



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 9-15-20

**Title:** Southeast Employment and Logistics Center Domestic Water Improvement District of Pima County

### **Introduction/Background:**

The County wishes to develop the Southeast Employment and Logistics Center (SELC) for economic development purposes. The County is in the process of upgrading infrastructure in and around the Fairgrounds. A potable water system needs to be developed and permitted to allow growth to continue in this area. The SELC area is not within a current water provider service area, and therefore this system is the responsibility of Pima County.

### **Discussion:**

Pima County is in the process of forming a Domestic Water Improvement District. This action will establish the DWID boundaries, establish the District, and establish the Board of Supervisors as the DWID's governing body.

### **Conclusion:**

This will create the Domestic Water Improvement District, establish the service area and DWID boundaries, and establish the Board of Supervisors as the governing body of the DWID.

### **Recommendation:**

It is recommended that the Board of Supervisors approve this action.

### **Fiscal Impact:**

None

### **Board of Supervisor District:**

☐ 1      ☐ 2      ☐ 3      ☒ 4      ☐ 5      ☐ All

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Department: Public Works Administration Telephone: 724-6312

Contact: Greg Hitt Telephone: 724-6567

Department Director Signature/Date:  Nancy Cole 8/25/20

Deputy County Administrator Signature/Date:  8/25/2020

County Administrator Signature/Date:  8/26/20

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# MEMORANDUM

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Date: August 19, 2020

To: The Honorable Chairman and Members  
Pima County Board of Supervisors

From: C.H. Huckelberry  
County Administrator

A handwritten signature in black ink, appearing to read "CHH", is written over the printed name "C.H. Huckelberry".

Re: **Proposed Formation of the Southeast Employment and Logistics Center Domestic Water Improvement District**

The Pima County Economic Development Plan highlights the Southeast Employment and Logistics Center (SELC) as an ideal location for large-scale regional manufacturing and logistics development. Through ongoing economic development pursuits, we have discovered that the inventory of land within the SELC is one of the few regional locations with parcels large enough to accommodate these large users. In order to remain competitive in the national site selection process, Pima County has undertaken several projects to enhance and improve the SELC and the surrounding area.

The Pima County Department of Transportation is currently in the design phase to improve approximately three miles of Houghton Road, south of Interstate 10 (I-10) to the Andrada Polytechnic and Pantano High Schools. The project will significantly improve roadway capacity and access during storm events for the community of Corona de Tucson and other residents along the south Houghton corridor. Houghton Road will be widened to a four-lane divided roadway with a separated multi-use path and will tie into the Arizona Department of Transportation's (ADOT) I-10/Houghton Road project, scheduled for completion in late 2021. The ADOT project will reconstruct the interchange in a diverging diamond configuration and widen Houghton Road to three lanes in each direction. The County's Houghton Road project is scheduled for completion in late 2022, and along with the completed ADOT improvements, will provide access to the SELC.

The County's Regional Flood Control District is nearing completion of a study to reduce flood related impacts to the roadway project, Pima County Fairgrounds and the SELC properties. This study will identify necessary drainage improvements to mitigate flooding impacts and provide information to update the 2017 SELC land-use master concept plan (Attachment 1). Drainage projects will guide the design of the Houghton Road project, the internal SELC roadway circulation, utility routing, and maximize the amount of developable land within the SELC.

In February 2020, the Regional Wastewater Reclamation Department (RWRD) completed a nearly six-mile gravity sewer connecting the SELC and Fairgrounds to the metropolitan regional system. This successful project resolved capacity exceedances associated with the annual Fair, and provides the Fairgrounds and the SELC growth opportunity. It also allowed the RWRD to consolidate one of the smaller sub-regional treatment systems into the larger

The Honorable Chairman and Members, Pima County Board of Supervisors

Re: **Proposed Formation of Southeast Employment and Logistics Center Domestic Water Improvement District**

August 19, 2020

Page 2

regional system, thereby reducing costs and increasing the ability to reclaim wastewater generated at the Fairgrounds.

