



Public Service Commission

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

DATE: February 21, 2000
TO: Division of Records and Reporting
FROM: Division of Water and Wastewater (Lingo) J
RE: Docket No. 970409-SU, Initiation of limited proceeding to restructure wastewater rates for Florida Water Service Corporation's Tropical Isles service area in St. Lucie County

Please file the attached documents in the above-referenced docket file. Thank you.

VFJL

Attch: 01/29/98 letter w/attchs from Simpson to WAW/Lingo re: staff's Jan 1998 visit

cc w/ Attch: Division of Legal Services (Gervasi, Fudge)

c:\trop\0217rar9.mem

- AFA _____
- APP _____
- CAF _____
- CMU _____
- CTR _____
- EAG _____
- LEG _____
- MAS _____
- OPC _____
- RRR _____
- SEC _____
- WAW _____
- OTH _____

DOCUMENT NUMBER-DATE

02327 FEB 21 8

FPSC-RECORDS/REPORTING

TROPICAL ISLES MANUFACTURED HOME PARK

Public Affairs Committee
c/o Robert J. Simpson,
345 Seahorse Ter., Fort Pierce FL. 34982
(phone/fax: 561/461-0414)

FEB 2 1998

January 29, 1998

Florida Public Service Commission
Division of Water and Wastewater

To: Jennie Lingo & Stanley Rieger
Florida Public Service Commission
2540 Shumard Oaks Blvd.
Tallahassee, FL 32399-0850

850/413-6965

Re: Several items...

Thank you for visiting last week and reviewing our records plus taking time to explain PSC procedures. We hope things will be resolved quickly, and we will help any way we can. This memorandum is to summarize our understandings as of the time you left here last week plus respond to your memo of January 28, 1998.

1. Enclosed please find the two items you requested from TIHA:
 - a. pp. 4 & 8 of our letter of 3/12/96 to Commissioner Deason, and
 - b. Fax of 11/7/97 from McNeill Company to me (2 pp.).

2. I am also enclosing
 - a. the TIHA letter of 12/5/97 stating its position after the 11/19/97 Customer Meeting, and this has not changed. (I noted that the copy in my notebook was not dated.)
 - b. An updated list of various rates with the recent Culligan bid added to the second copy.
 - c. "Specs" letter of 1/23/98 faxed to you 1/24/98)

3. Roger Shackel has sent under separate cover
 - a. Exhibits A through G of the 1988 Park Purchase Agreement and
 - b. A list of all T.I. residents exempted from the monthly FWS bill.

4. Roger Shackel said he will be sending you
 - a. information on utility bill arrangements with the KIA dealership and for the Clubhouse.

(It appears that both are lumped into FWS' flow data along with six residents who lived here before SSU bought the Plant. They, then, seem to become part of the "revenue requirement" which the rest of the residents pay in their monthly bill. TIHA was not aware of the Clubhouse & KIA payments. The latter is an agreement for the Owner to supply the dealership with water and wastewater services in return for being able to use the garage as an emergency shelter as needed for TI residents.

 - b. a response to the specs which I sent to you on Jan. 23, 1998. They will be sent to you as they are received.

T.I. P.A.C. to PSC: J.Lingo & S.Rieger -- 1/26/98

5. We are most interested in FWS information as follows:

- a. a response to your inquiry of January 15, 1998, to Matthew Feil which, I believe, FWS representatives had with them (at least in part) at our meeting here last week.
- b. what income and/or credit FWS has received from amortization and/or depreciation of the Plant since it acquired it plus how much it will realize in future income credits.
- c. an itemized list of improvements made to the T.I. Plant since SSU acquired it, noting which are because of environmental mandates. (Ida Roberts (SSU) sent me a copy of this information after the 1/23/96 information session in Stuart, but I'd like it updated.)
- d. A copy of DR material that Judy Kimball (FWS) had here last week but wouldn't give to us.

6. Please tell Stan that I reviewed the FWS 1997 MORs' data as to MGD and took two high occupancy (Jan. & Dec.) & two low-occupancy months (June & Aug.) in TI. I then applied a formula which I think is reasonable:

- a. MGD x days in month,
- b. divided by the number of residences that month
- c. less 20% for non-residential consumption,
- d. then less 20% for tap water not converted to waste water.

