

State of Florida



Public Service Commission
-M-E-M-O-R-A-N-D-U-M-

DATE: May 29, 2002
TO: Division of the Commission Clerk and Administrative Services
FROM: Office of the General Counsel (Harris) *JA*
RE: Docket No. 010823-WS -

Please file the attached hand-written note, with attachments, dated May 22, 2002, in the docket file for the above-referenced docket.

LDH/dm

cc: Division of Economic Regulation (Willis, Rendell, Fitch, Walker)

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DOCUMENT NUMBER-DATE
05645 MAY 29 2002
FPSC-COMMISSION CLERK

STATE OF FLORIDA

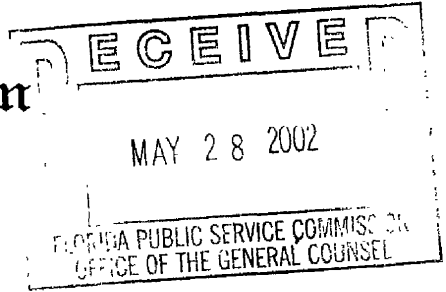
COMMISSIONERS:
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J. TERRY DEASON
BRAULIO L. BAEZ
MICHAEL A. PALECKI
RUDOLPH "RUDY" BRADLEY



TIMOTHY DEVLIN, DIRECTOR
DIVISION OF ECONOMIC REGULATION
(850) 413-6900

Public Service Commission

May 9, 2002



Ms. Sandy Seyfert
CWS Communities d/b/a Palm Valley
3700 Palm valley Circle
Oviedo, Florida 32765

Re: Docket No. 010823-WS, Staff Assisted Rate Case for CWS Communities d/b/a Palm Valley In Seminole County

Dear Ms. Seyfert:

This will confirm that Commission Staff will hold a customer meeting at the Palm Valley Clubhouse on June 6, 2002. We ask that, if at all possible, you or another knowledgeable representative of the utility attend the meeting in order to answer customer questions. The location of the meeting will be the:

Palm Valley Clubhouse
3700 Palm Valley Circle
Oviedo, Florida 32765

The original customer meeting notice is enclosed. Please note the date has been left blank so that you can fill in the date that the notice is sent to the customers. The customers must have at least 14 calendar days' notice of the meeting, calculated from the day that they receive the notice. Please furnish me with a copy of the notice, as reproduced at the time it is distributed to your customers, together with a cover letter indicating the exact date(s) on which the notice was mailed or otherwise delivered to the customers.

Two copies of the staff report dated May 9, 2002 will be sent under a separate cover letter. When you receive the staff report please ensure that a copy of the completed Application for Staff Assistance and the staff report are available for review by all interested persons at the:

Palm Valley Clubhouse
3700 Palm Valley Circle
Oviedo, Florida 32765

Sincerely,

Larry D. Harris
Senior Attorney

*5/22/02
please find enclosed
per your request
Thank you,
Sandy Seyfert*

LDH/dm

cc: Division of the Commission Clerk and Administrative Services
Division of Economic Regulation (Willis, Rendell, Fitch, Walker)
Office of the General Counsel (Harris)

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In re: Before the Public Service Commission
Notice of Customer Meetings
Docket No. 010823-WS
Application of CWS Communities LP d/b/a/Palm Valley
For Staff-Assisted Rate Case in Seminole County

AFFIDAVIT

STATE OF: FLORIDA
COUNTY OF: SEMINOLE

BEFORE ME personally appeared Andrea Smith, who being duly sworn, deposes and says:

1. That the Affiant has personal knowledge of the matters set forth herein;
2. That on March 20th, 2002 under my direction, supervision and control, the notice of customer meetings were sent by U.S. Mail to each Fox Run Customer of the utility and on March 21, 2002 were hand delivered to each resident of Palm Valley Mobile Home Park.

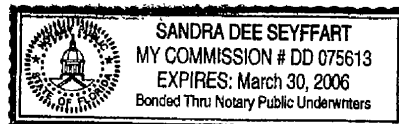
FURTHER AFFIANT SAYS NOT.

{signature} *Andrea Smith*
{typed name} Andrea Smith
{title} Assistant Community Director

Sworn to and subscribed before me this 21st day of May 2002.

