

DOCKET NO.: 961321-WS - [Point Water and Sewer, Inc.]

WITNESS: Direct Testimony of Ray O. Avery, Clay County Utility Authority, Appearing on Behalf of the Florida Public Service Commission

DATE FILED: May 19, 1997

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DOCUMENT NUMBER-DATE  
05007 MAY 1997  
FPSC-RECORDS/REPORTING

1 DIRECT TESTIMONY OF RAY O. AVERY

2 Q. Please state your name and business address.

3 A. My name is Ray O. Avery. My business address is: Clay County Utility  
4 Authority, 782 Foxridge Center Drive, Orange Park, Florida 32065.

5 Q. Please give a brief description of your educational background and  
6 experience.

7 A. I graduated from the University of Florida in December 1966 with a  
8 degree in Accounting. I worked for a CPA firm for six years. During that  
9 period of time I passed the CPA examination, however, I did not maintain the  
10 continuing education requirements to keep my license active. I went to work  
11 with Kingsley Service Company, a water and sewer utility in Clay County,  
12 Florida in November 1972 and worked with Kingsley Service Company through May  
13 1986. At that time, I and several other associates established a consulting  
14 firm by the name of Diversified Utility Services, Inc. I continued to do  
15 consulting work for Kingsley Service Company and other companies from May 1986  
16 through March 1995. Also, during that time, in 1987, I and several associates  
17 established a water and sewer utility company by the name of Mid-Clay Service  
18 Corp. (Mid-Clay), which purchased a utility system in the Lake Asbury area.  
19 In December 1993, the utility assets of Mid-Clay were sold to Clay County.  
20 I worked as a consultant to the Clay County Water & Sewer Authority from  
21 December 1992 to September 1994. As of October 1, 1994, the Clay County Water  
22 & Sewer Authority became the Clay County Utility Authority (CCUA). In  
23 November 1994, the CCUA hired my consulting company, Diversified Utility  
24 Services, Inc., as the Executive Director of the CCUA, pending divestiture of  
25 my interest in an underground utility construction and consulting business.

1 Effective April 1, 1995, I had sufficiently divested myself of other  
2 activities and became the Executive Director of the CCUA. I am a licensed  
3 underground utility contractor, as well as a licensed building contractor.  
4 My licenses are active on behalf of the Clay County Utility Authority.

5 Q. By whom are you presently employed?

6 A. I am presently employed by the CCUA.

7 Q. How long have you been employed with Clay County Utility Authority and  
8 in what capacity?

9 A. I have been employed with the CCUA since April 1, 1995 as the Executive  
10 Director.

11 Q. What are your general responsibilities as the Executive Director of  
12 CCUA?

13 A. I have complete responsibility for all daily activities of the CCUA, and  
14 I report to a seven member Board of Supervisors (Board). Six members of the  
15 Board are appointed by the Clay County Board of County Commissioners, and one  
16 member is appointed by the Governor of the State of Florida.

17 Q. Could you please explain briefly how the CCUA is organized?

18 A. The utilities acquired by Clay County were originally organized as a  
19 "dependent special district", under the direct control and supervision of the  
20 Clay County Board of County Commissioners. In early 1994, the legislature  
21 passed legislation creating the CCUA as an independent special district,  
22 pursuant to Chapter 94-491, Laws of Florida, Special Acts of 1994. The  
23 district was set up to meet all of the requirements for independent special  
24 districts provided in Chapter 189, Florida Statutes.

25 Q. What is the purpose of your testimony in this proceeding?

1 A. The purpose of my testimony is to provide information on the location  
2 of the CCUA's facilities with respect to the Point Townhomes and Whitney's  
3 Marina, the estimated interconnection costs between the CCUA system and the  
4 Point Townhouses and Whitney's Marina, and also the applicable service rates

5 Q. Are you familiar with Point Water & Sewer, Inc.. (Point Utility)?

6 A. Yes.

7 Q. Are you also familiar with The Point Property Owners Association (PPOA)  
8 and the neighboring Whitney's Marina?

9 A. Yes.

10 Q. Where are the CCUA's water and wastewater lines located with respect to  
11 The Point Townhomes and Whitney's Marina?

12 A. The CCUA's nearest water and sewer mains are located directly across SR  
13 15 (U.S. Highway 17) and approximately 150' south of the southerly property  
14 line of The Point Townhomes property.

15 Q. Are those mains of sufficient size to handle the additional flows of The  
16 Point Townhomes and Whitney's Marina, if these were interconnected?

17 A. Yes. These lines were sized with the intent of providing adequate  
18 service to this general area, including, The Point Townhomes and Whitney's  
19 Marina.

20 Q. Has the CCUA developed any estimates of what steps would be required to  
21 interconnect the existing customers of the Point Utility to the CCUA's system,  
22 and what the cost of that interconnection would be?

