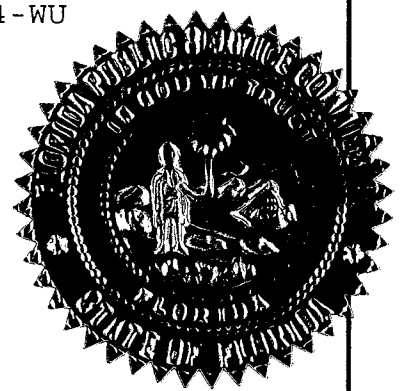


BEFORE THE
FLORIDA PUBLIC SERVICE COMMISSION

DOCKET NO. 000694-WU

In the Matter of:

PETITION BY WATER MANAGEMENT SERVICES,
INC. FOR LIMITED PROCEEDING TO INCREASE
WATER RATES IN FRANKLIN COUNTY.



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PROCEEDINGS: AGENDA CONFERENCE
ITEM NO. 14

BEFORE: CHAIRMAN BRAULIO L. BAEZ
COMMISSIONER J. TERRY DEASON
COMMISSIONER RUDOLPH "RUDY" BRADLEY
COMMISSIONER LISA POLAK EDGAR
COMMISSIONER ISILIO ARRIAGA

DATE: Tuesday, November 1, 2005

PLACE: Betty Easley Conference Center
Room 148
4075 Esplanade Way
Tallahassee, Florida

REPORTED BY: LINDA BOLES, RPR, CRR
Official FPSC Hearings Reporter
(850) 413-6734

1 PARTICIPATING:

2 STEPHEN C. REILLY, ESQUIRE, Office of Public Counsel,
3 representing the citizens of the State of Florida.

4 KENNETH HOFFMAN, ESQUIRE, and FRANK SEIDMAN,
5 representing Water Management Service, Inc.

6 ADRIENNE VINING, ESQUIRE; JAN KYLE; JENNIE LINGO; and
7 MARSHALL WILLIS, representing the Florida Public Service
8 Commission Staff.

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P R O C E E D I N G S

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2 CHAIRMAN BAEZ: Commissioners, that leaves us Item
3 14.

4 MR. KYLE: Good afternoon, Commissioners. I'm
5 Jan Kyle of the Division of Economic Regulation. Item 14 is
6 Docket 000694-WU, petition by Water Management Services, Inc.
7 for a limited proceeding to increase water rates on St. George
8 Island in Franklin County. Staff is available to answer any
9 questions you may have.

10 CHAIRMAN BAEZ: Thank you, Mr. Kyle. Commissioners,
11 do we have -- Public Counsel is here, as well as counsel for
12 Water Management Services. Did you all have presentations or
13 comments to make or are you here to answer questions?

14 MR. HOFFMAN: Mr. Chairman, for the record, my name
15 is Ken Hoffman. With me is Frank Seidman. We're here
16 appearing on behalf of Water Management Services. Just to fill
17 you in, I've spoken with Mr. Reilly and with staff, and
18 Mr. Reilly and I basically reached an agreement that we would
19 not make presentations today and we would essentially dedicate
20 our efforts toward trying to reach a settlement of the case.
21 So we're certainly here to answer any questions that the
22 Commissioners may have, but it is not my intention to speak to
23 any specific issues, essentially reserve our rights if we can't
24 settle.

25 CHAIRMAN BAEZ: Very well. Mr. Reilly, you can go

1 ahead and enter an appearance for yourself.

2 MR. REILLY: Steve Reilly, Office of Public Counsel,
3 on behalf of the ratepayers. His statement is correct and
4 that's the posture we're in today.

5 CHAIRMAN BAEZ: Perfect. Commissioners, questions.

6 COMMISSIONER DEASON: Well, I have a question. Do
7 the parties wish for us to go ahead and issue a PAA and then
8 you all will negotiate based upon the PAA?

