



Public Service Commission

-M-E-M-O-R-A-N-D-U-M-

DATE: February 21, 2000
 TO: Division of Records and Reporting
 FROM: Division of Water and Wastewater (Lingo) H
 RE: Docket No. 970409-SU, Initiation of limited proceeding to restructure wastewater rates for Florida Water Service Corporation's Tropical Isles service area in St. Lucie County

Please file the attached documents in the above-referenced docket file. Thank you.

\FJL

Attch: 01/28/98 letter from WAW/Lingo to Simpson

cc w/ Attch: Division of Legal Services (Gervasi, Fudge)

- AFA _____ c:\trop\0217rar8.mem
- APP _____
- CAF _____
- CMU _____
- CTR _____
- EAG _____
- LEG _____
- MAS _____
- OPC _____
- RRR _____
- SEP _____
- WAW _____
- OTH _____

DOCUMENT NUMBER-DATE

02326 FEB 21 B

FPSC-RECORDS/REPORTING

STATE OF FLORIDA

Jennie

Commissioners:
JULIA L. JOHNSON, CHAIRMAN
J. TERRY DEASON
SUSAN F. CLARK
JOE GARCIA
E. LEON JACOBS, JR.



DIVISION OF WATER & WASTEWATER
CHARLES H. HILL
DIRECTOR
(850) 413-6900

Public Service Commission

January 28, 1998

Mr. Robert J. Simpson
345 Seahorse Terrace
Ft. Pierce, FL 34982

VIA FAX AND FIRST CLASS MAIL

Re: Wastewater rates of the Tropical Isles wastewater system of Florida Water Services Corporation

Dear Mr. Simpson:

As requested by the Public Affairs Committee (Committee) of the Tropical Isles Homeowners Association (Association) last week, the purpose of this correspondence is to: 1) restate Staff's actions during our visit to Tropical Isles; 2) list the documents Staff obtained during the visit; 3) list the additional documents Staff is requesting; and 4) confirm the outcome of Staff's meetings with the Committee.

During our visit, we met with the Committee on two occasions, reviewed numerous documents, and toured the wastewater plant facilities. A complete list of the documents obtained is included as Attachment A. However, I have noticed that there are a few pages that were either inadvertently not copied and/or not copied clearly. Therefore, I hereby request the following:

- 1) Pages 4 and 8 of the Association's letter to Commissioner Deason dated 3/12/96.
- 2) The faxed letter from McNeill Plumbing to Simpson dated 11/07/97.

As a result of Staff's discussions with owners of the Tropical Isles development and members of the Committee, as well as a more complete review of the documents contained on Attachment A, we request the following (additional) information:

- 1) Exhibit 1 (consisting of Exhibits A through G) of the Agreement for Purchase and Sale between Neil Spizizen/Maurice Shackel and Southern States.
- 2) A list of all customers (e.g., residential customers and the Kia car dealership) who do not receive a bill for wastewater service. This list should include each customer's name, address and the beginning date that wastewater service was provided.
- 3) A list of all wastewater bills that are being paid by the park owner.

Mr. Robert J. Simpson
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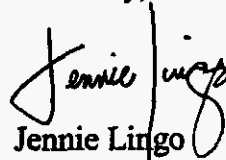
So that Staff may pursue this investigation in an expeditious manner, please provide the above-requested documents by February 2, 1998. As agreed to during Staff's visit, please provide copies of all documents requested in this letter to Florida Water Services Corporation as well.

During our meeting with the Committee on January 22, 1998, Staff was asked to address the following during the course of our analysis:

- 1) The Association believes there are five options with regard to the wastewater service of the Tropical Isles system (system) which should be explored: 1) interconnection with the City of Port St. Lucie; 2) purchasing the system back from FWSC; 3) leasing the system from FWSC, thereby enabling the Association to run the system; 4) have the Florida Public Service Commission established a new, lower rate for service; and 5) the Association and FWSC negotiating a lower rate for service.
- 2) The Committee believes that excessive inflow caused by several below-ground-level manholes materially affects the volume of influent treated at the wastewater plant.

In closing, let me take this opportunity to assure you and the other residents of the Tropical Isles system that your questions and concerns are important to us, and that we will strive to obtain appropriate answers. Finally, as requested by the Committee, I will send you a tentative progress report this Friday, January 31, 1998. As always, if you have any questions or if I may be of assistance, please do not hesitate to call me.