23 A. Yes. Our staff has developed an estimate of the cost of the connection  
24 of the The Point Townhomes and Whitney's Marina to the CCUA's system. In order  
25 to fully explain and understand the estimated cost, some background

1 information is necessary and some assumptions must be made:

2 1. First of all, a 10" water main and a 6" sewer force main were  
3 extended from the entrance of the Harbor Island Subdivision to the Doctor's  
4 Lake Marina at a total cost of \$119,390.00.

5 2. This cost was originally financed by Pete Dalton and Doctor's Lake  
6 Marina, Inc., by advancing their share of the construction cost and the  
7 payment in advance of enough connection fees for their proposed developments  
8 to fund the off-site extension. The CCUA cooperated in this effort by  
9 allowing an amount equivalent to the connection fees received to be  
10 temporarily invested in the off-site main extension, in order to get the mains  
11 in place.

12 3. An agreement was entered into with Pete Dalton and Doctor's Lake  
13 Marina, identifying their pro rata share of the cost of these main extensions,  
14 as opposed to the actual portion of the cost of those main extensions which  
15 each of them funded. The excess of the amount funded over their pro rata  
16 share was set up in a refundable agreement. Likewise, the amount of the off-  
17 site extension the CCUA funded from equivalent cash flow was also scheduled  
18 to be collected from future parties connecting to the system.

19 4. A charge per ERC for the pro rata share of such future connections  
20 to these off-site main extensions was established. The amount per ERC to be  
21 collected from future connections for this pro rata share is \$1,293.39  
22 (\$659.63 water and \$633.76 sewer).

23 5. We had originally estimated Whitney's and the total number of  
24 developed and developable lots at The Point Condominiums to be equivalent to  
25 48 ERCs. Based on the Florida Public Service Commission's (FPSC)

1 determination, the number of connected ERCs are as shown as Exhibit ROA-1.  
2 Likewise, the CCUA's method of determining ERCs per its service availability  
3 policy is also shown on Exhibit ROA-1. (Note: Whitney's ERCs are estimated,  
4 based on the above calculations, as we did not have the fixture unit count  
5 necessary to determine the number of ERCs according to the method required by  
6 the CCUA's service availability policy).

7         6. Per the CCUA's service availability policy, the obligations of the  
8 parties applying for service are as follows:

9         a. Payment of their pro rata share of any off-site costs benefiting  
10 the applying party where oversized mains have been extended and paid for by  
11 prior parties.

12         b. The direct cost of any additional extensions, including  
13 engineering and permitting, required to extend service to the property. If  
14 mains are oversized to serve additional ERCs, then a refundable agreement for  
15 the pro rata share of such oversizing may be entered into.

16         c. The cost of any on-site installation necessary to connect the  
17 system or any pumping facility upgrades necessary to make such pumping station  
18 design compatible with the CCUA's system.

19         d. The cost of individual meters or master meters and the appropriate  
20 backflow preventers to properly meter the flow for billing purposes.

21         e. Connection charges (based on CCUA approved rates).

22         f. Plan review charges (based on estimate of actual time required).

23         g. Inspection fees (based on estimate of actual time required).

24         h. The Point will be responsible for any on-site and off-site design  
25 and permitting.

1 I. The assumed points of connection to the existing on-site  
2 facilities are noted on the conceptual sketch, identified as Exhibit ROA-2.  
3 Based on this background and the assumptions listed, the total cost,  
4 allocation of the total cost, the cost to be paid by each party at this time,  
5 and the potential refundable portion of that cost is shown on Exhibit ROA-3.

6 Q. Are there any other costs or expenses that the current customers of the  
7 Point Utility would have to pay in order to receive service from the CCUA?

8 A. The only additional charges the PPOA and Whitney's Marina would have to  
9 pay in addition to those included in Exhibit ROA-3, would be the service  
10 rates, the security deposit, and any other cost, whereby the actual  
11 construction cost exceeds those costs estimated by the CCUA.

12 Q. Could you also identify the applicable service rates for these  
13 customers, if they were interconnected to the CCUA's system?

14 A. Yes. The applicable service rates are included as Exhibit ROA-4. Due  
15 to the uncertainty of what it would entail to individually meter each one of  
16 these accounts, we have included in the construction cost estimates, included  
17 on Exhibit ROA-3, the cost of a 4" turbine water meter that would meter all  
18 the flow to Whitney's Marina and The Point Townhomes. The flow to Whitney's  
19 would be sub-metered through their existing 2" meter. This flow would be  
20 deducted from the 4" reading, so that a separate bill could be sent to the  
21 PPOA.

22 Q. And all of these charges would apply, whether or not the interconnection  
23 was mandated through the Comprehensive Plan, or voluntarily requested by the  
24 customers?

25 A. Yes. These charges are based on our typical extension to customers who

1 | voluntarily request service. No special consideration has been given to any  
2 | mandated Comprehensive Plan requirement.

3 | Q. Has the CCUA received an application for water and wastewater service  
4 | from the PPOA?

5 | A. Yes.

6 | Q. Could you please provide a copy of the letter and application.

7 | A. Yes. It is included as Exhibit ROA-5.

