facilities charge must be paid as follows:

<u>Water Meter Size (Inches)</u>	<u>Water Capital Facilities Charges</u>	<u>CITY</u>
5/8 x 3/4	\$420.00	220.00
1	\$600.00	330.00
1-1/2	\$740.00	495.00
2	\$990.00	737.00

(2) A building permit must be in force and all plans approved by approval authority for compliance with restrictive covenants and any other rules and regulations.

(3) A water meter charge must be paid as follows:

<u>Water Meter Size (Inches)</u>	<u>Installation Charge*</u>	<u>CITY</u>
5/8 x 3/4	\$415.00	125.00
1	\$505.00	175.00
1-1/2	\$704.00	250.00
2	\$990.00	AT ACTUAL COST

*Includes PVC ball shutoff valve and PVC check valve with valve box

All water meters to remain the property of Family Diner, Inc. and Family Diner, Inc., will make the sole determination in each instance as to the size of water meter required.

(4) In addition to the above charges, the user must agree to and abide by all rules and regulations contained in user's application for water and wastewater service and as same rules and regulations may subsequently change and pay any other charges and rates as set forth in said application and as same charges and rates may subsequently change.

SINGLE FAMILY RESIDENTIAL WATER RATES

All bills for water service are subject to the following:

(1) Ten percent (10%) City of Alachua utility tax will be added to the total water service bill and will be collected monthly. This utility tax is not subject to any discount.

(2) The rates and charges to be charged and collected from consumers of water furnished by Family Diner, Inc., will be as follows:

Customer service charge	\$6.55 per month per bill rendered
Rate per 1,000 gallons for first 4,000 gallons	\$1.20 per 1,000 gallons
Rate per 1,000 gallons over 4,000 gallons	\$.95 per 1,000 gallons

Minimum Monthly Charges

<u>Water Meter Size (Inches)</u>	<u>Minimum Charge</u>	<u>CITY</u>	<u>Gallons Included in Minimum Charge</u>	<u>CITY</u>
5/8 x 3/4	\$11.35	6.60	4,000	3000
1	13.25	13.30	6,000	10000
1-1/2	26.55	22.87	20,000	—
2	45.55	42.01	40,000	—

Family Diner, Inc., presently only has single family residential water services and rates as listed above. Rates for any other type water service which may be furnished in the future will be set at that time.

The above single family residential water service charges and single family residential water rates of Family Diner, Inc., are subject to change without notice.

GENERAL

Family Diner, Inc., will not be held responsible for any action or inaction connected with serving water to the customer.

FAMILY DINER, INC.
SINGLE FAMILY RESIDENTIAL WASTEWATER SERVICE

Prior to the connection to Turkey Creek Utility Wastewater System, the following must be completed:

(1) An initial one time water capital facilities charge must be paid as follows:

<u>Water Meter Size (Inches)</u>	<u>Wastewater Capital Facilities Charges</u>	<u>CITY</u>
5/8 x 3/4	\$485.00	220.00
1	\$650.00	330.00
1-1/2	\$800.00	495.00
2	\$1050.00	737.00

(2) A building permit must be in force and all plans approved by approval authority for compliance with restrictive covenants and any other rules and regulations.

(3) Domestic effluent - The charges for residential wastewater service apply to wastewater flows made up entirely of domestic effluent not exceeding the characteristics listed below under the heading of Domestic Maxima:

<u>Constituent</u>	<u>Concentration mg/l</u>
Total Solids	500
Volatile	350
Fixed	150
Suspended Solids	300
Volatile	250
Fixed	50
Dissolved Solids	200
Volatile	100
Fixed	100
BOD (5-day, 20 C)	200
COD	300
TOC	150
Total Nitrogen	50
Organic Nitrogen	20
Free Ammonia Nitrogen	30
Nitrate (NO) Nitrogen	0.05
Nitrate (NO) Nitrogen	0.20
Chlorides	100
Alkalinity (as CaCo)	100
Fats, Oils, and Grease	20

(4) An inspection must be made of the entire wastewater line from the residence to its connection with Family Diner, Inc., wastewater system, and said wastewater line and all connections must be approved by Family Diner, Inc.

(5) In addition to the above charges the user must agree to and abide by all rules and regulations contained in user's application for water and wastewater service and as same rules and regulations may subsequently change and pay any other charges and rates as set forth in said application and as same charges and rates may subsequently change.

