

KSRU

ORIGINAL

Keen Sales, Rentals and Utilities, Inc.

685 Dyson Road
Haines City, FL 33844
Business Phone 863-421-6827

RECEIVED-PPSC
04 OCT 29 AM 10:13

COMMISSION
CLERK

October 29, 2004

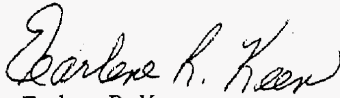
Ms. Adrienne Vining -Attorney
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

RE: Docket No.040254-WU Notice of Customer Meeting to the Customers of Keen Sales, Rentals and Utilities, Inc.

Ms. Vining,

Enclosed please find a copy of notices sent to all the customers at Paradise Island informing them of the meeting. The notice is dated 10/29/04 and was sent to the customers VIA US Postal Service. Please note a notification of the Application of Staff Assistance and the Staff Report can be reviewed in this office located at 685 Dyson Road Haines City, FL 33844. Enclosed is names and address of customers sent this information.

Respectfully,



Earlene R. Keen
President

cc: Division of Economic Regulations (Willis, Rendell, Biggins, Hudson)
Division of Commission Clerk and Administrative Services (040254-WU)
Office of Public Counsel

- CMP _____
- COM _____
- CTR _____
- ECR _____
- GCL _____
- OPC _____
- MMS _____
- RCA _____
- SCR _____
- SEC 1
- OTH Kim P.

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DISTRIBUTION CENTER DOCUMENT NUMBER-DATE

11698 OCT 29 04

FPSC-COMMISSION CLERK

OCTOBER 29, 2004

BEFORE THE PUBLIC SERVICE COMMISSION
NOTICE OF CUSTOMER MEETINGS TO THE CUSTOMERS OF
KEEN SALES, RENTALS AND UTILITIES, INC.

AND

ALL OTHER INTERESTED PERSONS

DOCKET NO. 040254-WU

APPLICATION BY KEEN SALES, RENTALS AND UTILITIES, INC.

FOR STAFF-ASSISTED RATE INCREASE IN

POLK 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 Keen Sales Rentals and Utilities, Inc. (Keen Sales or Utility) for a staff-assisted rate case in Polk County. The meeting will be held at the following time and place:

6:00 p.m., Wednesday, November 17, 2004
Lake Eva Civic Center
305 Ledwith Avenue
Haines City, Florida 33844-5599

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 November 17, 2004, from 2:00 p.m. to 5:00 p.m. 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 Tracey Biggins at (850) 413-6844 or Shannon Hudson (850) 413-7021 at least five calendar days prior to November 17, 2004.

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 Commission Clerk and Administrative Services 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 Keen Sales' 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 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

Keen Sales, Rentals and Utilities, Inc. – Lake Region Paradise Island (Keen or utility) is a Class C water utility operating in Polk County. Keen currently owns and operates the following water systems in Polk County: Alturas Water Works; Sunrise Water Company; Lake Region Paradise Island; Ray Keen, Earlene, and Ellison Park Subdivision. This rate case is for Keen's Lake Region Paradise Island system (Lake Region). Lake Region provides water service to approximately 100 customers. According to the utility's 2003 annual report for Lake Region, total gross revenue was \$22,669 and total operating expenses were \$27,647.

By Order No. PSC-00-0913-PAA-WU, issued May 8, 2000, in Docket No. 970201-WU, the Commission approved the transfer of the facilities of Lake Region Paradise Island to Keen. Keen's Certificate No. 582-W was amended to include the newly acquired territory. Rate base was not established in that proceeding, thus there was no acquisition adjustment approved. Keen was ordered to continue to assess the rates and charges approved by Polk County for the Lake Region system. This filing is the first staff - assisted rate case for the Lake Region system since the Commission obtained jurisdiction of Polk County.

Alturas Water Works and Sunrise Water Company have both had previous rate cases where Keen's common costs were allocated on a customer basis. (See Order Nos. PSC-01-0323-

PAA-WU and PSC-01-1162-PAA-WU) There are currently two open dockets pending approval of transfers for Sunrise Water Company (Docket No. 040159-WU) and Alturas Water Works (Docket No. 040160-WU).