9 MR. HOFFMAN: Yes, sir.

10 MR. REILLY: That's right.

11 COMMISSIONER DEASON: Mr. Chairman, I have a few
12 questions for staff.

13 CHAIRMAN BAEZ: Go ahead, Commissioner.

14 COMMISSIONER DEASON: Okay. I'm looking at Page 6 of
15 the recommendation under the heading, "Depreciation Expense for
16 Retired Supply Main." I'm looking at the bottom of the third
17 paragraph. In all honesty, I read that and I just have some
18 question in my mind as to exactly what staff was doing here.
19 So if somebody could just kind of orally explain that, and then
20 I'll pick up with more questions, if needed.

21 MR. KYLE: Commissioner Deason, the intent there, I
22 believe, was just to recognize that the, over the course of
23 time the utility has grown. We believe that the Class A
24 guidelines would be more applicable in recalculating the
25 depreciation amounts because that is the --

1 COMMISSIONER DEASON: So is the issue here just the
2 change in the life of this, of this particular asset for
3 depreciation purposes, is that the crux of the issue?

4 MR. KYLE: With respect to the offset -- the crux of
5 the issue is an offset of depreciation for a supply main that
6 was retired, and this is just an explanation of how we
7 recalculated that amount using the 35 --

8 COMMISSIONER DEASON: How is the depreciation expense
9 on the retired main, how is that being treated?

10 MR. KYLE: As an offset against the incremental
11 additional depreciation from the new main.

12 COMMISSIONER DEASON: And so since this basically is
13 an incremental cost of service determination, I guess is the
14 crux of the case, you just made that offset in determining that
15 incremental amount?

16 MR. KYLE: Yes, sir.

17 COMMISSIONER DEASON: Okay. Okay. I need -- on
18 Issue 2, which is found on Pages 12 and 13 and 14 of the
19 recommendation, staff, it's your position that the reserve --
20 just explain to me once again how you're, what you're
21 recommending for the treatment of the reserve.

22 MR. KYLE: Okay, sir. We are recommending that the,
23 the final rates be reduced by 10 percent across the board for
24 the first year after they go into effect. This is a true-up --

25 COMMISSIONER DEASON: I mean, but the reserve is --

1 the true-up amount is affected by the treatment of the reserve;
2 correct? The -- I'm looking at the bottom of the middle
3 paragraph on Page 13. I'm talking about the reserve as a
4 separate cost for purposes of calculating a true-up and the
5 amortization of the reserve.

6 MR. KYLE: That's correct. Staff is recommending
7 that the reserve not be included in the costs incurred by the
8 utility during the first two phases of the proceeding.

9 COMMISSIONER DEASON: The reserve was an amount paid
10 to secure a loan; is that correct?

11 MR. KYLE: That's correct.

12 COMMISSIONER DEASON: And what is, what is the
13 purpose and the ultimate, the ultimate resolution of the
14 reserve? How is it going to be treated once -- is it just to
15 be held until the, until the loan is repaid? What is the
16 accounting treatment of this --

17 MR. KYLE: That is my understanding, that it is
18 essentially a, sort of like a deposit, I guess you could say,
19 or it's --

20 COMMISSIONER DEASON: Now and it's Water Management's
21 position that that payment of that reserve amount should be
22 included in determining whether they're in the offset of the --
23 as to whether there should be an amount to be refunded with
24 this 10 percent reduction or not; is that correct?

25 MR. KYLE: They, the utility believed that it should

1 have been included in that calculation, which would have
2 actually resulted in an undercollection, and they requested
3 that a surcharge be applied for a 12-month period. Removing
4 the reserve resulted in an overcollection, which staff is
5 recommending be returned to the taxpayers by means of a
6 10 percent reduction for 12 months.

7 COMMISSIONER DEASON: But is -- well, how are the
8 carrying costs on that amount calculated? I mean, there is a
9 cost of money, time value of money associated with having the
10 reserve on deposit, is there not?

11 MR. KYLE: Yes, sir. And the reserve is included in
12 the utility's calculation of the effective interest rate on the
13 loan.