8 | Q. The application states that the County's Comprehensive Plan mandates  
9 | that all private package plants have to connect to a central water and sewer  
10 | system when these systems are within one-quarter mile of a central system.  
11 | Are you familiar with that provision and is that correct?

12 | A. Yes. I have read this provision. As I recall, the provision in the  
13 | Comprehensive Plan states, "Existing package treatment plants shall be  
14 | connected to a central sewage system when those systems are within one-quarter  
15 | mile." I am not aware of another section of the Comprehensive Plan that  
16 | pertains to package water plants, but I am familiar with the one that pertains  
17 | to package sewer plants.

18 | Q. Does the sewage treatment plant of the Point Utility fall within this  
19 | criteria?

20 | A. Yes. The plant is within one-quarter mile of the CCUA's nearest sewer  
21 | main.

22 | Q. At this time, does the CCUA have any plans to prepare for an  
23 | interconnection of the Point System based on the Comprehensive Plan?

24 | A. No. It is our understanding that the existing utility has a contractual  
25 | right to serve this area, and until all of the parties are mutually agreeable



1 | to the disconnection from the Point Utility and connection to the CCUA's  
2 | system, then we have been advised by our counsel that we do not have the legal  
3 | right to interfere with this contractual arrangement and/or property right  
4 | which the existing Point Utility owns. Therefore, a formal agreement for the  
5 | purpose of connecting The Point Utility to the CCUA's system will not be  
6 | prepared until our counsel agrees that this legal issue is no longer a  
7 | problem.

8 | Q. Do you have anything further you wish to add to your testimony?

9 | A. No, not at this time.

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**CALCULATION OF ERCs FOR  
THE POINT CONDOMINIUMS AND WHITNEY'S MARINA**

Connected ERC Estimate Per PSC Staff

	<u>WATER</u>		<u>WASTEWATER</u>	
	<u>Units</u>	<u>ERCs</u>	<u>Units</u>	<u>ERCs</u>
The Point	19	17	19	17
Whitney's Marina	-0-	<u>12</u>	-0-	<u>4</u>
Total Connections		<u>27</u>		<u>21</u>

CCUA's Calculation of ERCs

	<u>WATER</u>	<u>WASTEWATER</u>
The Point (3-2 bedroom units & 16-3 bedroom units) ( 3 x 0.833 ERCs = 2.499) (16 x 1.000 ERCs = <u>16.000</u> ) (= 18.500)	18.50	18.50
Whitney's Marina (used FPSC numbers) (12 x 1.000 ERCs = 12.000) ( 4 x 1.000 ERCs = 4.000)	<u>12.00</u>	<u>4.00</u>
	<u>30.50</u>	<u>22.50</u>

U.S. 17 (S.R. 15)

PROPOSED FIRE HYDRANT

EXISTING WATER TREATMENT PLANT

MODIFY EXISTING PUMP STATION TO COMPLY WITH C.C.U.A. HEAD CONDITION REQUIREMENTS

EXISTING 2-WALK TREATMENT PLANT

THE POINT CONDOMINIUMS

REMOVE EXISTING 10" TEE, 10" x 6" REDUCER & 6" G.V. REPLACE WITH 10" TEE AND 10" G.V.



ASSUMED POINT OF CONNECTION TO EXISTING ON-SITE SYSTEM (REMOVE EXISTING 6" G.V. @ END OF EXISTING WATER MAIN)

**LEGEND**

- FM 4" — EXISTING SEWAGE FORCE MAIN (SIZE DENOTED)
- W 10" — EXISTING WATER MAIN (SIZE DENOTED)
- S 8" — EXISTING 8" GRAVITY SEWER
- FM 4" — PROPOSED 4" SEWAGE FORCE MAIN
- W 10" — PROPOSED 10" WATER MAIN