CURRENT AND PRELIMINARY RATES AND CHARGES

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

Residential and General Service Water Rates

<u>Meter Sizes</u>	<u>Existing Rates includes minimum 5,000 gallons</u>	<u>Staff's Preliminary Rates</u>
<u>Base Facility Charge</u>		
Meter Sizes		
5/8" x 3/4"	\$10.47	\$13.78
3/4"		\$20.67
1"		\$34.45
1 1/2"		\$68.90
2"		\$110.24
3"		\$220.48
4"		\$344.50
6"		\$689.00
 <u>Gallonage Charge</u>		
Per 1,000 Gallons over 5,000	\$1.22	
<u>Gallonage Charge</u>		
<u>Residential</u>		
0 – 8 kgal		\$2.59
8+kgal		\$5.18
General Service		\$3.83

STAFF REPORTS AND UTILITY APPLICATION

The results of staff's preliminary investigation are contained in a staff report dated October 11, 2004. Copies of the report may be examined by interested members of the public during regular business hours, Monday through Friday, during regular business hours at the

following address:

Keen Sales Rentals and Utilities, Inc.
685 Dyson Road
Haines City, Florida 33844-8587

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 January 20, 2005. The Public Service Commission will then vote on staff's recommendation at its February 1, 2005, 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:

Director, 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. 040254-WU, Keen Sales, Rentals and Utilities, Inc."

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.

KSRU

Keen Sales, Rentals and Utilities, Inc.

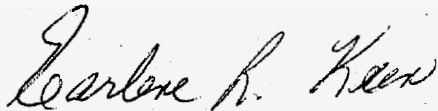
685 Dyson Road
Haines City, FL 33844
Business Phone 863-421-6827

OCTOBER 29, 2004

PARADISE ISLAND//LAKE REGION CUSTOMERS OF KEEN UTILITIES, INC.

THERE IS COPY OF THE APPLICATION FOR STAFF ASSISTANCE AND THE STAFF REPORT in the office of KEEN UTILITIES located at:
685 DYSON ROAD; HAINES CITY, FLORIDA 33844, This copy may be reviewed by all interested persons, Monday thru Friday, 8:30a.m. to 4:00 p.m. (with the exception of Federal Holidays)

Respectfully,



Earlene R. Keen
President

METER READ ORDER	NAME:	ADDRESS:	CITY:	ST ZIP:
	DUMMY RECORD FOR SA			
0020	AIXA CUEBAS	43 EAST RIDGE DRIVE	HAINES CITY	FL 33844
0990	ALAN D. WILLIAMS	105 EAST PARADISE DR	HAINES CITY	FL 33844
0960	ALICE SCHAIBLE	68 EAST PARADISE DRI	HAINES CITY	FL 33844
0930	ANNETTA L. POTTS	69 EAST PARADISE DRI	HAINES CITY	FL 33844
0030	ANTONIO ROMAN	77 EAST PARADISE DRI	HAINES CITY	FL 33844
0310	BARBARA TEISINGER	P O BOX 814	HAINES CITY	FL 33844
0910	BELINDA CROWLEY	71 EAST PARADISE DRI	HAINES CITY	FL 33844
0880	BENJAMIN/PAMELA PARKE	82 E. PARADISE DR.	HAINES CITY	FL 33844
0870	BRENDA M. WILSON	73 EAST PARADISE DRI	HAINES CITY	FL 33844
0430	BRIAN DONAHUE	P. O. BOX 1891	DUNDEE	FL 33838
0950	BRUCE A. JOHNSON, II	104 EAST PARADISE DR	HAINES CITY	FL 33844
1100	CHARLES HICKS	86 EAST LAKEVIEW DRI	HAINES CITY	FL 33844
0190	CHRIS LARSEN	52 EAST LAKE DRIVE	HAINES CITY	FL 33844
0770	CONCHERIL WHITFIELD	39 EAST RIDGE DRIVE	HAINES CITY	FL 33844
0210	CURT LANDERS	P.O. BOX 3238	HAINES CITY	FL 33844
0600	CYPRESS GARDENS REAL	290 CYPRESS GARDENS BL	WINTER HAVE	FL 33880
0480	DAL W. BEGGS	20 EAST LAKE DRIVE	HAINES CITY	FL 33844
0420	DAN O'CONNELL	16 EAST LAKE DRIVE	HAINES CITY	FL 33844
0380	DANIEL MIEDEMA	14 EAST LAKE DRIVE	HAINES CITY	FL 33844
1080	DANNY COOK	112 EAST LAKEVIEW DR	HAINES CITY	FL 33844
0330	DAVID OR LISA BARNES	11 EAST LAKE DRIVE	HAINES CITY	FL 33844
0900	DAVID W. MEAD	72 EAST PARADISE DRI	HAINES CITY	FL 33844
0490	DEANE M. CHRISTOPHER	21 E. LAKE DRIVE	HAINES CITY	FL 33844
0040	DENNIS ELLWOOD	78 E. RIDGE DRIVE	HAINES CITY	FL 33844
0590	DIANE WOODILL	29 EAST LAKE DRIVE	HAINES CITY	FL 33844
0340	DONALD SMITH	103 PARKER RD.	SOMERS	CT 6071
0060	EDWARD/TERRY MERCER	45 EAST RIDGE DRIVE	HAINES CITY	FL 33844
0230	ELTON CONGDON	54 EAST LAKE DRIVE	HAINES CITY	FL 33844
0160	EMORY BLAIR	2 EAST LAKE DRIVE	HAINES CITY	FL 33844
0400	EZZAR F. NAVARRO	63 E LAKE DR.	HAINES CITY	FL 33844
0550	FAY DOWNING	25 EAST LAKE DRIVE	HAINES CITY	FL 33844
0700	FERNANDEZ SANCHEZ	36 E. RIDGE DRIVE	HAINES CITY	FL 33844
0860	FRANCES LANE	74 EAST PARADISE DRI	HAINES CITY	FL 33844
0460	FRANK A. FRENCH, JR.	18 EAST LAKE DRIVE	HAINES CITY	FL 33844