SINGLE FAMILY RESIDENTIAL WASTEWATER RATES

All bills for water service are subject to the following:

(1) The rates and charges to be charged and collected from consumers of wastewater furnished by Family Diner, Inc., will be as follows:

Minimum monthly charge

13.20
\$28.50 (includes wastewater charge associated with 4,000 3000 gallons of water consumption).

Rate per 1,000 gallons of water used over 4,000 gallons thru 7,000 gallons

2.20
\$4.70 per 1,000 gallons

Maximum monthly charge

\$42.60 NO MAX.

(2) Family Diner, Inc., in its wastewater rates takes into consideration its furnishing of water at the same time and Family Diner, Inc., will not furnish wastewater service without serving water at same time.

Family Diner, Inc., presently only has single family residential wastewater service and rates as listed above. Rates for any other type wastewater service which may be furnished in the future will be set at that time.

The above single family residential wastewater service charges and single family residential wastewater rates of Family Diner, Inc. are subject to change without notice.

GENERAL

Family Diner, Inc., will not be held responsible for any action or inaction connected with serving wastewater to the customer.

FAMILY DINER, INC.
COMMERCIAL WATER AND WASTEWATER SERVICES

The only commercial customer Family Diner, Inc., has at the present time is Turkey Creek Golf & Racquet Club, who is being charged a flat rate of \$2,450.00 per month for all water and wastewater services that they have at the present time. The deposit for the current services shall be the equivalent of one month's usage which is \$2,450.00.

Other commercial water and wastewater rates will be set on an individual basis based on type of commercial activity.

GENERAL

Family Diner, Inc., will not be held responsible for any action or inaction connected with serving commercial water and wastewater to the customer.

FAMILY DINER, INC.
SINGLE FAMILY RESIDENTIAL WATER SERVICE

Prior to the connection to Turkey Creek Utilities Water System the following must be completed:

(1) An initial one time water capital facilities charge must be paid as follows:

<u>Water Meter Size (Inches)</u>	<u>Water Capital Facilities Charges</u>
5/8 x 3/4	\$420.00
1	\$600.00
1-1/2	\$740.00
2	\$990.00

(2) A building permit must be in force and all plans approved by approval authority for compliance with restrictive covenants and any other rules and regulations.

(3) A water meter charge must be paid as follows:

<u>Water Meter Size (Inches)</u>	<u>Installation Charge*</u>
5/8 x 3/4	\$415.00
1	\$505.00
1-1/2	\$704.00
2	\$990.00

*Includes PVC ball shutoff valve and PVC check valve with valve box

All water meters to remain the property of Family Diner, Inc. and Family Diner, Inc., will make the sole determination in each instance as to the size of water meter required.

(4) In addition to the above charges, the user must agree to and abide by all rules and regulations contained in user's application for water and wastewater service and as same rules and regulations may subsequently change and pay any other charges and rates as set forth in said application and as same charges and rates may subsequently change.

SINGLE FAMILY RESIDENTIAL WATER RATES

All bills for water service are subject to the following:

(1) Ten percent (10%) City of Alachua utility tax will be added to the total water service bill and will be collected monthly. This utility tax is not subject to any discount.

(2) The rates and charges to be charged and collected from consumers of water furnished by Family Diner, Inc., will be as follows:

	<u>September</u>	<u>November</u>
Customer service charge	6.25	\$6.55 per month per bill rendered
Rate per 1,000 gallons for first 4,000 gallons	1.15	\$1.20 per 1,000 gallons
Rate per 1,000 gallons over 4,000 gallons	.90	\$.95 per 1,000 gallons

Minimum Monthly Charges

<u>Water Meter Size (Inches)</u>	<u>Minimum Charge</u>	<u>Gallons Included in Minimum Charge</u>
5/8 x 3/4	✓\$11.35 10.85	4,000
1	✓13.25 12.65	6,000
1-1/2	✓26.55 25.25	20,000
2	✓45.55 43.25	40,000

Family Diner, Inc., presently only has single family residential water services and rates as listed above. Rates for any other type water service which may be furnished in the future will be set at that time.

The above single family residential water service charges and single family residential water rates of Family Diner, Inc., are subject to change without notice.

GENERAL

Family Diner, Inc., will not be held responsible for any action or inaction connected with serving water to the customer.

