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Arizona Corporation Commission
Public Comment Form

2014 JAN 31 P 3:38

1200 W Washington St - Phx, AZ 85007
(602) 542-4251

ARIZONA CORPORATION COMMISSION
DOCKET CONTROL

Step 1

This form should be used for public comments pertaining to a specific pending case only. Please be sure to reference the appropriate docket number so your comments are filed in the docket promptly. Please use this link for complaints, inquiries or general inquiries. <http://www.azcc.gov/Divisions/Utilities/forms/ComplaintForm2013.pdf>

Step 2

YOUR NAME Ferry McKinlock	DATE 1/28/14
ADDRESS 169 N Helen Dr	PHONE (HOME) 928-474-4648
CITY, STATE, ZIP Payson AZ 85541	CELL PHONE -
DOCKET YOU WISH TO COMMENT ON: Payson Water Co. consolidated dockets:	DOCKET NUMBER W-03514A-13-0111 & W-03514A-13-0142
CASE OR UTILITY NAME Payson Water Company	YOUR POSITION ON THE DOCKET (PRO, CON, OR OTHER)
E-MAIL ADDRESS	

Step 3

ENTER YOUR COMMENTS HERE:

See comments on attached page(s).
I agree with the comments on the following pages.

This is totally unreasonable, especially considering the quality of our water. I am very conservative with m

Step 4

This form may be completed, printed, mailed or faxed to: water use ALWAYS + believe

Arizona Corporation Commission
Consumer Services Section
1200 W. Washington St
Phoenix, AZ 85007

or E-mail your comments to: Strongly in mailmaster@azcc.gov conserving ou

Fax to: 602-542-2129

water, but this is definitely NO the answer.

Arizona Corporation Commission
DOCKETED

JAN 31 2014

DOCKETED BY [Signature]

The curtailment requirements are not acceptable, and the fines are RIDICULOUS!! There must be a more fair way to handle this, PLEASE!!

**Petition to Prevent Unjust and Unreasonable Increase in Fees and Rates for Water,
Proposed by Payson Water Company,
for Owners & Residents of the East Verde Estates Community near Payson, Arizona
(Reference ACC consolidated dockets W-03514A-13-0111 and W-03514A-13-0142)**

We, the undersigned owners and residents of the East Verde Estates community (aka: East Verde Park [EVP]), north of Payson, Arizona, object to the fee and rate increases for water service provided by JW Holdings, dba Payson Water Company (PWC), as described in PWC's application for fee and rate increase, filed with the Arizona Corporation Commission (ACC) on docket W-03514A-13-0111, and announced to EVP customers via Public Notice in September water bill enclosure.

The justification for our objection is as follows:

1. The rate and fee increases result in water bills at EVP increasing by 115% to over 220%. Such a large increase is unjust and unreasonable, inconsistent with Arizona Revised Statute 40-361: "Charges demanded or received by a public service corporation for any commodity or service shall be just and reasonable. Every unjust or unreasonable charge demanded or received is prohibited and unlawful."
2. While the owners and residents of EVP properties understand that water is a precious commodity, PWC's increases are driven in large part by a base fee increase of \$145%, from \$16.00 to \$39.24 per month, which is completely unrelated to the cost of water. Such a large increase in the base fee is unjust and unreasonable.
3. The extreme base fee increase is especially outrageous considering the frequency of water restrictions imposed on EVP owners and residents. For example, in 2013 PWC imposed Stage 3 water restrictions at EVP, continuously during the months of May through September. It is unjust and unreasonable to levy an enormous increase in the fee for water service, without assuring reasonable availability of water.
4. Review of PWC's application for rate and fee increase reveals that PWC's justification for the magnitude of the rate and fee increase is unrelated to the actual cost of providing water service at EVP. The increases are instead based on a target profit relative to asset value. While the owners and residents at EVP acknowledge PWC's right to a reasonable profit, the proposed increases are not commensurate with the historical low level of service and water system maintenance provided by PWC. It is not reasonable to impose a monthly base fee of \$39.24 per customer per month, in order to support the cost of little more than running the well pumps, reading the water meters, and billing.
5. The decrepit condition of the water infrastructure and frequent water restrictions at EVP attest to the lack of necessary maintenance and water system improvements, needed to justify any increases in fees and rates for water service at EVP.
6. The rate and fee increases proposed for EVP are inextricably linked in ACC dockets W-03514A-13-0111 and W-03514A-13-0142 for water infrastructure improvements proposed by PWC at the Mesa del Caballo community, which are completely unrelated to the circumstances at EVP. This administrative linkage between unrelated communities and issues is driving the implementation of rate and fee increases at EVP without adequate attention to the specific considerations appropriate for EVP.
7. The public notice of the rate and fee increases was given by PWC as little as 1 day prior to the Phase1 hearing on September 25, in violation of Arizona Administrative Code R14-3-109, requiring 10 day's advance notice, thereby violating the due process rights of PWC customers at EVP.

Therefore, we, the owners and residents of East Verde Park, hereby petition the Arizona Corporation Commission to require Payson Water Company to:

- A. Exclude EVP from the rate and fee increases proposed by PWC in consolidated dockets W-03514A-13-0111 and -0142.
- B. Address any proposed rate and fee increases at EVP by an application to the ACC that is separate from the applications in Dockets W-03514A-13-0111 and W-03514A-13--0142.
- C. Support any proposed rate and fee increases at EVP with an analysis of the actual costs of providing service at EVP.
- D. Conduct an evaluation of EVP water system vulnerabilities and upgrade needs to sustain future reliable operation, as requested in the meeting between several EVP residents and PWC's Robert Hardcastle at the