

COLUMBIA COUNTY UTILITY COMMITTEE
POST OFFICE BOX 1529
LAKE CITY, FLORIDA 32056-1529

COLUMBIA COUNTY EXTENSION OFFICE
164 MARY ETHEL LANE
LAKE CITY, FLORIDA 32025

AGENDA

APRIL 13, 2011

2:00 p.m.

HONORABLE SCARLET P. FRISINA, UTILITY COMMITTEE CHAIRPERSON:

- 1) Call to Order
- 2) Agenda Additions/Deletions

Utility Regulation

- 3) Proposed Board Action – Gator/Espenship Investment Rate Adjustment
- 4) Proposed Board Action - Quail Heights Country Club Rate Adjustment
- 5) Exemption of Small Investor Owned Utilities

Water Treatment Facilities

- 6) Update on Commercial Loops
- 7) Update on Flow Testing
- 8) Update on Water Connections

Wastewater Treatment Facilities

- 9) Update on Grant Funds and Permit Renewal
- 10) WWTP Plant Improvements Including Generator and Fence

Utility Billing

- 11) Collection for Non Payment on Sewer Only Accounts

MEMORANDUM

To: Columbia County Utility Committee
From: David Kraus, Senior Staff Assistant
Date: April 6, 2011

RE: Agenda Background

Proposed Board Action – Gator/Espenship Investment Rate Adjustment

On March 3, the Board of County Commissioners approved a Proposed Board Action to consider a rate adjustment and provisional franchise agreement. A customer meeting was held on April 4, 2011. In July of 2010, Espenship Investments, LLC took over the management of Gator Utilities. The management team claimed to have not received the financial records of the Utility during this transition. Espenship Investments requested an emergency rate increase. This Committee recommended, and the BOCC approved, a procedure to set Interim Rates as part of a full rate review. Espenship Investments, LLC never applied for a rate review and questioned the lack of a franchise agreement. The County is seeking to establish a provisional franchise and set rates for this Utility.

Attached is a summary of the 2010 financial records for the Utility and the Customer Meeting PowerPoint presentation.

Proposed Board Action - Quail Heights Country Club Rate Adjustment

On March 3, the Board of County Commissioners approved a Proposed Board Action to consider a rate adjustment and provisional franchise agreement. A customer meeting will be held on April 12, 2011. This Utility was sold with the Country Club in recent years and the Annual Reports for this Utility consistently show losses. This is a small utility with less than 40 customers. They have older lines, no water meters and no resources to maintain or upgrade the system.

Attached is the 2010 Annual Report.

Exemption of Small Investor Owned Utilities

This exemption has been returned to the Utility Committee by the Board of County Commissioners. After this Committee recommended approving an exemption for small utilities that mirrored the language in the FPSC exemption, the County received a customer complaint about Lance Utility. While investigating the complaint, it was discovered that the rates for the Utility were included in the deed restrictions for the property and that Lance Utility was charging rates in excess of the rates listed in the deed restriction. The County cannot enforce deed restrictions as they are a civil matter for the courts. If the exemption is granted, the customer can only turn to the courts for protection from rate actions by a utility. The Committee has been asked to reexamine this issue.

Water Treatment Facilities

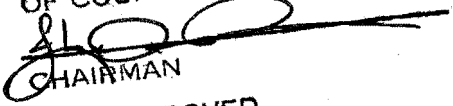
Updates: The Committee will discuss the status of the commercial water loops in Ellisville, the flow testing of the fire hydrants, and water connections. The discussion of the flow testing data will include issues related to the operation and performance of the water treatment plant. The preliminary flow data from the Fire Department is included and indicate some concerns. Additionally, the power surges during the storms last week damaged some of the equipment.

Wastewater Treatment Facilities

Updates: The Committee will be updated on the status of the wastewater treatment permit renewal and the impact on the plant's capacity. Additionally, we will update the committee on the improvements at the wastewater treatment plant and the funding.

Utility Billing

Updates: The County still has 5 sewer only customers. One of these customers, the Red Carpet Inn or NKRP, Inc., may be facing foreclosure and has never paid a sewer bill. They have ceased operations. As a sewer only customer, we cannot disconnect service. The Committee will discuss how to proceed with collections of the bill.

COLUMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS

CHAIRMAN
BCC APPROVED
3/3/11
DATE

MEMORANDUM

To: Columbia County Board of County Commissioners
From: David Kraus, Senior Staff Assistant
Date: February 24, 2011

RE: Proposed Board Action for Espenship Investments and Quail Heights CC

The Board of County Commissioners, at the January 6, 2011 meeting, adopted Ordinance 2011-2 which amended Ordinance 2007-15 Section 5 to allow for a Proposed Board Action. Section 5 (l)(1) states that:

Upon a petition by a utility or by its own motion the Board may conduct a limited action to consider or act upon any matter within its jurisdiction, including any matter the resolution of which requires a utility to adjust its rates.

In September of 2010, Espenship Investments, LLC (formerly Gator Utilities) requested an emergency rate adjustment or interim rates. In October, the Board of County Commissioners adopted 2010-R44 establishing procedures for setting interim rates. These procedures required Espenship Investments to apply for a full rate review. Espenship Investments, Inc. does not have the resources, expertise or the documentation to apply for a full rate review. Staff continues to regularly receive complaints from the Utility and from the customers about rate structure and quality of service issues. Additionally, they are operating without a Franchise Agreement.

The new owners of the Quail Heights Country Club, the Club at Eagle's Gate, LLC dba Quail Heights Country Club, recently submitted their 2010 Annual Report which shows a loss of over \$10,000. This Utility has shown losses since before 2007 when the County began its oversight. This is a small water utility with no water meters and no resources to maintain or improve the system. Additionally, they are operating without a Franchise Agreement.

With the approval of this Memorandum, the Board of County Commissioners will authorize staff and the Columbia County Utility Committee to conduct a "limited action" on the Espenship Investments, LLC and the Club at Eagle's Gate, LLC dba Quail Heights Country Club for rate adjustments, to include Customer Meetings, and which may lead to Utility Committee recommendations for Proposed Board Action. Upon approval of this Memorandum, the County will conduct a Staff Assisted Rate Case and schedule Customer Meetings.

*Gator /Espenship Investments Utility
Customer Meeting
April 4, 2011
6:00 p.m.
Columbia County Fire Station #23*

Customer Meeting Notes:

Approximately 18 to 20 people in attendance

- Lauren Bradford:** Moved in August and still get a bill.
- Don Miller:** Response to complaints has improved since management change. However, we have 2 problems. 1) repair to road cuts sink after a few days and no one follows up to fix (this may be a compaction issue) and 2) water pressure too low at peak periods.
- Debbie Adams:** No problems with previous management. Has problems with new management team. Over billed by 12000 gallons and was told it was a leak. She had to read the meter, photograph the meter to show they never read the meter. They did adjust bill. Don't trust management team.
- Kenneth Hudson:** Proposed rate is fair. Meter fees and billing fees not fair. Water is good deal, especially as compared to City.
- Laura Bradford:** Has been overbilled in past and had problems getting it adjusted. She went without water for over a month. Pressure is an issue.
- Cynthia Keller:** Pressure is good and water is safe. Opposed to rate increase. People on fixed income.
- David Sharp:** Concerned over increase. Need incremental increases - like a Cost of Living Adjustment. Need to mail out names and phone numbers of emergency contacts. Not know who to call. Big Jump is the issue.
- Carl Metcalf:** Very satisfied with Gator and help them on several occasions. New management is not as good. Went without water for 48 hours. When took over had only 1 day notice before shut off. They do not return calls. Water has good taste. Concerns that it is being run by a construction company.