Upon completion of the above noted improvements, the only remaining infrastructure needed to support Fairgrounds expansion and SELC development is water service, since the site is currently outside an existing water service area and is using County wells to support the Fairgrounds. The most advantageous manner for the County to serve our parcels is through formation of a Domestic Water Improvement District (DWID), obtaining State water provider designation approval and construction of wells, water treatment and distribution infrastructure. Preliminary analysis has indicated that the County can meet the requisite requirements for obtaining State approval. Therefore, I recommend creating the *Southeast Employment and Logistics Center Domestic Water Improvement District of Pima County* and instituting the Board of Supervisors as its governing body. Consideration of DWID formation will be scheduled for the September 15, 2020 Board of Supervisors Meeting (Attachment 2).

If the Board of Supervisors approves the DWID formation, the Project Management Office will pursue State approvals and manage infrastructure construction. Funding for the water system components would be programmed into subsequent year capital improvement budgets. Needed State approvals include obtaining a permit from the Arizona Department of Water Resources demonstrating an assured water supply, which can be achieved by committing County-banked water credits accumulated through recharge of effluent. The process requires testing and analysis to ensure adequate water rights are present and that water withdrawal will not negatively impact the aquifer and other users in the area, which preliminary study has determined is achievable. It is anticipated that approvals and construction will take a minimum of two years to complete. Once the DWID construction is complete, it will be managed by the Finance Department with operations and maintenance of the water delivery infrastructure contracted to RWRD.

Please let me know if you have any questions.

