

BOARD OF COUNTY COMMISSIONERS

GULF COUNTY, FLORIDA

INFORMATION

FEBRUARY 8, 2011

PAGE NO.

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**NOTICE TO RECEIVE SEALED BIDS
BID #1011-09**

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The Gulf County Board of County Commissioners will receive sealed bids from any qualified person, company, or corporation interested in purchasing the following with a minimum bid of \$500.00.

1977 Ford LT-9000 Lowboy Truck

Please place **YOUR COMPANY NAME, SEALED BID**, and the **BID NUMBER** on the outside of your envelope, and provide three copies of your proposal.

Bids must be submitted to the Gulf County Clerk's Office at 1000 Cecil G. Costin, Sr. Blvd., Room 148, Port St. Joe, Florida 32456, by **4:30 p.m., E.T., on Friday, January 28, 2011**. Bids will be opened at this same location on **Monday, January 31, 2011** at 10:00 a.m., E.T.

Any questions concerning this bid or to view the vehicle, contact Public Works Director Bobby Knee at (850) 227-1401.

**BOARD OF COUNTY COMMISSIONERS
GULF COUNTY, FLORIDA
/s/ Warren J. Yeager, Jr., Chairman**

Attest:

/s/ Rebecca L. Norris, Clerk

Ad Dates: January 20 & 27, 2011

Ad #2011-01

Publish In: Legals

Invoice: Gulf County BCC

2

GULF COUNTY BOARD OF COUNTY COMMISSIONERS
AMENDED Request For Proposals: 1011-10

3

The Gulf County Board of County Commissioners is seeking proposals from qualified firms or individuals for the following:

Unified Voice & Data Communications System

This RFP has been extended and modifications will be made to the original specifications. Sealed proposals for a Unified Communications implementation will be received at the Gulf County Clerk of Courts office, Gulf County Courthouse, 1000 Cecil G. Costin, Sr. Blvd, Room 148, Port St. Joe, FL 32456 until **4:30 p.m. on Friday, February 25, 2011**. Proposals will be opened on **Monday, February 28, 2011 at 10:00 a.m.** at the same location.

Gulf County seeks a unified communications solution to replace aged NEC PBX system. All existing telephones should be replaced with either equivalent new analog or IP phones that support basic telephony features.

Gulf County seeks "A Single Vendor Solution" and prefers the Vendor to provide turnkey responsibility for all voice and data WAN connectivity, and to provide a single monthly billing statement and dispute resolution for all related telephony services.

Gulf County requires that any system have the capability to service remote locations with the same features and functionality as the main office should the need arise. Each location should be able to access all the features and functionality available at the main site even in the event of a service interruption. The vendor must verify that any premise equipment required to support that connectivity is already in place or must quote the additional equipment required.

A second Pre-bid conference and tour of facilities will be held Monday, February 14th, 2011 at 10:00 AM. The conference will begin at the Robert M. Moore Administration Building, Board Room, 1000 Cecil G. Costin, Sr. Blvd, Port St. Joe, FL 32456.

Bidders may acquire Bid Packages and Addendums from the Gulf County Clerk's Office, 1000 Cecil G. Costin, Sr. Blvd, Port St. Joe, FL 32456 or they may acquire the RFP document from the Gulf County Website www.gulfcounty-fl.gov. Proposals shall be submitted in a sealed envelope, shall contain the full name of the person, agency or company submitting the proposal, and shall be signed by an official authorized to execute a contract. Bid envelopes shall be marked: Unified Communications Bid, RFP #1011-10. Further information can be obtained from or any questions in regard to this RFP need to be addressed to Chuck Edwards, Bluemanta Technology Group, (850) 229-2555.

The Board of County Commissioners reserves the right to reject any or all bids.
Gulf County is an Equal Opportunity Employer and a Drug-Free Workplace.