After meeting, I was approached by Sherri Espenship of Espenship Investments. She felt proposed rates would not be sufficient to cover current operational costs. The 2010 actual expenditures cover only 6 months of current operations and the Utility is expending more under new management to fix neglected system. We discussed the need for reserves for maintenance and meter replacement. She also had concerns over increase in fuel.

David K

MAR 30 11
Board of County Commissioners
Columbia County

Donald R. Miller
333 N.W. Scott Gln.
Lake City, Fl. 32055

Office of the County Manager
Columbia County P.O. Box 1529
Lake City, Fl. 32056-1529

Reference:

Utility Committee and the Board of County Commissioners
Customer meeting for Espenship Investments 'Woodgate Village
and Dale Estates.'
Monday April 4, 2011 - 6:00 p.m. - West Columbia Fire Station

Since Espenship Investment has assumed this utility:

- 1) a marked increase in the response to any breaks in the water line has increased;
- 2) also, when you call the phone number listed, you do have someone to talk with for assistance or information, this has improved.
- 3) in the past, billing was received at times 3-4 months apart.

However, there are two (2) problems we would like to see addressed:

- 1) When a hole is dig in the street and line is repaired, asphalt is applied to the level of the street..that's fine. After 3-4 weeks (sometimes earlier), as the cars drive over it, the asphalt is tamped down, leaving 1-4 inches below street level. This is not only dangerous to the public and certainly doesn't help the alignment of the cars.
- 2) Second:the water pressure at times of heavy useage. The pressure goes down from about 1/2" stream to about 1/16" (between 4-7p.m. daily.) We know this is a 1980's Subdivision and possibly the lines are smaller than today's.

This is not a new problem and was inherited by the Utility Company, however, can it be addressed?

Should we have a 'brush' or 'wood' fire at the above times of the day, we would not have but a trickle of water available.

Thank you for your interest in having this meeting and our comments.

Don Miller

Don Miller
cc



Gator/Espenship Investments Customer Meeting

West Columbia Fire Station #43

April 4, 2011

6:00 p.m..

<p>Columbia County Utility Committee</p>	<p>Columbia County Board of County Commissioners</p>
----------------------------------------------	----------------------------------------------------------

<p>Commissioner Frisina, Chair Commissioner Bailey Commissioner DePratter Councilman Jefferson Councilman Ward Billy Dow (At Large) Walt Graham (At Large)</p>	<p>Commissioner DuPree, Chair Commissioner Frisina Commissioner Williams Commissioner DePratter Commissioner Bailey</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------

This Customer Meeting is held by Columbia County staff members to take comments for Board of County Commissioners and Utility Committee consideration.



Gator/Espenship Investments Timeline

- **May 2007:** County adopts 2007-15, PSC rescinds jurisdiction

2010

- **July:** Espenship Investments, LLC takes over management of Gator Utility
- **August and September:** Request for emergency rate increase
- **October:** County Commissioners adopt Interim Rate setting policies.
 - Emergency request sent back to Espenship Investments for action
- **October** County seeks to streamline process to review rate adjustments
 - Utility Committee considers Pass Through, Indexing, Proposed Board Action, Staff Assisted Rate Cases, and Alternative Methods



Gator/Espenship Investments Timeline

2010 Continued

- **November:** BOCC adopts pass through and rate indexing,
 - Utility Committee recommends Proposed Board Action, Staff Assisted Rate Case, Alternative Methods, and Provisional Franchises
- **December:** BOCC approve Provisional Franchise agreement format

2011

- **January:** BOCC adopts Proposed Board Action, etc.
- **March:** County seeks to resolve outstanding complaints/issues
 - BOCC Adopts Conditions of Service Resolution
 - BOCC, by its own motion, approves a “limited action”
 - Consider Provisional Franchise Agreement
 - Consider Rate Adjustment



Considerations in Rate Setting

The Board of County Commissioners has the “powers and rights”:

- To fix rates which are just, reasonable, compensatory, not unfairly discriminatory and fairly balance the interest of the Utility and the ratepayers.

In determining rates, the Board of County Commissioners shall consider:

- value and quality of service
 - Compliance issues with FDEP and County
 - Customer complaints
- the cost of providing service including
 - Debt interest and working capital
 - Maintenance, operating expenses, depreciation and taxes
- a fair return on the utility's investment;
 - 2010 PSC established reasonable range of returns cap at 10.85%
 - Can use an alternative approach – 10% of O&M



Espenship Investments' Initial Request

Current Fees

- First 8000 Gallons \$12.00
- Per 1000 Gallons \$ 0.75

- Deposit \$24.00

Proposed Fees

- Meter/Availability \$50.00
- First 3000 Gallons \$21.75
- Per 1000 Gallons \$ 7.25
- Billing \$ 4.00
- Deposit \$50.00
- Initial Turn On \$25.00

Proposed fees based upon
Consolidated Water Works
current charges



2010 Annual Expenditures

Total Reported Expenditures	
<i>Salaries</i>	\$ 14,060.00
<i>Purchased Water</i>	\$ 914.26
<i>Purchased Power</i>	\$ 6,374.32
<i>Materials and Supplies</i>	\$ 1,210.30
<i>Billing</i>	\$ 647.90
<i>Professional</i>	\$ 133.80
<i>Testing</i>	\$ 8,232.53
<i>Other (DEP)</i>	\$ 1,200.00
<i>Insurance</i>	\$ 2,436.00
<i>Regulatory</i>	
<i>Bad Debt</i>	
<i>Other (Phone/Internet)</i>	\$ 1,019.61
Total O&M	\$ 36,228.72
<i>Misc</i>	\$ 9,352.50
<i>Taxes</i>	\$ 4,790.48
Total Other	\$ 14,142.98
Total	<u>\$ 50,371.70</u>

Operations and Maintenance Ratio Method

<u>Year</u>	<u>2010</u>		
O&M	\$	36,228.72	
10% Margin	\$	3,622.87	
Property Taxes	\$	2,014.49	Base Rate \$ 12.00
RAF	\$	1,289.00	Per 1000 g Rate \$ 0.75
Amortized Repairs	\$	2,338.13	
Depreciation	\$	-	
Revenue Requirement	\$	45,493.21	
Actual Revenue	\$	28,644.50	New Base Rate \$ 19.06
Annual Increase	\$	16,848.71	New per 1000 Rate \$ 1.19
Percent Change		58.82%	



Next Steps

- County Staff is reviewing numbers – Other methodologies
- Customer Meeting
 - Recorded for Utility Committee and BOCC consideration
- The Utility Committee makes recommendation to BOCC
 - Scheduled for April 13 at 2:00p.m. (Extension Office at Fairgrounds)
- BOCC will schedule and hold Public Hearing within 90 days
 - BOCC may approve, modify or reject the recommendation
 - If rejected, BOCC may send to Hearing Officer or Utility Committee
- Written Protest
 - Substantially affected person may file written protest within 21 days
 - The BOCC may establish interim rates
 - The BOCC may select Hearing Officer or the Utility Committee to hear the protest before the matter returns for Board consideration.



Customer Comments

This Customer Meeting allows for your comments, as customers of the Gator/Espenship Investments Utility, to be recorded and considered by the Utility Committee and the Board of County Commissioners

We will call on people in the order they signed up and then accept comments from the floor. Please keep your comments to 5 minutes and address the water services provided by the Utility.