CHH/lab

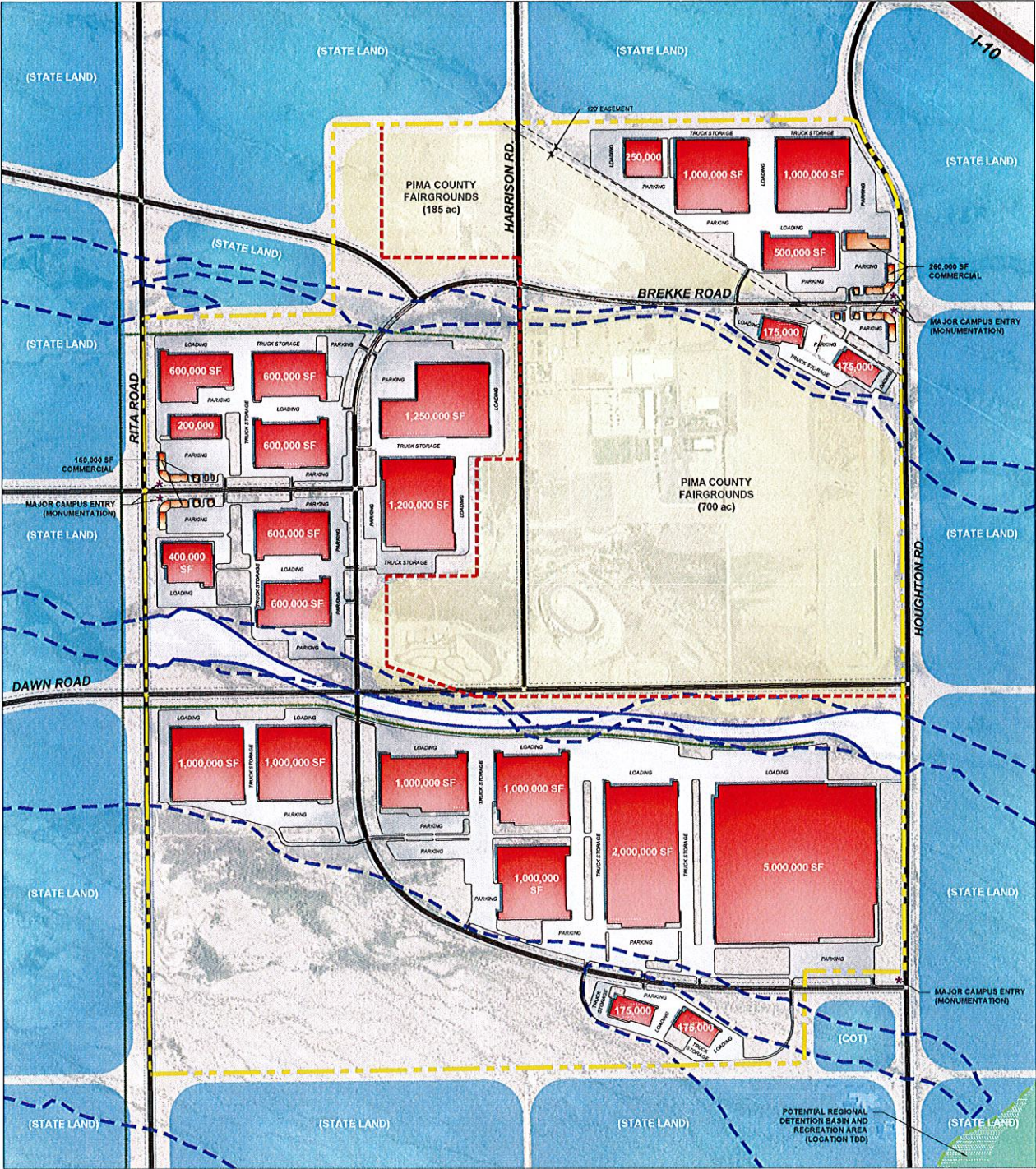
Attachments

- c: Jan Leshar, Chief Deputy County Administrator
- Carmine DeBonis, Jr., Deputy County Administrator for Public Works
- Yves Khawam, PhD, Assistant County Administrator for Public Works
- Dr. John Moffatt, Director, Economic Development Office
- Michelle Campagne, Director, Finance Department
- Jackson Jenkins, Director, Regional Wastewater Reclamation Department
- Nancy Cole, Manager, Project Management Office
- Greg Hitt, Program Manager, Project Management Office

# ATTACHMENT 1



CONCEPTUAL SITE PLAN



LEGEND

- PROJECT BOUNDARY
- INDUSTRIAL BLDG
- COMMERCIAL BLDG
- FAIR GROUNDS
- STATE LAND
- RAILROAD
- FLOOD CORRIDOR
- ALTERED FLOOD CORRIDOR
- FAIRGROUNDS LIMIT

NOTES

TOTAL INDUSTRIAL: 21,000,000 SF  
TOTAL COMMERCIAL: 420,000 SF (AT MAJOR ENTRIES)

SOUTHEAST EMPLOYMENT AND LOGISTICS CENTER (SELC)



# ATTACHMENT 2



**RESOLUTION NO. 2020 –**

**RESOLUTION AND ORDER ESTABLISHING THE  
SOUTHEAST EMPLOYMENT AND LOGISTICS CENTER DOMESTIC WATER  
IMPROVEMENT DISTRICT OF PIMA COUNTY, ARIZONA**

WHEREAS, a Petition was filed with the Clerk of the Board of Supervisors of Pima County, Arizona, requesting the formation of a domestic water improvement district to be known as the Southeast Employment and Logistics Center Domestic Water Improvement District of Pima County, Arizona (the “District”), pursuant to Arizona Revised Statutes Title 48, Chapter 6; and

WHEREAS, the Board of Supervisors finds that the Petition is signed by all the owners of the real property within the proposed District (Exhibit A), sets forth the legal description of the proposed District (Exhibit B), includes a map depicting the boundaries of the proposed District (Exhibit C), attaches a general outline of the proposed improvement to the District (Exhibit D), includes a record search showing that Petitioner owns all the real property in the proposed District (Exhibit E); and

