

WS-03478A-12-0307



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ORIGINAL

ARIZONA CORPORATION COMMISSION

UTILITY COMPLAINT FORM RECEIVED

Investigator: Tom Davis

Phone: 2013 MAR - 8 A 8: 55

Fax: ()

Priority: Respond Within Five Days

Opinion No. 2013 - 109173

ARIZONA CORPORATION COMMISSION
SECRET CONTROL

Date: 3/7/2013 Arizona Corporation Commission

Complaint Description: 08A Rate Case Items - Opposed
N/A Not Applicable

DOCKETED

MAR 8 2013

Complaint By: First: L. Charles Last: Rose

DOCKETED BY [Signature]

Account Name: L. Charles Rose

Home: (000) 000-0000

Street:

Work: (000) 000-0000

City: Yuma

CBR: 000-000-0000

State: AZ Zip: 85365

is: Other

Utility Company: Far West Water & Sewer, Inc.

Division: Sewer

Contact Name: Contact Phone: ()

Nature of Complaint:

OPPOSED WS-03478A-12-0307 SEWER

February 25, 2013

Arizona Corporation Commission:

Comments and questions regarding Far West Application for increased rates docket# WS-03478A-12-0307

COMMENTS:

Please look at the following facts that are related to about 600 Far West rate payers and are located within the city limits of Yuma. These landowners pay many fees and taxes related to sewage to the city of Yuma.

#1 This group pays large impact fees to the city of Yuma when updating or constructing any building. I am including copies of Yuma permit applications to show the breakdown of water fees and other (sewers). Please note that there is no difference between the rate for Vista Del Sol and the rest of the city.

#2 This group pays city sales tax on all utilities to the city of Yuma. The gas company and Far West do not disclose this sales tax. I am attaching copies of this billing to show this tax. Applying simple tax from the sales tax alone from the six hundred properties amounts to approximated \$3900.00 dollars per month which is about \$46,000.00 per year paid directly to the city of Yuma.

#3 My property tax show that the city of Yuma primary amount is \$159.00. This is no doubt far less than my many neighbors in Vista Del Sol who have site built houses.

#4 The city of Yuma average residential fee is \$32.48 per month. This is based on water consumption. Many of the owners in this area (Vista Del Sol) use their property only in the winter allowing them to stop water use in the summer. Therefore their bill would be well below the \$32.48.

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#5 Far West Sewer is now pumping our sewage five miles to the east into the county. (This pipeline is completely within the county.) This sewage could be gravity fed with a one mile line and no pump. (lowering Far West's cost.)

I respectfully ask the Commission to accept the fact that the city of Yuma has an obligation to these properties to provide equal utility service at a comparable cost. Thank you for considering this input.

L C.HARLES ROSE

Yuma, AZ 85365

Enclosed is an update of my previous comments at the Commission hearing in Yuma.

ATTACHMENT:
February 20,2013

Arizona Corporation Commission:

Comments and questions regarding Far West Application for increased rates docket# WS-03478A-12-0307

Introduction:

I am one of the about 610 property owners that are located inside the city limits in Yuma and are serviced by Far West Sewer.

Second, I am a property owner here subject to all laws and regulations of Arizona.

Third, I am a snowbird who is not an Arizona legal resident. I spend a little less than six months here. Any way you choose to calculate it, I use a little less than one half as much of Arizona's services when compared to Arizona's full time residents. My property sits vacant for more than six months in a year.

The above statements are meant to show where I am coming from for my comments and questions.

COMMENTS AND QUESTIONS

I request that you consider that the city of Yuma has an obligation to provide the same services to this area as they do to the rest of the city. Please note that any lot in this area that is considering any type of building or development, or building addition is charged an impact fee when requesting any type permit from the building dept. What is the impact? (NOTE) All infrastructure for this area was installed by the original developer under the then existing planned unit development requirements. Water sewer and electricity was provided ON all lots sold. J. Simonton, Utilities Director of Yuma is quoted in the Yuma Sun newspaper article today, saying the Yuma City Sewer Dept. is fully funded by fees alone, and adding that the average residential fee is \$32.48.

If the commission approves of the city of Yuma impact fees, then the very least you can do is ask that one half the impact fees be forwarded to Far West.

I request that you consider that this city obligation and the whole sewer problem of Far West has been complicated by the fact that the political leaders of the city of Yuma and the political leaders of Yuma County have refused to work together. The entire sewage from the Yuma city portion of the Far West sewer district could be transferred to the city plant with about one mile of sewer line through existing county right of way. This would remove most if not all of the problem treatment plant, therefore, making most of that problem treatment plant unnecessary. Why has the county refused this access to the right of way? What was the actual reason for the transport of the sewage by truck?

Why has several Far West properties shown up on the delinquent tax list? Are they investment property? If so why have they not been sold? How are these properties carried on Far West balance sheet?

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Last- I request that you consider the fact that we snowbird owners pay double for services rendered when compared to full time Arizona residents.

L.C. HARLES ROSE

Yuma, AZ 85365
End of Complaint

Utilities' Response:

Investigator's Comments and Disposition:

3/7/13 Comments noted for the record and docketed. CLOSED.
End of Comments

Date Completed: 3/7/2013

Opinion No. 2013 - 109173