Gator Utilities/Espenship Investments Revenues

	<u>2008</u>	<u>2009</u>	<u>2010</u>
January	\$ 590	\$ 605	\$ 3,749
February	\$ 3,193	\$ 512	\$ 2,001
March	\$ 4,105	\$ 6,967	\$ 1,824
April	\$ 862	\$ 1,530	\$ 1,365
May	\$ 6,138	\$ 321	\$ -
June	\$ 2,009	\$ 852	\$ 808
July	\$ 1,069	\$ 1,959	\$ 4,948
August	\$ 544	\$ 5,284	\$ 4,418
September	\$ 3,140	\$ 1,557	\$ 2,552
October	\$ 3,030	\$ 3,664	\$ 1,975
November	\$ 1,185	\$ 1,445	\$ 2,094
December	\$ 596	\$ 777	\$ 2,911
	<hr/>	<hr/>	<hr/>
	\$ 26,462	\$ 25,473	\$ 28,645

MEMORANDUM

To: Columbia County Board of County Commissioners
From: David Kraus, Senior Staff Assistant
Date: February 24, 2011

RE: Public Hearing to Amend 2007-15 – Exemption of Small Investor Owned Utilities

County staff recommends the Board of County Commissioners cancel the Public Hearing and remand the issue to the Utility Committee for further consideration for the following reasons:

- 1) A customer complaint at Lance Utility has provided some relevant information that was not available for the Utility Committee to consider; and
- 2) The published notice for the public hearing incorrectly cited Ordinance 2007-17 and not Ordinance 2007-15.

In October, Jeffery Hill, owner of Lance Utility off of Country Club Road, filed a claim for exemption from 2007-15 citing his exemption granted by the FPSC on July 18, 2006. In this ruling, the FPSC granted the exemption due to the fact that Lance Utilities served less than 40 equivalent residential customers (ERC) and cited Rule 25-30.055(1) FAC. Ordinance 2007-15, Section 3b does not include this rule, or any reference to this rule. The Utility Committee considered this request at its November 9, 2010 and January 25, 2011 meetings. The Utility Committee recommended amending Ordinance 2007-15 to add an exemption for small investor owned water and wastewater utilities and to word the exemption according to Rule 25-30.055(1) FAC. This exemption would apply to Lance Utility and to the utility at Quail Heights Country Club. College Manor Water Company would not fall under this exemption.

Since recommendation by the Utility Committee, the County has received a customer water quality complaint about Lance Utility. In following up on the complaint, it was discovered that the utility rates for the Haight-Asbury section of the utility were established in the deed restrictions at \$18.00 for the first 9,000 gallons and \$3.00 per 1000 gallons thereafter. Lance Utility is charging a different rate, \$9.95 per month plus \$4.29 per 1000 gallons (starting at gallon 1). Additionally, the customer alleged that the Utility owner wanted to charge \$80.00 to turn off the water to the home so the homeowner could install a filter to address the water quality issues.

ORDINANCE NO. 2011- 4

AN ORDINANCE TO AMEND ORDINANCE NO. 2007-15 ALLOWING FOR THE EXEMPTION OF SMALL INVESTOR-OWNED WATER, WASTEWATER, AND EFFLUENT RE-USE SYSTEMS FROM REGULATION BY COLUMBIA COUNTY UNDER SAID ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, On May 3, 2007, the Board of County Commissioners of Columbia County enacted Ordinance No. 2007-15, asserting jurisdiction within Columbia County over investor-owned water, wastewater, and effluent re-use systems, as authorized by Chapter 367, Florida Statutes; and

WHEREAS, Ordinance No. 2007-15, Section 3 (B) provides for utility services that are not subject to regulation by the Board as a Utility nor subject to the provisions of the Ordinance, except as expressly provided in the Ordinance or other valid ordinances of the Board; and

WHEREAS, Rule 25-30.055(1) of the Florida Administrative Code allows for an exemption of small water or wastewater utilities from regulation and that this exemption is not contained within the County ordinance; and

WHEREAS, the Board of County Commissioners, upon the recommendation of the Columbia County Utilities Committee, wishes to amend Ordinance No. 2007-15 to include an exemption for small utilities in accordance with Rule 25-30.055(1) of the Florida Administrative Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1: Ordinance Number 2007-15, Section 3 (b) is hereby amended to add the following:

(12) A water or wastewater system is exempt under section 367.022(6) of the Florida Statutes, if it's current or proposed water or wastewater treatment facilities and distribution or collection system have and will have a capacity, excluding fire flow capacity, of no greater than 10,000 gallons per day or if the entire system is designed to serve no greater than 40 equivalent residential connections (ERCs).

SECTION 2. SEVERABILITY. If any section, subsection, sentence, clause, phrase or provision of this Ordinance is held to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such unconstitutionality or invalidity shall not be construed as to render unconstitutional or invalid the remaining provisions of the Ordinance.

SECTION 3. REPEALER. All Ordinances, Resolutions and Rules or parts of Ordinances, Resolutions and Rules in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 4. CODIFICATION. The provisions of this Ordinance shall be made a part of the Columbia County Code. The codifier of the Code shall change headings and re-letter and renumber sections hereof as necessary for that purpose.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect upon filing with the Department of State, as provided by section 125.66, Florida Statutes.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Board of County Commissioners this _____ day of _____ 20__.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
OF COLUMBIA COUNTY, FLORIDA**

P. DeWitt Cason, Clerk of Court

Jody DuPree, Chairman

Deed of Restrictions

Whereas, El Rancho No Tengo, Inc. and Jeffrey Hill whose address is 908 SE Country Club Road, Lake City, Florida, ~~is~~ the owners and developers Haight-Ashbury, said subdivision being recorded in Plat Book 7, Page 185, current public records of Columbia County, Florida, do by these presents provide that each and every of the aforesaid parcels shall be, and the same are, hereby made subject, until January 1, 2030, to the covenants, restrictions, reservations and privileges running with the title to the land as follows:

1. No residence shall be erected upon or allowed to occupy any portion of any parcel of said plat unless the floor area (outside measurements excluding all open porches, garages and carports) shall be a minimum area of 1,100 square feet. Homes must be constructed at least to the modern building standards.
2. Said parcels shall be used for residential purposes only, and no building at any time situated on any of said parcels shall be used for business, commercial, amusement, charitable or manufacturing purposes. No billboards or advertising signs shall be erected or displayed thereon, except such signs as may be reasonably required for sale purposes. No resident, quest quarters, garage or other building constructed on any of said parcels shall be used for the purpose of a boarding house, hotel, tourist court, or motor court. Lots must be mowed at least twice per year or more if determined by developer, cost or mowing can be charged to owner.
3. Not more than one single family residence shall be allowed to occupy any one of said parcels at any time, and no such structure shall be more than two stories in height.
4. No livestock shall be kept on said parcels. No trash, garbage, ashes, or other refuse shall be thrown or dumped on any street or vacant parcel in said subdivision. No unused automobiles, machinery or appliances shall be kept on said parcels. Pets must be kept on parcel of owner or on a leash. No more than two dogs or cats per lot. If a clothesline is erected it must be in backyard of dwelling so as to maintain the appearance of the neighborhood.
5. Where a building has been erected or construction thereof substantially advanced, and is situated on any parcel or parcels or building plot in such a manner that the same constitutes a violation or violations of the above Covenants the developer shall have the right at any time to release such parcel or subdivided parcel or building plot or portions thereof from such part of the provisions of the said covenants as are violated; provided, however, that said developer shall not release a violation or violations of such covenants except as to violations he determines to be minor, and the power to release any such parcel or plot from violation or violations for which releases are given minor.
6. All garages and their construction shall be governed by the restrictive covenants governing residences.

