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STATE OF FLORIDA



GENERAL COUNSEL  
BOOTER IMHOF  
(850) 413-6189

Public Service Commission

September 21, 2009

RECEIVED-FPSC  
09 SEP 21 AM 10:41  
COMMISSION  
CLERK

Sean McKenna  
3070 Harbor Drive  
St. Augustine, FL 32084

**Re: Docket No. 090230 -WU – Application for staff-assisted rate case in St. Johns County by Camachee Cove Yacht Harbor Utility**

Dear Mr. McKenna:

This will confirm that Commission Staff will hold a customer meeting at the Camachee Cove Yacht Harbor on October 21, 2009, beginning at 6:00 p.m. The customer meeting may be adjourned early if no customers are present. 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 is:

252 Yacht Club Drive  
St. Augustine, FL 32084

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. All customers, including the customers of Camachee Cove Yacht Harbor Utility, must have at least 14 calendar days' notice of the meeting, calculated from the day that they receive the notice as required by Rule 25-22.0407(9)(b), Florida Administrative Code (F.A.C.). 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 will subsequently be sent under a 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, pursuant to Rule 25-22.0407(9)(b), F.A.C., by all interested persons at the following location:

252 Yacht Club Drive  
St. Augustine, FL 32084

DOCUMENT NUMBER-DATE  
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FPSC-COMMISSION CLERK

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For your convenience, I have also enclosed a copy of Rule 25-22.0407(9), F.A.C.

Should you have any questions about any of the matters contained herein, please do not hesitate to contact me at (850) 413-6187. In addition, you may contact Jared Deason at (850) 413-6844, with any questions.

Sincerely,



Martha Brown  
Senior Attorney

Enclosures

MB:jd

cc: Division of Economic Regulation (Bulecza-Banks, Fletcher, Deason)  
Office of Commission Clerk (Docket No. 090230-WU)  
Office of Public Counsel

**Rule 25-22.0407(9), Florida Administrative Code**

(9) When a utility applies for a staff-assisted rate case in accordance with Section 367.0814, Florida Statutes, and Rule 25-30.455, F.A.C., and staff-assistance is granted, the requirements of subsections (2), (3), (4), and (5) of this rule shall not apply.

(a) Upon receipt of the staff reports, the utility shall place two copies of its application for staff-assistance and the staff reports at any business offices it has in its service area. Such copies shall be available for public inspection during the utility's regular business hours. If the utility does not have a business office in its service area, the utility shall place two copies of its application and the staff reports at the main county library, the local community center or other appropriate location that is within or most convenient to the service area and that is willing to accept and provide public access to the copies.

(b) No less than 14 days and no more than 30 days prior to the date of a customer meeting conducted by the Commission staff, the utility shall provide, in writing, a customer meeting notice to all customers within its service area and to all persons in the same service areas who have filed a written request for service or who have been provided a written estimate for service within the 12 calendar months prior to the month the petition is filed.

(c) The customer meeting notice shall be approved by the Commission staff prior to distribution and shall include the following:

1. The date the notice was issued;
2. The time, date, location, and purpose of the customer meeting;
3. A statement that the utility has applied for a staff-assisted rate case and the general reasons for doing so;
4. A statement of the location where copies of the application and the staff reports are available for public inspection and the times during which inspection may be made;
5. A comparison of current rates and charges and the proposed new rates and charges;
6. The utility's address, telephone number, and business hours;
7. A statement that written comments regarding utility service or the proposed rates and charges should be addressed to the Director, Division of the Commission Clerk and Administrative Services, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0870, and that such comments should identify the docket number assigned to the proceeding;
8. A statement that complaints regarding service may be made to the Commission's Division of Consumer Affairs at the following toll-free number: 1(800)342-3552.
9. A statement that the Commission will be reviewing the utility's service availability charges in the pending case and that the Commission may adjust those charges.
10. The docket number assigned by the Commission's Division of the Commission Clerk and Administrative Services.

(d) The customer meeting notice shall be mailed to the out-of-town address of all customers who have provided the utility with an out-of-town address.

(e) If the proposed agency action order issued in the case is protested and any hearings are subsequently held, the utility shall give notice in accordance with subsections (6) and (7) above.

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION  
NOTICE OF CUSTOMER MEETING  
TO THE CUSTOMERS OF CAMACHEE COVE YACHT HARBOR UTILITY  
AND  
ALL OTHER INTERESTED PERSONS  
DOCKET NO. 090230-WU  
APPLICATION OF CAMACHEE COVE YACHT HARBOR UTILITY  
FOR A STAFF-ASSISTED RATE CASE IN  
ST. JOHNS COUNTY

Issued: September \_\_\_\_, 2009

Notice is hereby given that the staff of the Florida Public Service Commission will conduct a customer meeting to discuss the application of Camachee Cove Yacht Harbor Utility (Camachee or Utility) for a staff-assisted rate case in St. Johns County. The meeting will be held at the following time and place:

6:00 p.m., Wednesday, October 21, 2009  
252 Yacht Club Drive  
St. Augustine, FL 32084

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.

If a named storm or other disaster requires cancellation of the meeting, Commission staff will attempt to give timely direct notice to the parties. Notice of cancellation of the meeting will also be provided on the Commission's website (<http://www.psc.state.fl.us/>) under the Hot Topics link found on the home page. Cancellation can also be confirmed by calling the Office of the General Counsel at (850) 413-6199.