This still includes ground water infiltration & intrusion which was high in 1997, TI's high average residential use was only 2,136 gallons per month -- far below the 6,000 cutoff after which, in theory, no more would be charged for waste water treatment!

7. The 6,000 gallons per residence per month cap on usage fees was presented by FWS just before the customer meeting last November. We discussed it in the meeting. In effect, they then allowed no usage differential between tapwater and wastewater, because no TI residence uses 6,000 gallons of water!

8. Also, I understand that we will receive from you the following items.

- a. A weekly update of progress. (If none, it still might be best if you just faxed a note to that effect so the Committee doesn't feel forgotten. As you gathered, we are a little paranoid!)

- b. A copy of the plant value analysis report that Judy Kimball (FWS) had at our meeting this week and wouldn't release to us until Matt Fiel gave the ok (which I thought was strange, because she brought several copies, and the information had previously been made public. Possibly, others are paranoid, too!)

- c. An accurate figure of what FWS realizes as income or credit from depreciation, amortization and the like of the entire T.I. Plant. I think this would be tied to 4c, above.

9. Please note that while FWS did not comply with the 120-day deadline for checking on metered, water-use data from FPUA, Tony Isaacs (FWS) was informed by Glenn Bayne of FPUA on 3/20/97 that such data would be made available monthly to FWS for a program set-up fee of \$2020 and \$25.00 per month thereafter.

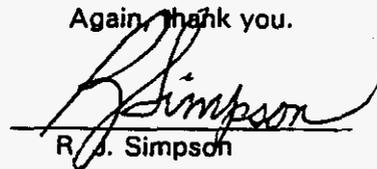
T.I. P.A.C. to PSC: J.Lingo & S.Rieger -- 1/26/98

I believe this reflects the current status of things. I might add that TI sees a "sixth option" to resolve this "contentious" situation: seek judicial and/or legislative remedies of the situations which allow such an exorbitant rate to be set in the first place as well as the convoluted procedures by which they are adopted and maintained.

Let me know what else is needed.

Please make a copy of whatever you deem appropriate for the designated FWS contact. Speaking of "copies", I still haven't received a copy of the PSC transcript of the 11/19/98 customer meeting. Can you provide a copy??

Again, thank you.



R. J. Simpson

Encl.

1. TIHA position statement of 12/5/97.
2. Updated list of various rates & bids.
3. "Specs" letter of 1/23/98 given bidders & faxed to you 1/24/98.
4. Pages 4 & 8 of TIHA letter to PSC of 3/12/96.
5. McNeill Company letter to me of 5/7/96 & DER Report of 5/7/96 from FWS.

Sent under separate cover from Roger Shacket

1. Exhibits A - G of 1988 Park Purchase Agreement.
2. List of all T.I. residents exempted from the monthly FWS bill.

Forthcoming from Roger Shacket

1. Arrangements re utility bills for KIA dealership & Clubhouse. (for TI residents.)

cc. TIHA Public Affairs Committee
Park Owner
Harold McLean, OPC
Rep. Ken Pruitt

(16)

TROPICAL ISLES MANUFACTURED HOME PARK

Sewergate Litigation Committee
c/o Robert J. Simpson,
345 Seahorse Ter., Fort Pierce FL. 34982
(phone/fax: 561/461-0414)

Florida Public Service Commission
Bureau of Consumer Information & Conservation Education
2540 Shumard Oak Blvd.,
Tallahassee, FL 32399-0850

December 5, 1997

Dear Commissioners:

Docket Number 970409-SU

Following your Staff Hearing at Tropical Isles (TI) on November 19, 1997, the TI Homeowners Association held its annual meeting on December 1, 1997. I have been asked to convey the sense of the deliberations and comments from that meeting regarding this docket.

1. This issue has been "most contentious" (Kiesling, AP) because PSC Staff has not only allowed but aided Florida Water Services (FWS; known as Southern States Utilities, SSU, before Jan. 1, 1997) in a "callous disregard" (OPC letter to FMO) for TI residents' views completely contrary to the promise of openness in data-gathering and deliberations (Chr. Johnson to Rep. Pruitt & others).

2. In early 1996, Counsel Twomey charged PSC Staff and FWS with improperly slipping from (a) the basic question of what is a fair rate for SSU to (b) whether a pre-ordained income level should be grabbed from customers by a stand-alone or uniform rate.

