

ORANGEDALE UTILITIES, INC.

P.O. BOX 886

GREEN COVE SPRINGS, FLORIDA 32043

October 1, 2009

State of Florida

PUBLIC SERVICE COMMISSION

2540 Shumard Oak Boulevard

Tallahassee, Florida 32399-0850

090468-WS
RECEIVED-FPSC
09 OCT -2 PM 3:49
COMMISSION
CLERK

TRANSMITTAL

Attention: Ms. Ann Cole: Director, Office of Commission Clerk

Regarding: Orangedale Utilities, Inc.

St. Johns County

Application Form for Grandfather Certificate

Ms. Cole,

Please find attached:

ONE Original and FIVE Copies of Grandfather Application and Attached Exhibits.

One Copy of our Territory Map and System Map

ONE Original and FIVE Copies of our proposed WATER TARIFF

ONE Original and FIVE Copies of our proposed WASTEWATER TARIFF

Our Check in the amount of \$200.00 for proper filing fee

COM
ECR
GCL
OPC
RCP
SSC
SGA
ADM
CLK

tariffs forwarded
Maps forwarded

DOCUMENT NUMBER-DATE

10227 OCT-2 09

FPSC-COMMISSION CLERK

APPLICATION FOR GRANDFATHER CERTIFICATE

(Pursuant to Section 367.171, Florida Statutes)

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

The undersigned hereby makes application for original certificate(s) to operate a water and/or wastewater utility in St. Johns County, Florida, and submits the following information:

PART I APPLICANT INFORMATION

A) The full name (as it appears on the certificate), address and telephone number of the applicant:

ORANGEDALE UTILITIES, INC.

Name of utility

(904) 509-2417 (904) 824-4708

Phone No.

Fax No.

528 MAJESTIC OAK PARKWAY

Office street address

St. AUGUSTINE FL 32092

City

State

Zip Code

P.O. Box 886, GREEN COVE SPRINGS, FL 32043

Mailing address if different from street address

redfish48@COMCAST.NET

Internet address if applicable

B) The name, address and telephone number of the person to contact concerning this application:

Jon B. Stump (904) 509-2417

Name

Phone No.

528 MAJESTIC OAK PARKWAY

Street address

St. AUGUSTINE, FL 32092

City

State

Zip Code

C) Indicate the organizational character of the applicant:
(circle one)

Corporation Partnership Sole Proprietorship
Other _____
(Specify)

D) If the applicant is a corporation, list names, titles and addresses of corporate officers and directors.
(Use additional sheet if necessary).

Jon B. Stump, Pres./Director — P.O. Box 886
Jill W. Stump, V. Pres./Director — Green Cove Sp. Fl 32043
Craig A. Maguire Director — P.O. Box 1011
St. Aug. FL. 32084

E) If the applicant is not a corporation, list names and addresses of all persons or entities owning an interest in the organization. (Use additional sheet if necessary.)

N/A

PART II SYSTEM INFORMATION

A) **WATER**

- (1) Exhibit _____ - A statement describing the proposed type(s) of water service to be provided (i.e. potable, non-potable or both). **Potable only.**
- (2) Provide a description of the types of customers served (i.e., single family homes, mobile homes,

duplexes, commercial, etc.).

92 RESIDENTIAL CONNECTIONS

All MANUFACTURED homes Single Family

- (3) Exhibit A - Provide a schedule showing the number of customers currently served by class and meter size, as well as the number of customers projected to be served when the requested service territory is fully occupied.
- (4) Indicate permit numbers and dates of approval of water treatment facilities by the Department of Environmental Protection (DEP) or the agency designated by DEP to issue permits:

PWS 2551120 VINYARD MHP

- (5) Indicate when the water utility system was established. 1958
- (6) Exhibit B - Evidence that the utility owns the land where the water treatment facilities are located. Or, if the utility does not own the land, a copy of the agreement which provides for the long term continuous use of the land, such as a 99-year lease. The Commission may consider a written easement or other cost-effective alternative.

B) **WASTEWATER**

- (1) Provide a description of the types of customers served (i.e., single family homes, mobile homes, duplexes, commercial, etc.).

RESIDENTIAL, Single-Family MOBILE homes.

(2) Exhibit C - Provide a schedule showing the number of customers currently served by class and meter size, as well as the number of customers projected to be served when the requested service territory is fully occupied.