PROJECT: THE POINT CONDOMINIUMS  
 CONCEPTUAL PLAN OF PROPOSED WATER AND SEWER LINE EXTENSIONS

CLAY COUNTY UTILITY AUTHORITY  
 784 PARADISE CENTER DRIVE  
 GAINESVILLE, FLORIDA 32605  
 PHONE (904) 878-1999

**THE POINT / WHITNEY'S  
RECAP OF ALL CHARGES  
AND ALLOCATION OF COST**

	ALLOCATION OF COST				COST TO BE PAID BY	
	Total Cost	The Point Existing ERC	The Point Future ERC	Whitney's Existing ERC	The Point Existing	Whitney's Existing
Units Installed	46	19	15	12		
Existing or Future ERC's	45.5	18.5	15	12	18.5	12
%	100%	41%	33%	26%	61%	39%
<b>WATER:</b>						
Construction Cost (Estimated)						
Off site water	\$26,167.00	\$10,728.00	\$8,635.00	\$6,804.00		
On site water	\$7,026.00	\$2,881.00	\$2,319.00	\$1,826.00		
On site master meter	\$6,570.00	\$2,694.00	\$2,168.00	\$1,708.00		
Subtotal	\$39,763.00	\$16,303.00	\$13,122.00	\$10,338.00		
Est. for engineering & permitting (10%)	\$3,976.30	\$1,630.30	\$1,312.20	\$1,033.80		
Subtotal construction	\$43,739.30	\$17,933.30	\$14,434.20	\$11,371.80	\$26,680.97	\$17,058.33
Pro rata share of prior construction cost	\$30,013.00	\$12,203.00	\$9,894.00	\$7,916.00	\$12,203.00	\$7,916.00
Connection Fees	\$10,692.00	\$4,347.00	\$3,525.00	\$2,820.00	\$4,347.00	\$2,820.00
Subtotal Water	\$84,444.30	\$34,483.30	\$27,853.20	\$22,107.80	\$43,230.97	\$27,794.33
<b>SEWER:</b>						
Units Installed	38	19	15	4		
Existing or Future ERC's	37.5	18.5	15	4	18.5	4.0
%	100%	49%	40%	11%	82%	18%
Construction Cost (Estimated)						
Off site sewer force main	\$19,483.00	\$9,547.00	\$7,793.00	\$2,143.00		
On site sewer force main	\$11,784.00	\$5,774.00	\$4,714.00	\$1,296.00		
On site pump station upgrade	\$21,000.00	\$10,290.00	\$8,400.00	\$2,310.00		
Subtotal	\$52,267.00	\$25,611.00	\$20,907.00	\$5,749.00		
Est. for engineering & permitting (10%)	\$5,226.70	\$2,561.10	\$2,090.70	\$574.90		
Subtotal construction	\$57,493.70	\$28,172.10	\$22,997.70	\$6,323.90	\$47,719.77	\$9,773.93
Pro rata share of prior construction cost	\$23,766.00	\$11,725.00	\$9,506.00	\$2,535.00	\$11,725.00	\$2,535.00
Connection Fees	\$37,875.00	\$18,685.00	\$15,150.00	\$4,040.00	\$18,685.00	\$4,040.00
Subtotal Sewer	\$119,134.70	\$58,582.10	\$47,653.70	\$12,898.90	\$78,129.77	\$16,348.93
<b>OTHER:</b>						
Plan Review Charge (Estimated)	\$375.00	\$184.00	\$150.00	\$41.00	\$311.25	\$63.75
Inspection Fees (Estimated)	\$385.00	\$189.00	\$154.00	\$42.00	\$319.55	\$65.45
Subtotal Other	\$760.00	\$373.00	\$304.00	\$83.00	\$630.80	\$129.20
<b>TOTAL</b>	<b>\$204,339.00</b>	<b>\$93,438.40 (1)</b>	<b>\$75,810.90</b>	<b>\$35,089.70 (2)</b>	<b>\$121,991.54</b>	<b>\$44,272.46</b>
Less/Fair Pro Rata Share for Whitney's & The Point Existing Potential Refundable when Future Units are Built					<u>\$93,438.40 (1)</u>	<u>\$35,089.70 (2)</u>
					<u>\$28,553.14</u>	<u>\$9,182.76</u>

NOTE: Potential refundable is limited to 7 years.



782 Foxridge Center Drive  
Orange Park, Florida 32065

## Clay County Utility Authority

Telephone (904) 272-5999  
Fax (904) 272-6288

KS

EFFECTIVE 10/07/96

### GENERAL SERVICE RATES - METERED

(Includes Metered Multi-Family, Public Schools, Churches, and Other Non-Residential)

#### WATER SERVICE:

<u>METER SIZE:</u>	<u>BASE FACILITY CHARGE:</u>
5/8 x 3/4"	\$ 13.62
1"	34.08
1-1/2"	68.13
2"	109.03
3"	218.05
4"	340.70
6"	681.40
8"	1090.24
10"	1567.20

Consumption Charge - \$.71 per thousand gallons

All reclaimed water charges are based upon gallons used as measures through a single bulk service meter.  
\$.17 per thousand charge

#### SEWER SERVICE:

<u>METER SIZE:</u>	<u>BASE FACILITY CHARGE:</u>
5/8 x 3/4"	\$ 31.06
1"	77.68
1-1/2"	155.35
2"	248.56
3"	497.14
4"	776.76
6"	1553.53
8"	2485.64
10"	3573.12

Consumption Charge - \$1.69 per thousand gallons

**TERMS OF PAYMENT:** Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. At this time a 2nd - Final Notice will be processed and payment must be in our office within seven (7) days from the date of the notice to prevent disconnection of service.

**BILLING POLICY:** Billings are processed on a quarterly basis. The base facility charges are billed in advance and the usage charges are billed in arrears.