3. Now, TI hears PSC Staff & FWS saying the Docket is only to consider whether a fixed amount of revenue shall be levied equally among residents or adjusted for actual usage.

4. THIS IS UNFAIR; VIOLATES THE PSC ORDER TO SSU OF COMING UP WITH A FAIR RATE BASED UPON METER INFORMATION, AND IS SET UPON A CAPBAND RATE WHICH IS A FORM OF A "UNIFORM" LEVY THAT THE COURT HAS DECLARED ILLEGAL.

5. FURTHER, IT IGNORES SSU'S OWN COMMENTS THAT ONLY A \$5.00 MONTHLY INCREASE PER HOME IS NEEDED. (SSU: Roberts, 1/26/96 & Smith, 2/1/96 Ft.Pierce Tribune).

6. PSC ALLOWED SSU TO IGNORE ITS 120-DAY TIME LIMIT (ending Feb. 19, 1997) IN SUBMITTING A RATE PLAN BASED UPON METERED DATA; IN FACT, COVERING FOR SSU'S LATENESS.

7. Now, TI residents feel themselves squeezed (Rep. Pruitt called it "blackmailed") into accepting some vacation rate as the solution to their concerns.

8. No real allowance is made for the fact that wastewater usage is at least 20 per cent lower than tapwater consumption. PSC Staff & FWS say this is covered by not counting or charging for any tapwater used in excess of 6,000 gallons per month per TI residence! HELLO! FWS data, PSC Staff Reports to the Commission, and Fort Pierce Utilities Authority (FPUA) water meter data for TI shows figures less than an annual average tapwater usage of less than 3,000 gallons per residence.

We may not be CPAs, but we are not SAPs either!

[C>A>FWSII:PSC1206.97]

(2a)

TI vs. FWS

RATES & DATA COMPARED -- SSU/FWS & OTHERS... (as of 11/19/97)

A. Various Actual & Proposed Rates for TI.

- a. Figures are per month.
- b. Explanation below each.

\$8.00

Hutchinson Utilities bid

\$ 10.00

SSU (0123) showed TI costs + profit of \$6.87.

\$12.00

Schoch Utilities bid

\$13.33

SSU 1996 rate at TI

\$16.00

Temporary (2 yrs.) Hutchinson levy to build reserve fund

\$17.05

SSU proposed interim (020196)

\$18.33

SSU 1996 rate plus \$5.00 SSU needed (012396 & 020196 Tribune)

\$24.40

FPUA \$11.00 base + \$3.9375 x 3400 gals.

\$29.52

SLCU \$11.23 base + \$5.33 x 3400 gals.

\$35.50

1996-97 Interim Charges by FWS

\$35.77

1997 Interim Charge with CPI adjustments

\$39.26

FWS meter plan of \$15.77 base + \$6.91 x 3400 gals.

\$40.30

FWS comparison of FPUA costs for TI using higher figures (see \$24.40)

\$41.43

FWS comparison of SLCU costs for TI using higher figures (see \$29.52)

\$44.27

FWS-desired "uniform" rate for TI (020196)

TI vs. FWS

B. RATES & DATA -- SSU/FWS & OTHERS... (rev. after 1/24/98)

1. Various Actual & Proposed Rates for TI.

- a. Figures are per month. (Source date shown; * = data in "Rate" section; current notebook.)
- b. Explanation &/or source of any revision indicated.

\$6.00

Culligan bid*

\$8.00

Hutchinson Utilities bid*

\$ 10.00

SSU (0123) showed TI costs + profit of \$6.87

\$12.00

Schoch Utilities bid*

\$13.33

SSU 1996 rate at TI

\$16.00

Temporary @2 yrs. Hutchinson levy to build reserve fund*

\$17.05

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FWS comparison of SLCU costs for TI using higher figures (see \$29.52)

\$44.27

FWS-desired "uniform" rate for TI (020196)

5

TROPICAL ISLES vs. FLA. WATER SERVICES, INC.

General Specifications for Operations Bids on T.I. Wastewater Treatment Plant
(DISCUSSION DRAFT FOR JENNIE LINGLE (PSC) & HAROLD MCLEAN (OPC))

A. Introduction

1. At the meeting with PSC Staff at T.I. on January 21 & 22, 1998, investigators asked TI to get comparable bid data from any companies interested in operating the T.I. Plant.