FAMILY DINER, INC.

SINGLE FAMILY RESIDENTIAL WASTEWATER SERVICE

Prior to the connection to Turkey Creek Utility Wastewater System, the following must be completed:

(1) An initial one time water capital facilities charge must be paid as follows:

<u>Water Meter Size (Inches)</u>	<u>Wastewater Capital Facilities Charges</u>
5/8 x 3/4	\$485.00
1	\$650.00
1-1/2	\$800.00
2	\$1050.00

(2) A building permit must be in force and all plans approved by approval authority for compliance with restrictive covenants and any other rules and regulations.

(3) Domestic effluent - The charges for residential wastewater service apply to wastewater flows made up entirely of domestic effluent not exceeding the characteristics listed below under the heading of Domestic Maxima:

Domestic Maxima

<u>Constituent</u>	<u>Concentration mg/l</u>
Total Solids	500
Volatile	350
Fixed	150
Suspended Solids	300
Volatile	250
Fixed	50
Dissolved Solids	200
Volatile	100
Fixed	100
BOD (5-day, 20 C)	200
COD	300
TOC	150
Total Nitrogen	50
Organic Nitrogen	20
Free Ammonia Nitrogen	30
Nitrate (NO ₃) Nitrogen	0.05
Nitrate (NO ₂) Nitrogen	0.20
Chlorides	100
Alkalinity (as CaCO ₃)	100
Fats, Oils, and Grease	20

(4) An inspection must be made of the entire wastewater line from the residence to its connection with Family Diner, Inc., wastewater system, and said wastewater line and all connections must be approved by Family Diner, Inc.

(5) In addition to the above charges the user must agree to and abide by all rules and regulations contained in user's application for water and wastewater service and as same rules and regulations may subsequently change and pay any other charges and rates as set forth in said application and as same charges and rates may subsequently change.

SINGLE FAMILY RESIDENTIAL WASTEWATER RATES

All bills for water service are subject to the following:

(1) The rates and charges to be charged and collected from consumers of wastewater furnished by Family Diner, Inc., will be as follows:

Minimum monthly charge	^{24.95} \$28.50 (includes wastewater charge associated with 4,000 gallons of water consumption).
Rate per 1,000 gallons of water used over 4,000 gallons thru 7,000 gallons	^{4.10} \$4.70 per 1,000 gallons
Maximum monthly charge	^{37.25} \$42.60

(2) Family Diner, Inc., in its wastewater rates takes into consideration its furnishing of water at the same time and Family Diner, Inc., will not furnish wastewater service without serving water at same time.

Family Diner, Inc., presently only has single family residential wastewater service and rates as listed above. Rates for any other type wastewater service which may be furnished in the future will be set at that time.

The above single family residential wastewater service charges and single family residential wastewater rates of Family Diner, Inc. are subject to change without notice.

GENERAL

Family Diner, Inc., will not be held responsible for any action or inaction connected with serving wastewater to the customer.

2900 Turkey Creek Boulevard
158 Turkey Creek
Alachua, Florida 32615-9513
Phone (904)462-5653

RECEIVED

DEC 20 1992

Fla. Public Service Commission
Division of Water and Sewer

December 17, 1992

Edith H. Holman, Regulatory Analyst
Public Service Commission
Fletcher Building
101 East Gaines Street
Tallahassee, FL 32399-0850

Re: Turkey Creek Utilities

Dear Edie:

Forwarded herewith is a copy of a bill which we received from Alachua County. Please note the late fee the County is charging on this bill for your future reference.

We have not made any further changes to comply with the PSC rules as we are awaiting the information we requested during our meeting with you on December 2, 1992. As soon as you have same available, please contact us.

Yours very truly,

TURKEY CREEK UTILITIES



Norwood W. Hope

NWH:hdc

Encl.

cc: Troy Rendell

225



A Planned Residential and Recreational Community
4 Miles North of Gainesville on US 441 North

A. CURTIS POWERS
ALACHUA COUNTY CLERK OF THE CIRCUIT COURT

FINANCE AND ACCOUNTING
PO BOX 939
GAINESVILLE, FL 32602

DATE: November 16, 1992

TO: Norwood Hope
Turkey Creek, Inc.
PO Box 158
Alachua, FL 32615

I N V O I C E

Description of Charges: Wastewater Treatment Plant Inspection Fee
Period covered: 10/01/91-09/30/92

This charge is authorized by the Board of County Commissioners. If you do not pay this bill within 30 days of this invoice, a late fee will be imposed. The late fee is 50% of the base fee (.50 * \$750 = \$375) plus 5% of the base fee (\$750 * .05 = \$37.50) for each month past due.

