BEFORE THE 1 FLORIDA PUBLIC SERVICE COMMISSION 2 DOCKET NO. 991666-WU 3 In the Matter of 4 APPLICATION FOR AMENDMENT OF CERTIFICATE NO. 106-W TO ADD TERRITORY IN LAKE COUNTY BY FLORIDA WATER SERVICES 5 6 CORPORATION. 7 8 ELECTRONIC VERSIONS OF THIS TRANSCRIPT ARE A CONVENIENCE COPY ONLY AND ARE NOT 9 THE OFFICIAL TRANSCRIPT OF THE HEARING AND DO NOT INCLUDE PREFILED TESTIMONY. 10 11 12 GROVELAND SERVICE HEARING PROCEEDINGS: 13 14 COMMISSIONER LILA A. JABER COMMISSIONER BRAULIO L. BAEZ **BEFORE:** 15 COMMISSIONER MICHAEL A. PALECKI 16 Wednesday, July 11, 2001 DATE: 17 TIME: Commenced at 10:05 a.m. Concluded at 6:40 p.m. 18 19 PLACE: E. L. Puryear Building 243 South Lake Avenue Groveland, Florida 34736 20 21 REPORTED BY: TRICIA DeMARTE Official FPSC Reporter 22 (850) 413-6736 23 24 25

DOCUMENT NUMBER - DATE

FLORIDA PUBLIC SERVICE COMMISSION

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APPEARANCES: J. STEPHEN MENTON. Post Office Box 551. Tallahassee. Florida 32302, appearing on behalf of Florida Water Services Corporation. SUZANNE BROWNLESS, 1311-B Paul Russell Road, #201. Tallahassee, Florida 32301-4860, appearing on behalf of the City of Groveland. PATTY CHRISTENSEN and ROSANNE GERVASI. Florida Public Service Commission, Division of Legal Services, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0870, appearing on behalf of the Commission Staff. ALSO PRESENT: SUE HENESY, Florida Water Services Corporation JOHN TILLMAN, JR., Florida Water Services Corporation

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COMMISSIONER JABER: Counsel. let's go ahead and convene the hearing in this docket. Would you please read the notice.

MS. CHRISTENSEN: By notice issued June 11th, 2001. this time and place having been set for a hearing in Docket Number 991666-WS, application for amendment of Certificate Number 106-W to add territory in Lake County by Florida Water Services Corporation. The purpose of this hearing is as set forth in the notice.

COMMISSIONER JABER: At this time let me for the purposes of the record recognize that it's 5 after 10:00, and this is the time when we would take customer testimony. So for purposes of the record, let me ask if there are any customers in the room that are wishing to testify in this proceeding. If there are, would you please stand up.

Let the record reflect that there are no customers this morning. I will note that we have a service hearing for the purposes of taking testimony from customers this evening at 6:00 p.m. We will now begin the technical evidentiary part of this proceeding, and recess just before 6:00 p.m. where we will come back and determine if there are customers wishing to testify at 6:00 p.m.

(Service hearing recessed at 10:06 a.m.)

(Service hearing reconvened at 6:05 p.m.)

COMMISSIONER JABER: Let's go back on the record. Counsel. read the notice.

MS. CHRISTENSEN: By notice issued June 11th, 2001, this time and place having been set for a hearing in Docket Number 991666-WS, application for amendment of Certificate Number 106-W to add territory in Lake County by Florida Water Services Corporation. The purpose of this hearing is as set forth in the notice.

COMMISSIONER JABER: Thank you, Ms. Christensen. This is the customer service portion of our evidentiary hearing. I understand that there are customers who wish to speak this evening, and we certainly welcome them and are eager to hear from customers. I wanted to just briefly explain the purpose of this application which is initiated because Florida Water Services Corporation on November 3rd, 1999, filed an application to amend its current certificate to add water service territory in Lake County to serve a proposed development called the Summit. The City of Groveland, within its rights, filed a timely protest to the application, and therefore, we're here to take testimony from the City of Groveland and from Florida Water.

The Commissioners here at the table with me to my left, Michael Palecki, and to my right, Braulio Baez. We have Staff people here that are also willing and available to answer

questions. On the far right, Patty Christensen is the Staff counsel, the Staff attorney assigned to the case. Next to her is Billie Messer. Next to Billy is our engineer,

Rick Redemann: and Rosanne Gervasi.