(3) Indicate permit numbers and dates of approval of wastewater treatment facilities by the Department of Environmental Protection (DEP) or the agency designated by DEP to issue permits:

FLA 011767 Vinyard MHP
Issued 4-14-06

(4) Indicate when the wastewater utility system was established. 1984

(5) Exhibit B - Evidence that the utility owns the land where the wastewater treatment facilities are located. Or, if the utility does not own the land, a copy of the agreement which provides for the long term continuous use of the land, such as a 99-year lease. The Commission may consider a written easement or other cost-effective alternative.

PART III RATES AND TARIFFS

- A) Exhibit D - A statement specifying on what date and under what authority the current rates and charges were established.
- B) Exhibit _____ - The original and two copies of water and/or wastewater tariff(s) containing all rates, classifications, charges, rules and regulations. **Sample tariffs are enclosed with the application package.**

PART IV TERRITORY DESCRIPTION AND MAPS

A) **TERRITORY DESCRIPTION**

Exhibit E - An accurate description, using township, range and section references as specified in Rule 25-30.030(2), Florida Administrative Code, of the territory the utility was serving or was authorized to

serve on the day Chapter 367, Florida Statutes, became applicable. If the water and wastewater service territories are different, provide separate descriptions.

B) TERRITORY MAPS

Exhibit E - One copy of an official county tax assessment map or other map showing township, range and section with a scale such as 1"=200' or 1"=400' on which the proposed territory plotted by use of metes and bounds or quarter sections and with a defined reference point of beginning. If the water and wastewater service territories are different, provide separate maps.

C) SYSTEM MAPS

Exhibit F - One copy of detailed map(s) showing existing lines and facilities and the territory proposed to be served. **Any requested territory not served at the time of application shall be specifically identified.** Map(s) shall be of sufficient scale and detail to enable correlation with a description of the territory to be served. Provide separate maps for water and wastewater systems.

PART V FILING FEE

Indicate the filing fee enclosed with the application:

\$ 100⁰⁰ (for water) and/or \$ 100⁰⁰ (for wastewater).

Note: Pursuant to Rule 25-30.020, Florida Administrative Code, the amount of the filing fee as follows:

- (1) For applications in which the utility has the capacity to serve up to 100 ERCs, the filing fee shall be **\$100**.
- (2) For applications in which the utility has the capacity to serve from 101 to 200 ERCs the filing fee shall be **\$200**.

- (3) For applications in which the utility has the capacity to serve from 201 to 500 ERCs the filing fee shall be **\$500**.
- (4) For applications in which the utility has the capacity to serve 501 to 2,000 ERCs the filing fee shall be **\$1,000**.
- (5) For applications in which the utility has the capacity to serve from 2,001 to 4,000 ERCs the filing fee shall be **\$1,750**.
- (6) For applications in which the utility has the capacity to serve more than 4,000 ERCs the filing fee shall be **\$2,250**.

PART VI AFFIDAVIT

I Jon B. Stump (applicant) do solemnly swear or affirm that the facts stated in the forgoing application and all exhibits attached thereto are true and correct and that said statements of fact thereto constitutes a complete statement of the matter to which it relates.

BY: _____
Applicant's Signature
Jon B. Stump
Applicant's Name (Typed)
PRESIDENT
Applicant's Title *

Subscribed and sworn to before me this ____ day in the month of _____ in the year of ____ by _____ who is personally known to me _____ or produced identification _____
Type of Identification Produced _____

Notary Public's Signature

Print, Type or Stamp Commissioned
Name of Notary Public

* If applicant is a corporation, the affidavit must be made by the president or other officer authorized by the by-laws of the corporation to act for it. If applicant is a partnership or association, a member of the organization authorized to make such affidavit shall execute same.

EXHIBIT A

RE: Orangedale Utilities, Inc.

Application for Grandfather Certificate

Schedule of Current Customers being served.

There are **82** current single-family residential connections being served.

Bartram Oaks Subdivision is mostly retirees and few families with children. There are currently **128** persons being served by our utility.

Projected number of customers when territory is fully occupied.

Orangedale Utilities, Inc. furnishes water, sewer and fire protection water services to a thirty-two acre parcel of land located at 5300 State Road 13 N., in the community of Orangedale, Florida exclusively. The property is occupied by the utility owners and a Manufactured Housing subdivision known as "Bartram Oaks"

The subdivision consists of 91 single-family residential lots with $\frac{3}{4}$ " meters at each lot.