/s/ WARREN J. YEAGER, JR., Chairman

Attest: /s/ Rebecca L. Norris, Clerk

Publish: Star: 2t (February 10th and 17th, 2011)

Bill: Gulf County Board of County Commissioners

Ad No: 2011-07

3

**NOTICE TO RECEIVE SEALED BIDS
BID NO. 1011-12**

4

The Gulf County Board of County Commissioners will receive sealed bids from any qualified person, company or corporation interested in providing construction services for the following project:

AVENUE 'A' SEWER PROJECT

This project will include the replacement of existing force mains that currently are in the ground on 1st Street from Long Avenue and turn north on US 98 and discharge in existing manholes at the Avenue A / US 98 intersection. These force mains will be replaced with approximately 3750 LF of 16" force main. This project will also include some upgrades to the existing 1st Street Lift Station. The upgrades are a new above ground control panel with a new float system. The proposed project is being funded by CDBG contract number 10DB-K4-02-33-01-K15.

Plans and specifications can be obtained at Preble-Rish, Inc., 324 Marina Drive, Port St. Joe, Florida 32456, (850) 227-7200, Project #3.225. The bid must conform to Section 287.133(3) Florida Statutes, on public entity crimes.

Completion date for this project will be 120 days from the date of the Notice to Proceed presented to the successful bidder.

Liquidated damages for failure to complete the project on the specified date will be set at \$250.00 per day.

Please indicate on the envelope **YOUR COMPANY NAME** and that this is Sealed Bid #1011-12, for the "**Avenue 'A' Sewer**" project. Bidders shall submit the original and three (3) copies of the bid and all attachments.

Bids will be received until 4:30 p.m. Eastern Time, on February 25, 2011, at the Gulf County Clerk's Office, Gulf County Courthouse, 1000 Cecil G. Costin Sr. Blvd., Port St. Joe, Florida 32456. Bids will be opened at this same location on February 28, 2011 at 10:00 a.m. Eastern Time. Gulf County Board of Commissioners is an Equal Opportunity Employer/Handicapped Accessible/Fair Housing Jurisdiction.

Cost for Plans and Specifications will be \$50.00 per set and is non-refundable. Checks should be made payable to PREBLE-RISH, INC.

The Board of County Commissioners reserves the right to waive informalities in any bid, to accept and/or reject any or all bids, and to accept the bid that in their judgment will be in the best interest of Gulf County. A **mandatory** Pre-Bid Conference shall be held at the office of Preble-Rish, Inc., 324 Marina Drive, Port St. Joe, Florida (850) 227-7200 at 10:00 am Eastern Time, February 10, 2011.

If you have any questions, please call Bill Kennedy at (850) 227-7200.

BOARD OF COUNTY COMMISSIONERS
GULF COUNTY, FLORIDA
/s/ Warren J. Yeager, Jr., Chairman

Advertise: February 3 & 8, 2011 – The News Herald
Ad #2011-05
Invoice: Gulf County Board of County Commissioners
Ad Size: Legals

4

PUBLIC NOTICE

A Public Hearing will be held at the Planning and Development Review Board (PDRB) meeting on Monday, February 21, 2011 at 8:45 a.m. EST, and at the Board of County Commissioners (BOCC) meeting on Tuesday, February 22, 2011 at 6:00 p.m. EST. Both public hearings will be held in the BOCC Meeting Room at the Robert M. Moore Administration Building, 1000 Cecil G. Costin Sr. Blvd., Port St. Joe, Florida. The public hearings will be to discuss and act on the following:

1. Variance - David Cooper - Parcel ID #04516-050R - in Section 26, Township 7 South, Range 11 West, Gulf County, Florida - requesting a 6 foot variance to encroach into the road setback for a covered porch.
2. Variance - Snagged LLC - Parcel ID #06291-305R - In Section 22, Township 9 South, Range 11 West, Gulf County, Florida - requesting a reduction in setback from 9.5 to 7.5 feet.
3. Proposed development concepts for RV Park on Parcel ID #00462-000R - in Section 8, Township 4 South, Range 9 West, Gulf County, Florida - by Jim Rish
4. Proposed development of RV regulations.
5. Proposed Comprehensive Plan text amendment changes to the existing elements and adding a new Economic Element.

The public is encouraged to attend and be heard on these matters. Information prior to the meeting can be viewed at the Planning and Building Department at 1000 Cecil G. Costin Sr. Blvd., Room 312.

