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# Public Service Commission

July 23, 2025

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## STAFF'S FOURTH DATA REQUEST VIA EMAIL

**Re: Docket No. 20250023-WS – Application for staff-assisted rate case in Polk County, by North Carolina Real Estate Projects LLC d/b/a Grenelefe Utility.**

Dear Mr. Deterding:

By this letter, the Commission staff requests that North Carolina Real Estate Projects LLC d/b/a Grenelefe Utility (Grenelefe or Utility) provide responses to the following data request:

### Customers/Equivalent Residential Connections (ERCs)

1. Refer to Grenelefe's response to staff's first data request, No. 15. Provide the number of customers classified as to meter size and class (commercial, irrigation, or residential) for the following points in time:
  - a. Each of the 4 years prior to the beginning of the test year.
  - b. The beginning of the test year.
  - c. The end of the test year.
  - d. Present.
2. What is the maximum number of water ERCs Grenelefe can currently serve?
3. What is the maximum number of wastewater ERCs Grenelefe can currently serve?

### Smokey Groves Development

4. Please indicate whether the new Smokey Groves Development already has distribution and collection systems constructed? If not, when will these systems be in-service?

5. The Utility indicated it anticipates adding approximately 12 homes to its systems each month. In what month will these additions begin? As part of your response, indicate whether any homes have been constructed yet.

### **Pro Forma Projects**

6. Refer to Grenelefe's response to staff's second data request, No 4. Provide the actual or estimated in-service dates, for each following pro forma project identified below. Pursuant to Section 367.081(a)(2), Florida Statutes (F.S.), if the in-service date exceeds the 24-month period (October 31, 2026) following the test year, explain why. As part of your response, indicate the start-date or anticipated start date for each project:
  - a. Wastewater Treatment Plant Improvement
  - b. Lift Station #1 Refurbishment
  - c. Lift Station #2 Refurbishment
  - d. Lift Station #3 Refurbishment
  - e. Lift Station #4 Refurbishment
  - f. Lift Station #5 Refurbishment
  - g. Radio Read Meter Replacement
  - h. New Fire Hydrants (15)
  - i. Hydro tank #6 Replacement/Inspection
  - j. Hydro Tank #10 Rehabilitation/Inspection
  - k. Potable Water Well #10
  - l. Potable Water Well #6
  - m. Irrigation/non potable wells
  - n. Valve Replacement Program
  - o. Utility Truck – F-250
  - p. Utility Truck – F-150
  - q. New Golf Carts (3)

7. Refer to Grenelefe's response to staff's second data request, No. 4(a). Provide two additional bids for the Wastewater Treatment Plant (WWTP) improvements. If additional bids were not obtained, please explain why.
8. Explain what refurbishments have been made to the WWTP as of July 2025. As part of this response, provide all supporting documentation.
9. Refer to Grenelefe's response to staff's second data request, No. 4(g). Provide two additional bids for the 5/8 X 3/4 T10 P/C R9001 CELLULAR USG (Radio Read Meter materials). If no additional bids were obtained, please explain why.
10. Refer to Grenelefe's response to staff's second data request, No. 8. Provide the total number of meters the Utility is requesting to be replaced. As part of this response, provide the timeframe i.e., month and year, in which the meters would be replaced.
11. Refer to Document 00204-2025, on page 13 of 23, the Utility states "Grenelefe has already begun the process of installing these new meters in its new service location." Provide the number of meters that the Utility has replaced as of July 2025. As part of this response, provide all the paid invoices for the meters installed by the Utility as of July 2025.
12. Did the Utility consider Advanced Metering Infrastructure (AMI) meters or Automated Meter Reading (AMR) meters as replacements for its current manual read meters? If yes, please explain why the AMI or AMR meters were not chosen.
13. Refer to Grenelefe's response to staff's second data request, No 7. Will the radio read meters transmit usage data directly to the Utility without having to use a truck for meter reading? If so, provide the total Operation and Maintenance (O&M) savings the radio read meters would produce for the Utility.
14. Refer to Grenelefe's response to staff's second data request No. 5(a)iii, regarding its Valve Replacement Program. Provide copies of the Boil Water Notices Grenelefe has issued since May 31, 2022.
15. Refer to Grenelefe's response to staff's first data request, No. 17. Explain why the water valves have been considered nonfunctioning. As part of this response, provide all supporting documentation.
16. Refer to Grenelefe's response to staff's second data request, No. 9. Provide the total number of nonfunctioning water valves, total number of valves being replaced, and the timeframe in which the valves would be replaced.