Personally known:
Produced Identification: _____
Type of Identification Produced: _____

Sandra Dee Seyffart
Notary Public
My Commission Expires: 3-30-06



BEFORE THE PUBLIC SERVICE COMMISSION
NOTICE OF CUSTOMER MEETINGS
TO THE CUSTOMERS OF CWS COMMUNITIES LP d/b/a/ PALM VALLEY
AND
ALL OTHER INTERESTED PERSONS
DOCKET NO. 010823-WS
APPLICATION OF CWS COMMUNITIES LP d/b/a PALM VALLEY
FOR A STAFF-ASSISTED RATE CASE IN
SEMINOLE COUNTY

Issued:

Notice is hereby given that the staff of the Florida Public Service Commission will conduct a customer meeting to discuss the application of CWS Communities LP d/b/a Palm Valley (the Utility) for a staff-assisted rate case in Seminole County. The meeting will be held at the following time and place:

6:00 P.M., Thursday, June 6, 2002
Palm Valley Clubhouse
3700 Palm Valley Circle
Oviedo, Florida 32765

All persons who wish to comment are urged to be present at the beginning of the meeting, since the meeting may be adjourned early if no customers are present. One or more of the Commissioners of the Florida Public Service Commission may attend and participate in this meeting. The meeting will begin as scheduled and will continue until all the customers have been heard.

In addition, the Public Service Commission Staff is also attempting to meet with representatives of customer groups and homeowners associations on June 6, 2002, from 2:00 pm to 4:00 pm. If you are a representative of a customer group or homeowners association and you have not been contacted by the Public Service Commission Staff, please contact Ryan Fitch at (850) 413-6928 at least five calendar days prior to June 6, 2002.

All persons who wish to participate in individual meetings are urged to make an appointment, since the individual meeting session may be canceled if no appointments are made.

Any person requiring some accommodation at the customer meeting(s) because of a physical impairment should call the Division of Records and Reporting at (850) 413-6770 at least five calendar days prior to the meeting(s). Any person who is hearing or speech impaired should contact the Florida Public Service Commission by using the Florida Relay Service, which can be reached at 1-800-955-8771 (TDD).

PURPOSE

The purpose of this meeting is to give customers and other interested persons an opportunity to offer comments to the Public Service Commission Staff regarding the quality of service the Utility provides, the proposed rate increase, and to ask questions and comment on staff's preliminary rates included in this notice as well as other issues. Staff members will summarize the Utility's proposed filing, the preliminary work accomplished, and answer questions to the extent possible. A representative from the Utility has also been invited to respond to questions.

At the beginning of the meeting, procedures will be established for the order of comments. The Public Service Commission Staff will have sign-up sheets, and customers and other interested persons will be called to speak in the order that they sign-up. Public Service Commission Staff will be available to coordinate customers' comments and to assist members of the public.

Any person who wishes to comment or provide information to staff may do so at the meeting(s), orally or in writing. Written comments may also be sent to the Commission address given at the end of this notice. Your letter will be placed in the correspondence file of this docket. You may also submit comments through the Public Service Commission's toll-free facsimile line at 1-800-511-0809.

BACKGROUND

CWS Communities LP d/b/a Palm Valley is a Class C water and wastewater utility providing service to approximately 56 customers including an office and a clubhouse in Seminole County. The utility's revenues for the test period are \$36,783 and \$38,886 for water and wastewater respectively with adjusted operating expenses of \$66,629 and \$229,470 for water and wastewater respectively. The test period for setting rates is the projected twelve month period ending July 31, 2003.

The St. Johns River Water Management District issued Consumptive Use Permit Number 8266 to Palm Valley Mobile Home Park. This permit requires that within 3 years of permit issuance, all occupied mobile homes in Palm Valley must be submetered, and in addition, newly constructed mobile homes must be submetered.

CURRENT AND PRELIMINARY RATES AND CHARGES

During the historic test year the utility provided service to approximately 56 water and wastewater customers. The customer base includes 55 residential customers with 5/8" x 3/4" meters (residents of the Fox Run subdivision) and 1 general service bulk-rate customer, Palm Valley Mobile Home Park, which provides service to its 641 residents. The general service customer is currently provided with a bulk rate for water and wastewater based on readings from a master meter for the mobile home park. Staff has set rates which would be applicable to all residents of the Palm Valley mobile home park, consistent with the intent of the St. Johns River Water Management District Consumptive Use Permit and with established Commission law and policy.