Total Due by December 20, 1992 \$ 750.00

Please mail remittance to: Alachua County Board of County Commissioners
Attn: Melissa Earnest
PO Box 939
Gainesville, FL 32602

If you have any questions, please call Melissa Earnest at (904) 374-3605.

(F&A use only:0101-260-1155000)

RECEIVED NOV 17 1992

158 Turkey Creek
Alachua, Florida 32615-9513



Edith H. Holman
Public Service Commission
101 East Gaines Street
Tallahassee, FL 32399-0850

227

TURKEY CREEK UTILITIES
KEEP THIS HALF FOR YOUR RECORDS

9/24/92	870,000	AMOUNT	CODE
GAL USED	30,000	43.27	10
WASTEWATER		.00	20
10% CITY TAX		4.33	04
PASS THRU			
GOVT. CHARGES		.25	00
PREVIOUS BALANCE		45.05	
PAYMT--THANK YOU		45.05	

LATE FEE APPLIED IF NOT PAID BY 10TH. SERVICE DISCONNECTED IF NOT PAID BY 20TH.

\$	\$	\$ 47.83
AMOUNT PAST DUE	CURRENT BILLING	TOTAL

TURKEY CREEK UTILITIES
158 Turkey Creek
Alachua, FL 32615-9513

TURKEY CREEK MASTER O.A., INC.
P.O. BOX 147050, STE 30
GAINESVILLE, FL 32614-7050

MAIL CENTER
RETURN THIS HALF WITH PAYMENT

\$	\$	\$ 47.83
AMOUNT PAST DUE	CURRENT BILLING	TOTAL

BILLS ARE DELINQUENT AFTER THE 10TH OF THE MONTH

BILLING DATE 9/24/92

ACCOUNT NO. 99-0001000-0

BILLING DATE 9/24/92

ACCOUNT NO. 99-0001000-0

TURKEY CREEK UTILITIES
KEEP THIS HALF FOR YOUR RECORDS

9/24/92	3280,000	AMOUNT	CODE
GAL USED	90,000	88.23	10
WASTEWATER		.00	20
10% CITY TAX		8.83	04
PASS THRU			
GOVT. CHARGES		.25	00
PREVIOUS BALANCE		91.80	
PAYMT--THANK YOU		91.80	

LATE FEE APPLIED IF NOT PAID BY 10TH. SERVICE DISCONNECTED IF NOT PAID BY 20TH.

\$	\$	\$ 97.33
AMOUNT PAST DUE	CURRENT BILLING	TOTAL

TURKEY CREEK UTILITIES
158 Turkey Creek
Alachua, FL 32615-9513

TURKEY CREEK MASTER O.A.
P.O. BOX 147050, STE 30
GAINESVILLE, FL 32614-7050

RETURN THIS HALF WITH PAYMENT

\$	\$	\$ 97.33
AMOUNT PAST DUE	CURRENT BILLING	TOTAL

BILLS ARE DELINQUENT AFTER THE 10TH OF THE MONTH

BILLING DATE 9/24/92

ACCOUNT NO. 99-0002000-0

BILLING DATE 9/24/92

ACCOUNT NO. 99-0002000-0

TURKEY CREEK UTILITIES
KEEP THIS HALF FOR YOUR RECORDS

9/24/92	3360,000	AMOUNT	CODE
GAL USED	80,000	77.25	10
WASTEWATER		.00	20
10% CITY TAX		7.93	04
PASS THRU			
GOVT. CHARGES		.25	00
PREVIOUS BALANCE		82.45	
PAYMT--THANK YOU		82.45	

LATE FEE APPLIED IF NOT PAID BY 10TH. SERVICE DISCONNECTED IF NOT PAID BY 20TH.