14 COMMISSIONER DEASON: Okay. Mr. Chairman, I have a
15 few questions on Issue 4, which is the rate structure.

16 How did we determine that the base facility charge
17 cost recovery percentage to be set at 40 percent?

18 MS. LINGO: Sir, what we did is we first looked at
19 the current breakdown of base facility versus gallonage charge
20 cost recovery, which is 58 percent. In order to design --

21 COMMISSIONER DEASON: And this is under current
22 rates?

23 MS. LINGO: Yes, sir. Yes, sir. And --

24 COMMISSIONER DEASON: So this is -- the amount of
25 costs which would be eligible for recovery under a base

1 facilities charge is currently being collected at 58 percent
2 under the current rate structure?

3 MS. LINGO: Yes, sir, that's correct.

4 COMMISSIONER DEASON: Okay.

5 MS. LINGO: In order to design a meaningful inclining
6 block rate structure, some money had to be moved from the base
7 facility charge cost recovery to the gallonage charge cost
8 recovery. We moved varying amounts such that the base facility
9 charge might be set at differing percentages ranging from
10 45 percent down to 30 percent.

11 We're recommending 40 percent, Commissioner, because
12 we believe that a meaningful three-tier inclining block rate
13 structure can be designed, while not designing one that's so
14 overly aggressive that it may put the utility in harm's way in
15 terms of revenue stability.

16 We designed Attachments C and D to try to convey our
17 belief that despite moving some money over from the base
18 facility charge to the gallonage charge in terms of cost
19 recovery, that the utility would still be more than recovering
20 its necessary revenues in terms of revenues on a fixed stream
21 basis.

22 COMMISSIONER DEASON: Now it's your position that you
23 cannot have an effective inclining block rate structure with
24 keeping the 58 percent recovery of fixed costs as it currently
25 exists? Why must there be a shift of those costs into the

1 gallonage charge?

2 MS. LINGO: Commissioner, for example -- there's a
3 table. And if you'll bear with me, sir, I can find that table.

4 Sir, it's Table 6 on Page 34. It's Table 6. And
5 this table was designed to demonstrate that at levels of high
6 usage, and that would be, let's say, usage of 15,000 gallons or
7 greater, which is where you're going to find most of, most of
8 the usage is, going to be discretionary versus nondiscretionary
9 and forward and increasing in gallonage above 15,000. At
10 15,000 gallons, sir, under the rate structure at 40 percent, at
11 15,000 gallons that person would receive a price increase of
12 about 12 percent. And under a 58 percent allocation, sir, the
13 person would still be receiving a price decrease.

14 At 30,000 gallons, which is the approximate level of
15 average usage in the third tier, under a 40 percent base
16 facility charge allocation the customer would receive about a
17 42 percent increase as opposed to an 11 percent increase.
18 Looking at this information, it's our recommendation that the
19 50 percent allocation will not incent the amount of
20 conservation that could otherwise be encouraged were the base
21 facility charge set at 40.

22 COMMISSIONER DEASON: Is there a requirement under
23 the Consumptive Use Permit to have a certain percentage of the
24 fixed costs recovered in gallonage charge or is that just up
25 for us to decide?

1 MS. LINGO: There's no, there's no requirement in the
2 Consumptive Use Permit, no, sir. There's a general guideline
3 that's been accepted by the five Water Management Districts,
4 and that has been a practice of the Commission for some years
5 to not set the base facility charge at greater than 40 percent,
6 provided we can make sure the utility maintains its revenue
7 stability, which, again, is what we had designed Attachments C
8 and D to convey to you.

9 COMMISSIONER DEASON: Has the utility expressed
10 concern for the revenue stability with this rate structure?

11 MS. LINGO: Yes, sir. They -- yes, sir, they did,
12 and we prepared Attachment D to respond to their concerns.
13 They had provided us a letter in response to staff's initial
14 recommendation which was filed back in June. And if you will
15 look, sir, on Page 38, in Part A, it's entitled "Utility's
16 Fixed Cost Recovery Analysis," the utility provided
17 information, and in their letter that said their fixed costs
18 are actually around \$2.15 million, which would equate to
19 \$104,000 on a monthly basis. And if we're looking to only
20 recover \$66,000 in terms of fixed recovery, there would be a
21 deficit of \$38,000 per month. We adjusted -- staff made some
22 adjustments that were consistent with the audit and to also be
23 consistent with items that should and should not be included in
24 revenue requirement, and what we actually show, Commissioner,
25 is in the bottom portion, in Section B, the fixed recovery