#### SERVICE CHARGES:

- \$25.00 - Meter Test Charge for 1" & 1-1/2" Meters  
(2" and Above Meters are Actual Cost)
- \$20.00 - Meter Test Charge for 3/4" Meter
- \$20.00 - Return Check Charge
- \$15.00 - Initial Connection Charge
- \$15.00 - Normal Reconnection Charge
- \$15.00 - Violation of Reconnection Charge
- \$15.00 - Reconnection Due to Repair
- \$15.00 - Reconnection for 2nd Trip Charge Due to Running Water
- \$15.00 - Special Meter Rereads Charge
- \$10.00 - Premise Visit Charge

#### SECURITY DEPOSITS:

- \$25.00 - Water Only Account Per ERC
- \$50.00 - Sewer Only Account Per ERC
- \$75.00 - Water and Sewer Account Per ERC

**NOTE:** ERC's (Equivalent Residential Connections) to be determined on the same basis as is established in the Clay County Utility Authority's Service Availability Policy.

A security deposit or equivalent security will be required on all new accounts and existing accounts that become delinquent.



# Clay County Utility Authority

782 Foxridge Center Drive  
Orange Park, Florida 32065

Telephone (904) 272-5999  
Fax (904) 272-6288

KS

EFFECTIVE 10/01/96

## METERED AND UNMETERED RESIDENTIAL SERVICE RATES

### METERED SERVICE

#### WATER SERVICE:

Base Facility Charge -	\$13.62 per quarter
Gallonge Charge -	\$ .71 per thousand gallons

#### SEWER SERVICE:

Base Facility Charge -	\$31.06 per quarter
Gallonge Charge -	\$ 1.40 per thousand gallons
	30,000 gallon cap

Total Base Facility Charge - \$44.68

### UNMETERED SERVICE

Sewer Service - Flat Rate \$66.17 per quarter

**TERMS OF PAYMENT:** Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. At this time a 2nd - Final Notice will be processed and payment must be in our office within seven (7) days from the date of the notice to prevent disconnection of service.

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### SECURITY DEPOSITS:

- \$25.00 - Water Only Account
- \$50.00 - Sewer Only Account
- \$75.00 - Water and Sewer Account

A security deposit or equivalent security will be required on all new accounts and existing accounts that become delinquent.

April 2, 1997

ppoa/word

Mr. Ray Avery - Director  
 Clay County Utility Authority  
 782 Foxridge Center Drive  
 Orange Park, Fla. 32065

Re: Application for Water & Sewer Service from The Point Property Owners Association (PPOA).

Dear Mr. Avery,

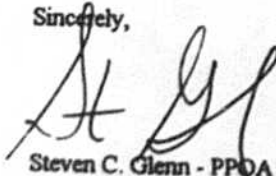
Enclosed you will find the PPOA's application for water and sewer service. The PPOA is made up of the owners of "19" townhomes in The Point Townhome Community in Orange Park, Fla. Two of the units are owned by the developer of The Point (James Yonge) and one unit is owned by his son-in-law and daughter (Pat & Karen Carr). Mr. Yonge originally owned the private water and sewer plants that have provided service to The Point and the adjacent marina (Whitneys' Sail Center). Mr. Yonge sold the plants to his son-in-law and his son (John Yonge) in August 1996.

Because of the adversarial relationship with the Yonge family over water and sewer, the PPOA is unable to get their consent to have their system disconnected from his system and connected to yours. The PPOA knows that the Yonge family (1) has not been previously granted a franchised area or been certificated by the Florida Public Service Commission (PSC) (2) does not have a current Department of Environmental Protection (DEP) permit and (3) based on the PSC guidelines, had no right to control water and sewer service or to charge rates at The Point or Whitneys' Sail Center. The PPOA also knows that your company has the capacity and capabilities to serve our community and Whitneys', and that your present water and sewer lines are within 500 feet of our community. Based on the above facts and the fact that Clay County's Comprehensive Plan mandates that all private package plants have to connect to central water and sewer if they are within 1/4 mile, the PPOA has just cause to apply for and be granted service from your company.

The PPOA is applying for 19 townhomes. The responsibility for paying for bringing water and sewer to our community, connecting charges and service rates lies solely with the PPOA. I have enclosed a survey of our community. I also have enclosed a work up by the PSC on their calculations of ERC's relating to our community and Whitneys'. It appears from the survey that your future line work can be installed, with the possible addition of a new wet well and lift station, without infringing on the existing line work of the private plants owned by the Yonge family. Please work up a construction estimate with all other fees and costs to provide water and sewer to the 19 townhomes. You might want to do this also for Whitneys' in that we have been told they are also applying shortly after the PPOA. Whitneys' will pay their share of their costs directly to you.

Please expedite our application. If you have any questions regarding this matter you can contact me at (904)269-8760 or you can contact Mark Easterling (a PPOA member) at (904)269-0304 or his digital beeper at 399-9451.