7. If a residence building shall be placed on more than one parcel, referred to in Paragraphs 2 and 3 shall not apply to the interior side lines of said parcels or parts thereof but only to the extreme side lines of the combined parcels.
8. No building of any description and no addition to any existing building shall be erected upon or allowed to occupy any of said parcels until the plans and specifications of such building or addition any the contractors thereof and its location thereof shall have been approved in writing by the developer; provided, futher, that any building or other structure erected without the developer's approval of the plans, specifications and location thereof shall not violate any of the restrictions herein contained and shall conform to and be in harmony with existing structures on said land. No home shall be entirely vinyl on its front.
9. No garage, used or to be used wholly or partly for residential purposes, shall be erected upon or allowed to occupy any of the said parcels prior to the placement thereon of a residence building conforming to the requirements of these restrictions.
10. All swimming pools upon any of the parcels herein affected shall be fenced and enclosed by a fence of not less than four feet in height. Entrance to all swimming pools will be afforded by gate opening in said fence and all said gates shall be properly equipped with an adequate locking device so that the swimming pools may be locked or secured.
11. No fence or wall shall be erected, placed or altered on any parcel nearer to any street than the minimum building setback line for streets, unless approved by the developer as provided in paragraph 8 hereof. No barbed wire fence shall be erected on any location on said lot.
12. No construction of any kind shall be placed on any part of any parcel shown on said plat as served for "Easement for Drainage and Utilities" and the owners of the parcel or parcels subject to such easement shall acquire no right, title or interest, on or to any pipe, wire, poles, equipment, or appliance placed on, over, or under the land subject to such easement.
13. The easements and rights herein above granted and reserved to the developer shall not pass from the developer by his deed conveying any of said parcels, but shall exist and continue only in the developer or to whom the developer shall expressly convey said easements and rights.
14. Said developer may include in any contract or deed or other instrument hereafter made, additional covenants and restrictions which are not inconsistent with and which do not lower the standard of the covenants and restrictions set forth herein. Also, developer reserves the right to amend these restrictions at any time for improvement of the subdivision as a whole, as deemed proper by developer.
15. The covenants and restrictions herein set forth, unless released as herein provided, shall be deemed to be covenants running with the title to the said land and shall remain in force and effect until the first day of January, 2030.

If any person claiming under the developer shall violate or attempt to violate any of such covenants or restrictions, it shall be lawful for the developer or any person or persons owning any parcel of said land (a) to prosecute at law for recovery of damages against the person or persons so violating or attempting to violate any such covenants or restrictions, or (b) to maintain a proceeding in equity against the person or persons so violating or attempting to violate any such covenants or restrictions, for the purpose of preventing such violation; provided, however, that the remedies now or hereafter provided by law.

16. All homes must have a fully enclosed garage of at least 250 square feet.

17. All homeowners must hook up to the community water system owned by the developer. Water connection is \$250.00 (two hundred fifty dollars) and water supply is \$18.00 (eighteen dollars) for 9,000 gallons per month and \$3.00 (three dollars) per thousand gallons for consumption over 9,000 gallons per month.

18. The provisions and restrictions as hereinabove set forth shall apply to all of the lots in Haight-Ashbury Subdivision.

19. An invalidation of any of these restrictions and covenants by judgement or court order shall in no way affect or modify any of the other restrictions or covenants, which shall remain in full force and effect.

IN WITNESS WHEREOF, the GRANTOR has caused its presents to be executed the day and year first written above.

ATTEST:

Bonja A. Markham
Signed, Sealed and Delivered in the Presence of:

P. Dewitt Cason
Bonja A. Markham
Witnesses

State of Florida

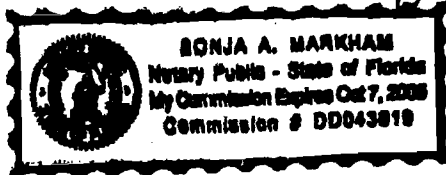
County of Columbia

The foregoing instrument was acknowledged before me this 21 day of June, 2004 by El Rancho No Tengo, Inc. and Jeffrey Hill. Jeffrey Hill is personally known to me.

By: Jeffrey L. Hill, Pres.
Jeffrey L. Hill, Pres.
For: El Rancho No Tengo, Inc.
908 S.E. Country Club Rd.
Lake City, Fl. 32025

Bonja A. Markham
Notary Public, State of Florida

(Notarial Seal)



WATER BILL

DATE: 2-15-11

TO: Chris Frazier
250 SE Lindale Glen
Lake City, Fla 32025

FROM: LANCE WATER
C/O LANCE HILL
1633 SE COUNTRY CLUB RD.
LAKE CITY, FL. 32025
(386) 758-5989
CELL (386) 623-9000

MONTH	USAGE (gallons)	MONTHLY RATE	TOTAL
Jan 15, 2011 + thru Feb 15, 2011	5480	\$9.95 + 4.29/1000	33.46
		PAST DUE:	32.56
		LATE FEE:	2.50

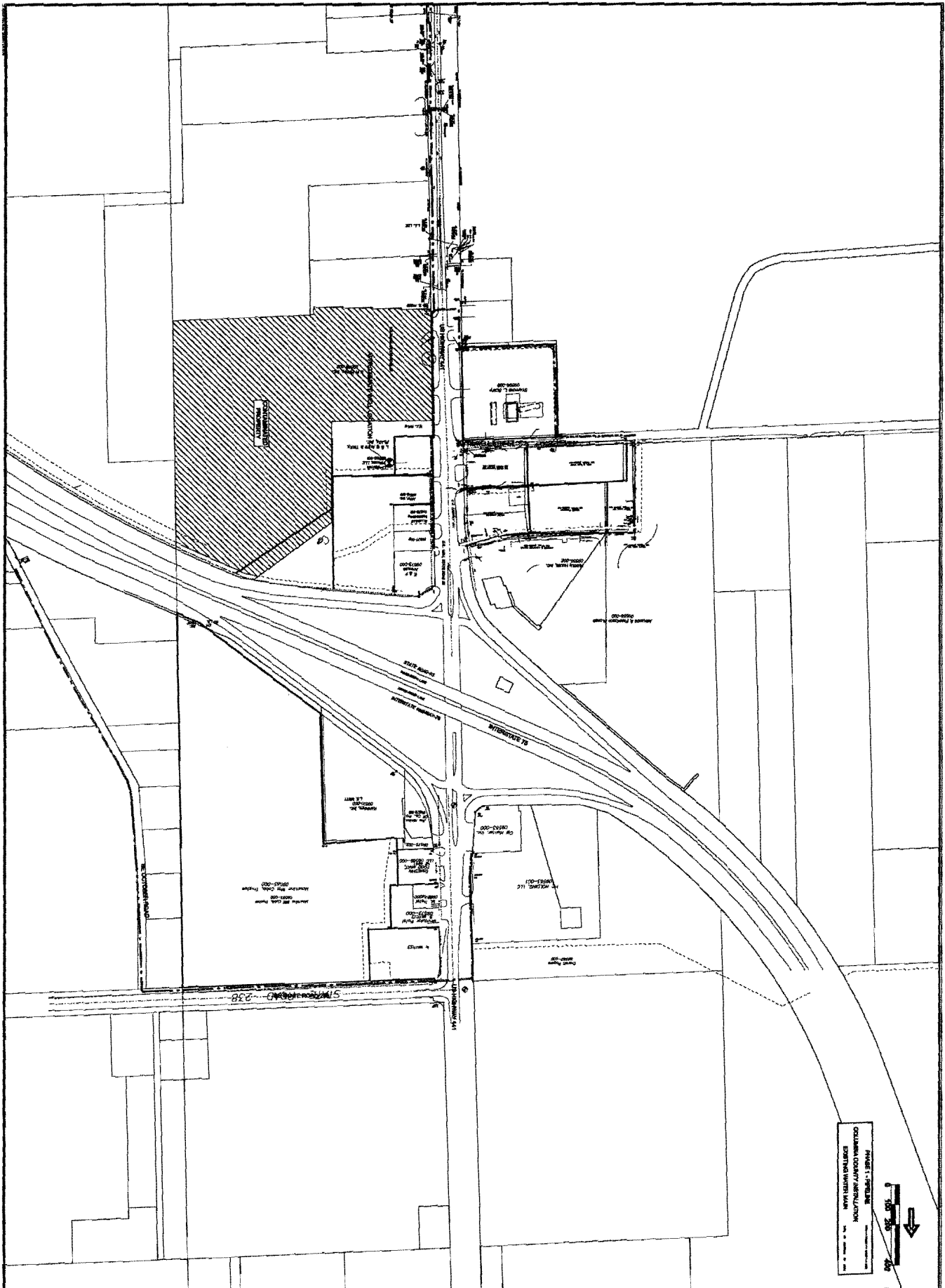
CURRENT READING: 376330
LAST MONTHS READING: 370850