With that, I'd like to know if there are customers in the room that would like to testify. Okay. Would you please stand. Now, as a matter of formality, I need to have you agree to an oath, and with that, would you raise your right hand, please.

(Witness sworn.)

COMMISSIONER JABER: Thank you. Let me go ahead and add that the issues to be decided in this case relate to whether Florida Water has the technical ability, the financial ability to serve the projected area. We will also look at whether there's a need for service, whether there's a duplication of service, and finally, we will look at whether the application is in the public interest.

So with that, let me call our witness up, and we have -- let me just say, we have had trouble hearing through the microphone all day. I'll just ask that you bring the microphone up to you. If you have any trouble hearing any of us, let us know. I'd ask that you give your testimony first in its entirety. You're welcome to ask us questions and of our Staff and of the parties. They can ask you questions.

All right. So state your name please for the record

and your address.

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JEFFREY S. COOPER

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was called as a witness on behalf of the Citizens of the State of Florida and, having been duly sworn, testified as follows:

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DIRECT STATEMENT

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THE WITNESS: My name is Jeff Cooper, and I live at 8950 Cherry Lake Road in Groveland -- Groveland address. And my home is approximately right across the street from the proposed Summit development.

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COMMISSIONER JABER: What's the address? Do you

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mind --

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THE WITNESS: 8950 Cherry Lake Road.

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COMMISSIONER JABER: Okay. Mr. Cooper, you have

THE WITNESS: I have to apologize, I don't have

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prepared remarks?

history to know why I am here.

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prepared remarks. I just found out about this hearing this

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morning when I read the morning paper. So if I seem a little

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disorganized, please forgive me, and maybe you can keep me on the right track if I stray too far afield. The reason -- a

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little history perhaps for both the City of Groveland and

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Florida Water Services and the Commission, a little bit of

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Approximately three or four years ago, a development was proposed for the same property across the street from me

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and -- with a different development type. It was supposed to

have a school, and there was supposed to be a strip mall of some sort, and there was supposed to be approximately, I think, 365 homes in this area. And the homeowners around us -- there's about 200 of us -- all believed that since we were required to have a five acre parcel for each home, that it wasn't right that they would be able to take this 690 acre parcel and the density would be in some places up to a house per quarter acre. So in essence, what happened was, we tried to stop the proposal from going forward, and there's no wood here, but knock wood, we were able to do that.

Subsequently, now, we also had -- we found out that they were proposing 135 homes and a golf course, and I guess if you go against City Hall too many times, you're bound to lose. And our choice was, would you rather have 135 homes and a golf course -- I have a fly around here --

MR. MENTON: It's been here all day.

THE WITNESS: -- 135 homes and a golf course, or 350 homes and a strip mall and on and on and on. So we decided not to fight. I won't speak for the other homeowners in the area, but I was the one who organized all the homeowners in the area. So with that little bit of history, that's why I'm here today after seeing the article in the paper. There was also a --

MR. MENTON: That was Suzanne's responsibility to get that fly. but --

THE WITNESS: I better change my perfume.

COMMISSIONER JABER: We've had the fly, but no sound.

THE WITNESS: Also of concern to the neighbors and myself, as we've talked, seeing that the City of Groveland has now been installing water lines along Cherry Lake Road. I will tell you that I have -- other than whatever has been published in the paper, I have not been notified by anybody, whether it be Summit, Florida Water, or the City of Groveland, that they are going to put water lines all the way down past my home.

My proximity to the Summit development is, and this is my understanding, is that the golf course maintenance shack is going to be located fairly close to where I am. I also understand that the Summit development, and this gets into the water, which is what you are concerned with, water issue, has an actual piece of property that they own that is directly on Cherry Lake.

So one the questions I have, as it relates to the Summit development and Florida Water and how it relates in any, way, shape or form, is what are the plans of the Summit development or Florida Water in regard to pulling water out of Cherry Lake given the drought that we are in right now? And I can only tell you to give you some perspective is, three and a half years ago here in central Florida, the water was at the highest level ever, and I had a 75-foot dock. The water level being so high, it ruined my dock. I had to tear it down. Subsequently, I put in an 85-foot dock, and I am still 20 feet

from the water's line. Okay. So that's how bad it is, and Cherry Lake is very low. As a matter of fact, we cannot -- we used to be able to go through all the canals and go all the way to Lake Louisa (phonetic). We cannot do that anymore.