Sincerely,



Steven C. Glenn - PPOA President  
 319 Scenic Point Lane  
 Orange Park, Fla. 32073

cc: Scott Schilberg, P.A. - Martin, Ade, Birchfield & Johnson  
 Dale Wilson, Chairman - Clay County Commission  
 Kathy Johnson, P.A. - Public Service Commission

Submittal Date: 4/2/97

**APPLICATION FOR SERVICE**

INITIAL CONTACT DATE: \_\_\_\_\_  
DATE SUBMITTED FOR CONTRACT PREPARATION: \_\_\_\_\_

PROJECT: The Point Townhome Community CONTACT PERSON: Steve Glenn/ Mark Easterling

LOCATION: 301 Scenic Point Lane PHONE NUMBER: 269-8760/269-0304

TYPE: Residential Service FAX NUMBER: 269-5842

CONTRACTING PARTY: Point Property Owners Association (PPOA)  
(Name & Address) 301 Scenic Point Lane  
Orange Park, FL 32073

Owner  Lessor \_\_\_\_\_ Type of Agreement: Short Form \_\_\_\_\_ Long Form \_\_\_\_\_

Legal Description Status: Subdivision of portion of Lot 10, Creighton Forest,  
According to map recorded 111 plat book 4, page B  
Basis for Connection Charge Per Rate Resolution: \_\_\_\_\_ ?

Connection Fee Information: \_\_\_\_\_ ?

Irrigation Flow Data: \_\_\_\_\_ Have an existing irrigation well \_\_\_\_\_

INTERNAL FIRE SPRINKLER CONNECTION REQUIRED: \_\_\_\_\_ Would like a fire hydrant \_\_\_\_\_  
Yes \_\_\_\_\_ No \_\_\_\_\_ Size \_\_\_\_\_ GPM Required \_\_\_\_\_

SERVICE REQUIRED: Water  Sewer

PRIOR REFUNDABLE AGREEMENT: \_\_\_\_\_  
Yes \_\_\_\_\_ No \_\_\_\_\_ Verified by: \_\_\_\_\_ (Initial)

CURRENT REFUNDABLE PROVISION: Yes \_\_\_\_\_ No \_\_\_\_\_

**CLAY COUNTY WATER AND SEWER AUTHORITY FEES:**

	<u>Water</u>	<u>Sewer</u>	<u>Other</u>	<u>Total</u>
Connection Fees	_____	_____	_____	_____
Connection Fees - Tap-in	_____	_____	_____	_____
Main Extension Charge	_____	_____	_____	_____
Fire Flow Connection Charge	_____	_____	_____	_____
Meter Installation Charge	_____	_____	_____	_____
Plan Review Charge	_____	_____	_____	_____
Inspection Fees	_____	_____	_____	_____
TOTAL	_____	_____	_____	_____

BACKFLOW PREVENTER REQUIRED Yes \_\_\_\_\_ No \_\_\_\_\_

RELEASE TRAP REQUIRED: Yes \_\_\_\_\_ No \_\_\_\_\_

Explanation: \_\_\_\_\_

Special Provision: \_\_\_\_\_

Comments: \_\_\_\_\_



# THE POINT

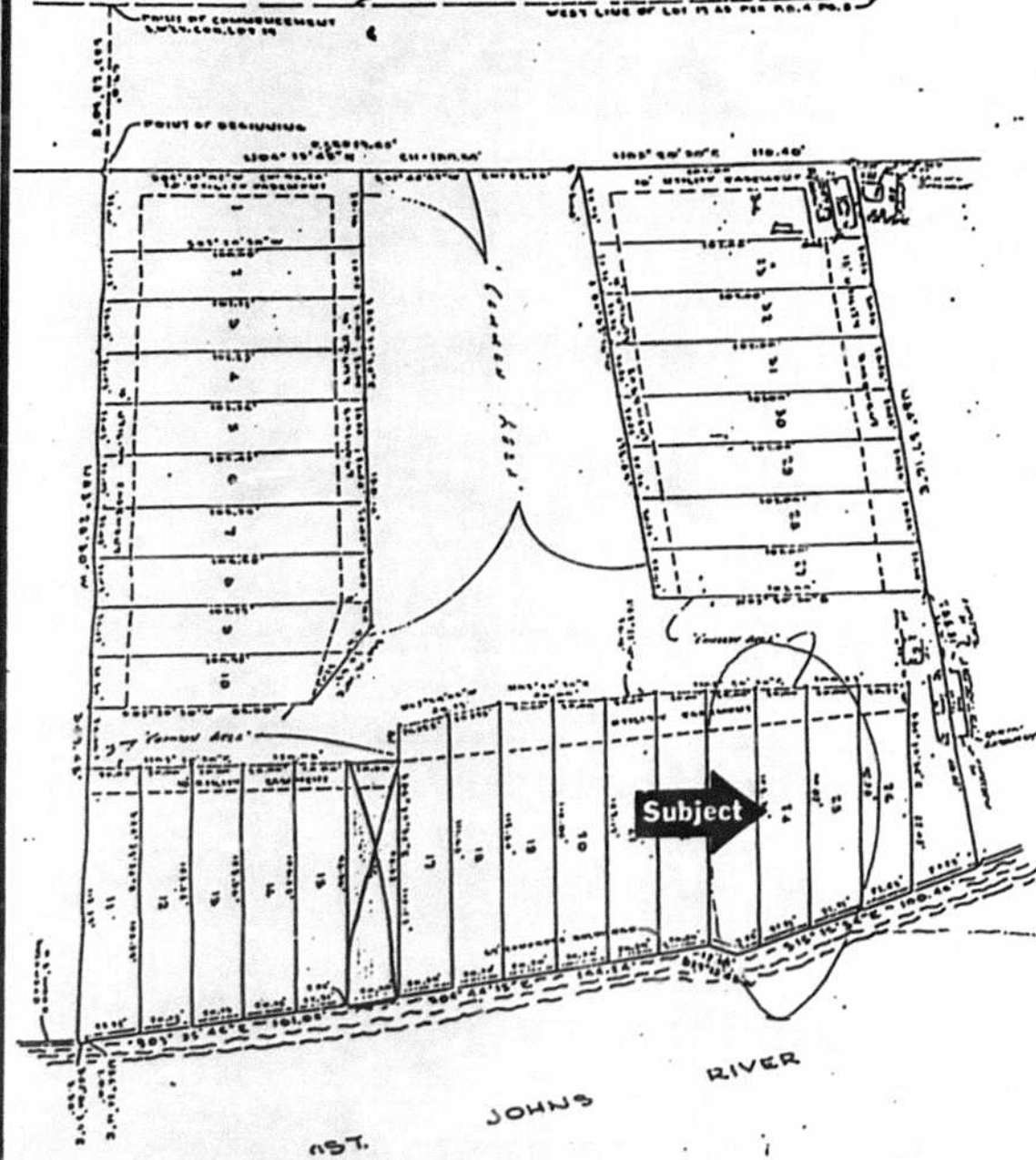
A SUBDIVISION OF A PORTION OF LOT 19, EMERSON FOREST, ACCORDING TO MAP RECORDED IN PLAT BOOK 4, LOT 19, EMERSON FOREST, ACCORDING TO MAP RECORDED IN PLAT BOOK 4, PAGE 8, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