The owners have one existing service connection (unmetered) and one possible future homesite.

Therefore, there are a total of **93** possible service connections. And if the number of persons per added unit is 2, then the projected number of customers at full occupancy would be projected at **150** persons.

EXHIBIT B

RE: Orangedale Utilities, Inc.

Application for Grandfather Certificate

Attach, please find a copy of the Service Agreement between The Vinyard MHP, the owner of the land in question, and Orangedale Utilities, Inc.

February 22, 2007

Vinyard MHP

P.O. Box 886

Green Cove Springs, Florida 32043

Operation Service Contract

As of the date stated above, **Orangedale Utilities, Inc.** is assigned the following responsibilities relating to the operation of the Vinyard MHP owned utilities:

- a/ Generation of all necessary paperwork needed to establish service accounts for every individual service address served by the park owned utilities prior to May 1, 2007.
- b/ Bill for and collect invoiced amounts for each account beginning May 1, 2007 when The Vinyard MHP's Annual Bulk Water and Sewer Contract is scheduled to terminate as the result of non-renewal at the Bartram Oaks Homeowners Association, Inc. Annual Meeting on Saturday, April 28, 2007.
- c/ Pay from the proceeds; all operational expenses on behalf of The Vinyard MHP, all costs associated with the installation of water meters, all costs associated with the expansion of utility services off-site to the Orangedale Community, all costs associated with the connection to sewer and water

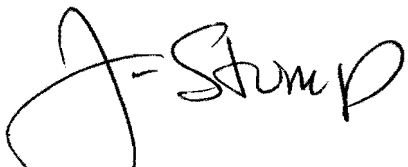
utilities provided by another utility on State Road 13, all maintenance and repair expenses for all park- owned facilities, equipment and components at sewer plant, lift station, water plant, sewer collection system and water distribution system.

d/ Maintain exclusive use of the Bartram Oaks Homeowners Association, Inc. property known as Bartram Oaks, Phase II, Tract "E" in accordance with the conditions and stipulations regarding this property.

e/ Pay lease expenses to The Vinyard MHP based on 50% / 50% split of all monies collected in excess of expenses.

In general, Orangedale Utilities, Inc. is hereby authorized to act as The Vinyard MHP's , Agent-In-Fact, for and on behalf of the Vinyard MHP in all regards concerning the park owned utilities. This agreement is of sufficient term as to be construed as a 99 Year Leas until such time as the property is transferred into the name of Orangedale Utilities, Inc.

Signed,


Jon B. Stump, President

2-2207

EXHIBIT C

RE: Orangedale Utilities, Inc.

Application for Grandfather Certificate

Schedule of Current Customers being served with Wastewater services.

There are **82** current single-family residential connections being served.

Bartram Oaks Subdivision is mostly retirees and few families with children. There are currently **128** persons being served by our utility.

Projected number of customers when territory is fully occupied.

Orangedale Utilities, Inc. furnishes water, sewer and fire protection water services to a thirty-two acre parcel of land located at 5300 State Road 13 N., in the community of Orangedale , Florida exclusively. The property is occupied by the utility owners and a Manufactured Housing subdivision known as "Bartram Oaks"

The subdivision consists of 91 single-family residential lots.

The owners have one existing service connection and one possible future homesite.

Therefore, there are a total of **93** possible sewer service connections. And if the number of persons per added unit is 2, then the projected number of customers at full occupancy would be projected at **150** persons.

EXHIBIT D

RE: Orangedale Utilities, Inc.

Application for Grandfather Certificate

Statement specifying on what date and under what authority the current rates were established.

ATTACHMENT----

Orangedale Utilities, Inc. acting as Agent –in-Fact on behalf of The Vinyard MHP placed the attached rates into effect on July 1, 2008.

AUTHORITY-----

Either, The Vinyard MHP and Orangedale Utilities, Inc. has operated the Grandfathered water and sewer facilities referenced above since 1984. Our facilities are located in St. Johns County Florida and until January of this year, we operated within the Jurisdiction of St. Johns County Utilities under permits issued by Florida Department of Environmental Regulation.