1 stream for revenues is \$88,000 compared to \$74,000 in Column C
2 that's based on the company's own numbers. Once we adjusted
3 for, as I said, the things in the audit report and to remove
4 debt principal and interest that are not included in terms of
5 revenue requirement calculations. We did, however, recognize
6 that taxes other than income is something that they hadn't
7 included in their analysis at all, but we recognize it as
8 certainly something that's going to be of a fixed nature, so we
9 included that. And we also recognized that depreciation should
10 be considered because it's used to pay the principal on the
11 debt. So making those adjustments to be consistent with what's
12 shown and what is used in calculation of revenue requirements,
13 once we restate what the company has provided us, we actually
14 show that we more than cover what the utility said were their
15 fixed costs based on their analysis restated by staff.

16 COMMISSIONER DEASON: So it's staff's position that
17 the principal and interest payments on the debt is not a fixed
18 obligation?

19 MS. LINGO: It's something that's not included in
20 terms of the revenue requirement calculation, and that's how we
21 design rates is based on the revenue requirement. Whether it
22 should or shouldn't be included in revenue requirement is
23 something I'll defer to other staff.

24 COMMISSIONER DEASON: Well, I beg to -- it is part of
25 revenue requirements. It's just a question of whether it's --

1 I mean, the calculation of net operating income it's not, as I
2 understand it, but then it is part of the overall revenue
3 requirement when it comes to setting rates. So it is an amount
4 that has to be recovered.

5 I see Mr. Willis shaking his head. I guess I must be
6 saying something right. He's in agreement, it appears.

7 So the question is as to whether -- obviously it is a
8 cost that has to be paid, and that the bondholders, regardless
9 of what rate structure we implement here, they expect that
10 monthly, quarterly or semiannual, whatever the payment schedule
11 is, they expect it to be made. And if it's not made, there is
12 the chance of default. Correct, Mr. Willis?

13 MR. WILLIS: That's correct. The cost is also
14 included in the rate of return calculation, but it's included
15 as part of the return percentage.

16 COMMISSIONER DEASON: Okay. Now have -- Mr. Willis;
17 historically have we treated the, the interest, just put aside
18 the principal for right now, but just the interest expense
19 amount, the interest, have we ever treated that as part of the
20 fixed cost recovery in a traditional base facility charge
21 structure or has that always been part of a gallonage recovery?

22 MR. WILLIS: No, Commissioner, we haven't. Actually
23 in the past from my recollection we have split the actual
24 return for interest and return on equity between the base
25 charge and the gallonage charge at times.

1 COMMISSIONER DEASON: Do we try to allocate that
2 based upon the fixed assets or what -- if we try to allocate
3 it, what basis do we do that?

4 MR. WILLIS: Not being a rate design person in the
5 past, I'm not real sure exactly what basis we originally came
6 up with it before, but I have seen it split 40/60, 50/50 in the
7 past, and I think it was strictly in trying to come up with an
8 adequate rate structure.

9 COMMISSIONER BRADLEY: While we're on ROE and all
10 that, what is the return on the interest -- what's the return
11 on equity and what's the interest being paid on the bond?

12 COMMISSIONER DEASON: I don't believe this company
13 has any equity, if I'm --

14 MR. KYLE: Yes, sir. The company has no equity. The
15 overall --

16 COMMISSIONER BRADLEY: What's the rate on the ROE?

17 MR. KYLE: The overall rate on, on the cost of this
18 project is 3.48 percent.

19 COMMISSIONER BRADLEY: 3.4?

20 MR. KYLE: 3.48 percent, sir.

21 COMMISSIONER BRADLEY: And how much is, is being --
22 what's the interest that's being paid on the, on the bond, ROI?

23 MR. KYLE: What the utility provided and what we used
24 in our calculation is sort of a weighted average of all the
25 costs which began with some preliminary borrowing at a much

1 higher rate. And I believe that the, the effective rate on the
2 loan, the final financing through DEP was calculated as
3 3.32 percent, sir.