So one of my questions is, what is the effect of the Summit development in regards to water, and whether or not they will be pulling anything out of Cherry Lake, especially when it relates to the golf course, and will they be using it at all in that respect?

The second question -- I don't know if you want to answer these or --

COMMISSIONER JABER: Let's leave them until the end.

THE WITNESS: Okay. Because I'm kind of trying to think of them right off the top of my head here since I'm not prepared as I would have liked to be.

The second question I have is, if Florida Water actually uses their Palisades water plant, and if I misstate this in some way, please, you know, somebody correct me, I understand that Palisades has a water resource that they are going to use to push water to the Summit development. If that is true, if that's the way it works, how will that affect me in terms of, will I be able to hook up? Will I not be able to hook up? What are they providing? Or is it just something that goes to the Summit development with no applicable affect to any of the homeowners? And as I said, there's not a lot of

us there. And since the density in some of the places on the development is greater than five acres per household, I'm interested to find out what that will be.

At the same time, if Groveland is offered the opportunity or has the opportunity since they are already putting in water lines, you know, what affect will the Groveland water line have on my home? And will I have to hook up? Since they are a city or a municipality, will I have to hook up? What will I have to pay? And will I be forced to hook up? If I sell the property, will that have to happen? If my well goes dry, will I have to hook up? And what are the corresponding charges? And if you consider that I am 330 feet from the roadway just to the corner of my property and you'd probably have to go another 50 feet, you're talking about a water line just from the hookup at the street of at least 390 to 400 feet. And I'm sure that doesn't cost a little bit. I don't know how much it costs, but I'm sure it's costly. And there are others of us along that road.

COMMISSIONER JABER: Let me interject here. It is my understanding, and I would allow the parties to correct me if I'm wrong, as it relates to both parties, it's my understanding, they are not proposing to require anyone outside of the Summit development, if it actually takes place, to connect to their water or their sewer systems. At least that is not covered in anyone's testimony.

And, Ms. Brownless, can you confirm that for me or make someone available from the city to talk to Mr. Cooper after his testimony?

MS. BROWNLESS: Yes. ma'am.

COMMISSIONER JABER: Can you confirm on the record whether through your testimony you had any notion of requiring customers that are -- or constituents within the area but not within the Summit development of hooking up to the water or the wastewater system?

MS. BROWNLESS: I can tell you generally that most counties have a provision for mandatory hookup if you are within so many feet of a line. Whether that would apply -- whether Lake County has such a provision, I do not know. Whether that applies to water, I do not know. Most of the ordinances I have seen apply to sewer. So we would have to check that and get back with you.

COMMISSIONER JABER: Mr. Cooper, Ms. Brownless will definitely find someone that can talk to you after you finish your testimony. And perhaps you can follow up with a letter too and carbon copy all the parties.

MS. BROWNLESS: Yes, ma'am.

COMMISSIONER JABER: Mr. Menton, will you also confirm that it is not your intention of requiring people outside of the Summit development to hook up?

MR. MENTON: That's correct, Commissioner. As I

If I

1 understood what Mr. Cooper said, he is outside of the Summit 2 which means he would be outside of the certificated area that 3 we're requesting. So Florida Water would not be able to 4 provide service without coming back and getting an additional 5 amendment, which given this process, I'm not so sure it's worth 6 it. 7 THE WITNESS: And thank you for your comment. 8 may? COMMISSIONER JABER: Yes, go ahead. 9 10 11 12 13 14 15 16 17

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THE WITNESS: Because that generates another question in my mind. Is it in the public interest to allow somebody to go in specifically there when we're talking about an area where all the other homeowners are required to have a five acre parcel and to exclude us from that availability? Now, if that's so, that's so, but I would ask that question.

MR. MENTON: Well. and Mr. Tillman, the senior vice president from Florida Water, is here. And he could talk with you about what would be involved about trying to make it available to those who wanted to hook up. And my comment was flippant based upon a long day here.

