

WS-02987A-13-0477



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ARIZONA CORPORATION COMMISSION  
UTILITY COMPLAINT FORM

**Investigator:** Jenny Gomez

**Priority:** Respond Within Five Days

ORIGINAL

**Opinion No.** 2014 - 116199

**Date:** 5/15/2014

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

**Complaint By:** **First:** Sandra **Last:** Russell

**Account Name:** Sandra Russell

**Street:**

**City:** San Tan Valley

**State:** AZ **Zip:** 85143

**Work:**

Arizona Corporation Commission  
DOCKETED

MAY 16 2014

DOCKETED BY

**is:** E-Mail

**Utility Company:** Johnson Utilities L.L.C. d/b/a Johnson Utilities Company

**Division:** Water

**Contact Name:**

**Contact Phone**

**Nature of Complaint:**

\*\*\*\*\*DOCKET NO. WS-02987A-13-0477  
OPPOSE

Name: Sandra Russell  
Date: 5/14/14

CityStateZip: San Tan Valley, AZ 85143

Docket: Johnson Utilities LLC/dba Johnson Utilities  
DocketNo: WS-02987A-13-0477  
Utility: Johnson Utilities

Position: Don

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2014 MAY 16 10:10  
AZ CORP COMMISSION  
DOCKET CONTROL

Comments: I am opposed to the sale of Johnson Utilities to the Town of Florence. I bought my home in Johnson Ranch less than 3 yrs. Ago, and within the first 2 yrs. Had a couple of stressful experiences with meter/meter reading issues with Johnson Utilities. During that time I at least had the AZ Corporation Commission for assistance in resolving problems with Johnson Utilities. If the Town of Florence purchases the Utility, the customers living in San Tan Valley will have no say in rate hikes, and no regulatory agency to ensure our legal standing. Town of Florence currently charges 30% more for water rates for those living outside their municipality- what assurance do we have that won't happen to San Tan Valley customers? Will water & sewer rates need to be increased to fulfill the Town of Florence's Capital Improvement Plan? (See [http://www.florenceaz.gov/documents/doc\\_view/2697-approved-major-cip-fy-12-13](http://www.florenceaz.gov/documents/doc_view/2697-approved-major-cip-fy-12-13) for the projects that are marked as funded from their "water" fund (NOT funded by "developer contributions) What's fair and reasonable about the 49,000+ water and sewer customers of San Tan Valley having to pay for any improvements inside the town through higher rates? Too many "what-ifs" in this to suit me! Then there's the convoluted mess with

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George Johnson's newer company--Southwest Environmental Utilities (registered as an LLC in Dec. 2012), then conveyance of water rights to George Johnson by the Town Council of Florence (2/4/13), then Southwest Environmental filing an application for a CCN with the ACC (March, 2013) so that Johnson could be the water & wastewater provider in the area in southeastern Florence where he wants to develop his dude ranch, spa, etc. Now just a little over a year later, if this deal goes through, it looks like the Town of Florence will get their water rights back because they also are getting Southwestern Environmental Utilities along with Johnson Utilities in the deal. Who knows what all this means! And George Johnson will be there "managing" it all for at least 5 years.  
\*End of Complaint\*

**Utilities' Response:**

**Investigator's Comments and Disposition:**

5/15/14 Noted and filed for the record in Docket.  
\*End of Comments\*

**Date Completed: 5/15/2014**

**Opinion No. 2014 - 116199**

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