St. Johns County Utilities has a Threshold of 100 Service Connections before they begin regulating what a utility may charge. Our maximum number of service connections is 94 and we were below their regulation.

Florida Department of Environmental Regulation does not set rates and our facility was free to establish our rates based on our costs and/or our willingness to provide services near cost.

The attached rates were in effect when The Florida Public Service Commission was given jurisdiction in St. Johns County.

Orangedale Utilities, Inc. informed our customers that the new metered rates per gallon would be based on the current St. Johns County Rates plus 10%, because it costs more to operate a small rural utility than it does to have thousands of customers. This was prior to becoming subject to PSC Fees and prior to a costly lawsuit filed by one of our customers which was proven to have no merit.

This rate barely will cover our current expenses and with the added Annual 4.5% due to the PSC and Application Fees we intend to base our rates on St. Johns County Utilities plus 30%.

Orangedale Utilities, Inc.

528 Majestic Oak Parkway
St. Augustine, Florida 32092

(904) 509-2417

Water and Sewer Service Contract

Date _____

Customer Name : _____

Service Address : _____

Customer's Phone Numbers : _____

Number of Adults at this address: _____ Applicable Monthly Rate _____ Meter Fee _____

Our temporary rate is based on the number of adults residing at the service address as follows:

- (1) Adult = \$45.00 per month
- (2) Or more adults + \$65.00 per month

These rates will no longer be effective upon receiving authorization from The State of Florida Public Service Commission to begin charging for services based on your actual metered service. The State will establish the rate per gallon. At that point, you will be responsible for the new rate.

Plus water meter installation fees per the attached sheet, which is:

- \$400.00 as a one-time payment in full,
- (OR) 4 equal installments of \$120.00 quarterly with the first due now.
- (OR) 36 monthly payments in the amount of \$14.72 and a Deposit in the amount of \$50.00.

Orangedale Utilities, Inc. agrees to provide Water and Sewer Service to the above Service Address in accordance with The Florida Department of Environmental Protections requirements.

You, the user, agree to pay for these services per this contract, prevent waste of our utility services and observe the Lawn watering restriction imposed by the St. Johns River Water Management District's "Think Two Program" which allows lawn watering 2 hours –a-day for two days per week. Fees will be assessed for violation of these rules.

Your service connection statement is due on the first of each month. Failure to receive a statement shall not relieve a customer from the duty to timely pay the rates and fees on their account.

- (1) A late fee of \$10.00 will be charged on all accounts not paid by the 15th of each month.
- (2) Service will be interrupted on over-due accounts not paid by the 10th of the following month.
- (3) If service is terminated, a \$30.00 reconnection fee will be charged.
- (4) A charge of \$15.00 will be assessed on any returned check.
- (5) An account deposit in the amount of two months service will be due upon your service being disconnected more than one time.
- (6) The customer will be responsible for any and all collection costs applied to delinquent payments PLUS an additional 35% Administration charge.
- (7) Your payments are to be made into the collection mailbox located at;
528 Majestic Oak Parkway, St. Augustine, Florida 32092 OR you can mail them to this same address.

Sincerely,

Jon Stump, President

EXHIBIT E

RE: Orangedale Utilities, Inc.

