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From: realtorbill@frontiernet.net
Sent: Thursday, November 05, 2009 11:58 AM
To: Mayes-WebEmail; Kennedy-Web; Newman-Web; Pierce-Web; Stump-Web
Subject: APS 1000-foot extension reinstatement

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ORIGIN

Respected Commissioners,

I am writing to urge you, in the strongest possible terms, to reinstate the 1000-foot no-cost extension of power service to those areas served by Arizona Public Service.

Like it or not, property owners throughout Arizona, not just in rural areas, have rightly come to expect the "1000 feet free" policy as an entitlement, since it has been in place in the state since 1955. Anybody who bought property anywhere based their purchase decision in part on knowing that the extension was in place, and to remove it after the fact places an undue and unreasonable financial burden on those who, because of current market conditions, are forced to sell (or more likely attempt to sell) their property. Given the cost estimates that APS has brought forth, in many cases the cost of bringing power to many propeties now exceeds the cost of the property itself. That can only serve to stifle growth.

Compounding the problem with your original decision to remove the extension is the fact that property owners have no alternative but to accept APS's terms for the extension. APS is an absolute monopoly within its service area. Imagine having one source and only one source for gasoline, and then being told that you had to pay for the cost of building a new gas station between you and your original purchase point.

Using the same analogy, any business, public or private, makes its expansion decisions based on cost-benefit anaylsis. It understands it has to fund its own growth. If I choose to develop a new subdivision, I pay for extending the infrastructure in advance, and expect to recover my costs through sales within the development.

AND, I do so knowing that any other developer can compete with me if he/she so chooses. Given that APS has no competitor and is guaranteed an additional revenue source, it should have to play by the same rules.

There are several other arguments that can be made in favor of restoring the extension, and few that I can find in support of its discontinuance. For these reasons, I ask that, together, you "do the right thing" and reverse your decision to do away with the extension. It should NOT be the charter of the Corporation Commission to prop up the decaying balance sheet of a public monopoly.

Sincerely,

Bill Johnson, REALTOR(R), GRI(R), e-Pro(R)
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Arizona Corporation Commission
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NOV - 5 2009

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Sheila Stoeller

From: Patti @ White Mountain Reality [pattiwmr@frontiernet.net]
Sent: Thursday, November 05, 2009 10:03 AM
To: Mayes-WebEmail; Kennedy-Web; Newman-Web; Pierce-Web; Stump-Web
Subject: UTILITY LINE EXTENSION POLICY

About 18 months ago Arizona Corporation Commission repealed a policy of granting 1000 feet of "no cost" electric service lines to a residence or business to connection to the nearest main power source. Now costs to the owner for this line, which is owned by APS, are running in the thousands of dollars.

This "free line" policy has been in effect for over 50 years, with about EVERY Arizonan alive benefiting from the utility provided line extensions, ESPECIALLY in rural Arizona.

APS is a MONOPOLY in our electricity market, providing no means to obtain competitive bids.

The power lines are a cost of doing business which APS should bear, just like other companies.

This policy is dramatically reducing property values, as many without power, are no longer affordable for housing.

Rural and outlying counties are being hit very hard, as they are largely undeveloped, making the repeal of the free extension an enormous hardship for rural residents and developers.

Rural and outlying Arizona is a partner in the economy and quality of life that ALL Arizonans enjoy. We pay for our growth with impact fees, building permits, and taxes, and provide a huge benefit to the state. The economic downturn and crash of the state's housing market has all but stopped new construction rural Arizona and placed an unprecedented hardship on county businesses, homeowners and county governments. Reinstating the "1000 foot no cost" utility provided line extension would be a helpful and PRODUCTIVE action.

WE urge you all to re-evaluate this policy as it would help our area to get back in the right direction.

Sincerely,
Patti Dye Realtor
And a rural resident



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