Staff has compiled the following rates and charges for the purpose of discussion at the customer meeting. These rates are preliminary and subject to change based on information gathered at the customer meeting, further staff review, and the final approval by the Commissioners. The Utility's current and staff's preliminary rates and charges are as follows:

Monthly Rates - Water

Residential Service

Base Facility Charge

<u>Meter Sizes</u>	<u>Existing Rates</u>	<u>Staff's Preliminary Rates</u>
5/8" x 3/4"	\$2.69 (includes 2,000 gal)	\$7.47
1"	N/A	\$18.68
1 1/2"	N/A	\$37.35
2"	N/A	\$59.76
3"	N/A	\$119.52
4"	N/A	\$186.75

Gallonage Charge

Per 1,000 gallons	\$0.54 (over 2,000 gal)	\$2.98 (All gallons)
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Monthly Rates - Water

General Service

Base Facility Charge

<u>Meter Sizes</u>	<u>Existing Rates</u>	<u>Staff's Preliminary Rates</u>
5/8" x 3/4"	N/A	\$7.47

1"	N/A	\$18.68
1 ½"	N/A	\$37.35
2"	N/A	\$59.76
3"	N/A	\$119.52
4"	N/A	\$186.75
<hr/>		
Gallorage Charge per 1,000 gallons	\$0.54	\$2.98

Monthly Rates - Wastewater
Residential

<u>Meter Sizes</u>	<u>Existing Rates</u>	<u>Staff's Preliminary Rates</u>
All meter sizes	\$8.77	\$6.84
 <u>Gallorage Charge</u>		
Per 1,000 gallons (Gallorage Cap - 6,000 gallons)	N/A	\$3.45

Monthly Rates - Wastewater
General Service

<u>Meter Sizes</u>	<u>Existing Rates</u>	<u>Staff's Preliminary Rates</u>
5/8" x 3/4"	N/A	\$6.84
1"	N/A	\$17.10
1 ½"	N/A	\$34.20
2"	N/A	\$54.71
3"	N/A	\$109.43
4"	N/A	\$170.98
<hr/>		
<u>Gallorage Charge</u>		
Per 1,000 gallons	N/A	\$4.14

Monthly Rates - Reuse

	<u>Existing Rates</u>	<u>Staff's Preliminary Rates</u>
<u>Gallorage Charge</u>		
Per 1,000 gallons	N/A	\$0.75

Customer Deposits - Water

Residential and General Service

<u>Meter Size</u>	<u>Existing deposit</u>	<u>Staff's Preliminary Charge</u>
5/8" x 3/4"	N/A	2 x Average Bill

Wastewater

Residential Service

<u>Meter Size</u>	<u>Existing Deposit</u>	<u>Preliminary Deposit</u>
5/8" x 3/4"	N/A	2 x Average Bill

STAFF REPORTS AND UTILITY APPLICATION

The results of Staff's preliminary investigation are contained in a Staff report which will be provided to the Utility as soon as it is available. Copies of the report may be examined by interested members of the public during regular business hours, Monday-Friday, at the following address:

Palm Valley Clubhouse
3700 Palm Valley Circle
Oviedo, Florida 32765

PROCEDURES AFTER CUSTOMER MEETINGS

After the meetings, Public Service Commission Staff will prepare a recommendation which is scheduled to be submitted to the Commission on July 10, 2002. The Public Service Commission will then vote on staff's recommendation at its July 23, 2002, agenda conference. The Commission will thereafter issue a proposed agency action (PAA) order containing rates which may be different from those contained in staff's final recommendation. Substantially affected persons have 21 days from the date the PAA order is issued to protest the Commission's proposed agency action order. Five to ten customers or persons who attend the meeting and who wish to receive a copy of the recommendation and the order should so indicate at the meeting. Those individuals are expected to distribute the information in the recommendation and the order to customers. Anyone who is unable to attend and who wishes to obtain a copy of the recommendation or the order may do so in writing to the Commission at the address at the end of this notice.

HOW TO CONTACT THE COMMISSION

Written comments regarding the utility and the proposed rates, and requests to be placed on the mailing list for this case, may be directed to this address:

Division of Commission Clerk and Administrative Services
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

All correspondence should refer to "Docket No.010823-WS, CWS Communities LP d/b/a Palm Valley"

If you wish to contact the Commission regarding complaints about service, you may call the Commission's Division of Consumer Affairs at the following toll-free number: 1-800-342-3552.

This notice was prepared by Commission Staff for distribution by the utility to its customers and other interested persons.