METER
READ
ORDER

	NAME:	ADDRESS:	CITY:	ST ZIP:
0320	FRED PATTERSON	59 EAST LAKE DRIVE	HAINES CITY	FL 33844
0970	GARY GIDDENS	67 EAST PARADISE DRI	HAINES CITY	FL 33844
1110	GARY HESTER	P O BOX 2026	HAINES CITY	FL 33844
0350	GEORGE ROBINSON	60 EAST LAKE DRIVE	HAINES CITY	FL 33844
1090	GERALD NOLES	87 E. LAKEVIEW DR.	HAINES CITY	FL 33844
0840	GORDY BAYLY, SR.	76 EAST PARADISE DRI	HAINES CITY	FL 33844
0070	GUDRUN E. HOFFMAN	79 EAST RIDGE DRIVE	HAINES CITY	FL 33844
0470	HARRY ALLEN	19 EAST LAKE DRIVE	HAINES CITY	FL 33844
1030	HEATHER MOUSER	109 E. LAKEVIEW DRIV	HAINES CITY	FL 33844
0270	J. W. UNDERWOOD	56 EAST LAKE DRIVE	HAINES CITY	FL 33844
1050	JAMES LANE	89 EAST LAKEVIEW DRI	HAINES CITY	FL 33844
0670	JAMES PHILLIPS, JR.	94 E. RIDGE DRIVE	HAINES CITY	FL 33844
1010	JANET T. CLIETT	91 EAST LAKE DRIVE	HAINES CITY	FL 33844
0730	JEFFERY ORLANDO	37 E. RIDGE DRIVE	HAINES CITY	FL 33844
0440	JEFFREY WHIDDON	65 EAST LAKE DRIVE	HAINES CITY	FL 33844
0790	JENIFER HANCOCK	100 EAST RIDGE DRIVE	HAINES CITY	FL 33844
0610	JEREMY CLIETT	31 E. RIDGE DRIVE	HAINES CITY	FL 33844
1120	JERRY BROOKS	POST OFFICE BOX 1303	HAINES CITY,	FL 33844
0180	JIMMIE WOODARD	4 EAST LAKE DRIVE	HAINES CITY	FL 33844
0290	JOHN HAPPY	9 EAST LAKE DRIVE	HAINES CITY	FL 33844
0200	JOHN JERNIGAN	5 EAST LAKE DRIVE	HAINES CITY	FL 33844
0450	JOHN W. DIAL	17 EAST LAKE DRIVE	HAINES CITY	FL 33844
0110	JOHN/MONA MERRIAM	48 EAST RIDGE DRIVE	HAINES CITY	FL 33844
0690	JOSE VILLEGAZ-GOMEZ	35 EAST RIDGE DRIVE	HAINES CITY	FL 33844
0510	JOSEPH EDWARDS, JR	23 EAST LAKE DRIVE	HAINES CITY	FL 33844
0260	KEN HIGGINS	8 EAST LAKE DRIVE	HAINES CITY	FL 33844
0560	KENNETH McGRAW	26 EAST LAKE DRIVE	HAINES CITY	FL 33844
0650	KEVIN LIBERSAT	33 E. RIDGE DRIVE	HAINES CITY	FL 33844
0660	KIM CHISM	34 EAST RIDGE DRIVE	HAINES CITY	FL 33844
0240	KYLE LONG	55 EAST LAKE DRIVE	HAINES CITY	FL 33844
0920	LACY/LILLIAN STEWART	70 E. PARADISE DR	HAINES CITY	FL 33844
0280	LAURA ERB	57 EAST LAKE DRIVE	HAINES CITY	FL 33844
0300	LAWRENCE KING	10 EAST LAKE DRIVE	HAINES CITY	FL 33844
1060	LEE HYDECHUK	88 EAST LAKEVIEW DRI	HAINES CITY	FL 33844
0360	LORRAINE BRADBURY	61 EAST LAKE DRIVE	HAINES CITY	FL 33844