DUE DATE: 3-1-11

TOTAL DUE: \$ 68.52

PLEASE Mail Payment to above addresses made payable to Lance Hill.
Please pay promptly to AVOID interruption of service. Payment is due by the 1st of the month.
Any unpaid balance past the 5th will incur a \$2.50 late fee that will be added to next month's bill.

THANK YOU.



NORTH
 100' 0" 200' 0" 400' 0"
 SCALE BAR
 NORTH ARROW

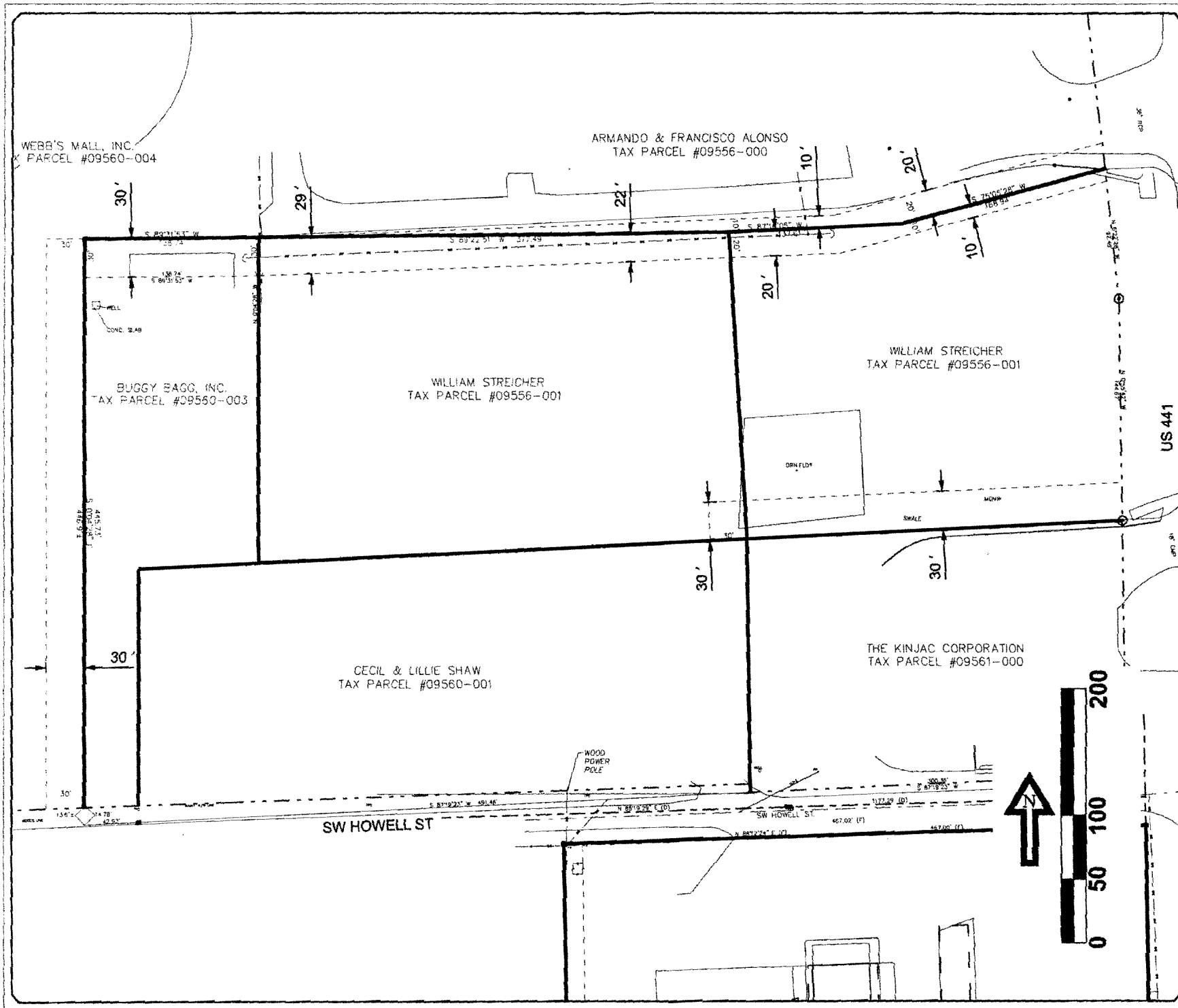
AT
 2/10/12
 AS
 AD

ELLISVILLE UTILITIES
SOUTH COMMERCIAL LOOP
AERIAL MAP



P.O. BOX 187
 130 W HOWARD ST
 LANE OAK FL 32064
 PHONE: (904) 362-5878
 FAX: (904) 362-6133
 176 NW LAKE JEFFREY RD
 LAKE CITY, FL 32025
 Phone: (904) 719-6685
 Fax: (904) 719-8822

