

STATE OF FLORIDA

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OFFICE OF THE GENERAL COUNSEL
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(850) 413-6199

Public Service Commission

June 4, 2018

Mr. Byron Smith, Utility Manager
River Ranch Water Management, LLC
5601 Windhover Dr.
Orlando, FL 32819

Re: Docket No. 20170219-WS Application for staff-assisted rate case in Polk County by River Ranch Water Management, LLC

Dear Mr. Smith:

This will confirm that Commission staff will hold a customer meeting on Wednesday, June 20, 2018. 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 customer meeting will be as follows:

Wednesday, June 20, 2018, at 6:00 P.M.
Longhorn Center at River Ranch
3200 River Ranch Blvd.
River Ranch, FL 33867

As required by Rule 25-22.0407(9)(b), Florida Administrative Code (F.A.C.), the utility must provide, in writing, a customer meeting notice to all customers within its service area no less than 14 days and no more than 30 days prior to the date of a customer meeting. A draft 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. 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.

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We will send you two copies of the staff report no later than June 6, 2018. 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)(a), F.A.C., by all interested persons at the following location:

River Ranch Water Management, LLC.
Comptroller's Office
3200 River Ranch Blvd
River Ranch, FL 33867

For your convenience, I have also attached 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) 413-6212.

Sincerely,



Rachael Dziechciarz
Senior Attorney – RAS Section

Enclosures

RD/sb

cc: Office of Commission Clerk (Docket No. 20170219-WS)

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 Office of Commission Clerk, 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 Service, Safety & Consumer Assistance 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 Office of Commission Clerk.

(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 RIVER RANCH WATER MANAGEMENT, LLC
AND
ALL OTHER INTERESTED PERSONS
DOCKET NO. 20170219-WS
APPLICATION OF RIVER RANCH WATER MANAGEMENT, LLC
FOR A STAFF-ASSISTED RATE CASE IN
POLK COUNTY

Date Issued: _____

NOTICE is hereby given that the Staff of the Florida Public Service Commission (Commission) will conduct a customer meeting to discuss River Ranch Water Management LLC's (River Ranch or utility) application for a staff-assisted rate case (SARC) in Polk County. The meeting will be held at the following time and place:

Wednesday, June 20, 2018, at 6:00 P.M.
Longhorn Center at River Ranch
3200 River Ranch Blvd.
River Ranch, FL 33867

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 Commissioners of the 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 the 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 Commission's Office of the General Counsel at (850) 413-6199.

Any person requiring some accommodation at the customer meeting 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. Any person who is hearing or speech impaired should contact the 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 Commission staff regarding the quality of service the utility provides and to ask questions and provide comments on staff's preliminary rates included in this notice as well as other issues. Staff members will summarize River Ranch's 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. Commission staff will have sign-up sheets, and customers will be called to speak in the order that they sign up. 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 Commission's toll-free facsimile line at 1-800-511-0809 or online at <https://secure.floridapsc.com/e-filings/efiling.aspx>.

BACKGROUND

River Ranch Water Management, LLC (River Ranch or utility) is a Class C water and wastewater utility located in Polk County in the South Florida Water Management District (SFWMD). The utility provides water and wastewater service to 65 residential customers, 5 general service customers, and 2 irrigation customers. The five general service customers include River Ranch Chapel, a 367-unit recreational vehicle park, 192 River Ranch condominium units, 119 Long Hammock property owners, and other Westgate Resort properties. According to the utility's 2016 Annual Report, total gross revenues were \$135,329 for water and \$165,554 for wastewater, and total operating expenses were \$131,891 for water and \$225,065 for wastewater.

The utility has been providing service since 1973. In 1996, Polk County transferred its jurisdiction of the privately-owned water and wastewater facilities to the Commission. In September 1997, New River Ranch, L.C.C. d/b/a River Ranch filed an application for grandfather certificates. Effective February 1999, the utility was granted Certificate Nos. 603-W and 519-S.¹ In 2003, the certificates were transferred to River Ranch Water Management, LLC.² The utility's last Commission approved rate increase was in a SARC in 2003.³ On May 10, 2011, the utility filed for a SARC, but withdrew the application on March 16, 2012. The utility filed for

¹ Order No. PSC-99-0254-FOF-WS, issued February 9, 1999, in Docket No. 19971185-WS, *In re: Application for original certificates for an existing utility providing water and wastewater service in Polk County by New River Ranch, L.C. d/b/a River Ranch.*

