

**BOARD OF DIRECTORS  
METROPOLITAN DOMESTIC WATER IMPROVEMENT DISTRICT  
PIMA COUNTY, ARIZONA**

**July 17, 2003**

**\*\* Board Room \*\***

**Metropolitan Domestic Water Improvement District  
6265 N. La Cañada Drive  
Tucson, AZ 85704**

**PUBLIC HEARING**

**MINUTES**

Designated Hearing Officer: James Tripp, Board of Director Member

District Staff Present: Christopher W. Hill, Deputy Manager  
Warren Tenney, Clerk of the Board  
Alice Stults, Recording Secretary

**PUBLIC HEARING**

**I. Call to Order and Roll Call**

James Tripp, Designated Hearing Officer for the Board of Directors of the Metropolitan Domestic Water Improvement District (District), called the Public Hearing to order at 1:02 p.m.

**II. Presentations Regarding Tucson National Casitas**

**A. Comments from Brent Sandweiss, Representative from Tucson National Casitas**

Mr. Sandweiss said he was representing Tucson National Casitas without legal council present. He explained that he was unaware that the meeting would be recorded and that minutes would be taken. He added that he would attend this meeting; however, it is without his consent or permission that the meeting was being recorded.

Mr. Sandweiss explained that the main concern of Tucson National Casitas (TNC) is the lack of adequate water pressure for the families living in this area. Water pressures have wide swings with the pressure being inadequate much of the time. Mr. Sandweiss said that his company has other communities that are set up similarly and they receive adequate pressures from Tucson Water. He noted that the Casitas has a one ¾ inch landscape meter, three 2 inch meters, and one ¾ inch meter base and four 2 inch meter bases. Currently, they are using one ¾ inch meter and two 2 inch meters.

**B. Comments from Christopher Hill, District Deputy Manager**

Mr. Hill noted that the District took water pressure readings in Tucson National Casitas. He explained that before the backflow protection devices the pressures were 42 to 56 pounds per square inch (psi). After the backflow devices, the psi readings were 28 to 42.

Mr. Sandweiss asked if the backflow devices were installed by TNC. Mr. Hill replied yes, and noted that the backflow will reduce pressure across the units by as much as 10 to 12 pounds after the meter. He explained that the District's requirements are to provide a minimum of 20 psi to the meter. He said the pressure swings are a result of the water being fed from a booster system that cycles pumps on and off, creating highs and lows. These swings in pressure will be eliminated once the District achieves its Capital Improvement Program and TNC is placed on a gravity system. Mr. Hill added that the design for the new system has been completed; however, money is not currently available.

Mr. Hill said there are other areas within the District's distribution system that staff can examine to determine if the water pressure can be improved at TNC. He noted that the minimum requirement of 20 psi is being met, but the District would like to improve the psi if it could be done economically. Mr. Hill said that while 28 psi is considered a little low, others in the area are receiving the same amount of pressures.

Mr. Sandweiss said it is important that he fulfills his ethical obligation to the families in TNC to assure that they have adequate water pressure. He hopes that Metro Water will work with TNC to address the needs of the families living in this area. Mr. Hill said that the District will work to meet the needs of its customers to the best of its ability.

Mr. Tripp asked for clarification on the size of meters in TNC. He added that the District is interested in solving the low pressure issues and will cooperate in any way it can.

Mr. Hill explained that a data logger could be placed on the domestic meters to document the demands and determine if the existing meters are adequate in size. He noted there are openings for two additional meters that are not being utilized at this time which indicates only half of the capacity is being utilized. Mr. Sandweiss said that if TNC has made some sort of error on their side of the meter, they would be willing to add two additional meters or correct any other problems. However, he is concerned that two additional meters may not solve the problem and would like some type of guarantee that this would solve the low pressure issues. Mr. Sandweiss noted that others in the area also have significant swings in pressure which he believes is attributable to the booster station.

Mr. Hill said that after the District has done all that it possibly can, i.e. checking the backflow, placing a data logger on the meters, etc., it should be in a better position to evaluate the stated problems and provide answers. He explained that if it is determined that the pressure being provided to the meter by the District is adequate, it will be the responsibility of TNC to take steps to

increase the pressure after the meter. Mr. Hill said one option, which was completed by an apartment complex, was the installation of a booster system to increase pressures.

Mr. Sandweiss introduced another concern of TNC. He said Metro Water has the authority to levy impact fees for certain fire flow requirements depending on fire districts and that TNC has paid those fees in full. He noted that Metro Water also has an impact fee for apartment developers which is levied per amount of units. Mr. Sandweiss asked if he could receive a copy of the documentation that authorizes the District to implement those fees, and where the money is spent. Mr. Hill said that the information would be provided to him.

Mr. Tripp said that the money collected for impact fees is put towards installing infrastructure to deliver water to customers. Charlie Maish, District Engineer, said the fire impact fee for this particular area was initiated by the development of Cortaro Farms Road and the Thornydale extension main to provide fire flow protection.

Mr. Sandweiss gave an example of two parcels located next to each, both parcels using 2 inch meters, both parcels using the same amount of water each month. One of the parcels is an agricultural property and the water is being used for irrigation. The other parcel is for family dwellings. Mr. Sandweiss asked why the cost for water was 600 times less for the agricultural property as opposed to the parcel that was used for family dwellings. Mr. Maish said the impact fees are different because of fire flow requirements on family dwellings. Mr. Sandweiss said he believes this policy is discriminatory against developers and home builders. He noted that Tucson Water's fees are based on the amount of water used, not what it is used for.

Mr. Hill explained that Metro's water connection fees are developer based, and we are not anticipating any agricultural improvements or growth. He noted that the difference between agricultural and residential costs for development fees and/or water usage has not been an issue because the District has primarily residential or commercial properties, and not agricultural. Mr. Hill said Metro Water's infrastructure has required major improvements since the formation of the District in 1992. The fee schedule has been developed to provide for improvements and new development. The actual water rates are based on how much water is used.

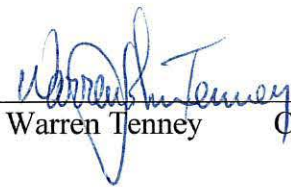
### **III. Recommendations**

Mr. Hill noted that staff will put a data logger on the meters at TNC. He explained that the District will answer any questions Mr. Sandweiss may have, or provide documentation that is requested in an attempt to collect the funds still owed by TNC.

Mr. Sandweiss said that TNC will pay its fair share of the impact fees, and asked how much the outstanding balance was that is owed to the District. Warren Tenney, Clerk of the Board, said the amount is \$35,000. Mr. Sandweiss explained that TNC would like to see an effort on the part of the District to provide adequate water pressure to the families in TNC.

IV. Adjournment

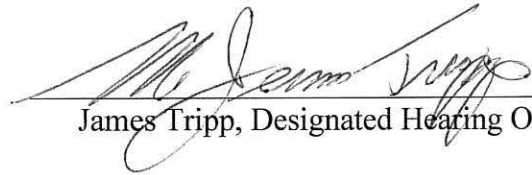
The Public Hearing adjourned at 1:50 p.m.



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Warren Tenney

Clerk of the Board



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James Tripp, Designated Hearing Officer