2. To date, three companies have submitted bids. They and the contact persons are shown alphabetically, next, with date of letter or bid shown in parentheses.

- a. Culligan = Culligan Operating Services from Chris Keithline
ph. 561/ 464-8811 (1/12/98)
- b. Hutchinson = Hutchinson Utilities Service Corp. from _____
ph. 561/288-2686 (10/14/96)
- c. Schoch = Norman Schoch Utilities Operations from Norman Schoch
ph. 561/283-7983 (10/2/96)

B. The Factors to Include in Bids

1. PSC uses the following information from utilities such as FWS in determining a fair rate. Thus, any bidders should be sure that these costs are included in any bid. If an item is not mentioned, Tropical Isles will assume any such expenses are included in the bid price.

2. All bids are assumed to be in line with any applicable regulations of the Florida Public Service Commission (PSC) and the Florida Department of Environmental Regulation (DER).

3. The following cost factors must be addressed in each bid as included or excluded. If any item is included within another item, please indicate.

- a. All management & general overhead including legal and accounting services.
- b. Salaries, wages & benefits of any operators as required by DER.
- c. Salaries, wages & benefits of any repair personnel, managers and consultants.
- d. Fees for all permits, licenses & similar documents.
- e. Daily operations per DER regulations.
- f. Repairs of
 - 1) underground utilities.
 - 2) pumps.
 - 3) lift stations.
- g. Performing all preventive maintenance as required by equipment manufacturers.
- h. Performing all sampling, testing and monitoring as required by DER & any other agencies.
- j. Providing all chemicals & nutrients required.
- k. Removing sludge as needed.
- l. Providing all parts & supplies such as but not limited to belts, hoses, lubricants and filters.
- m. Reconditioning/replacing all equipment, including items for chlorination, as needed whether mandated by disrepair or state regulations.
- n. Covering all applicable real estate, income and other taxes.
- o. Establishing a reserve fund for major repairs and capital improvements
- p. Providing monthly reports to TIHA & Park Owner plus any other interests.
- q. Showing any credits from depreciations, amortizations, incentives and any other credits.
- r. Other (specify): _____

4. Indicate any which you do not plan to perform or are not applicable & why.

5. Indicate all involved parties and subcontractors & licenses in the bid.

Any not applicable, explain; e.g., included in any lease

TROPICAL ISLES RESIDENTS vs. FLORIDA WATER SERVICES

December 5, 1997, re Docket Number 970409-SU

9. SSU was given a minor penalty -- a delayed increase in the exorbitant "interim" rates that were increased -- because of (a) its interference with PSC procedures through holding misinformation meetings prior to PSC regional hearings in early 1996 and (b) for urging Governor Chiles, Lt. Governor Mackay and Commerce Secretary Crawford to influence the Commission. This penalty undoubtedly will be approved as a business expense in subsequent rate-increase requests from FWS!

10. SSU continues to play the same games. Data vary according to the intended audience. Stockholders reports show SSU is healthy. FWS reports to the Department of Environmental Regulation shows low usage at TI with a sudden unexplained jump when this "contentious" situation opened in early 1996. At this time TI Park representatives noted a loaded flowmeter at the Plant which would increase flow data -- amounting to fraudulent data if such were used.

11. It is one thing to gripe; another to have solutions.

a. The TI Park Owner "sold" the Plant to SSU in 1988 for ^{\$5.00} ~~\$10.00~~ with the understanding that SSU would provide clean, economical, efficient service.

b. PSC, in its support of utilities, has allowed -- without explanation to TI -- full-value depreciation of the Plant, netting SSU about \$20,000 in real income in 1996.

WHY? If PSC must, remember, this is a \$6.00 monthly income per TI residence!!

c. If PSC wants to accept FWS' stand that it is suffering a loss at TI, then have FWS sell the Plant back to TI for \$10.00! The Owner said he would even give \$30.00 -- in line with SSU/FWS attempts to triple the RWO rates here!!

d. If FWS doesn't want to sell the Plant back at a reasonable rate, (a) let TI lease it for the "fair price" of \$10.00 a year; (b) FWS can still get a clear skim of \$6.00 per month through depreciation of the plant, and (c) TI will let a local company operate the plant under \$12.00 per home per month. (Bids are on file!)

