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OPEN MEETING AGENDA ITEM

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**SACRAMENTO VALLEY SERVICES, Inc. T.M.**

**5018 W Oatman Road  
Golden Valley, AZ 86413-7624  
Tel: (928) 565-3132**

Arizona Corporation Commission

**DOCKETED**

MAY 27 2009

TO: Arizona Corporation Commission  
RE: Docket #SW-20576A-08-0067

DOCKETED BY

Sacramento Valley Services, Inc., a start up water utility, wishes to make comments on Docket #SW-20576A-08-0067, now before the Commission for hearings May 27-28.

We are deeply concerned with the proposed and pending Mohave County "208" Amendment "Golden Valley Draft Section 208 Amendment for the Mohave County 208 Water Quality Management Plan". This proposed plan has raised numerous concerns for residents, and Master Watershed Stewards, as being incomplete in scoping, as it envelopes a massive land area, with varied conditions, and watershed factors. A single simplistic approach is NOT acceptable. Two hundred + pages of diagrams and explanations have not addressed the true concerns of "appropriate water treatment", for each and every variable in the projected development of the area... projected to 60,000 + homes, along with commercial, and light industry.

Our company feels that "private enterprise" is a better supplier of services than government controlled "improvement districts", for a multitude of reasons, and while we are not presently in favor or against Sacramento Valley Utilities, LLC proposal, we are deeply concerned that its approval may seen an endorsement of Mohave County 208 Amendment. Their over view presentation finds no problem with us. Growth and development of the area does require the implementation of a "waste/water treatment facility" and additional potable water services.

At the meeting of Mohave County Area Wide Water Quality Planning Technical Advisory Committee, Aug. 11, 2008, incorporated Sacramento Valley Utilities, LLC into the process to implement the "208 Amendment" [See - Regular Agenda

Minutes– Attached – Item #2]. It basically says that the approval of Sacramento Valley Utilities, LLC's, service plan, is tantamount to approval of the "208".

We request that should you approve Sacramento Valley Utilities, LLC. that you clearly indicate that your ruling is NOT an endorsement of the "County 208 Plan", which is still under scrutiny by the public and several organizations.

Respectfully yours,  
Sacramento Valley Services, Inc.

Jim Kanelos  
Vice President  
Government Liaison

**MOHAVE COUNTY AREA WIDE WATER QUALITY PLANNING  
TECHNICAL ADVISORY COMMITTEE**



**August 11, 2008**

**REGULAR MEETING MINUTES**

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**MEMBERS**

David Darger  
Julie Dickerson  
Ken Craig  
Greg Henry

Jack Kramer  
Mark Clark  
Jeff Wileman for Pawan Agrawal

**MEMBERS NOT PRESENT**

Victor Jessop  
Janice Paul  
Larry Didion

**STAFF PRESENT**

Chris Ballard, Chairwoman  
Mike Hendrix, Vice Chairman  
Karl Taylor

Jon Ortman  
Theresa Shell

Pete Byers, District I Supervisor  
Bill Ekstrom, County Attorney

**GUESTS PRESENT**

Dwight Zemp  
Susan Bayer  
Nona White  
Renald Labrecque  
Betty Labrecque

Robert Holsinger  
Jim Kanelos  
Jerry Bloor  
Verna Schwab  
Keith Stockwell

Zelda Wright  
Trina Ware - Cok  
Donald W. Van Brunt

**Call to Order:** Ms. Ballard called the meeting to order at 10:02 a.m.

**Pledge of Allegiance**

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### REGULAR AGENDA

1. **Public Hearing:** Receive Comments and Testimony on an Amendment to the Mohave County 208 Plan proposed by the City of Kingman

Jack Kramer, City of Kingman Public Works Director, explained that the City of Kingman had applied for a loan up to 35 million dollars. He added that the City had received 2.1 million dollars of the 4.2 million dollar design loan for 30% of the plans and were planning on having 100% of the plans completed by the end of November with construction starting soon after January 1, 2009. He stated that this project was strictly for the Hilltop wastewater plant; the downtown wastewater plant was being handled as a separate project.

Greg Henry, City of Kingman City Engineer, stated that the Hilltop plant was currently permitted to treat 3 million gallons per day but by the year 2020 they were projecting a need of over 5 million gallons per day and by the year 2030 a need of 10.1 millions gallons per day. He added that the current treatment process was not working well so they were planning on an upgrade to a better treatment process. He said that the amendment would allow for 10.1 million gallons of treatment per day so that they would not have to come back again after the year 2020.

Ms. Ballard asked for any public comment. No one replied. She asked if the committee had any questions or comments. No one replied.

Ms. Ballard closed the public hearing for the Amendment to the Mohave County 208 Plan proposed by the City of Kingman

2. **Public Hearing:** Receive Comments and Testimony on an Amendment to the Mohave County 208 Plan by Mohave County on behalf of Sacramento Utilities, LLC for the Sacramento Valley.