THE WITNESS: I understand. A spent an hour listening.

MR. MENTON: But Mr. Tillman could explain it to you. But from a legal standpoint, Florida Water could not provide service without getting Commission approval, but certainly, if

there's an interest, Florida Water would work with those who would try to, and try and make service available, if possible.

THE WITNESS: And in regard to that, I guess I would have to make the comment, or at this time I would like to make this comment, and that is, at the time when I first got into this situation under the first development and now under the second development, it just appears to me that, you know, while I don't have a lot of money, and there's a lot of Commission people, and it's run by the State, and the City of Groveland certainly is, you know, trying to entertain what's in their best -- the City of Groveland's interest, but it seems to me that, you know, we just aren't communicating at all.

And it would seem to me that when you do this, it's in the public interest to inform the citizens of what's going on. And I feel that, you know, not only on the first development try but on the second development try -- now, we have not heard from the developers, and I understand that you gentlemen are not here for the developers, but you are with Florida Water, and I don't understand why you can't talk to us and tell us. I mean, we're not talking about thousands of people. We're talking about 19 people on Cherry Lake, and I just find that to be absolutely incredible. And I'll try to keep my scourging remarks to that. I mean, it upsets me very much.

COMMISSIONER JABER: Mr. Cooper, let me address your

concerns this way because I certainly understand your frustration in finding out about the hearing with the newspaper article today. Our rules, as it relates to this proceeding, we do require the utility to send out a notice to proposed customers, customers in the proposed territory. It occurs to me that you probably were not mailed a notice because you are not within the proposed territory, but saying all of that, I certainly echo your concerns that communication is the way to go. And certainly, we can look into our rules and whether it's, you know, appropriate to find a way to communicate with the area around the development so that if not for anything but to educate them on the process and to have feedback from them.

But with respect to the affect it has on you, I wanted to ask you a question. I heard you say both things. You might be interested in receiving service from either the city or Florida Water if you had more information.

THE WITNESS: That's correct. And I guess the reason you heard two things was, one, this is a private company and, two, Groveland is a municipality. And that really was the beginning of a second generating question in my mind, because I don't know the laws and the rules of how municipalities may or may not operate, and that is, if they are going to put in this -- they certainly didn't ask me if they can put in the water line down Cherry Lake Road. They are doing it. So my question is, if they are doing that, then, you know, what are

my entitlements? What am I able to or what am I not able to do? Just both sides.

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The second is, if the City of Groveland does have that water line, and I hate to put it in wins and losses and everything, but just from my perspective, what if they lose today and now they have this water line there? What does that mean to me? Because then what it suggests is that perhaps the City of Groveland has some other motive in terms of maybe annexing the territory that is adjacent to. Or let's take the commercial side. What if their development fails but Groveland wins the whatever it is. this whether it's a suit or whatever you call it? What if they win? And what is their ability to annex that whole area and create a higher density of population? And what are the water effects on this in that regard in terms of they are already putting the pipes down, which I can't stop? Of course, I went over there today, and I was going to ask to see the permit from the county, since they are on the incorporated area, but nobody was working on it today, to find out exactly when the permit was approved or even if they needed a permit. And so, you know --

COMMISSIONER JABER: With respect to Florida Water, they cannot construct or do or change anything until the Public Service Commission approves their application. If the Public Service Commission grants their application, they can't change anything more with respect to their service territory beyond

what's approved in their certificate. So there will always be a proceeding before the Public Service Commission before that's done, and there can't be any changes to rates or charges without our prior approval.

Now, with respect to the City of Groveland and what notice they gave you prior to putting in lines on Cherry Lake, I can't answer that question because we don't have jurisdiction over the City of Groveland.

Ms. Brownless, do you know if the city noticed the area around Cherry Lake before lines went in?

MS. BROWNLESS: No, ma'am, I do not. I think it was considered -- my understanding -- specifically noticed, I don't think so. I think it was considered at a City Council meeting which was noticed as City Council meetings are ordinarily noticed with appropriate agendas produced.

COMMISSIONER JABER: Please make sure that Mr. Cooper has a copy of that and understands --

MS. BROWNLESS: Sure.