12. If the Commission wants to live up to its mission of seeking equity for consumers and utilities, then appoint a special, ndependent committee to set a fair plan for TI.

TI residents are adamant. They will pursue this matter administratively, legislatively and judicially to stop this flagrant (flagrant!?), exorbitant and callous action which seems to place the Commission as more interested in the profits of utilities than the interests of consumers.

Thank you.

Most sincerely,

cc. Rep. Pruitt, Sen. Cowin, OPC, FMO & TI Board.

Tropical Isles Homeowners Association

to FPSC re SSU's Proposed Increase in Rates

3/12/96
TIIHA to
PSC-Deason

F. Recommendations

1. PSC, before allowing any rate increase to SSU should consider the following.

{ It appears that's SSU's "loss" is really a revenue shortfall below expected or desired profit levels rather than not operating in the red, per se. Further, consumers shouldn't have to suffer an exorbitant rate increase because the parent company's stock portfolio wasn't as profitable as expected. (See C-3; (MP '94, pp. 2, 8)) }

c. Ms. Roberts (SSU, 1/23) indicated the Chief Financial Officer would call & explain TI's inexplicably high increase. To date, no such contact has been made.

d. Conflicting data from SSU -- mailings, MP "Annual Report", 1/23/96 information session, & data given to PSC -- cause customers to believe SSU uses the old mushroom approach in management along with "when in doubt, mumble" of rate increases.

e. "We intend to increase our earnings by providing exceptional customer service at competitive prices." (MP '94, pp.1, 2)
(Check Lillani Heights in Martin County as well as TI to gauge if there is customer satisfaction with any services. TI plant casts an aroma to nearby homes, too.)

f. PSC should note that MP states it has a good cash "cash resources" plus "a lack of major construction needs". (MP '94, p. 17)

2. While complaining about losing money...

a. great profits exist via a combinations of amortization & depreciation especially when a plant is virtually given to SSU. (Examples: TI, Fisherman's Haven (Martin Cty.), Kissimmee, & Deltona.) This along with contributions in aid of construction (CAIC) must be checked.

b. Further, SSU's rate computations include keeping a three-year reserve for servicing new customers, while hookup and impact fees are also charged.

c. Water/wastewater "revenue was higher in 1994 than 1993 because of higher water rates plus a \$19.1 million profit from sale of Venice Gardens water plant assets to Sarasota County for \$37.1 million. [emphasis added]
{ Nice profit; got TI for \$10.00. }

d. MP still notes that revenue was below what was expected "because of abnormally high rainfall reduced consumption 8%."
{ Yet, MP CEO letter to Chiles indicates conservation is a goal!! (See B-10c) }

e. Revenue also was higher in 1993 than 1992, again because of higher rates. (MP '94, p.8)

f. All water/wastewater net income for SSU in 1994 was \$13.3 million compared to a loss of \$2.3 million in 1992. (MP '94, p.18)

Tropical Isles Homeowners Association

to FPSC re SSU's Proposed Increase in Rates

3/12/96

TICA to

PSC - Dason

C. Information From & About SSU.

3. Return on common equity (net profit) of 10.5%. (MP '94, p.1)
 - a. Earning per share of \$2.06, down from \$2.20 in 1993, largely due to
 - (1) poor showing of investment portfolio plus
 - (2) 21 cents-per-share write-off on bad investment. (MP '94, pp.1, 2)
 - b. These two factors account for more than the one-year drop in share earnings.
 - c. MP also blamed "rising interest rates" as a cost factor; these now are down. (MP '94, p.2)
 - d. MP says, 1995 marks its 25th consecutive year of dividend increases. (MP '94, p.3)

4. MP goal pay \$3.25/share by 2000 A.D. = 58% rise, just under 10% a year. (MP '94, p.6)
 - a. Earnings to come 1/3d each: electric, water/wastewater & diversified non-regulated investments, "We intend to increase our earnings by providing exceptional customer service at competitive prices."
 - b. In 1994, MP "paid out in dividends 98% of our earnings." (MP '94, p.17)