\$	\$	\$ 87.43
AMOUNT PAST DUE	CURRENT BILLING	TOTAL

TURKEY CREEK UTILITIES
158 Turkey Creek
Alachua, FL 32615-9513

TURKEY CREEK MASTER O.A.
P.O. BOX 147050, STE 30
GAINESVILLE, FL 32614-7050

RETURN THIS HALF WITH PAYMENT

\$	\$	\$ 87.43
AMOUNT PAST DUE	CURRENT BILLING	TOTAL

BILLS ARE DELINQUENT AFTER THE 10TH OF THE MONTH

BILLING DATE 9/24/92

ACCOUNT NO. 99-0003000-0

BILLING DATE 9/24/92

ACCOUNT NO. 99-0003000-0

TURKEY CREEK UTILITIES

KEEP THIS HALF FOR YOUR RECORDS

	AMOUNT	CODE
9/24/92 3280,000		
GAL. USED 90,000	88.25	10
WASTEWATER	1.00	20
10% CITY TAX	8.83	04
PASS THRU		
GOVT. CHARGES	1.25	00
PREVIOUS BALANCE	91.80	
PAYMT-THANK YOU	91.80	

TURKEY CREEK UTILITIES

158 Turkey Creek
Alachua, FL 32615-9513

TURKEY CREEK MASTER O.A.
P.O. BOX 147050, STE 30
GAINESVILLE, FL 32614-7050

LATE FEE APPLIED IF NOT PAID
BY 10TH. SERVICE DISCONNECTED
IF NOT PAID BY 20TH.

RETURN THIS HALF WITH PAYMENT

\$	\$	\$
AMOUNT PAST DUE	CURRENT BILLING	TOTAL
		97.33

\$	\$	\$
AMOUNT PAST DUE	CURRENT BILLING	TOTAL
		97.33

BILLS ARE DELINQUENT AFTER THE 10TH OF THE MONTH.

BILLING DATE
9/24/92

ACCOUNT NO.
97,0004000,0

BILLING DATE
9/24/92

ACCOUNT NO.
97,0004000,0

TURKEY CREEK UTILITIES

KEEP THIS HALF FOR YOUR RECORDS

	AMOUNT	CODE
9/24/92 3360,000		
GAL. USED 80,000	79.25	10
WASTEWATER	1.00	20
10% CITY TAX	7.93	04
PASS THRU		
GOVT. CHARGES	1.25	00
PREVIOUS BALANCE	82.45	
PAYMT-THANK YOU	82.45	

TURKEY CREEK UTILITIES

158 Turkey Creek
Alachua, FL 32615-9513

TURKEY CREEK MASTER O.A.
P.O. BOX 147050, STE 30
GAINESVILLE, FL 32614-7050

LATE FEE APPLIED IF NOT PAID
BY 10TH. SERVICE DISCONNECTED
IF NOT PAID BY 20TH.

RETURN THIS HALF WITH PAYMENT

\$	\$	\$
AMOUNT PAST DUE	CURRENT BILLING	TOTAL
		87.43

\$	\$	\$
AMOUNT PAST DUE	CURRENT BILLING	TOTAL
		87.43

2900 Turkey Creek Boulevard
158 Turkey Creek
Alachua, Florida 32615-9513
Phone (904)462-5653

October 30, 1992

Turkey Creek Master Owners Assoc.
P. O. Box 147050 Suite 30
Gainesville, Florida 32614-7050

Re: Irrigation

Gentlemen:

Enclosed are your final bills including late fees and disconnection charges in the amount of \$1,064.80. Please pay within 10 days or we will take whatever legal action necessary to collect these past due amounts.

Yours very truly,

TURKEY CREEK UTILITIES

CC: Mr. Jim Cherry, President of TCMOA



TURKEY CREEK UTILITIES
KEEP THIS HALF FOR YOUR RECORDS

	AMOUNT	CODE
10/12/92		
Fire Hydrant Service Fee for year 1992		
92 hydrants at \$19.98 each	\$1,838.16	
Please see reverse side A 10% late fee will be added if not paid when due		

TURKEY CREEK UTILITIES
 158 Turkey Creek
 Alachua, FL 32615-9513



Turkey Creek Master Owners
 Association, Inc.
 Suite 30
 P. O. Box 147050
 Gainesville, FL 32614-7050