Sincerely,



Jennie Lingo
Economic Analyst
Bureau of Policy Development
and Industry Structure

\FJL

Attch: List of documents obtained during Staff's visit 1/21/98 - 1/22/98
cc w/Attch: Division of Water and Wastewater (Hill, Shafer, McCaskill, Chase, Bethea, Rieger)
Division of Legal Services (Gervasi)
Office of Public Counsel (McLean)

Matthew Feil, Esq.
Florida Water Services Corporation
P. O. Box 609520
Orlando, FL 32860-9520

**FLORIDA WATER SERVICES CORP. (FWSC) - TROPICAL ISLES SYSTEM
INVENTORY OF DOCUMENTS OBTAINED DURING STAFF'S
ON-SITE VISIT 1/21/98 - 1/22/98**

ATTACHMENT A

ARTICLES/DOCUMENTS COPIED FROM BROWN NOTEBOOK

Documents		
Req'd	Copied	
1	x	x Newspaper article Ft. Pierce 2/01/96
2		x News brief re: MacKay letter provided by lobbyist
3	x	x TIHA letter to Deason 2/29/96
4	x	x TIHA letter to Chiles, MacKay, Myers and Pruitt 3/12/96
5	x	x TIHA letter to Deason 3/12/96 --- NEED PGS 4 AND 8
6	x	x House Cmte on Util & Telecomm memo to PRWallace 1/31/96
7		x Highlights of HR memo of 1/31/96
8	x	x MacKay letter to Simpson 3/25/96
9	x	x TIHA letter to Chiles, et al. 3/28/96
10	x	x Teasley letter to Cimino 4/01/96
11	x	x Stiles letter to Simpson 4/04/96
12	x	x Pruitt letter to Simpson 4/26/96
13	x	x TIHA letter to Pruitt 5/07/96
14	x	x TIHA letter to Pruitt 5/27/96
15	x	x Pruitt to Simpson 5/28/96
16	x	x Simpson letter to Chiles and MacKay 8/22/96
17	x	x The News (article 9/22/96 re: Martin County systems)
18	x	x TIHA letter to Ida Roberts 11/11/96
19	x	x FWSC letter to Ft. Pierce Util 1/31/97
20	x	x FWSC letter to O'Sullivan 2/06/97
21	x	x FWSC letter to Ft. Pierce Util 3/12/97
22	x	x FWSC notice to TI customers 3/15/97
23	x	x Ft. Pierce Util letter to FWSC 3/20/97
24	x	x TIHA petition for intervention 3/24/97
25	x	x TIHA petition for fine and facilities take over 3/24/97
26	x	x Hoffman letter to Bayo 4/07/97
27	x	x TIHA letter to Cowin 5/05/97
28	x	x TIHA letter to PSC 5/13/97
29	x	x Cowin letter to TIHA 5/13/97
30	x	x FWSC letter (Roberts) to Simpson 5/13/97
31	x	x Fed'n of Mobile Home Owners of Florida, Inc. to OPC 5/19/97
32	x	x DeMello letter to Simpson 5/23/97
33	x	x US Congress letter (Foley) to Simpson 6/01/97
34	x	x US Senate letter (Graham) to Simpson 6/05/97
35	x	x Simpson letter to Foley 6/17/97
36	x	x Simpson letter to Sen. Graham 6/17/97
37		x Simpson letter to Cirello 6/14/97
38	x	x Pruitt letter to Julia Johnson 6/17/97
39	x	x Simpson letter to Pruitt 6/17/97
40	x	x JJohnson letter to Pruitt 6/25/97
41	x	x Simpson letter to Pruitt 6/25/97
42	x	x Talbott letter to Sen. Graham 7/30/97
43	x	x WSJ article 9/19/97
44		x Notes re: WSJ article 9/17/97

ARTICLES/DOCUMENTS COPIED FROM BLUE NOTEBOOK

1	x	x OPC response to motion to dismiss 4/15/97
2	x	x Simpson working notes/log re: FWSC case 10/30/96 on 1997

ARTICLES/DOCUMENTS COPIED FROM WHITE NOTEBOOK

1	x	McNeill fax memo to Simpson 11/07/97 --- RECOPY
2	x	x Unabridged chronology of events
3	x	x Tribune article re: TI customer meeting
4	x	x TIHA media release 11/12/97
5	x	x St. Lucie newspaper article re: Pruitt will make things right
6		x Tribune briefs re: TI residents unhappy with rates 11/20/97
7	x	x TI site plan
8	x	x Rates data (pyramid form) 11/19/97

MISCELLANEOUS DOCUMENTS

1	x	x Bids from Culligan, Schoch and Hutchinson
2	x	x Tropical Isles water consumption (City of Ft. Pierce)
3	x	x Unsigned Agreement for Purchase and Sale
4	x	x Signed Agreement for Purchase and Sale (Spizizen/Shacket)