5. Water/wastewater "revenue was higher in 1994 than 1993 because of higher water rates plus a \$19.1 million profit from sale of Venice Gardens water plant assets to Sarasota County for \$37.1 million. [emphasis added]
 - a. MP still notes that revenue was below what was expected "because of abnormally high rainfall reduced consumption 8%."
 - b. Revenue also was higher in 1993 than 1992, again because of higher rates. (MP '94, p.8)
 - c. All water/wastewater net income for SSU in 1994 was \$13.3 million compared to a loss of \$2.3 million in 1992. About 2/3ds of the customers are in Fla. (MP '94, p.2)

6. The So. Fla. Water Mgt. District is helping SSU with capital improvements at Marco Island & Spring Hill. (MP '94, p.16)

7. "SSU continues to hold the line on expenses while adopting new measures to improve performance, concentrating on high standards of customer service, stewardship of water resources and the environment." (MP '94, p.16)

8. MP's 1995 filing for rates before the FPSC will "propose water conservation incentives and a consistent policy on charges for service availability." (MP '94, p.16)

9. Proposed "uniform rate" for SSU will prevent "rate shock" by spreading the cost of capital improvements, reduces rate case preparation expenses, and can help promote water conservation." (MP '94, p.17)

10. During 1993 & 1994, asked FPSC for a rate adjustment of \$3 million & got \$2.9 million. (MP '94 p.17)

11. SSU said it expected only 70% of it's requested rate increases based upon past actions of PSC. (Source: Ida Roberts, SSU info. meeting, 1/23/96)

DEPARTMENT OF ENVIRONMENTAL REGULATION
GROUNDWATER MANAGEMENT SYSTEM
MONTHLY OPERATING REPORTS

FACILITY TEST HISTORY
FACILITY 5156P00265 - ST LUCIE PLAZA

SITE NUMBER - 5156X10057	NAME - EFFLUENT/ST LUCIE PLAZA SHOP CNTR	SITE TYPE 'EF'		SITE WELTYPE						
TEST DATE		01/96	12/95	11/95	10/95	09/95	08/95	06/95	05/95	04/95
FECAL COLI MF #/100		0.0	1.0<	0.0	0.0		0.0	1.0<		0.0
FLOW, MONTH AVG MGD		0.005	0.007	0.005	0.008		0.008	0.005		0.006
BIOCHEM OXY DEM MG/L		7.0	3.3	3.0	3.0		3.0	3.0		3.0
SUS SOL, MO AVG MG/L		7.0	20.0	6.0	3.4		1.0	1.0		1.0
FLOW, 3-MO ADF MGD		0.005	0.006	0.006	0.007		0.007	0.008		0.006
PH, MINIMUM STD UN		6.60	6.30	0.00	3.40		6.70	6.80		6.80
PH, MAXIMUM STD UN		7.30	7.70	6.60	7.30		7.70	8.00		7.50
CHLOR RES, MIN MG/L		0.9	0.5	7.6	0.6		1.0	3.0		1.8

FACILITY 5156P00320 - TROPICAL ISLE P.U.D. McNeill Modular Plant

SITE NUMBER - 5156X11922	NAME - TROPICAL ISLES	SITE TYPE 'EF'		SITE WELTYPE							
TEST DATE		01/96	12/95	11/95	10/95	09/95	08/95	07/95	06/95	05/95	04/95
FECAL COLI MF #/100		1.0<	1.0<	10.0<	1.0<	1.0<	1.0<	1.0<	1.0<	1.0<	1.0<
FLOW, MONTH AVG MGD		0.038	0.034	0.021	0.026	0.022	0.021	0.019	0.020	0.024	0.029
BIOCHEM OXY DEM MG/L		14.0	15.0	11.0	2.1	8.0	5.0	3.0	2.0	10.0	3.0
SUS SOL, MO AVG MG/L		19.0	6.0	2.1	0.0	4.0	1.0	100.0 \$	1.0	1.0	2.0
FLOW, 3-MO ADF MGD		0.031	0.027	0.007	0.023	0.020	0.020	0.020	0.024	0.028	0.030
PH, MINIMUM STD UN		6.90	6.70	6.90	6.60	6.00	6.00	6.20	7.00	6.80	7.00
PH, MAXIMUM STD UN		7.10	7.40	7.40	7.60	7.30	7.00	7.20	7.60	8.60 \$	9.70 \$
CHLOR RES, MIN MG/L		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