RETURN THIS HALF WITH PAYMENT

\$	\$	\$ 1,838.16	\$	\$	\$ 1,838.16
AMOUNT PAST DUE	CURRENT BILLING	TOTAL	AMOUNT PAST DUE	CURRENT BILLING	TOTAL

BILLS ARE DELINQUENT AFTER THE 10TH OF THE MONTH

BILLING DATE 10/12/92	ACCOUNT NO.	BILLING DATE 10/12/92	ACCOUNT NO.
-----------------------	-------------	-----------------------	-------------

FROM TURKEY CREEK, INC. PLUMBING
 158 TURKEY CREEK
 ALACHUA, FLORIDA 32615-9513

DATE	1/10/91
ACCOUNT NUMBER	501-03-02103
INV. NO.	03-00057

TURKEY CREEK MASTER O A

PAGE 1

AMOUNT ENCLOSED \$ _____

PLEASE RETURN THIS PORTION WITH PAYMENT

DATE	CHARGES AND CREDITS	AMOUNT
------	---------------------	--------

	862.00 FIRE HYDRANT SERVICE FEE 91 HYDRANTS @ \$19.40 EACH	1,765.40
--	---	----------

A LATE FEE WILL BE AUTOMATICALLY ADDED
 WITHOUT NOTICE TO THE CURRENT BALANCE
 IF PAYMENT IS NOT RECEIVED BY 01/25/91.