Ad #2011-06

Date: February 10 and February 17, 2011

Invoice: Gulf County Planning Department

Enclosure: Map

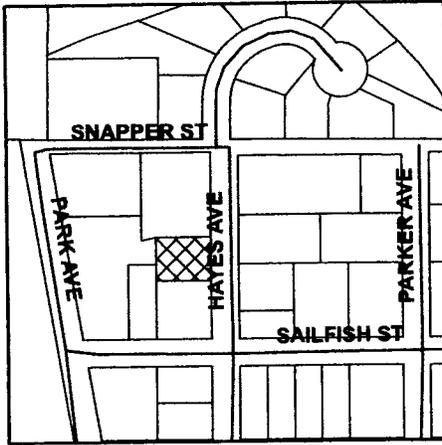
Size: **Headline no smaller than 18 point**

Must be at least 2 columns wide by 10 inches long

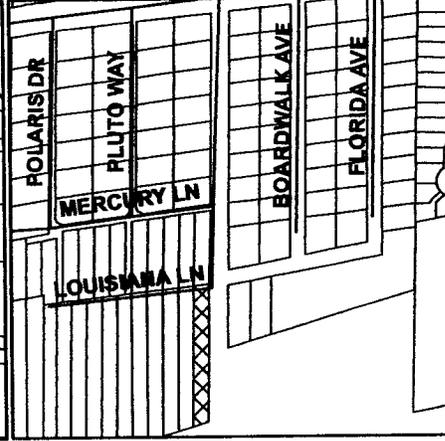
Must not appear in the newspaper portions where legal notices and classified advertisements appear

FILED FOR RECORD
 REBECCA L. NORRIS
 CLERK OF CIRCUIT COURT
 GULF COUNTY, FLORIDA
 2011 FEB - 1 AM 8: 10

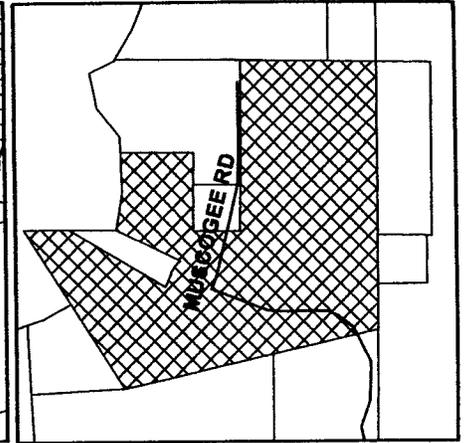
Variance - David Cooper



Variance - Snagged LLC



Jim Rish



Gary's No Name LLC
135 Sisters Way
(850) 647 8028 or 227 6704

1/27/11

Don Butler, Chief Administrator
Gulf County, Florida
1000 5th Street
Port St. Joe, FL 32456

Dear Mr. Butler,

We are interested in leasing the 12,000 sq. ft. building on 1.91 acres located inside the Gulf County Industrial Park on Hwy 71 in Gulf County, Florida depending on mutually agreeable terms and conditions.

We would use the building to produce bottled hot sauce and store it prior to shipping.

We would install a 50' automated production line.

When the operation is up and running we anticipate hiring 4 employees at \$10.00 - \$13.00 per hour.

Respectfully,

Frank Healy
Frank Healy

FILED FOR RECORD
REBECCA L. NORRIS
CLERK OF CIRCUIT COURT
GULF COUNTY, FLORIDA
2011 FEB -2 AM 11:16

INFORMATION
DATE: 2-7-11 DB

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for increase in water rates in Gulf County by Lighthouse Utilities Company, Inc.

DOCKET NO. 100128-WU
ORDER NO. PSC-11-0081-PAA-WU
ISSUED: January 31, 2011

The following Commissioners participated in the disposition of this matter:

- ART GRAHAM, Chairman
- LISA POLAK EDGAR
- RONALD A. BRISÉ
- EDUARDO BALBIS
- JULIE I. BROWN

FILED FOR RECORD
 REBECCA L. MORRIS
 CLERK OF CIRCUIT COURT
 GULF COUNTY, FLORIDA
 2011 FEB - 2 AM 11: 17

PROPOSED AGENCY ACTION
ORDER GRANTING TEMPORARY RULE WAIVER
AND
ORDER SUSPENDING PROPOSED FINAL RATES

BY THE COMMISSION:

NOTICE is hereby given by the Florida Public Service Commission that the action discussed herein, except for the action suspending proposed final rates, is preliminary in nature and will become final unless a person whose interests are substantially affected files a petition for a formal proceeding, pursuant to Rule 25-22.029, Florida Administrative Code (F.A.C.).