DATE	REVISION NOTES



SHEET
E1

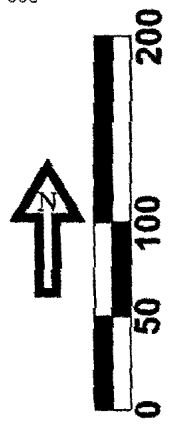
PROJECT NUMBER
PF10-012

P.O. BOX 187
190 W HOWARD ST
LAKE OAK FL 32064
PHONE: (386) 382-3878
FAX: (386) 382-9193

178 NW LAKE JEFFREY RD
LAKE CITY, FL 32055
Phone: (386) 719-8888
Fax: (386) 719-8828

CCBCC - ELLISVILLE WATER MAIN

PROPOSED EASEMENT



US 441

SW HOWELL ST

WEBB'S MALL, INC.
PARCEL #09560-004

ARMANDO & FRANCISCO ALONSO
TAX PARCEL #09556-000

BUGGY BAGG, INC.
TAX PARCEL #09560-003

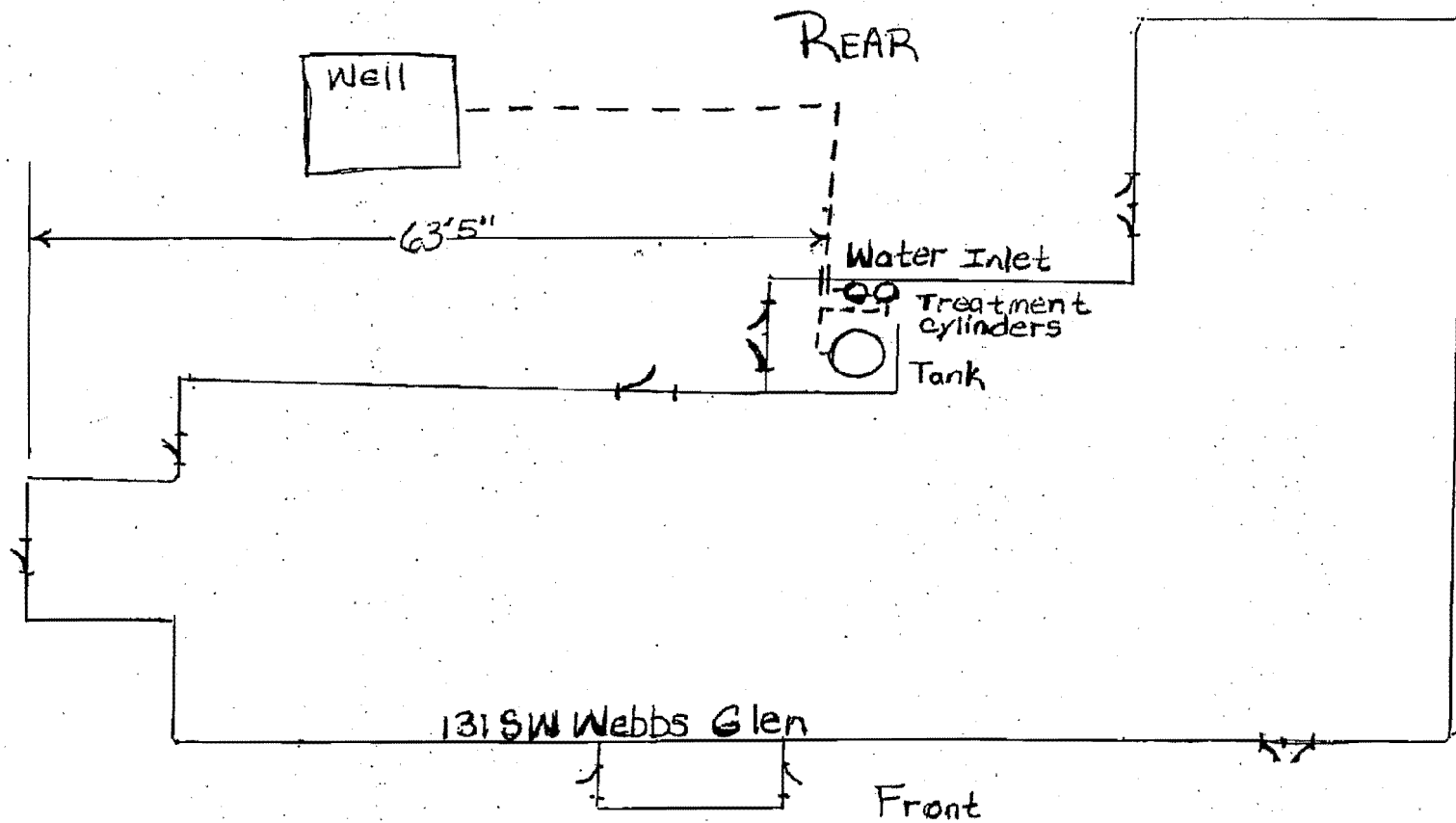
WILLIAM STREICHER
TAX PARCEL #09556-001

WILLIAM STREICHER
TAX PARCEL #09556-001

CECIL & LILLIE SHAW
TAX PARCEL #09560-001

THE KINJAC CORPORATION
TAX PARCEL #09561-000

armando Alonso and Francisco Alonso
131 SW Webbs Glen, Lake City, FL. 32024



387957

STATEMENT

DATE

MAR. 24, 2011

TERMS

TO

Columbia County Road Dept.

ADDRESS

LAKE CITY FL.

ATTN: - Bud Moody

IN ACCOUNT WITH

RANDY FREE DBA/ FENCE MASTERS

FAX: 386-758-2148 P.O. BOX 873

LAKE CITY, FL 32056

BUSINESS 386-755-5999

CELL 386-365-1909

FAX 386-935-0722

Approx 900' L x W/ 3 STRANDS
BARB WIRE 9 GA.

1 20' x 5 gate straddled
w/ 9 ga. wire 3 STRAND BARB

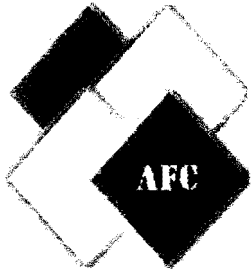
2 4" sch 40 gate post
sch 40 line post 2"

sch 40 1 5/8 top rail

3" sch. 40 ends & corners

All corners and ends
Tied & Braced

Total Materials and Labor 13,500.00



ARMSTRONG FENCE CO

Securing The Southeast

COMMERCIAL INDUSTRIAL REST-A-FENCE RESIDENTIAL

March 25, 2011

FENCE QUOTE

To: Bud Moody
Columbia County
Email: jm_moody@columbiacountyfla.com

Re: WWTP

Subject: FENCE QUOTE

Armstrong Fence Co a leader in perimeter security throughout the Southeastern United States intends to submit a bid for subject project. The scope of work is to furnish and install as per *Plans and Specifications* the following:

- Provide and Install approximately 900' of 6' High plus Three Strands of Barb Wire Galvanized Chain Link Fence with (1) 20' Double Swing Gate.
 1. Chain Link Fabric to be 9 Gauge.
 2. 1 5/8" Sch-40 Top Rail.
 3. 3" Sch-40 Terminal Posts.
 4. 2" Sch-40 Line Posts.
 5. 7 Gauge Bottom Tension Wire.
 6. 4" Sch-40 Gate Posts.
 7. All Ends and Corners Braced and Trussed.
 8. 4 Point Barb Wire.
 9. All Posts Set in 10"x38" Deep Concrete on Line Posts and 12" x 38" Deep Concrete on Gate and Corners.

TOTAL COST - \$14,852.00

- This quote is only good till May 1st, 2011
- Standard Exclusions: Removal, Staking, Grading, Grounding, Clearing, Bollards, Intercom Devices, *Intercom Wiring & Conduits, High & Low Voltage Wiring / Conduits*, Concrete (other then post foundations), any other item not specifically listed, and Padlocks.

Any Questions please feel free to call at 904-814-0715.