COMMISSIONER JABER: -- the process there. And to the degree he has any more questions, I would just ask that you all follow up with him.

MS. BROWNLESS: Yes, ma'am.

THE WITNESS: Can I ask for something additional there? If the notice came out at the City of Groveland Council, you're putting in water lines in the unincorporated

1	area, which is not your jurisdiction, therefore, I would ask	
2	that if there is an appropriate or an auxiliary county	
3	authorization that was publicized, if you could let me know	
4	what was	
5	MS. BROWNLESS: We will be glad	
6	THE WITNESS: if that's the auspices under which	
7	you did that.	
8	MS. BROWNLESS: Sure. We will be glad to explain the	
9	whole process to you, Mr. Cooper.	
10	THE WITNESS: Okay.	
11	COMMISSIONER JABER: Ms. Brownless, I would just ask	
12	that you close the loop with a letter to the docket.	
13	MS. BROWNLESS: Does Mr. Copper have his address and	
14	the means for us to contact him in the record?	
15	COMMISSIONER JABER: He read his address into the	
16	record. It's 8950 Cherry Lake Road. And that would be	
17	Groveland?	
18	THE WITNESS: Yes, ma'am.	
19	COMMISSIONER JABER: What's the zip code, Mr. Cooper?	
20	THE WITNESS: 34736.	
21	COMMISSIONER JABER: Now, Mr. Groveland, finally,	
22	with respect to your questions regarding the	
23	THE WITNESS: Cooper.	
24	COMMISSIONER JABER: Cooper. What did I say?	
25	THE WITNESS: Groveland.	

COMMISSIONER JABER: I'm sorry. It's the fly. 1 2 Mr. Cooper, with respect to your questions regarding the Summit 3 development, that's really an issue you might want to take up 4 with the county, and make sure that you have as much 5 information and give feedback to the county with regard to your 6 concerns about the development itself. 7 THE WITNESS: Okay. COMMISSIONER JABER: Do you have any other questions? 8 9 THE WITNESS: The one question I did ask about using 10 the water from Cherry Lake. 11 The question earlier, COMMISSIONER JABER: Yes. Staff, was, what are Florida Water's plans with respect to 12 13 taking water out of Cherry Lake? I'll take a stab at it. It's my understanding that that is not the case at all, but I'll let 14 15 lMr. Menton --MR. MENTON: That's correct. The current plan would 16 be to provide the water from the Palisades plant. 17 THE WITNESS: Okay. May I ask you, does that include 18 anything from Cook Lake or Wilson Lake? 19 20 MR. TILLMAN: No service water. THE WITNESS: And no water that is piped out of those 21 22 lakes at all? 23 MR. MENTON: No, no. It's a deep well aguifer 24 service. 25 THE WITNESS: May I ask another --

COMMISSIONER JABER: Yes. Go ahead. 1 2 THE WITNESS: May I ask you, for the golf course what 3 water source are you proposing to use? 4 MR. MENTON: The golf course, I believe, is going to 5 be irrigated off of the same water lines or --6 MS. HENESY: (Inaudible.) 7 COMMISSIONER JABER: Why don't you come up to the 8 microphone, identify yourself. This is for the purpose of 9 answering Mr. Cooper's questions. 10 MS. HENESY: My name is Sue Henesy. I work for 11 Florida Water. It's our understanding and, again, it is only 12 through what the developer has told us, but there is an 13 existing four-inch well on-site that they'd use. It's another 14 deep well. THE WITNESS: Okay. 15 16 COMMISSIONER JABER: What I will ask -- Ms. Henesy. 17 you said? If you will sit down with Mr. Cooper and answer all 18 of his questions with respect to the water source, that would 19 be great. 20 But as I understand it, Mr. Cooper, their assertion 21 is that none of the water will be surface water. 22 THE WITNESS: Okay. May I ask the Commission a 23 question? 24 COMMISSIONER JABER: Yes. of course. 25 THE WITNESS: As you explained your purpose here, you indicated that there were specific things that you were here to decide, and the last thing, I believe, that you mentioned was, was it in the best interest of the public? And I guess most of my questions and concerns have been related to that since I am not schooled in water consumption or numbers that have to do with that. And are these questions -- does your decision have an affect based on what the developer -- how the developer answers my questions? Let me try and restate that.