BACKGROUND

Lighthouse Utilities Company, Inc. (Lighthouse or Utility) is a Class B utility serving approximately 1,361 water customers in Gulf County. Rates were last established for this Utility in 1988.¹ On September 1, 2010, Lighthouse filed an application with the Florida Public Service Commission (PSC) for an increase in its rates and charges for water service. Accompanying the Utility's application were MFR schedules (MFRs or schedules) required by Section 367.081, Florida Statutes (F.S.), and Rule 25-30.437, F.A.C.. Additional schedules were filed September 22, 2010.

The Utility had several deficiencies in the MFRs. As of the filing of this recommendation, those deficiencies remain outstanding. The Utility requested that the application be processed using the Proposed Agency Action (PAA) procedure and did not request interim rates. The test year established for final rates is the simple average period ended December 31, 2009.

¹ See Order No. 18897, issued February 22, 1988, in Docket No. 870627-WU, In re: Application of Lighthouse Utilities Company, Inc. for a staff-assisted rate case in Gulf County.

INFORMATION
DATE: LL

DOCUMENT NUMBER-DATE
 00733 JAN 31 =
 FPSC-COMMISSION CLERK

On September 27, 2010, Lighthouse filed a petition seeking a waiver for the filing of portions of the MFR schedules incorporated in Rule 25-30.437, F.A.C., entitled Class B Water and/or Wastewater Utilities Financial Rate and Engineering Minimum Filing Requirements. Rule 25-30.437, F.A.C., implements Section 367.081, F.S., which requires a rate application to be accompanied by MFRs which are a series of schedules that require information on a utility's accounting and engineering costs, rate structures, and billing practices for a test year. The Utility is not seeking a waiver of the schedules in whole, but, as explained in its petition, it is seeking a waiver of the amount of information to be included on some of the schedules. Specifically, the schedules for which Lighthouse seeks a partial waiver are as follows:

Schedule A-4 - Plant in Service Balances;
Schedule A-8 - Accumulated Depreciation;
Schedule A-11 - Contributions in Aid of Construction ("CIAC");
Schedule A-13 - Accumulated Amortization of CIAC; and
Schedule B-7 - Comparison of Current and Prior Operations and Maintenance (O & M) Expense.

For the "A" schedules listed, the instructions require the Company to provide annual balances for each year back to the last rate case, which is 1988 for Lighthouse. The "B" schedule (B-7) requires a comparison of current and prior test year O&M expense or current and five years of information if there has been no rate case. The schedule also requires an explanation of all differences not attributable to customer growth or the consumer price index-urban (CPI-U). The Utility is requesting that the requirement to include balances back to the last rate case - 22 years of information - be waived and that the schedules as filed with information going back 5 years be accepted.

Pursuant to Section 120.542, F.S., notice of the rule waiver petition for Rule 25-30.437, F.A.C., was filed in the Florida Administrative Weekly (FAW) on October 6, 2010, and subsequently published on October 15, 2010. Comments on Lighthouse's petition for waiver of Rule 25-30.437, F.A.C., were due on October 29, 2010. No written comments were received and the time for filing such comments has expired.

By letter dated December 16, 2010, the original 60-day statutory deadline for the Commission to suspend the Utility's requested final rates was waived through January 11, 2011. Also, in that letter the Utility waived the 90-day statutory deadline for the Commission to take action on its petition for rule waiver through January 11, 2011.

This Order addresses the suspension of Lighthouse's requested final rates and petition for waiver of Rule 25-30.437, F.A.C. We have jurisdiction pursuant to Sections 120.542 and 367.081, F. S.

DECISION

Suspension of Proposed Rate Increase

Section 367.081(6), F.S., provides that we may, for good cause, withhold consent to the implementation of the requested rates within 60 days after the date the rate request is filed. Further, Section 367.081(8), F.S., permits the proposed rates to go into effect (secured and subject to refund) at the expiration of five months from the official date of filing if: (1) the Commission has not acted upon the requested rate increase; or (2) if the Commission's PAA action is protested by a party other than the Utility.

We have reviewed the filing and have considered the information filed in support of the rate application and the proposed final rates. We find that it is necessary to require further investigation of this information, including on-site investigations by our staff accountants and engineers. Based on the foregoing, we suspend the Utility's proposed rate increase.