4 COMMISSIONER BRADLEY: 3 point --

5 MR. KYLE: Three two percent, sir -- 3.32 percent.

6 CHAIRMAN BAEZ: Commissioner Deason.

7 COMMISSIONER DEASON: Yes. If, if we were to just
8 include half of the principal and interest on debt and add it
9 to the \$888,000 which you've calculated, that's going to put it
10 pretty much right back up there to the, about the \$1.25 million
11 of recovery that you show in the top half of, of that schedule,
12 is that correct, give or take a few thousand dollars? What
13 would that calculation be?

14 MS. LINGO: Sir, if we were to add half of the
15 principal and interest on debt that's listed as \$710,000 and
16 add that to the \$888,000, that would be \$1.43 million. I'm
17 sorry. \$1.24 million.

18 COMMISSIONER DEASON: 1.24.

19 MS. LINGO: So we -- so, yes, sir, you're correct.
20 We would be close.

21 COMMISSIONER DEASON: And if we were going to design
22 rates to recover the \$1.24 million, what percentage -- your
23 schedule shows a deficit of some \$38,000, correct, under your
24 proposed rate structure?

25 MS. LINGO: Based on, based on the analysis they

1 provided originally, yes, sir. But, again, that was -- it was
2 our belief that the principal and interest on debt should be
3 removed from the calculation and something else provided in its
4 place. And we've also put in taxes other than income where
5 they haven't. We tried to restate what they filed to more
6 closely recognize what goes into the revenue requirement
7 calculation as possible.

8 COMMISSIONER BRADLEY: Question. What -- explain the
9 deficit.

10 MS. LINGO: Sir, in our original recommendation that
11 was filed back in June there was, there was an attachment that
12 compared fixed cost recovery versus what might be recovered
13 under revenue streams. The -- and where the deficit comes from
14 is the comparison of what is needed to be recovered based on
15 fixed costs versus the fixed, what we are purporting to be
16 recovering as fixed costs under our rate design.

17 What we are really purporting to recover as a fixed
18 revenue stream under our rate design is found in Part B. It's
19 the \$88,000. The \$66,000 that's shown in the utility's
20 analysis is based on a misreading or a misunderstanding of the
21 schedule that we had included in our June recommendation. So
22 the deficit is really just the monthly fixed cost obligations
23 that fall out from the utility's analysis of \$104,000 that's
24 shown in Column C of Part A, minus the \$66,000 that showed up
25 in staff's June recommendation, to come up with a \$38,000

1 deficit.

2 COMMISSIONER DEASON: The deficit is the difference
3 between your proposed and the company's requested 58 percent of
4 fixed recovery? Exactly what does that deficit represent?

5 MS. LINGO: Sir, well, it depends on whether you're
6 looking at Part A or Part B.

7 COMMISSIONER DEASON: Let's look at Part A for right
8 now.

9 MS. LINGO: Okay. Thank you, sir. In Part A, as I
10 said, we had a schedule that was attached to the June
11 recommendation in which we took the monthly revenue requirement
12 of the utility and multiplied that by 58 percent because we
13 said, well, this would be the fixed revenue stream amount that
14 we would need to recover, which is the \$66,000. In Part A, the
15 utility's contention is based on their fixed costs of \$104,000;
16 there would be a deficit of \$38,000 per month based on a, based
17 on a 58 percent cost recovery. As we explained in, I believe,
18 Attachment B, there was a misunderstanding in terms of, of what
19 our original schedule was supposed to show.

20 The original schedule said fixed cost recovery
21 analysis, and the utility read that to mean fixed cost recovery
22 or the recovery of fixed costs. We intended it to mean fixed
23 cost recovery or the cost recovery through a fixed stream. We
24 redid Attachment C to reword that a little bit better to
25 hopefully clear up the confusion.

1 Our analysis on Attachment C did not change from the
2 analysis that we provided in the original recommendation. But
3 there was a misunderstanding regarding how we worded it, and we
4 reworded Attachment C in this case to try to make it more
5 clear.