17. Refer to Document 00204-2025, filed with the Commission on January 10, 2025.

- a. On page 20 of 23, please explain how it was determined that the sequencing batch reactor flowtrain (SBR) option was the most cost effective.
- b. Provide a detailed explanation and cost breakdown of the projects contained within each identified phase:
  - i. Phase 4A (Headworks and FEQ Improvements)
  - ii. Phase 4B (WW Plant/SBR Work)
  - iii. Rapid Infiltration Basin Construction
  - iv. Bonds, Contingencies, Engineering

18. Refer to the Department of Environmental Protection's (DEP) permit renewal letter, dated March 18, 2025, where the DEP acknowledged the Utility's request to increase the WWTP permit capacity from 0.340 million gallons per day (MGD) to 0.495 MGD, given the proposed modifications. Please provide a detailed explanation as to why this increase in permitted capacity was necessary to meet the Basin Management Action Plans (BMAP) requirements, and if this increase is needed to serve the anticipated development in the service territory.

19. Refer to McDonald Group International, Inc.'s July 17, 2024 letter to the DEP providing additional information regarding Grenelefe's Minor Modification Permit Application. On the first page, it states the following:

Note this application does not change the facility capacity, method of reuse (disposal) level of treatment, or modifies the type activated sludge treatment equipment in service. As described in the accompanying engineering report, this application results in an upgrade to the influent screening and repurposing of out of service tankage to provide flow equalization.

Explain if the work described in the July 17, 2024 letter to the DEP is sufficient to allow Grenelefe to meet the DEP's BMAP requirements? In addition, explain why the Utility's plans changed in subsequent letters and plans to the DEP to modify the type of activated sludge treatment equipment in service, as well as to increase the WWTP's capacity.

20. Provide Grenelefe's most recent Capacity Analysis Report submitted to the DEP, as required by Rule 62-600.405, Florida Administrative Code (F.A.C.).

21. Provide the total nitrogen and total phosphorus limits Grenelefe must meet according to Administrative Order AO-037SWD22/BMAP.
22. Grenelefe explained that its repairs for Potable Water Wells #6 and #10 are needed to minimize water outages to customers. Please list the dates when water outages have occurred under the current owner.
23. Refer to Document 00204-2025, on page 13 and 14 of 23. Explain why the lift station's valves and check valves are considered inoperable. As part of this response, provide all supporting documentation.
24. Please provide the DEP inspections, or any other supporting documents that indicated hydro tanks #6 and #10 needed replacements or upgrades.
25. Grenelefe is requesting to replace 15 of its fire hydrants, as these hydrants have failed inspections and are past their useful service lives. Provide copies of the inspection failure reports and any other pertinent documentation to justify the need for this request.
26. Explain in greater detail why Grenelefe is proposing to upgrade eight non-potable wells to potable wells.
27. Refer to Document 00204-2025, on page 14 of 23. Explain why the golf carts are no longer operating properly. As part of this response, provide all supporting documentation.
28. Grenelefe indicated that all of its golf carts are no longer operating properly; as such, please explain what is currently being used for customer service calls and meter reading.
29. How many golf carts does the Utility currently own, whether operable or not?
30. Explain why the Utility requested three golf carts?
31. The Utility only provided two bids for the two trucks it requested. Please provide an additional bid or an explanation as to why three bids could not be obtained for the trucks.

## **Other**

32. Refer to Grenelefe's response to staff's first data request, No. 13, Rule 25-30.130, F.A.C, and Rule 25-30.355, F.A.C. Provide a list of all service complaints, with an individual explanation of how each complaint was resolved. If a complaint was not resolved, explain why.
33. Refer to Grenelefe's response to staff's first data request, No. 16. Provide updated copies of the Utility's engineering maps for water and wastewater showing the location and size

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of the water and wastewater mains throughout the service area and customer location and classification. On each map, please identify vacant customer lots, customer meter sizes, flush points, fire hydrants, lift stations, treatment plants, and pumping stations, as appropriate for the water or wastewater system. These maps should include the new service territory from Order No. PSC-2025-0060-FOF-WS.

Please file all responses no later than **Friday, August 22, 2025**, via the Commission's website at [www.floridapsc.com](http://www.floridapsc.com), by selecting the Clerk's Office tab and Electronic Filing Web Form (reference Docket No. 20250023-WS) and also please email the filed response to [discovery-gcl@psc.state.fl.us](mailto:discovery-gcl@psc.state.fl.us). Please contact me by phone at (850) 413-6974 or by email [aramirez@psc.state.fl.us](mailto:aramirez@psc.state.fl.us), if you have any questions.

Sincerely,

*s/ Ailynee Ramirez-Abundez*

Ailynee Ramirez-Abundez  
Public Utility Analyst  
Division of Engineering

ARA:da

cc: Office of Commission Clerk (Docket No. 20250023-WS)