

BEFORE THE  
FLORIDA PUBLIC SERVICE COMMISSION

FILED 8/12/2019  
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FPSC - COMMISSION CLERK

In the Matter of:

DOCKET NO. 20180218-SU

APPLICATION FOR  
STAFF-ASSISTED RATE CASE IN  
BREVARD COUNTY BY TKCB,  
INC.

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PROCEEDINGS: COMMISSION CONFERENCE AGENDA  
ITEM NO. 5

COMMISSIONERS  
PARTICIPATING: CHAIRMAN ART GRAHAM  
COMMISSIONER JULIE I. BROWN  
COMMISSIONER DONALD J. POLMANN  
COMMISSIONER GARY F. CLARK  
COMMISSIONER ANDREW GILES FAY

DATE: Tuesday, August 6, 2019

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

REPORTED BY: DANA W. REEVES  
Court Reporter and  
Notary Public in and for  
the State of Florida at Large

PREMIER REPORTING  
114 W. 5TH AVENUE  
TALLAHASSEE, FLORIDA  
(850) 894-0828

1 P R O C E E D I N G S

2 CHAIRMAN GRAHAM: Okay. We're coming back to  
3 4. So the next item is Item No. 5.

4 MS. KNOBLAUCH: Emily Knoblauch for staff.  
5 Item 5 is staff's recommendation addressing the  
6 application for a staff-assisted rate case by TKCB,  
7 Inc. TKCB is a Class-C utility providing wastewater  
8 service to approximately 274 customers in Brevard  
9 County. Based on a review of the utility's data  
10 for the test year, staff is recommending an  
11 increase in the revenue requirement of 13.20  
12 percent or \$11,044 annually. A customer meeting  
13 was held in May of this year and no customers  
14 attended the meeting. Additionally, there have  
15 been no customer comments filed in the docket.  
16 Jeff Small is here on behalf of the utility and  
17 staff is available for any questions.

18 CHAIRMAN GRAHAM: Thank you, staff.  
19 Commissioners, any questions of staff?  
20 Commissioner Brown.

21 COMMISSIONER BROWN: Thank you. In issue six,  
22 you reference an Atlantis Investments, which you  
23 state is a related party. Can you state what the  
24 nature of that business is? I understand that they  
25 share rental space very closely tied to the

1 utility.

2 MR. SEWARDS: Yeah, the Atlantis Investments  
3 is owned by the same as -- the president of TKCB is  
4 also the owner of Atlantis Investments. Beyond  
5 it's -- beyond being an investment company, we  
6 didn't really delve too far into the details of it.

7 COMMISSIONER BROWN: Are the officers and  
8 directors and employees the same of the utility in  
9 Atlantis Investments?

10 MR. SEWARDS: Yes, there is just the one  
11 president and one employee.

12 COMMISSIONER BROWN: Does anybody know what  
13 the nature of the business is, since they share  
14 space and employees? I see someone coming up.  
15 Maybe.

16 MR. SMALL: Good morning, Commissioners. Jeff  
17 Small, OCBOA Consulting, LLC on behalf of TKCB.  
18 Atlantis Investments is a mobile home rental sales  
19 investment-type community. The mobile home park  
20 that is in the service territory of the utility was  
21 at one time owned by Thad Terry, the president.  
22 And it was a partnership of four individuals and he  
23 is the only surviving individual, so he has the  
24 sewer plant and he also -- he sold off the mobile  
25 home park and he provides wastewater service to

1           that customers, but he also owns lots in there. He  
2           rents out lots. He rents out mobile homes and he  
3           also sells mobile homes, but not exclusively to  
4           that park.

5           COMMISSIONER BROWN: Okay. Thank you.

6           If there are no other questions by the  
7           Commissioners, I'd move approval of all issues in  
8           this item.

9           COMMISSIONER POLMANN: Second.

10          CHAIRMAN GRAHAM: It's been moved and  
11          seconded, approval of all issues on Item No. 5.  
12          Any further discussion?

13          (No comments made.)

14          CHAIRMAN GRAHAM: Seeing none, all in favor  
15          say, aye.

16          (Chorus of ayes.)

17          CHAIRMAN GRAHAM: Any opposed?

18          (No comments made.)

19          CHAIRMAN GRAHAM: By your action, you've  
20          approved staff rec on Item No. 5.

21          (Agenda item concluded.)

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CERTIFICATE OF REPORTER

STATE OF FLORIDA )  
COUNTY OF LEON )

I, DANA W. REEVES, Professional Court Reporter, do hereby certify that the foregoing proceeding was heard at the time and place herein stated.

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

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

DATED THIS 12th day of August, 2019.



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DANA W. REEVES  
NOTARY PUBLIC  
COMMISSION #FF968527  
EXPIRES MARCH 22, 2020