6 COMMISSIONER DEASON: And the concern, Commissioners,
7 the concern that I have is setting a rate structure gives the
8 opportunity for the company to be able to reasonably recover on
9 a fairly constant, consistent basis a relatively large
10 proportion of fixed costs so that the company's revenue
11 requirement is not subject to wide fluctuations or the recovery
12 of those revenue requirements are not subject to wide
13 fluctuations in usage. Obviously the more of the cost recovery
14 you put on the gallonage component, the more risk there is that
15 for any given month or quarter or whatever period of time that
16 there's not going to be sufficient revenue stream to provide
17 for that cost recovery. There's that concern.

18 Then on the other side is trying to develop a rate
19 structure that gives enough of an incentive to actually have a
20 strong conservation effect. To some extent those two goals are
21 mutually exclusive or else they're in conflict with each other,
22 and I suppose it's a question of reaching the right balance.

23 Right now we, we have a base facility charge rate
24 recovery, a rate structure for this company which is designed
25 for approximately a 58 percent recovery. We're changing that

1 to 40 percent. And then, of course, there is the question
2 about whether you include principal and interest on that as a
3 fixed cost or not.

4 You know, if I'm the banker holding that note, I'd
5 say, yeah, I expect my payment and it's fixed. I'm not going
6 to change it just because your gallonage consumption goes down.
7 So to that extent it's fixed.

8 Commissioners, you know, I don't, I don't -- I would
9 like some input. I have that concern. My concern is going all
10 the way from 58 to 40 at this particular time. It seems to me
11 that maybe if we try to design something that's more in the
12 line of about 50 percent fixed cost recovery, that maybe we can
13 walk that line and still give strong conservation incentive and
14 still try to protect the fixed cost revenue recovery, the
15 revenue designed to recover the fixed costs on a relatively
16 constant and consistent basis to minimize that risk. So, I
17 mean, that's, that's the issue. Any input would be helpful.

18 COMMISSIONER BRADLEY: I tell you what, what's been
19 going through my mind. Do you want to go first, Mr. Chairman?

20 CHAIRMAN BAEZ: I just had a question.

21 COMMISSIONER BRADLEY: Okay. Ask your question and
22 maybe --

23 CHAIRMAN BAEZ: To staff, is it your -- to your
24 knowledge is this an issue of contention between Public Counsel
25 and the company, the level of fixed cost recovery?

1 MS. LINGO: I know the level of fixed cost recovery
2 is --

3 CHAIRMAN BAEZ: Or the base, base charge.

4 MS. LINGO: Yes, sir. It would be an area of concern
5 between the company and us, but I'm not sure that it would be
6 of concern between the utility and Public Counsel since Public
7 Counsel tends not to get involved in the rate, rate issues.

8 CHAIRMAN BAEZ: Structure. Okay. All right.

9 MS. LINGO: Yes, sir. Commissioner Deason, just as
10 some alternatives, sir, if we make the cost recovery percentage
11 50 percent instead of 40 percent, we can place about \$132,000
12 more into fixed cost recovery. If we place the percentage at
13 45,000 -- I mean at 45 percent instead of the 40 percent, we
14 put \$64,000 more into fixed cost recovery.

15 CHAIRMAN BAEZ: Commissioner Bradley. Go ahead,
16 Commissioner.

17 COMMISSIONER BRADLEY: Yeah. And I think I share the
18 same concern as Commissioner Deason. You know, for sure we
19 don't want to have a situation where the company is
20 overcapitalized, but undercapitalization is very detrimental to
21 its ability to serve its native load. And I'm just trying to
22 figure out what the economic incentive is for this company to
23 continue to stay in business if it looks like it's being
24 undercapitalized in my opinion. Maybe I'm offbeat here or off
25 base.

1 And I was reading some of what was previously put
2 forth as it relates to this particular docketed matter, and I
3 guess the concern then was that the company was, was
4 200 percent, was overcapitalized by 200 percent. And what
5 we've done is to reduce it, after we got the correct figures,
6 staff is recommending that they be capitalized at a rate of
7 40 percent?