Application for Grandfather Certificate

PART IV A--- Territory Description

Legal Description

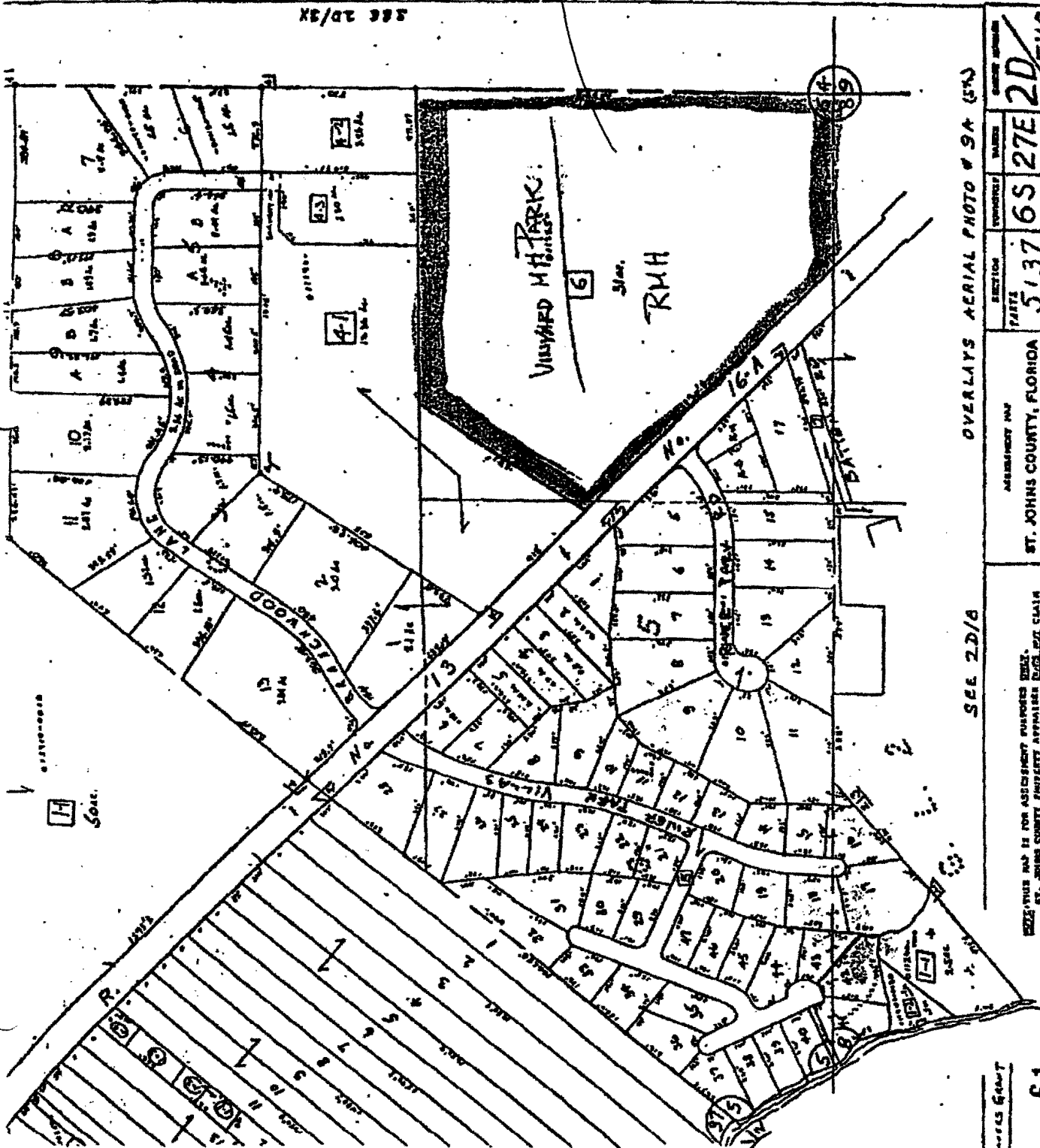
A portion of the SE $\frac{1}{4}$, of the SE $\frac{1}{4}$ of Section %, Township 6 South, Range 27 East, St. Johns County, Florida, described in Deed Book 142, page 87. Shown on St. Johns County Tax Map, page 2D/5XS and Identified as Parcel #6, Page Attached.

Orangedale Utilities Inc

Territory Map

31 AC

SEE 2D/5X



OVERLAYS AERIAL PHOTO # 9A (5N)

SEE 2D/6

ASSEMBLY MAP		SECTION		BLOCK		SUBDIVISION	
ST. JOHNS COUNTY, FLORIDA		5137	6S	27E	2D	5XS	
OFFICE OF PROPERTY APPRAISER		SCALE 1" = 100'		OFFICIAL		4/1/2000	

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.
ST. JOHNS COUNTY PROPERTY APPRAISER DOES NOT CLAIM
ANY ASSUME RESPONSIBILITY FOR "SUPPORT" ACCOUNT.

REPLACES PART OF 2D/5X

EXHIBIT **F**

RE: Orangedale Utilities, Inc.

Application for Grandfather Certificate

PART IV C --- SYSTEM MAPS

Attached: Please find two sets of CONSTRUCTION DRAWINGS of BARTRAM OAKS PHASES I, II & III.

Each two page set contains both existing water and sewer lines as well as the location of the on-site Sewer Plant, Lift Station and Water Treatment Plant.

One set is marked as Sewer and the other as Water.