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Arizona Corporation Commission

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AZ Corporation Commission
Director Of Utilities

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April 14, 2005

AZ CORP COMMISSION
DOCUMENT CONTROL

Dear Mr. Laporta,

I am writing this letter as per our phone conversation on April 13. I, as I mentioned, am writing the Grant applications for the very important project that I am enclosing a description of concerning the failure of our septic systems, and the need for an upgrade on our water lines. We are served by Pineview Water Company, who gives us excellent service, and does everything in their power to be sure that we have a constant flow of clean water to our homes, here in the Fawnbrook subdivision. They applied for a rate increase, and at the hearing it was denied. As you can see on the City of Show Low's Engineers estimate, they (Pineview Water) offered generously, to re-do, upgrade the entire water system at cost, \$185,000⁰⁰. They offered this before the Corporation Commission hearing, and only one person was there at the hearing from our Community, who did not represent anyone but himself, and had negative comments. To my knowledge none of the other Residents are against the Water Company for any reason. However, Pineview Water needs a increase for their rates, of some kind, to be able to do the work

described in the project. We would like to, and they (Pineview Water) would need to do their work, while the streets are opened up for the new Sewer lines, and to also install the much needed Fire Hydrants, because there is a five year moratorium on opening up the streets, after the Sewers go in. Our subdivision is about 35 years old, and to install a new water line system would be so very beneficial to both the property owners and Pineview Water, as it should be pretty much problem free for another 20 to 30 years.

As you can see by Mr. Donald Perkins, County Environmental Health Specialist, for Navajo County, we are in an Emergency situation, and in danger condemnation of some of the properties in our area.

What I am asking as a homeowner, and member of the Fawnbrook Improvement Committee, that we as Residents formed to address this problem situation, and that you will reconsider a rate increase for Pineview Water Company, so that they will be better able to do the work described herein.

Sincerely -
 Joyce H. Yeomans
 4357 Antler Lane
 Shaw Low, Arizona
 85901-7755

Phone (928) 537-0193

Fawnbrook Order of Magnitude Construction Cost Estimate

City of Show Low Engineering

2-Feb-05

| item no. | description | quantity | unit | unit price | amount |
|---|--|----------|------|-------------|----------------------|
| ON-SITE SEWER | | | | | |
| 1 | 8" sewer main | 8000 | LF | \$ 40.00 | \$ 320,000.00 |
| 2 | Sewer manholes (includes ring & cover adjusting) | 27 | EA | \$ 3,500.00 | \$ 94,500.00 |
| 3 | Sewer laterals to property line | 143 | EA | \$ 1,000.00 | \$ 143,000.00 |
| 4 | Sewer main trench ABC cap | 8000 | LF | \$ 4.00 | \$ 32,000.00 |
| 5 | Sewer lateral trench ABC cap | 2500 | LF | \$ 2.00 | \$ 5,000.00 |
| ESTIMATED ON-SITE SEWER SUBTOTAL = | | | | | \$ 594,500.00 |

| | | | | | |
|--|--|------|----|-------------|---------------------|
| OFF-SITE SEWER | | | | | |
| 1 | 8" sewer main | 2000 | LF | \$ 40.00 | \$ 80,000.00 |
| 2 | Sewer manholes (includes ring & cover adjusting) | 5 | EA | \$ 3,500.00 | \$ 17,500.00 |
| 3 | Connect to Existing Manhole | 1 | EA | \$ 2,000.00 | \$ 2,000.00 |
| ESTIMATED OFF-SITE SEWER SUBTOTAL = | | | | | \$ 99,500.00 |

| | | | | | |
|--|--------------------------|-------|----|-----------|----------------------|
| ON-SITE PAVING | | | | | |
| 1 | 1.5" AC Overlay | 20000 | SY | \$ 7.00 | \$ 140,000.00 |
| 2 | 24" Concrete Ribbon Curb | 15000 | LF | \$ 11.00 | \$ 165,000.00 |
| 3 | Gravel Driveways | 143 | EA | \$ 200.00 | \$ 28,600.00 |
| 4 | Driveway CMP Culverts | 70 | EA | \$ 500.00 | \$ 35,000.00 |
| ESTIMATED ON-SITE PAVING SUBTOTAL = | | | | | \$ 368,600.00 |

| | |
|--|------------------------|
| Estimated Construction Cost Subtotal = | \$ 1,062,600.00 |
| Engineering 5% | \$ 53,130.00 |
| Construction Staking 3% | \$ 31,878.00 |
| Construction Inspection 7.5% | \$ 79,695.00 |
| Geotechnical Design Testing | \$ 2,000.00 |
| Geotechnical Construction Testing | \$ 10,000.00 |
| 20% contingency | \$ 212,520.00 |
| Estimated Total = | \$ 1,451,823.00 |

Estimated Sewer and Paving Subtotal = \$ 1,062,600.00

| | | | | | |
|--|------------------------------------|--|--|--|---------------|
| ON-SITE WATER | | | | | |
| 1 | New Water System and Fire Hydrants | | | | \$ 185,000.00 |
| (Estimated construction cost provided by Pineview Water Co.) | | | | | |

Estimated Water Cost per lot = \$ 185,000.00

| | | | | | |
|-----------------------------|---|--|--|--|--------------|
| INDIVIDUAL LOT COSTS | | | | | |
| 1 | Estimated cost to abandon old line & connect to new sewer | | | | \$ 12,500.00 |
| 2 | Estimated cost to connect to new water main | | | | \$ 30.00 |
| 3 | Estimated cost to abandon old line & connect to new sewer | | | | \$ 600.00 |
| 4 | Estimated cost to connect to new water main | | | | \$ 200.00 |

ESTIMATED COST PER LOT = \$ 14,590.31



Navajo County Public Health Services District

Office of Environmental Health

Andrew S. Brooks, B.S., R.S., 251 N. Penrod #1, Show Low, Arizona 85901
Ph: (928)532-6050 Fax: (928)532-6054

4/12/2005

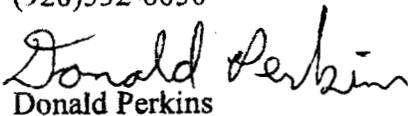
To whom it may concern,

The Navajo County Public Health Services District in conjunction with the Navajo County Environmental Resource Agency has determined that soil characteristics within the Fawnbrook subdivision are not conducive to the current usage and are not suitable for standard and in some cases alternative septic systems. At this moment there are no fewer than 20 properties either in violation with respect to raw sewage or gray water and several others teetering on the brink of a failure. Water from unknown sources has repeatedly tested positive for fecal coliforms. The Pineview water system within the subdivision is ancient and in desperate need of replacement. In fact, the source of some surfacing contaminated water may very well be the water system leaking and flowing through abandoned leach fields en route to the open air. We have taken great strides to help the Fawnbrook community come to terms with reality. It is in our professional opinion that the annexation into the City of Show Low and subsequent sewer connection is all that will permanently alleviate the current problems. If you have any questions or comments, please feel free to contact either the Navajo County Public Health Services District or the Navajo County Environmental Resource Agency directly at the numbers listed below.

Sincerely,


Andrew S. Brooks, B.S., R.S.

Environmental Health Specialist
Navajo County Public Health Services District
Show Low Office
(928)532-6050


Donald Perkins

Environmental Manager
Navajo County Environmental Resource Agency
Holbrook Office
(928)524-4100