8 MS. LINGO: That the base facility charge cost
9 recovery percentage be set at 40 percent.

10 Commissioners, if we look at -- just to give you an
11 order of magnitude in terms of what the utility believes are
12 its fixed costs, in Column B of Part A the --

13 COMMISSIONER DEASON: What page is that on?

14 MS. LINGO: Oh, I apologize, sir. It's Page 39.
15 We're looking at the \$1.25 million that the utility asserts is
16 its fixed costs. If we divide that by the revenue requirement
17 that staff is recommending in this case, that's a little over
18 90 percent. So looking at that as a guideline, there would be
19 no way we could design rates that based on their analysis
20 could, could eliminate a deficit. Again, sir, if we, if --

21 COMMISSIONER BRADLEY: Doesn't the deficit put the
22 customers at risk? I mean, the company if it's operating at a
23 deficit at some point is going to go out of business, isn't it?

24 MS. LINGO: A deficit could place the customers at
25 risk in terms of deferred maintenance and quality of service

1 issues. That's possible, sir.

2 COMMISSIONER BRADLEY: Okay. How do we reconcile the
3 situation? I mean, basically what we have here is a water
4 utility company that's bringing water from the mainland over to
5 St. George Island. And I think that it was, initially the
6 pipeline was connected to a bridge that was demolished and that
7 created a situation of them having to build a new pipeline;
8 correct?

9 MS. LINGO: Yes, sir.

10 COMMISSIONER BRADLEY: Okay. Now how do we reconcile
11 this situation so that we have one that's balanced, balanced
12 from the perspective of them having adequate capitalization in
13 order to reconstruct the pipeline, service their debt, but
14 still have a balanced situation as it relates to the ROE? A
15 3.8 ROE seems, seems somewhat out of line if, if -- I'm just
16 wondering how they're going to hold their investors with an ROE
17 of this type when there are other ROEs out there that an
18 investor could gravitate towards and have a better, a more
19 ideal situation for themselves as an investor. And I don't
20 know how we get to where we need to be. It sounds like we need
21 to do some --

22 CHAIRMAN BAEZ: Mr. Willis, you had a response?

23 MR. WILLIS: I just wanted to mention, Commissioner
24 Bradley, that the low percentage rate is actually due to the
25 fact that the company got a low interest loan from the

1 Department of Environmental Protection to actually bring the
2 supply main, that's why the interest rate is so low on that,
3 which reduces the ROE significantly because it's a huge, huge
4 chunk of their rate base. So it does, in fact, reduce that
5 down that low.

6 COMMISSIONER BRADLEY: So that loan is the one that
7 we referred to as 3.32 percent?

8 MR. WILLIS: Yes, Commissioner. That's part of it.
9 That's one of the reasons it brings it down so low.

10 I'd also point out that this company has no equity.
11 It's predominantly all debt. So you're dealing with a company
12 who doesn't have much of an operating margin, and I'm sure
13 that's what worries Commissioner Deason at this point, just to
14 throw that out.

15 COMMISSIONER BRADLEY: Well, that, that not only
16 bothers me, but their ability to serve also troubles me if, if
17 there's no financial economic incentive in order for them to,
18 to continue on.

19 MS. LINGO: Commissioners, as an alternative, again,
20 getting back to our suggestion that perhaps we go to a
21 50 percent -- Commissioner Deason, that was your suggestion.
22 At \$132,000 additional in fixed cost recovery, that would
23 eliminate or reduce the deficit, again based on the utility's
24 analysis, by \$11,000 per month. Sir, I believe that that
25 certainly goes closer toward eliminating some of your concerns.

1 If we -- another alternative would be 45 percent, but
2 obviously that would, that would reduce the perceived deficit
3 even less. So we would, we would suggest then, sir, that
4 perhaps we go 50 percent as you suggested, because I believe we
5 could still design a conservation rate structure that would be
6 meaningful; not as meaningful as one with 40 percent, but --

7 CHAIRMAN BAEZ: But you're striking a balance.

8 MS. LINGO: Yes, sir. Yes, sir. And certainly,
9 Commissioner Deason, we understand your concerns.

10 COMMISSIONER DEASON: Would there be -- if we were to
11 go to a 50 percent cost recovery, fixed cost recovery
12 structure, will there be an effect on the repression
13 adjustment?