Accepted by

Don Miller

Armstrong Fence Co

3226 Talleyrand Ave

Jacksonville, FL 32206

Phone: 904-356-2333 Ext 5

Fax: 904-356-2332

Email: dmiller@armstrong-fence.com

Date



Rough Stock Fencing Inc.
 1660 SW Carl Wilson Rd.
 Fort White FL 32038

PROPOSAL

PROPOSAL NO.
SHEET NO.
DATE

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME <i>Board of County Comm.</i>	ADDRESS
ADDRESS 1660 SW Carl Wilson Rd.	CITY STATE <i>Ellisville</i>
CITY STATE <i>Lake City FL</i>	DATE OF PLANS
PHONE NO.	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of
900 ft of 6 foot chainlink w/ 3 strands barbwire
2 10' swing gates everything is to be schedule 40
with bottom tension wire

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

Dollars (\$ *17,436.49*)

with payments to be as follows *ALL upon completion*

Respectfully submitted

[Signature]
 Per

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Note - This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

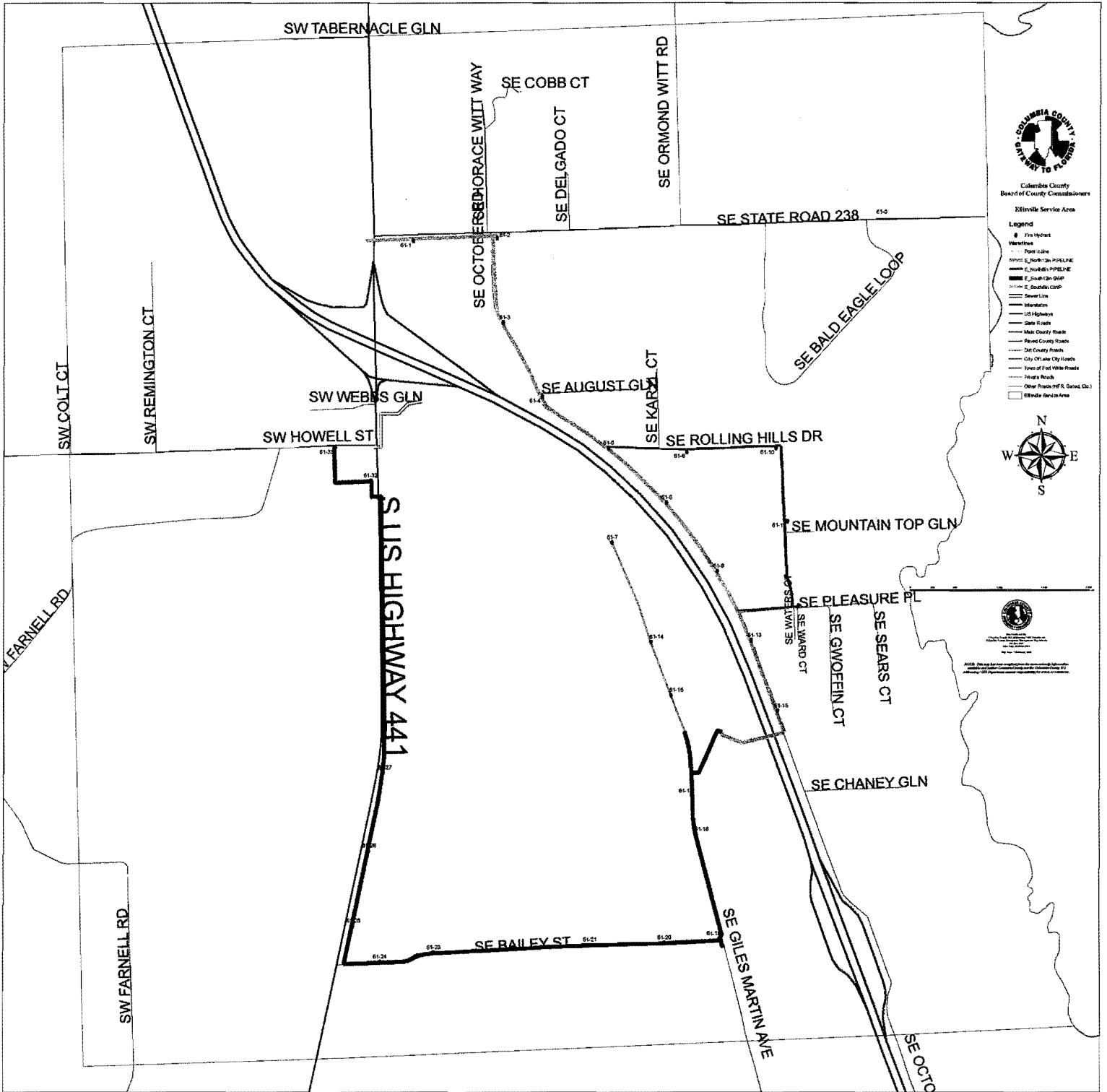
SIGNATURE _____


DATE _____

SIGNATURE _____

Hydrant Flow Test Sheet


Hydrant Number	Street/Highway Name		Completed Date	Inspector	Shift	Flow Test						
						Static	Residual	pitot	NFPA 291.4.10.1(a)	pitot	NFPA 291.4.10.1(a)	Outlet Diameter
61-1	SE	CR 238	31-Jan-11	D'Antonia	B	72		34				2.5
61-2	SE	CR 238	31-Jan-11	D'Antonia	B	52	30	20	834			2.5
61-3	SE	OCTOBER RD	31-Jan-11	D'Antonia	B	68	45	32				2.5
61-4	SE	OCTOBER RD	31-Jan-11	D'Antonia	B	72	55	34				2.5
61-5	SE	OCTOBER RD	31-Jan-11	D'Antonia	B	70	60	30				2.5
61-6	SE	OCTOBER RDO	31-Jan-11	D'Antonia	B	58	40	30				2.5
61-7	SE	GILES MARTIN AVE	31-Jan-11	D'Antonia	B							2.5
61-8	SE	OCTOBER RD	31-Jan-11	D'Antonia	B	52	5	34				2.5
61-9	SE	OCTOBER RD	31-Jan-11	D'Antonia	B	60	39	38				2.5
61-10	SE	ROLLING HILLS DR	31-Jan-11	D'Antonia	B	73	50	24	914			2.5
61-11	SE	ROLLING HILLS DR	31-Jan-11	D'Antonia	B	70	48	26	951			2.5
61-12	SE	Rolling Hills Dr / Pleasure Pl	31-Jan-11	D'Antonia	B	64	5	30				2.5
61-13	SE	OCTOBER RD	31-Jan-11	D'Antonia	B	70	59	40				2.5
61-14	SE	GILES MARTIN AVE	31-Jan-11	D'Antonia	B		25	24/18	914/791	*		2.5
61-15	SE	GILES MARTIN AVE	31-Jan-11	D'Antonia	B	62	52	30				2.5
61-16	SE	OCTOBER RD	31-Jan-11	D'Antonia	B	73	60	38/44		*		2.5
61-17	SE	GILES MARTIN AVE	31-Jan-11	D'Antonia	B	70	55	30				2.5
61-18	SE	GILES MARTIN AVE	31-Jan-11	D'Antonia	B	70	55	30				2.5
61-19	SE	GILES MARTIN/BAILEY ST	31-Jan-11	D'Antonia	B	72	45	40				2.5
61-20	SE	BAILEY ST	31-Jan-11	D'Antonia	B	68	53	30				2.5
61-21	SE	BAILEY ST	31-Jan-11	D'Antonia	B	68	58	30				2.5
61-22	SE	BAILEY ST	31-Jan-11	D'Antonia	B	50	40	30				2.5
61-23	SE	BAILEY ST	31-Jan-11	D'Antonia	B	52	35	20	834			2.5
61-24	SE	BAILEY ST	31-Jan-11	D'Antonia	B	51	33	26	951			2.5




 Columbia County
 Board of County Commissioners
 Blinnville Service Area

Legend

- Fire Hydrant
- Waterline
- Sewer Line
- Gas Line
- Electric Line
- Telephone Line
- Cable TV Line
- Sewer Line
- Irrigation
- US Highways
- State Roads
- Main County Road
- Rural County Roads
- Det County Roads
- City/County City Roads
- Town of Fort White Roads
- Private Roads
- Other Roads (P.F.A., Dotted, Etc.)
- Blinnville Service Area