Petition for Rule Waiver

Rule 25-30.437, F.A.C., entitled Financial, Rate, Engineering Information Required of Class A and B Water and Wastewater Utilities in an Application for Rate Increase, implements Section 367.081, F.S. Rule 25-30.437, F.A.C., requires that an application for increase in rates and charges be accompanied by MFRs, which are a series of schedules that require information on a utility's accounting and engineering costs, rate structures and billing practices for a given test year. We use said information in our analysis and consideration of the utility's application for increase in rates and charges.

Section 120.542, F.S., authorizes us to grant variances or waivers to the requirements of its rules where the party subject to the rules has demonstrated that the underlying purpose of the statute has been or will be achieved by other means, and strict application of the rules would cause the party substantial hardship or violate principles of fairness. "Substantial hardship," as defined in this section means demonstrated economic, technological, legal, or other hardship.

The underlying statutory provision pertaining to Rule 25-30.437, F.A.C., is Section 367.081, F.S. Section 367.081, F.S., entitled "Rates; procedures for fixing and changing" provides the procedures and subject matter which the Commission follow when fixing rates which are just, reasonable, compensatory, and not unfairly discriminatory.

In its petition, Lighthouse asserts that its request for waiver of Rule 25-30.437, F.A.C., should be granted because of the economic hardship associated with fully complying with the Commission rule. In its petition, Lighthouse contends that it is specifically not seeking a waiver of the schedules, but a waiver of the amount of information to be included on some of the schedules. As stated above, the Utility is seeking a waiver of the amount of information to be included on the following schedules:

- Schedule A-4 - Plant in Service Balances;
- Schedule A-8 - Accumulated Depreciation;

Schedule A-11 - Contributions in Aid of Construction ("CIAC");
Schedule A-13 - Accumulated Amortization of CIAC; and
Schedule B-7 - Comparison of Current and Prior Operations and Maintenance ("O&M")
Expense.

Lighthouse asserts that for the "A" schedules listed above, the instructions require the Utility to provide annual balances for each year back to the last rate case. For Lighthouse, this would be 1988, the date of its last rate case. The "B" schedules require a comparison of current and prior test year O&M expense or current and five years of information if there has been no rate case. The schedule also requires an explanation of all differences not attributable to customer growth or the CPI-U. The Utility is requesting that the requirement to include balances back to the last rate case (22 years of information) be waived and that the schedules as filed with information going back 5 years be accepted.

Lighthouse asserts that it is a small company with only 4 employees and approximately 1,380 customers. The Utility contends that it does not have the personnel or resources to prepare the application and schedules associated with a rate application in-house and relies upon the assistance of outside professionals to perform this activity. Moreover, many of the records are not available electronically and would require manual review, which will result in increased expenses and a time delay of approximately 2 additional weeks associated with the preparation of the schedules without the said waiver. Thus, to require the Utility to revise the schedules to include balances for 22 years would result in an economic hardship to the Utility and its customers.

We have analyzed the Utility's petition for waiver and find that the Utility has demonstrated that strict application of the rule would cause the Utility a substantial hardship. The Utility has alleged a prima facie demonstration of economic hardship as defined under Section 120.542, F.S. Lighthouse does not have the personnel or resources to prepare the application and schedules associated with a rate application in-house, and must rely upon the assistance of outside professionals to perform this activity. As stated, the Utility only has 4 employees. Also, many of the records are not available electronically and would require manual review, which will result in an increase in rate case expense and a time delay of approximately 2 additional weeks associated with the preparation of the schedules.

Moreover, we find that the Utility's petition shall be granted because the underlying purpose of Section 367.081, F.S., will be achieved by other means. As stated previously, the purpose of Section 367.081, F.S., is to provide the procedures and subject matter which we follow and consider when fixing rates that are just, reasonable, compensatory, and not unfairly discriminatory. One particular set of documents that we use when fixing rates are the MFRs which contains the information regarding a utility's finances. We review and analyze the underlying data in the MFRs associated with a utility's requested rate increase. By granting the Utility's requested waiver, we will not impair our review or diminish the amount of information available to us when analyzing Lighthouse's application for increase in rates and charges. We find that five years of data provides sufficient information for us to make a reasoned decision concerning the Utility's application for increase in rates and charges for water services.