FACILITY 5156P00385 - EMPRESS, THE

SITE NUMBER - 5156X12113	NAME - SEA SPRAY CONDOMINIUM	SITE TYPE 'EF'		SITE WELTYPE						
TEST DATE		12/95	11/95	10/95	09/95	08/95	07/95	06/95	05/95	04/95
FECAL COLI MF #/100		0.0	0.0	0.0	0.0	0.0	4.0	7.0	0.0	0.0
FLOW, MONTH AVG MGD		0.012	0.009	0.006	0.002	0.040 \$	0.001	0.002	0.000	0.012
BIOCHEM OXY DEM MG/L		5.0	4.0	4.0	2.5	3.0	1.0	1.5	3.0	5.0
SUS SOL, MO AVG MG/L		5.8	4.3	6.0	2.0	2.0	2.0	3.0	2.0	8.0
FLOW, 3-MO ADF MGD		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
PH, MINIMUM STD UN		6.90	0.00	7.00	6.80	6.90	6.90	7.00	7.00	6.80
PH, MAXIMUM STD UN		7.00	0.00	7.00	7.10	7.10	7.00	7.00	7.00	7.00
CHLOR RES, MIN MG/L		1.0	0.0	1.2	0.0	1.0	1.0	2.0	2.0	1.9

FACILITY 5156P00385 - ST. LUCIE WEST UTILITIES, INC.

SITE NUMBER - 5156X11923	NAME - ST. LUCIE WEST	SITE TYPE 'EF'		SITE WELTYPE							
TEST DATE		01/96	12/95	11/95	10/95	09/95	08/95	07/95	06/95	05/95	04/95
FECAL COLI MF #/100		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOW, MONTH AVG MGD		0.287	0.334	0.353	0.410	0.401	0.557	0.329	0.320	0.432	0.600
BIOCHEM OXY DEM MG/L		5.4	9.0	1.3	7.0	3.0	3.0	3.2	4.0	2.3	2.4
SUS SOL, MO AVG MG/L		1.0	0.2	1.0	1.4	1.0	1.0	1.0	1.0	0.4	1.0

VIOLATION KEY TO THE RIGHT OF THE DESIGNATION: * = MISSING, - = BELOW MINIMUM, \$ = ABOVE MAXIMUM
NOTE: ANY RESULTS ENTERED BEFORE 01/96 MAY BE EMPHATICALLY MARKED AS MISSING

1:35
 9048787981
 MCNEILLCO
 05/01/96

>Pse 011998 #5a



P.O. Box 5618 Tallahassee, Florida 32314 (904) 877-7102
National WATS 800-634-6543 FAX 904-878-7901

FAX MEMO

To: FAX # 561-461-0414

DATE: 11/7/97
REF: Tropical Isle Wastewater Treatment Plant

In response to your request you will find a copy of the Test Results reported to the DER for the period April, 1995 thru January 1996.

To secure recent Test Results contact Ms. Rachel Mills at 850-921-9763 (fax 850-922-9445) c/o Fl. Dept of Environmental Protection, Tallahassee, Fl

Be sure to provide her with the following information:

- Identify your request as "GMS36 Effluent Test Results"
- Facility 5156POO320 - Tropical Isle P.U.D.
- Site Number 5156X11922
- Show the months requested (For example " From January 1997 thru October, 1997"

You're welcome to mention my name as an example of what you are looking for as I am a long standing "customer" of hers.

They must have payment prior to their mailing the information, so be sure to ask her to let you know the cost and how payment can be handled. A report on only one plant should not cost more than \$10.00 to \$25.00, sometimes as little as \$5.

Regarding value of the WWTP, our records show we installed a 50,000 gpd plant and a 40 sq. ft Tertiary filter system for Tropical Isle in 1987 for \$124,768.

We are quoting comparable systems today for around \$182,000. Construction materials, and labor increases, and permitting authorities new requirements have substantially added to the cost of a plant.

Along with the cost of a plant such items as the collection system, lift or pumping stations, and the effluent disposal system need to be considered. Add to that other items such as permit and engineer's fees, landscaping, fencing, electrical service to the site.

We appreciate the opportunity to be of service and please call if we can be of further assistance.

Elise M. Farrar