 N
 W E
 S


 I hereby certify that the above is a true and correct copy of the original as shown to me.
 My Commission Expires: _____
 My License No. _____
 My Signature _____
 My Title _____

NOTES:

**IMPACT ON LP6025
ELLISVILLE WASTEWATER SYSTEM**

Original Funding	\$1,200,000
Cumulative Requests for Funds	<u>\$ (624,835)</u>
Remaining Funds	\$ 575,165
WWTP and Easements (on hold)	<u>\$ 181,000</u>
Potential Revenue Lost	\$ 756,165

Of the \$756,165 in potential lost revenue:

- \$300,000 is proposed to be reverted in the General Appropriations Act
- LP6025 expires annually
 - Columbia County has submitted for an amendment and extension
 - \$181,000 already expended to purchase WWTP and collections system easements in the amendment
 - Amendment based upon FDEP recommendations
 - FDEP received amendment and began processing
 - Executive Order No. 11-01, Section 6 imposes a 90-day suspension on contracts with a value in excess of \$1 million
 - LP6025 has been placed on the hold list – FDEP cannot approve the amendment or annual extension
 - FDEP has submitted the paperwork to the new Office of Fiscal Accountability and Regulatory Reform and recommended approval.
 - Only items that can be expended and invoiced prior to March 31 can be honored at this time.

Project Status:

- Purchased plant and submitted for permit renewal to FDEP on time
- Waiting on FDEP to issue permit so project can be completed
- FDEP will limit plant capacity due to problem with effluent disposal
 - One of the existing RIB basins is not entirely on County property. FDEP will not allow the basin's capacity to be included in plant capacity
 - This will probably limit plant capacity to existing flow or less
- Funds being held are targeted for design and construction of master lift station and sprayfield to expand treatment capacity.
 - Cannot start until FDEP issues permit renewal
 - Without sprayfield, the Ellisville Wastewater System cannot expand.

BillName	Code	Comments	Description	DateBilled	WhenEntered	Amount	Paid	Credited	Remaining
NKRP Inc.	SOC	Base Charge	Commercial - Sewer	9/7/2010 9:47 AM	9/7/2010 9:47 AM	66.13	0	0	66.13
NKRP Inc.	SOC	Misc Charges	Billing Charge	9/7/2010 9:47 AM	9/7/2010 9:47 AM	2.77	0	0	2.77
NKRP Inc.	RC	Recurring	Monthly installment o	9/7/2010 9:47 AM	9/7/2010 9:47 AM	80.44	0	0	80.44
NKRP Inc.	SOC	Base Charge	Commercial - Sewer	10/20/2010 11:50 AM	10/20/2010 11:50 AM	66.13	0	0	66.13
NKRP Inc.	SOC	Misc Charges	Billing Charge	10/20/2010 11:50 AM	10/20/2010 11:50 AM	2.77	0	0	2.77
NKRP Inc.	RC	Recurring	Monthly installment o	10/20/2010 11:50 AM	10/20/2010 11:50 AM	80.44	0	0	80.44
NKRP Inc.	SOC	Base Charge	Commercial - Sewer	11/22/2010 7:08 PM	11/22/2010 7:08 PM	66.13	0	0	66.13
NKRP Inc.	SOC	Misc Charges	Billing Charge	11/22/2010 7:08 PM	11/22/2010 7:08 PM	2.77	0	0	2.77
NKRP Inc.	RC	Recurring	Monthly installment o	11/22/2010 7:08 PM	11/22/2010 7:08 PM	80.44	0	0	80.44
NKRP Inc.	SOC	Base Charge	Commercial - Sewer	12/20/2010 12:49 PM	12/20/2010 12:49 PM	66.13	0	0	66.13
NKRP Inc.	SOC	Misc Charges	Billing Charge	12/20/2010 12:49 PM	12/20/2010 12:49 PM	2.77	0	0	2.77
NKRP Inc.	RC	Recurring	Monthly installment o	12/20/2010 12:49 PM	12/20/2010 12:49 PM	195.36	0	0	195.36
NKRP Inc.	SOC	Base Charge	Commercial - Sewer	1/20/2011 2:34 PM	1/20/2011 2:34 PM	66.13	0	0	66.13
NKRP Inc.	SOC	Misc Charges	Billing Charge	1/20/2011 2:34 PM	1/20/2011 2:34 PM	2.77	0	0	2.77
NKRP Inc.	RC	Recurring	Monthly installment o	1/20/2011 2:34 PM	1/20/2011 2:34 PM	195.36	0	0	195.36
NKRP Inc.	SOC	Base Charge	Commercial - Sewer	2/21/2011 2:50 PM	2/21/2011 2:49 PM	66.13	0	0	66.13
NKRP Inc.	SOC	Misc Charges	Billing Charge	2/21/2011 2:50 PM	2/21/2011 2:49 PM	2.77	0	0	2.77
NKRP Inc.	RC	Recurring	Monthly installment o	2/21/2011 2:50 PM	2/21/2011 2:49 PM	195.36	0	0	195.36
NKRP Inc.	RC	Recurring	Monthly installment o	3/18/2011 2:41 PM	3/18/2011 2:41 PM	195.36	0	0	195.36
NKRP Inc.	CC	Unbilled Custom Cha	Monthly installment on prior balance of \$2,344.35			2344.35	0	0	1321.59

Columbia County
UTILITY COMMITTEE

February 08, 2011

The Columbia County Utility Committee met in a scheduled meeting at Eastside Village Retirement Club House. Chairwoman Frisina called the meeting to order at 6 p.m.

Attendance:

Present:

Commissioner Scarlett Frisina
Commissioner Stephen Bailey
Commissioner Russell "Rusty" DePratter

Others in Attendance for County:

Senior Staff Assistant David Kraus ("SSA")
Asst. County Manager Lisa Roberts ("ACM")
Deputy Clerk Sandy Markham

Purpose

The purpose of the Utility Committee meeting was to receive and consider public input to be used for the Committee to make a recommendation directly to the Board in the form of a proposed Board action in lieu of a formal hearing by a hearing officer.

Agenda

MOTION: Approve agenda as presented, Commissioner Bailey.
SECOND: By Commissioner DePratter. The motion carried unanimously.

Power Point Presentation

Mr. David Kraus, SSA gave a power point presentation that addressed considerations in setting rates, and the subsequent steps that would take place following the recommendation to the Board of County Commissioners.

Mr. Kraus reviewed staff's findings as it relates to Kirby D. Morgan, Inc., current sewer rates, and the proposed sewer rates.

Public Comment

The floor opened and public comment was offered by a woman whose name was not audible.

Mr. Kraus noted that a packet of all letters submitted by the residents was provided to the Utility Committee.

MOTION: To make a recommendation to the Columbia County Board of County Commissioners to approve a Provisional Franchise Agreement with Kirby D. Morgan, Inc. with a stipulated rate of \$44.09 per month as a base rate, and a .91 cents per month refund period, which would make for a revised rate of \$43.18 per month, by Commissioner DePratter.

SECOND: By Commissioner Bailey. The motion carried unanimously.

The Chair advised that this matter would be taken up by the Board of County Commissioners during the March 17, 2010 meeting at 7 p.m. at the Columbia County School Board Administrative Offices.

Adjournment

There being no further business to come before the Board, the meeting adjourned at 6:15 p.m.

Scarlett Frisina, Chairwoman

Attest:

P. DeWitt Cason, Clerk of Circuit Court