FOR: POY INC.  
SEPTEMBER 3, 1980

AMENDED 1 MAY 12, 1981  
AMENDED 1 JAN 8, 1981 TO SHOW ADDITIONAL EASEMENTS

U. S. HIGHWAY #17

FORMER RIGHT-OF-WAY LINE



LOCATION MAP

# H.A. YEARGIN & Associates

Model 1 State (Florida) 101

## THE POINT

A SUBDIVISION OF A PORTION OF LOT 19, CREIGHTON BOHEBY, ACCORDING TO MAP RECORDED IN PLAT BOOK 4, PAGE 8, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

FOR: PDY INC.

SEPTEMBER 2, 1980

APPROVED: MAY 13, 1981

AMENDED: JUNE 8, 1981 TO SHOW ADDITIONAL EASEMENTS

U. S. HIGHWAY N: 17

FORMER RIGHT-OF-WAY LINE

WEST LINE OF LOT 17 AS PER P.B. 4 PG. 8

POINT OF COMMENCEMENT  
W. 1/4 COR. LOT 19

POINT OF BEGINNING

1104° 13' 45" W 211.190.25'

110° 20' 30" E 110.40'

13' UTILITY EASEMENT

501° 22' 41" W 211.190.25'

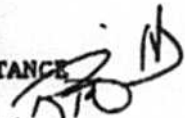
10' UTILITY EASEMENT

Exhibit ROA-5 (Page 4 of 7)

MEMORANDUM

MARCH 3, 1997

TO: H. KEMP; ANALYST, BUREAU OF SPECIAL ASSISTANCE

THROUGH: N. BETHEA; SUPERVISOR, BUREAU OF SPECIAL ASSISTANCE 

FROM: T. DAVIS; ENGINEER, BUREAU OF SPECIAL ASSISTANCE

RE: DOCKET NO. 961434-WS; APPLICATION OF POINT WATER & SEWER, INC. FOR STAFF ASSISTANCE ON A RATE ADJUSTMENT IN CLAY COUNTY.

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1.0 INTRODUCTION

Pursuant to the rules and regulations of the Florida Public Service Commission, Point Water & Sewer, Inc. has qualified for staff assistance in this docketed proceeding. A field investigation of the above utility was conducted during January 27-29, 1997. The investigation included a visual inspection of the water and wastewater treatment plants serving the two general service customers of the utility (The Point Condominiums and Whitney's Marina). Both the wastewater collection system and the water distribution systems were reviewed by walking along the lines as described on the engineering plans. Also conducted was a general review of the service territory, a review of utility's expenses for technical operations, and an in-house study of the utility's maps, files and rate application to establish reasonableness of capital plant in service, daily expenses to operate the plants, and general quality of service.

2.0 HISTORY

During the first quarter of 1967, the Board of County Commissioners of Clay County decided to exercise its provisions of Chapter 367, Florida Statutes, and relinquish its jurisdiction of privately owned utilities to the Florida Public Service Commission. On May 19, 1967, this Commission issued Order Number 4196 that accepted the decision of the Clay County Commissioners.

On November 4, 1996, Point Water and Sewer, Inc. (Point Utility or the Point) filed an application with this Commission for original certificates to operate water and wastewater utilities in Clay County. This utility has been in existence since 1980. The certification procedure is still in progress with a Hearing date set for August 28, 1997.