Dwight Zemp, Sacramento Utilities representative, showed a slide-show presentation for the proposed amendment. He explained that when the 208 Plan was approved in 1991, commonly referred to as the Sullivan plan, it split Golden Valley into three tiers. He said that the purpose for amending that plan now was to refine the plan and make it consistent with the ultimate objective of minimizing the proliferation of individually owned private wastewater management facilities and transitioning to a regional facility that would serve the entire area. Mr. Zemp explained that many of the people opposing this amendment would prefer that future development continue to use septic systems instead of a public sewer system to preserve the rural landscape of Golden Valley. He added that when properly maintained septic systems worked well for many decades but when they failed, they created a potential for groundwater contamination. He added that there was great concern over the impact of the septic effluent discharge to the groundwater supply due to the large amounts of nitrates the discharge contained. He showed that there were a number of commercial and subdivision projects in the Golden Valley area that would benefit from a regional sewer facility. He pulled up a slide showing that existing homes with functioning septic systems would not be required to connect to the sewer. New single-lot homes within 200 feet of a sewer main would be required to connect into the sewer system. Any existing lot using a septic system that failed and was within 200 feet of a sewer main would then be required to connect into the sewer system as well. There were also stipulations for new developments depending on the number of lots being developed.

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Mr. Zemp added that there was also concern about who would pay for these extensions. He said that the developers would be responsible for ensuring their development was serviced. Individual lot owners would be responsible for contracting and paying for the line extensions and connections and a monthly fee of approximately \$50 would be assessed for anyone connected to the sewer system. He added that anyone not connected to the sewer system would in no way be financially responsible for the sewer system. He showed a slide that indicated where the sewer mains would be located throughout the valley. He added that a specific location had not been set for the regional plant but they were looking for an area near the Sacramento wash that would be out of the flood plain area. He said that the proposal information was available on the Sacramento Utilities website as well as a message board to get questions answered.

Ms. Ballard asked Mr. Zemp to submit a copy of any questions and answers from the website message board. Mr. Zemp replied that he would.

Mark Clark, City of Lake Havasu Public Works Director, asked how a lot would be determined to be within the 200-foot required distance and what would happen to the neighbors of a lot that was newly tied, causing them to now be within the 200-foot requirement. Mr. Zemp replied that since the sewer mains would be within the roadway, the measurement would be from the closest point of an owner's property line to the closest point of the sewer collection line. Mr. Clark asked if an owner was on a side street but within that 200-foot measurement, would that owner then be responsible for extending that sewer main up the street to their property. Mr. Zemp replied that the Utility would extend the main and the owner would just have to hook into it. He added that connections to the sewer also have to be approved by the Corporation Commission unless the property was directly adjacent to an existing connection, then they could connect under the run-a long provision. Mr. Clark asked if there could be a capacity issue with larger developments. Mr. Zemp replied that there were provisions to build in extra capacity.

Mr. Kramer asked how many water utilities were being used by the current proposed subdivisions. Mr. Zemp said that three of the six were going to be served by Valley Pioneer Water Company and the other three by Golden Valley Improvement District.

Mike Hendrix, Mohave County Public Works Director, asked about residences on larger parcels, like 40 acres, where the property line was within 200 feet but the residence could be very far from that property line. Mr. Zemp said that there was consideration and discussion about that but after discussing with Arizona Department of Environmental Quality (ADEQ) and Mohave County, it was decided that the measurement should be from the property line, even though that would leave the potential for some very long connections. He added that they were open to either measurement definition but that the property line was the recommended definition.

David Darger, Town of Colorado City Town Manager, asked how Sacramento Utilities decided upon the 200-foot measurement. Mr. Zemp replied that they reviewed many existing plans from other jurisdictions that used anywhere from 200 feet to 1000 feet and decided that the 200 feet would be the least punitive as far as requiring people to connect. Mr. Darger asked how they would determine a septic was failing. Mr. Zemp replied that Mohave County would regulate that. Mr. Darger asked what their plan was for maintaining the rural character of the area. Mr. Zemp replied that breaking up the expansion into six different phases would allow for the flexibility of more rural developments.

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Ms. Ballard asked if there were any further questions from the committee. No one replied. Ms. Ballard advised that she would begin the public comments and questions with the individuals that submitted request-to-speak forms and then allow for any further comment.

Betty Labrecque, Golden Valley resident, said that she had lived in Golden Valley for a few years and had installed a large septic system. She asked if she was going to have to pay to have the line put in even though she would not be using it. She added that the \$50 a month fee would be very high for the many retired citizens living in the area. She said that she was opposed to this project.

Renald Labrecque, Golden Valley resident, said that he was also opposed to this project for the same reasons as his wife.

Nona White, Golden Valley resident, said that she had lived in Golden Valley for eight years and they used a septic system. She said that she did not think Golden Valley needed this improvement and she was opposed to the project.

Robert Holsinger, Golden Valley resident, said that he was the chairman of the Golden Paradise Land Owners in Golden Valley and that this organization's Board of Directors was opposed to this project. He said that the Board felt that this project was beyond the scope of the current Golden Valley Area Plan. He added that when Shipp Estates and Oliver Estates were approved by the Mohave County Board of Supervisors it was with the condition that they would each build their own wastewater treatment plants. The developers did not want to pay for the expense of building their own treatment plant so this proposal has been made so that they can still get the water treatment facility they need without having to pay for it. He said that the Valley Pioneer Water Company had only added 23 new connections since 2007 so development had not been as great as many made it seem.