8/31/04 11:11

METER READ ORDER	NAME:	ADDRESS:	CITY:	ST ZIP:
0140	LOUIS TAKACS	51 EAST RIDGE DRIVE	HAINES CITY	FL 33844
0740	MARGARET GREEN	P O BOX 441	LK HAMILTON	FL 33851
0080	MARIE HASSE	80 EAST RIDGE DRIVE	HAINES CITY	FL 33844
0120	MARY JANE LARSEN	49 EAST RIDGE DRIVE	HAINES CITY	FL 33844
0090	MARYLOU GUILD	46 EAST RIDGE DRIVE	HAINES CITY	FL 33844
0850	MICHAEL BAGARELLA	75 EAST PARADISE DRI	HAINES CITY	FL 33844
0810	NIRAGI ENTERPRISES	31799 US HIGHWAY 27	HAINES CITY	FL 33844
0170	NORMAN MYERS	3 EAST LAKE DRIVE	HAINES CITY	FL 33844
0800	OBIE GRAHAM	101 EAST RIDGE DRIVE	HAINES CITY	FL 33844
0130	OPEN ACCOUNT1	50 EAST RIDGE DRIVE	HAINES CITY	FL 33844
1070	OPEN ACCOUNT10			
0220	OPEN ACCOUNT2	53 EAST LAKE DRIV	HAINES CITY	FL 33844
0570	OPEN ACCOUNT3	27 EAST LAKE DRIVE	HAINES CITY	FL 33844
0580	OPEN ACCOUNT4	28 EAST LAKE DRIVE	HAINES CITY	FL 33844
0640	OPEN ACCOUNT5	93 EAST RIDGE DRIVE	HAINES CITY	FL 33844
0780	OPEN ACCOUNT6	40 EAST RIDGE DRIVE	HAINES CITY	FL 33844
0820	OPEN ACCOUNT7	42 EAST RIDGE DRIVE	HAINES CITY	FL 33844
1000	OPEN ACCOUNT8	106 EAST LAKE DRIVE	HAINES CITY	FL 33844
1020	OPEN ACCOUNT9	90 EAST LAKEVIEW DRI	HAINES CITY	FL 33844
0410	OPEN ACCT	15 E. LAKE DRIVE	HAINES CITY	FL 33844
0750	PAT ESPOSITO	98 E. RIDGE DRIVE	HAINES CITY	FL 33844
0630	PETER GAGNIER	92 EAST RIDGE DRIVE	HAINES CITY	FL 33844
0500	RAYMOND/JANE ZWILLER	130 TWEETSIE LANE	NEWLAND	NC 28657
0710	REV. JOHN BUNCH	96 EAST RIDGE DRIVE	HAINES CITY	FL 33844
0540	RICHARD HENDERSON	108 EAST LAKE DRIVE	HAINES CITY	FL 33844
0940	RICHARD SAMSEL	103 EAST PARADISE DR	HAINES CITY	FL 33844
0760	RITA JO WATERS-GRIFFIN	99 EAST RIDGE DRIVE	HAINES CITY	FL 33844
0050	ROBERT CLARK	44 EAST RIDGE DRIVE	HAINES CITY	FL 33844
0370	ROBERT D. BOWLIN	13 EAST LAKE DRIVE	HAINES CITY	FL 33844
0530	ROBERT FISHER	613 VINE ARDEN RD.	MORGANTON	NC 28655
0100	ROBIN C. DEWITT	47 EAST RIDGE DRIVE	HAINES CITY	FL 33844
0150	RONALD JOENS	1 EAST RIDGE DRIVE	HAINES CITY	FL 33844
0250	SHARON FLOWERS	7 EAST LAKE DRIVE	HAINES CITY	FL 33844
0620	TANYA BENNETT	9012 BEDFORD LANE	MCKINNEY	TX 75070
0680	THOMAS MOORES	95 EAST RIDGE DRIVE	HAINES CITY	FL 33844

8/31/04 11:1

METER
READ
ORDER

	NAME:	ADDRESS:	CITY:	ST ZIP:
0390	TIMOTHY FARRENS	62 EAST LAKE DRIVE	HAINES CITY	FL 33844
1040	TINA THOMAS	110 EAST LAKEVIEW DR	HAINES CITY	FL 33844
0520	TOM GILPIN	24 EAST LAKE DRIVE	HAINES CITY	FL 33844
0890	TRACY MCCARTY	83 E. PARADISE DR.	HAINES CITY	FL 33844
0980	WAYNE NETHERS	66 EAST LAKE DRIVE	HAINES CITY	FL 33844
0830	WILBERT JETER	81 EAST RIDGE DRIVE	HAINES CITY	FL 33844
0720	WILLARD DEAN	97 EAST RIDGE DRIVE	HAINES CITY	FL 33844