TURKEY CREEK, INC. PLUMBING
 TURKEY CREEK MASTER O A INV. NO. 03-00057

FROM TURKEY CREEK, INC.
 158 TURKEY CREEK
 ALACHUA, FLORIDA 32615-9513

PLUMBING

DATE	3/01/90
ACCOUNT NUMBER	501-03-02103
INV. NO.	03 00040

TURKEY CREEK MASTER O A

PAGE 1

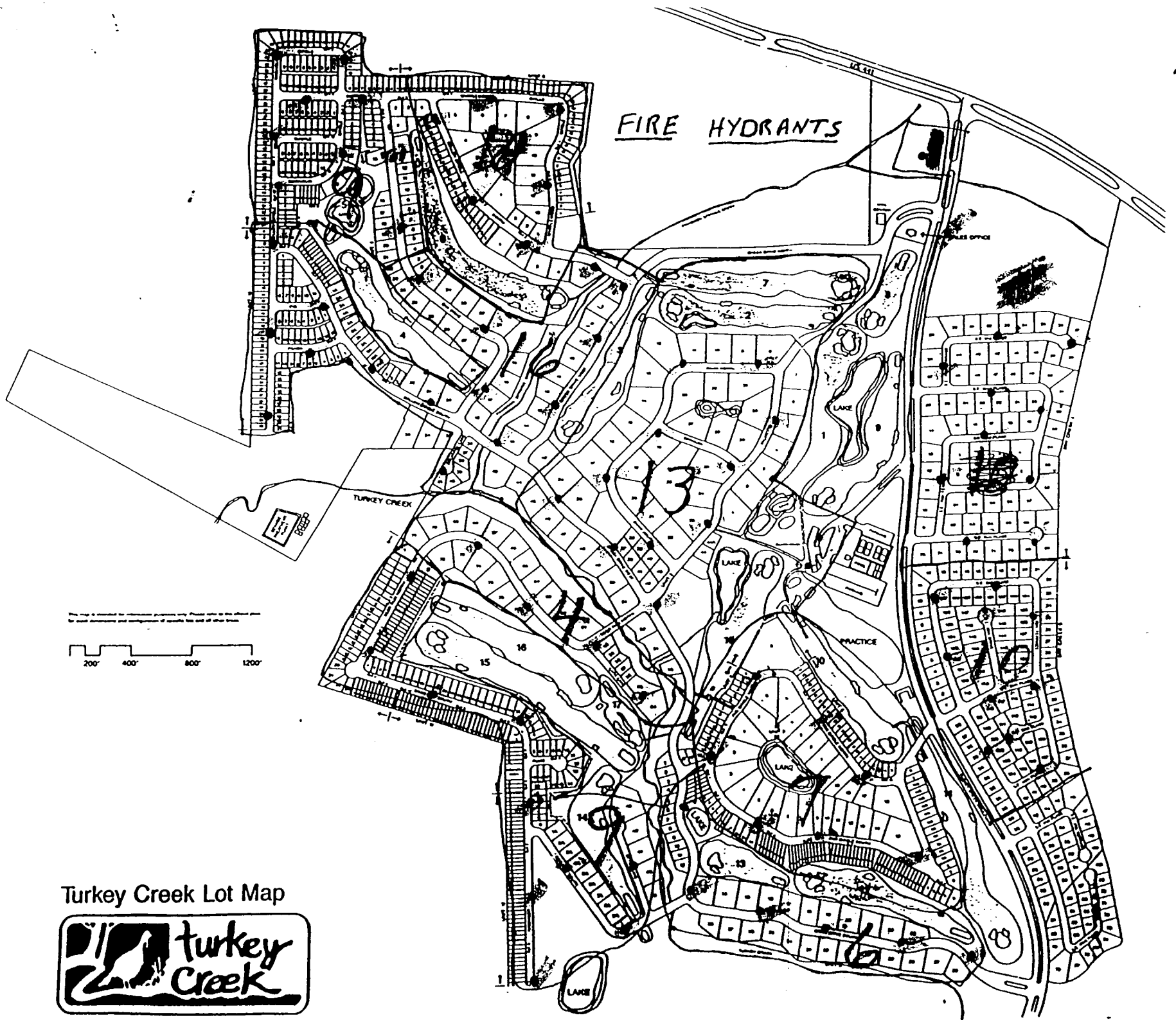
AMOUNT ENCLOSED \$ _____

PLEASE RETURN THIS PORTION WITH PAYMENT

DATE	CHARGES AND CREDITS	AMOUNT
	862.00 360 FIRE HYDRANT SERVICE FEE 91 HYDRANTS @ \$18.50 EACH	1,683.50
	TURKEY CREEK, INC. PLUMBING	1,683.50
TURKEY CREEK MASTER O A INV # 03 00040 3/01/90		



PAY LAST AMOUNT
IN THIS COLUMN



234

Turkey Creek Lot Map



EMERSON M. BABB

277 St. Andrews
St. Simons Island, GA 31522

(912) 634-8630
December 26, 1992

Ms. Joann Chase
Public Service Commission
Fletcher Building
101 East Gaines Street
Tallahassee, FL 32399-0850

Dear Ms. Chase:

I recently moved from 3306 Creek Drive West, Alachua, Florida. Our water "service" is provided by Turkey Creek Utilities. We did not have our water cut off in order for water to be available if needed. I am enclosing the stub from our water bill which shows that no water was used, but that we were charged \$28.50 for waste water. Does the PSC permit a waste water charge when no water is used?

Thank you for your assistance.

Sincerely yours,

Emerson M. Babb

Emerson M. Babb

RECEIVED

DEC 29 1992

Fla. Public Service Commission
Division of Water and Sewer

Emerson Babb
277 St. Andrews
St. Simons Isl, GA 31522



Ms Joann Chase
Public Service Commission
Fletcher Building
101 East Gaines Street
Tallahassee, FL 32399-0850

TURKEY CREEK UTILITIES
KEEP THIS HALF FOR YOUR RECORDS

	AMOUNT	CODE
PRIOR	888,700	
12/22/92	888,700	
GAL USED	,000	
WASTEWATER	13.25	10
10% CITY TAX	28.50	20
PREVIOUS BALANCE	1.33	04
PAYMT-THANK YOU	43.08	
	43.08	

158 Turkey Creek
Aladen Pl
32615

PAYMENT DUE: 01/12/93

\$	\$	\$ 43.08
AMOUNT PAST DUE	CURRENT BILLING	TOTAL

BILLS ARE DELINQUENT AFTER THE 10TH OF THE MONTH.
BILLING DATE 12/22/92 ACCOUNT NO. 1.0013000.2

TURKEY CREEK UTILITIES Business Office

02	Late Fee
03	City Utilities Tax
08	Refund Deposit
09	Refund Check
10	Residential Water
19	Connection Charge, Water & Sewer
15	Disconnection Charge, Water & Sewer
20	Residential Sewer
99	Miscellaneous Charge

NOTICE: LATE FEES ON WATER AND SEWER BILLS WILL NOT BE WAIVED FOR ANY REASON IF YOU ARE GOING TO BE OUT OF TOWN AND NOT ABLE TO PAY BY THE 10TH IT WILL BE NECESSARY FOR YOU TO PREPAY YOUR ACCOUNT TO AVOID PENALTIES.

BILLS ARE DELINQUENT AFTER DUE DATE AND A LATE FEE WILL BE ASSESSED.