ORDER NO. PSC-11-0081-PAA-WU
DOCKET NO. 100128-WU
PAGE 5

Also, in an application for increase in rates and charges, we routinely conduct an audit of the Utility and frequently obtain additional information and data through the use of data requests and, in some instances, formal discovery. In this docket, Lighthouse has provided many pages of documents in response to data requests from our staff. Our staff has scheduled an on-site visit and audit of the Utility's books, records, and facilities. Also, in its petition, Lighthouse has stated that it will make available to our staff for review all records which it has for all accounts. Therefore, we find we will have the ability to verify and track the necessary information, and we will have adequate information available to it upon which it can base a decision.

We note that we have previously granted petitions for rule waivers for companies filing certain MFRs when doing so would be impractical and unduly burdensome.²

Accordingly, we grant Lighthouse's petition for waiver of Rule 25-30.437, F.A.C., as to the amount of information to be included on the schedules stated above be granted. We find that the Utility has demonstrated that the underlying purpose of the statute will be achieved by other means, and strict application of the rule would cause Lighthouse substantial hardship.

Based on the foregoing, it is

ORDERED by the Florida Public Service Commission that the final water rates proposed by Lighthouse Utilities Company, Inc. are hereby suspended. It is further

ORDERED that Lighthouse Utilities Company, Inc.'s petition for temporary waiver of Rule 25-30.437, Florida Administrative Code, is granted. It is further

ORDERED that the provisions of this Order pertaining to the Order granting the rule waiver, issued as proposed agency action, shall become final and effective upon the issuance of a Consummating Order unless an appropriate petition, in the form provided by Rule 28-106.201, Florida Administrative Code, is received by the Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on the date set forth in the "Notice of Further Proceedings" attached hereto. It is further

ORDERED that in the event this Order becomes final, this docket shall remain open pending the Commission's final action on Lighthouse Utilities Company, Inc.'s application for increase in rates and charges for water service.

² See Order No. PSC-01-0255-PCO-GU, issued January 29, 2001, in Docket No. 001447-GU, In re: Request for rate increase by St. Joe Natural Gas Company, Inc.; and Order No. PSC-03-1112-PCO-EI, issued October 6, 2003, in Docket No. 030438-EI, In re: Petition for rate increase by Florida Public Utilities Company.

By ORDER of the Florida Public Service Commission this 31st day of January, 2011.



ANN COLE
Commission Clerk

(SEAL)

KY

NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.569(1), Florida Statutes, to notify parties of any administrative hearing or judicial review of Commission orders that is available under Sections 120.57 or 120.68, Florida Statutes, as well as the procedures and time limits that apply. This notice should not be construed to mean all requests for an administrative hearing or judicial review will be granted or result in the relief sought.

As identified in the body of this order, our action, except for the actions suspending proposed final rates is preliminary in nature. Any person whose substantial interests are affected by the action proposed by this order may file a petition for a formal proceeding, in the form provided by Rule 28-106.201, Florida Administrative Code. This petition must be received by the Office of Commission Clerk, at 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on February 21, 2011. If such a petition is filed, mediation may be available on a case-by-case basis. If mediation is conducted, it does not affect a substantially interested person's right to a hearing. In the absence of such a petition, this order shall become effective and final upon the issuance of a Consummating Order.

Any objection or protest filed in this docket before the issuance date of this order is considered abandoned unless it satisfies the foregoing conditions and is renewed within the specified protest period.

Any party adversely affected by the Commission's final action in this matter may request: (1) reconsideration of the decision by filing a motion for reconsideration with the Office of Commission Clerk, within fifteen (15) days of the issuance of this order in the form prescribed by Rule 25-22.060, Florida Administrative Code; or (2) judicial review by the Florida Supreme Court in the case of an electric, gas or telephone utility or the First District Court of Appeal in the case of a water or wastewater utility by filing a notice of appeal with the Office of Commission Clerk and filing a copy of the notice of appeal and the filing fee with the appropriate court. This filing must be completed within thirty (30) days after the issuance of this order, pursuant to Rule 9.110, Florida Rules of Appellate Procedure. The notice of appeal must be in the form specified in Rule 9.900(a), Florida Rules of Appellate Procedure.