² Order No. PSC-03-0518-FOF-WS, issued April 18, 2003, in Docket No. 20020382-WS, *In re: Application for transfer of facilities and Certificate Nos. 603-W and 519-S in Polk County from New River Ranch L.C. d/b/a River Ranch to River Ranch Water Management, LLC.*

³ Order No. PSC-03-0740-PAA-WS, issued June 23, 2003, in Docket No. 20021067-WS, *In re: Application for staff-assisted rate case in Polk County by River Ranch Water Management, L.L.C.*

Docket No. 20170219-WS RIVER RANCH WATER MANAGEMENT, LLC
 Customer Meeting Notice

a SARC in the instant docket on October 10, 2017. A test year ended September 2017 was selected.

CURRENT AND PRELIMINARY RATES AND CHARGES

Staff has compiled the following recommended rates 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 Commission. The utility's current and staff's recommended preliminary rates are as follows:

RIVER RANCH WATER MANAGEMENT, LLC		SCHEDULE NO. 4-A
TEST YEAR ENDED SEPTEMBER 30, 2017		DOCKET NO. 20170219-WS
MONTHLY WATER RATES		
	RATES AT TIME OF FILING	STAFF RECOMMENDED RATES
<u>Residential Flat Rate</u>		
River Ranch Shores/Countryside	\$15.85	\$47.51
<u>General Service Flat Rate</u>		
River Ranch Chapel	\$39.62	\$41.51
Long Hammock MHP (119 Units)	\$1,508.92	\$5,244.00
Westgate Properties	\$1,141.19	\$1,261.68
River Ranch Condos (192 Units)	\$2,434.56	\$1,864.28
River Ranch RV Park (367 Units)	\$5,287.54	\$8,253.41

RIVER RANCH WATER MANAGEMENT, LLC		SCHEDULE NO. 4-B
TEST YEAR ENDED SEPTEMBER 30, 2017		DOCKET NO. 20170219-WS
MONTHLY WASTEWATER RATES		
	RATES AT TIME OF FILING	STAFF RECOMMENDED RATES
<u>Residential Flat Rate</u>		
River Ranch Shores/Countryside	\$17.16	\$39.35
<u>General Service Flat Rate</u>		
River Ranch Chapel	\$17.16	\$33.61
Long Hammock MHP (119 Units)	\$2,042.04	\$4,122.00
Westgate Properties	\$1,218.42	\$1,078.98
River Ranch Condos (192 Units)	\$3,294.72	\$1,514.92
River Ranch RV Park (367 Units)	\$6,297.72	\$6,351.77

STAFF REPORTS AND UTILITY APPLICATION

The results of staff's preliminary investigation are contained in a staff report dated June 4, 2018. Copies of the report may be examined by interested members of the public Monday - Friday from 9:00 a.m. – 5:00 p.m. at the following location:

River Ranch Comptroller's Office
 3200 River Ranch Blvd.
 River Ranch, FL 33867

PROCEDURES AFTER CUSTOMER MEETING

After the customer meeting, Commission staff will prepare a recommendation which is tentatively scheduled to be submitted to the Commission on August 23, 2018. The Commission will then vote on staff's recommendation at its September 6, 2018 Commission 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 that the PAA order is issued to protest the Commission's PAA order. Customers are able to obtain a copy of staff's recommendation and all documents filed in this docket under the Clerk's Office tab at the Commission's website (<http://www.floridapsc.com/>).

HOW TO CONTACT THE COMMISSION

Any person who wishes to comment or provide information to Commission staff may do so at the meetings, either orally or in writing. Other written comments regarding the utility and the proposed rates, or requests to be placed on the mailing list for this case, may be directed to this address:

Docket No. 20170219-WS RIVER RANCH WATER MANAGEMENT, LLC
Customer Meeting Notice

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

All correspondence should refer to “**Docket No. 20170219-WS, RIVER RANCH WATER MANAGEMENT, LLC**” Your letter will be placed in the correspondence file of this docket. You may also submit comments through the Florida Public Service Commission’s email at clerk@psc.state.fl.us, or the Commission’s website available at <https://secure.floridapsc.com/ClerkOffice/EfilingPublic>.

If you wish to contact the Florida Public Service Commission regarding complaints about service, you may call the Commission’s Office of Consumer Assistance and Outreach through its toll-free number at 1-800-342-3552, or submit a complaint form online at <http://www.floridapsc.com/ConsumerAssistance/ComplaintForm>.