14 MS. LINGO: Yes, sir, probably so, but it would
15 probably be minimal.

16 COMMISSIONER DEASON: Minimal?

17 MS. LINGO: Yes, sir.

18 COMMISSIONER DEASON: Would it be worth recalculating
19 or not? I mean, it seems to be a fairly involved process, but
20 you may have it all computerized and --

21 MS. LINGO: It isn't as tortured as it once was.

22 COMMISSIONER BRADLEY: So if we go to 50 percent,
23 what does, what does all of this look like in terms of -- does
24 that change the ROE?

25 COMMISSIONER DEASON: Commissioner, it wouldn't

1 change the cost of capital, the rate of return. It would just,
2 it would change the percentage of costs that are recovered
3 under a fixed basis, which would give some added stability to
4 the revenue stream, which is my concern.

5 COMMISSIONER BRADLEY: Uh-huh. Okay. That's fine.

6 CHAIRMAN BAEZ: Commissioner Deason, I think, given
7 Ms. Lingo's answers, I'm not uncomfortable with your suggestion
8 at this point.

9 COMMISSIONER DEASON: Okay.

10 CHAIRMAN BAEZ: And, also, you know, keeping in mind
11 that it is PAA, I think certainly Mr. Hoffman is completely at
12 liberty to address that going forward as well.

13 COMMISSIONER DEASON: Those are all my questions,
14 Mr. Chairman.

15 CHAIRMAN BAEZ: Commissioners, any other questions or
16 a motion?

17 COMMISSIONER DEASON: I can -- if there are no other
18 questions, I can make a motion, Mr. Chairman.

19 CHAIRMAN BAEZ: Okay.

20 COMMISSIONER DEASON: And instead of going issue by
21 issue, I would just move staff's recommendation in its entirety
22 with two exceptions. One is that we would design the rate, the
23 inclining block rate structure with a target of 50 percent
24 fixed cost recovery. And to the effect that change has any
25 effect on the repression adjustment, that that calculation be

1 made as well.

2 MS. LINGO: Yes, sir.

3 COMMISSIONER BRADLEY: And I'll second the motion.

4 CHAIRMAN BAEZ: There's a motion and a second. And,
5 Commissioners, just for those of you following along, that
6 would be a modification of Issue 4, the recommendation in Issue
7 4. There's a motion and a second. All those in favor, say
8 aye.

9 (Unanimous affirmative vote.)

10 CHAIRMAN BAEZ: Thank you, Commissioners. Thank you,
11 Ms. Lingo, and thank you, staff.

12 COMMISSIONER BRADLEY: Was that the last item?

13 CHAIRMAN BAEZ: A little bird tells me that that was
14 our last item, Commissioners. We are adjourned. Thank you.

15 (Agenda adjourned at 2:30 p.m.)

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1 STATE OF FLORIDA)
 :
2 COUNTY OF LEON) CERTIFICATE OF REPORTER

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4 I, LINDA BOLES, RPR, CRR, Official Commission
Reporter, do hereby certify that the foregoing proceeding was
5 heard at the time and place herein stated.

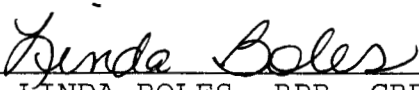
6 IT IS FURTHER CERTIFIED that I stenographically
reported the said proceedings; that the same has been
7 transcribed under my direct supervision; and that this
transcript constitutes a true transcription of my notes of said
8 proceedings.

9 I FURTHER CERTIFY that I am not a relative, employee,
attorney or counsel of any of the parties, nor am I a relative
10 or employee of any of the parties' attorneys or counsel
connected with the action, nor am I financially interested in
11 the action.

12 DATED THIS 7TH DAY OF OCTOBER, 2005.

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LINDA BOLES, RPR, CRR
FPSC Official Commission Reporter
(850) 413-6734

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