Susan Bayer, Golden Valley resident, said that according to the minutes of the public meeting Sacramento Valley Utilities held, the required hookup distance would actually be within 300 feet and according to the documents submitted to Mohave County the required hookup distance would be 600 feet. She asked which one was correct. She added that there were no more water allocations left for any future development. She said that there were only two active developments in the area that would be utilizing this new sewer system and they would be financing it through donations, bonds, and fees. She said that someone had to pay for the bonds and that would be end up being the community. She said that she was opposed to this project and thought that it was just a matter of two developers not wanting to pay for their own wastewater treatment plants so they were getting the entire community to pay for it.

Verna Schwab, Golden Valley resident, said that she had lived in Golden Valley for over 20 years and worked very hard with other residences to create the Golden Valley Area Plan but it was not being followed. She asked for a definition of rural and development. She added that there were many contradictory statements in the proposal with regard to voluntary versus mandatory hookup to the sewer system. She said that the \$56 a month fee would probably go higher and would create a hardship for many retired citizens in the Golden Valley area. She reiterated that the water was just not available for future development. She said that she was opposed to this sewer system being added to the entire Golden Valley but would not be opposed to the two approved developments getting the system. She added that nitrate pollution should not be a problem in the valley because the water was so deep that even rain water could not make it the 1200 feet through the soil to get to the groundwater supply.

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Jim Kanelos, Golden Valley resident, said that he was opposed to this project at this time. He said that at the public meeting with Sacramento Valley Utilities he had asked four questions, two of which made it on the meeting minutes. He said that he asked if the proposed plan would follow most of the Arizona Statutes and he was answered yes. He said that he asked what the grade of effluent water discharge would be and he was answered B+ but in another area of the minutes the document read that they would upgrade to A+. He said that he asked if the plant would discharge into the Sacramento Wash and was answered no, they would be utilizing a leach-field-type discharge system, but according to the documents submitted to the County, they would in fact be discharging into the Sacramento Wash. He said that he asked if they would be installing any dry or injection wells and he was answered no, that they had tried that in other areas with poor results, but according to the documents submitted to the County, they would be using injection wells. He said that he did not feel Sacramento Valley Utilities was being truthful to the public but hoped they were being truthful to the County. He added that the current committee members represented large metropolitan areas and he hoped they could understand that this was a rural area and the rural lifestyle this community liked living.

Jerry Bloor, Golden Valley land owner, said that he owned 100 acres on the corner of Highway 68 and Colorado Road. He said that he was in favor of the project because the future of commercial development in Golden Valley was dependent upon the presence of a regional wastewater facility.

Ms. Ballard opened the floor to any further speakers. No one else spoke. Ms. Ballard asked Mr. Zemp if he would like to come back for closing remarks.

Mr. Zemp said that he had been in the utility business since the 1980's and that the success of any utility was based on serving the needs of the community in a matter that was consistent with the majority of the citizens there. He said that that was the Sacramento Valley Utility's commitment to the Golden Valley area citizens as well as to ensure that Golden Valley became a quality community.

Ms. Ballard asked if the committee had any further questions or comments. No one replied.

Ms. Ballard closed the public hearing for the Amendment to the Mohave County 208 Plan by Mohave County on behalf of Sacramento Utilities, LLC for the Sacramento Valley

4. Discussion-possible announcement of joint TAC/DPA meeting to make final decision on both amendments proposed.

Ms. Ballard announced that the final decision on these plans would be made in a meeting being held on September 8, 2008 in the Mohave County Administration Building Saguaro room between 2:00 p.m. and 4:00 p.m. She said that a question was asked if it would be a public hearing and she said that would be up to the steering committee on whether they would allow any further public comment. She added that anyone can attend and watch the proceedings.

Ms. Ballard explained that Mr. Zemp would receive a copy of the hearing and would be required to respond to all of the questions asked during the hearing. She added that the answers would be posted to the Mohave County website. She stated that once the comments were ready they could be viewed by going to [www.co.mohave.az.us](http://www.co.mohave.az.us), clicking on the word Departments and selecting Planning and Zoning. There would be a 208 Water Quality page link available containing the comments.

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Ms. Ballard added that once the technical advisory and steering committees had come to a decision, the decision would be forwarded on to the Mohave County Board of Supervisors for the final decision. She stated that the anticipated Board of Supervisors meeting date would be Monday, September 15, 2008.

She added that once that decision was made the proposals would move on to the Arizona Department of Environmental Quality (ADEQ) then on to the Environmental Protection Agency (EPA).

**David Darger made the motion to adjourn the meeting; Jack Kramer seconded. Motion carried unanimously.**

Meeting adjourned at 11:14 a.m.

Respectfully submitted,

Jon Ortman  
Office Assistant Senior

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