Any person requiring some accommodation at the customer meeting(s) because of a physical impairment should call the Office of Commission Clerk 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 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 meetings, orally or in writing. Written comments may also be sent to the Commission at the 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

Camachee Cove Yacht Harbor Utility is a Class C water utility located in St. Johns County serving approximately 92 water customers in Camachee Cove Yacht Harbor. Camachee is located in the St. Johns River Water Management District (SJRWMD). The Utility reported for 2008 operating revenues of \$43,224 and an operating loss of \$37,578.

Camachee has been under Commission jurisdiction since February 12, 2009.<sup>1</sup> The Utility began operations in 1977. On April 19, 1988, Camachee applied for an original certificate to operate a water utility in St. Johns County. On April 24, 2009, Camachee applied for a staff-assisted rate case (SARC). The Utility has not previously filed a request for a rate case.

Staff has audited the Camachee's records for compliance with Commission rules and orders, and examined all components necessary for rate setting. The staff engineer has also conducted a field investigation, which included a visual inspection of the water and wastewater facilities along with the service area. The Utility's operating expenses, maps, files, and rate application were also reviewed to determine reasonableness of maintenance expenses, regulatory compliance, Camachee's plant in service, and quality of service. Staff has selected a historical test year ended December 31, 2008.

## CURRENT AND PRELIMINARY RATES AND CHARGES

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<sup>1</sup> Jurisdiction was transferred by Order No. PSC-09-0092-FOF-WS, issued February 12, 2009, in Docket No. 090029-WS, In Re: Ordinance by Board of County Commissioners of St. Johns County relating to regulation of water and wastewater utilities within the unincorporated areas of St. Johns County.

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 decision by the Commissioners. The Utility's current and staff's preliminary rates and charges are as follows:

MONTHLY WATER RATES

<u>RESIDENTIAL AND GENERAL SERVICE BASE FACILITY CHARGE:</u>	<u>EXISTING RATES</u>	<u>PRELIMINARY RECOMMENDED RATES*</u>
 <b><u>General and Residential Service</u></b>		
First 3,000 gallons	\$15.41	\$0.00
 <b><u>Base Facility Charge by Meter Size:</u></b>		
5/8"X3/4"	\$0.00	\$13.60
3/4"	\$0.00	\$20.40
1"	\$0.00	\$34.00
1-1/2"	\$0.00	\$68.00
2"	\$0.00	\$108.80
3"	\$0.00	\$217.60
4"	\$0.00	\$340.00
6"	\$0.00	\$680.00
 <b><u>Residential Gallonage Charge</u></b>		
Per 1,000 gallons above 3,000 gallons	\$3.98	\$0.00
Per 1,000 gallons, 0-6,000 gallons	\$0.00	\$7.21
Per 1,000 gallons, 6,000-12,000 gallons	\$0.00	\$10.81
Per 1,000 gallons, above 12,000 gallons	\$0.00	\$14.42
 <b><u>General Service Gallonage Charge</u></b>		
Per 1,000 gallons above 3,000 gallons	\$3.98	\$0.00
Per 1,000 gallons	\$0.00	\$9.45
 <b><u>Typical Residential 5/8" x 3/4" Meter Bill Comparison</u></b>		
3,000 Gallons	\$15.41	\$35.23
5,000 Gallons	\$23.37	\$49.65
10,000 Gallons	\$43.27	\$100.10

\* Camachee is currently in the process of replacing its WTP. The Utility believes that the new WTP will be completed and dedicated to public service by the conclusion of this rate case. If the WTP is dedicated to public service, the entire CWIP amount of \$265,604 along with any subsequent plant investment deemed prudent to bring the new WTP on-line will be added to plant in service, and corresponding adjustments will be made to accumulated depreciation and depreciation expense. Based on the amount of supported CWIP to date, the revenue requirement will increase to an estimated amount of \$134,066 from \$126,841.

## STAFF REPORTS AND UTILITY APPLICATION

The results of staff's preliminary investigation are contained in a staff report dated September 8, 2009. Copies of the report and the Utility's application may be examined by interested members of the public from 8:00 a.m. to 4:00 p.m., Monday through Friday, at the following location:

252 Yacht Club Drive  
St. Augustine, FL 32084

## UTILITY CONTACT INFORMATION

Camachee Cove Yacht Harbor  
3070 Harbor Drive  
St. Augustine, FL 32084  
(904) 829-5676  
8:00 a.m. to 5:00 p.m.

## PROCEDURES AFTER CUSTOMER MEETINGS

After the meeting, the Public Service Commission staff will prepare a recommendation which is scheduled to be filed with the Public Service Commission on December 3, 2009. The Public Service Commission will then vote on staff's recommendation at its December 15, 2009 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 file a protest to the 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 other customers. Anyone who is unable to attend and who wishes to obtain a copy of the recommendation or the order may do so by requesting 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:

Office of Commission Clerk  
Florida Public Service Commission  
2540 Shumard-Oak Boulevard  
Tallahassee, FL 32399-0850

All correspondence should refer to "Docket No. 090230-WU, Camachee Cove Yacht Harbor Utility".

If you wish to contact the Commission regarding complaints about service, you may call the Commission's Division of Regulatory Compliance and Consumer Assistance 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.