I'm asking questions about the water usage, and do those questions, whether they be for Groveland or Florida Water, and do the use of water by the developer for any other means have an affect on the public interest of whether either one of them gets permission to do what they want to do?

COMMISSIONER JABER: The short answer to your question is, no, but that is the short answer to your question. With respect to how Florida Water uses its water and the source and their technical ability to provide a service, that's something that we would look at. The developer here has not filed testimony. We have not heard from the developer.

And the other thing is, I would take this opportunity to point out that just because we approve Florida Water's application, if we, in fact, do that, doesn't mean that the development will go forward. And that would be true even though we don't have jurisdiction over the city. I'm sure that just because the city intends to serve that proposed

development, that the proposed development will go through. It has to go through its own county process.

THE WITNESS: Okay. I guess I just have a lot of questions to be answered by the city --

COMMISSIONER JABER: Now, parties, is that your understanding as well? Is there something that needs to be clarified for Mr. Cooper about what I just said?

MS. BROWNLESS: I think it's at the discretion of the developer whether he proceeds ahead with his development even once he acquires every permit necessary.

THE WITNESS: So let me try and make sure I understand this. So, for example, if the developer moves forward and you approve either the City of Groveland's application, or whatever it is, to provide water, or you approve Florida Water Services', what I was trying to do was draw the connection between whatever else the developer is going to do and how that will have an effect on the area.

COMMISSIONER JABER: Right. And that's why I said those kinds of concerns would be better addressed by the county because our limited focus here is really on Florida Water's application. It's not even that we would be ruling on the City of Groveland's plants. It's only as it relates to the application as was filed by Florida Water.

THE WITNESS: I'll have to process that one.

COMMISSIONER JABER: Okay. And our Staff can sit

with you tonight and certainly we can too.

THE WITNESS: Okay. I was just -- I was trying to make a connection so that you could, you know, bring it under your jurisdiction I guess is what I was trying to do. But if -- because it seems to me that it's in the public interest to consider, I guess if you want to say it this way, the whole gestalt, the whole picture here, not just, you know, a micro-focussed area.

And also, before I forget, you had made the comment before to one of your Staff about notifying the people in the surrounding area. One of the results of our first attempt to defeat the notice or the development was the fact that the county did change their rules saying that they extended the number of feet from a development to notifying homeowners farther out. I think it went from, like, 100 feet to 500 feet. So I would encourage the PSC to do something about that as well.

COMMISSIONER JABER: Okay. Thank you, Mr. Cooper.

THE WITNESS: Other than that, I guess that's it then.

THE WITNESS: I won't say it was necessarily entertaining, but it was interesting.

(Witness excused.)

COMMISSIONER JABER: Thank you. Are there any other customers that wish to testify tonight? Are there any other customers that wish to testify tonight? All right. Let the record reflect there are no other customers for the evening service hearing. We will pick up with cross examination by Ms. Brownless of Mr. Tillman. MS. BROWNLESS: I just want to identify for the record the exhibits that we discussed. COMMISSIONER JABER: Suzanne, Hang on. Let's wait just a minute. (Service hearing concluded at 6:40 p.m.)

1	STATE OF FLORIDA)
2	: CERTIFICATE OF REPORTER
3	COUNTY OF LEON)
4	I TRICIA DOMARTE Official Commission Reporter de benehu
5	I, TRICIA DeMARTE, Official Commission Reporter, do hereby certify that the foregoing proceeding was heard at the time and place herein stated.
6	
7	IT IS FURTHER CERTIFIED that I stenographically reported the said proceedings; that the same has been transcribed under my direct supervision; and that this
8	transcript constitutes a true transcription of my notes of said proceedings.
10	I FURTHER CERTIFY that I am not a relative, employee, attorney or counsel of any of the parties, nor am I a relative
11	I FURTHER CERTIFY that I am not a relative, employee, attorney or counsel of any of the parties, nor am I a relative or employee of any of the parties' attorneys or counsel connected with the action, nor am I financially interested in
12	the action.
13	DATED THIS 26TH DAY OF JULY, 2001.
14	Dricia Demarte
15	TRICIA DEMARTE FPSC Official Commission Reporter
16	(850) 413-6736
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