On December 2, 1996, Point Utility filed an application with this Commission for staff assistance on an adjustment of its rates and charges to its two general service customers in Clay County. The following is the staff engineer's findings pursuant to that request.

### 3.0 GENERAL INFORMATION

The territory served by Point Utility is located along U.S. Highway 17, South of Orange Park in Clay County, and is along the waterfront of the Saint Johns River at the southeastern most corner of Doctor's Inlet Bridge (See Attachment "A"). According to the records at the Department of Environmental Protection (DEP), the first application for a permit to operate was dated October 18, 1979, and the water well was drilled in 1980.

The utility serves two general service customers, a condominium complex and a marina. The condominium complex, known as The Point Condominiums, is platted for 34 town-house style condominiums. Upon investigation, evidence indicates that the existing water distribution and wastewater collection mains were constructed to accommodate 24 of the platted 34 units. It is believed that the capacity of Point Utilities, without the construction of additional mains, is 24 units which is equivalent to 21 ERCs. All of the existing 19 units (estimated to be 17 ERCs) at The Point Condominiums are receiving both water and wastewater service.

The marina is known as Whitney's Marine, and is contiguous to The Point Condominiums. Flows recorded during 1996 indicate the peak use month occurred in June with over 4,000 gallons per day (gpd) which equates to 12 ERCs of water use. The marina's water consumption is mostly for the washing down of boats. Therefore, a goodly portion of the water sold to the marina is wasted into the river and never becomes influent to the wastewater treatment plant. Water consumption at the marina that later becomes wastewater influent is from three rest rooms. There is a single rest room inside the marina's 960 square foot office which is reserved for marina employees. The office is connected via a three-quarter (3/4) inch line which (in accordance with Chapter 25-30.055(1), FAC) is 1.5 ERCs. There are two rest rooms located outside for the convenience of marina users. These facilities are connected via a one (1) inch line which is 2.5 ERCs by the same reference. The total of all three rest rooms are estimated to be four (4) ERC connections to the wastewater treatment plant.

The utility operates and maintains two meters which are in the immediate vicinity of the water plant. One meter (two inch) is the master meter measuring raw water flow from the well. The second meter (also a two inch) measures the flow of water to the marina. Water service to the condos is calculated based on the difference between the two meters. This meter arrangement is not optimum. It impedes an accurate calculation of customer use due to unmeasured water lost during the treatment process.

The utility is required by Rule to have a master meter at the plant to measure treated water leaving the plant. From the treatment plant, each customer should be properly metered to determine and develop accurate consumption records for each customer. The possibility of metering each condominium unit separately was discussed at a meeting between the parties. It appears that concrete driveways and other impediments have been constructed over lateral connections which makes individual metering improbable. The staff engineer recommends the installation of an additional master meter for the condo units.



# FAX COVER SHEET

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(904) 358-2026  
FAX: (904) 269-5842

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- BUSINESSES
- WATER PLANTS
- MILITARY
- PROCESSING PLANTS
- CONTRACTORS

DATE: 4/2/97 NUMBER OF PAGES TO FOLLOW: 2

TO: CLAY WATER + SEWER

ATTN: CLAY AVERY OR ARLENE

FAX#: 276-0541

FROM: FLORIDA PUMP SERVICE, INC.

MARIL GASTRUP

FAX# 904-269-5842

COMMENTS: ADDITIONAL FILE INFORMATION REGARDING  
"TITE POINT" APPLICATION FOR WATER + SEWER  
SERVICE ANY QUESTIONS - PLEASE CALL.

## OTHER SERVICES

- 24 HOUR REPAIR SERVICE
- PUMP & MOTOR SALES & INSTALLATION
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- ENERGY SAVINGS AUDITS
- HOIST & WELL WORK
- DESIGN & ENGINEERING
- MACHINE & WELDING WORK
- PREVENTATIVE MAINTENANCE PROGRAMS

## MANUFACTURERS

- ALLIS CHALMERS
- GOULD
- PEARLESS
- HYPRO
- WORTHINGTON
- DEMING
- BERKLEY
- HYDROMATIC
- MYERS
- CHEMTECH
- FAIRBANKS MORSE
- WEINMAN
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LINE SHAFT TURBINE



NON-CLOG SEWAGE



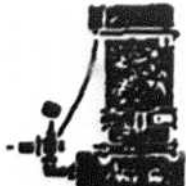
CARRIABLES AND TRASH



RECESSED IMPELLER VORTEX



CONTRACTOR RECESSED IMPELLER



JET CENTRIFUGAL



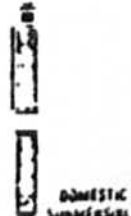
SUBMERSIBLE SUMP AND SEWAGE



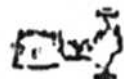
HORIZONTAL SPLIT CASE & MULTI-STAGE



END SUCTION



DOMESTIC SUBMERSIBLE



IN-LINE CIRCULATION



HIGH PRESSURE