WHEREAS, the owner of all real property in the proposed District has verified the Petition (Exhibit F) and the Petition establishes that the proposed District is not wholly or partially within the existing service territory of a public service corporation that provides domestic water services as defined by a certificate of convenience and necessity, and no such certificate has been applied for in the year prior to the date the Petition was filed; and

WHEREAS, the Petitioner, being the owner of all real property in the proposed District, has waived any requirements of posting, publication, mailing, and notice pursuant to A.R.S. § 48-905 such that, pursuant to A.R.S. § 48-905(C), the board of supervisors may summarily order the formation of the proposed District and a hearing is not required; and

WHEREAS, the Board of Supervisors finds that the public convenience, necessity and welfare will be promoted by the establishment of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, that a domestic water improvement district is hereby organized under the name Southeast Employment and Logistics Center Domestic Water Improvement District of Pima County, Arizona, by which name it shall be known in all proceedings hereafter. The boundaries and legal description of the District are as set forth in the attached Petition at Exhibits B and C.

Pursuant to A.R.S. § 48-903 and 48-1012, the Board approves and appoints the Board of Supervisors as the Board of said District.

The Board hereby directs that this Resolution, along with a copy of the Petition, be recorded in the office of the Pima County Recorder and that the Clerk mail a copy of this order to the Department of Revenue and to the County Assessor of this County pursuant to Arizona Revised Statutes § 42-17257.

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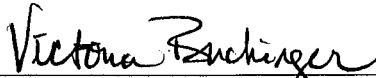
PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA  
ON THE 15<sup>th</sup> day of SEPTEMBER, 2020.

\_\_\_\_\_  
Ramon Valadez, Chairman

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Julie Castañeda, Clerk of the Board

  
\_\_\_\_\_  
Victoria Buchinger, Deputy County Attorney



**PETITION REQUESTING THE ESTABLISHMENT OF THE SOUTHEAST EMPLOYMENT AND  
LOGISTICS CENTER DOMESTIC WATER  
IMPROVEMENT DISTRICT OF PIMA COUNTY, ARIZONA**

The undersigned real property owners (Petitioners), as set forth in Exhibit A, hereby petition the Board of Supervisors of Pima County, Arizona (County), to enter its final order (Resolution) forming a domestic water improvement district acting pursuant to the provisions of Title 48, Chapter 6, Arizona Revised Statutes (A.R.S.), as amended (Improvement District Act).

1. Petitioners propose to organize a domestic water improvement district to be named "Southeast Employment and Logistics Center Domestic Water Improvement District" (District). The Petitioners are the owners of 100% of the real property within the District.
2. The proposed District boundaries within the County are delineated by legal description in Exhibit B and map in Exhibit C (Property).
3. The District is needed to construct, operate, and maintain a domestic water system and other local improvements within the Property. The formation of the District and the construction, operation, and maintenance of the improvements will promote public convenience, necessity and welfare. All of the Property will be benefited by these improvements, which are generally outlined in Exhibit D.
4. The District is not wholly or partially within: (1) the boundaries of an existing service territory of a public service corporation that provides domestic water services as defined by a certificate of convenience and necessity issued by the Arizona Corporation Commission (Commission); or (2) the boundaries of a proposed service territory of public service corporation that provides domestic water services as defined by an application for a certificate of convenience and necessity that is pending before the Commission or that has been considered by the Commission within one year before the date this Petition is filed.
5. The District shall be a special purpose district and a municipal corporation for all applicable purposes. These purposes consist of, but are not limited to, the purposes prescribed in A.R.S. § 48-909(A)(6) as well as the related powers prescribed in A.R.S. § 48-909(B), and A.R.S. § 48-910.
6. Petitioners acknowledge that the formation of the District may result in the levy of ad valorem taxes, assessments, and other charges to pay the costs of improvements constructed or acquired by the District and for their operation and maintenance, and that the Property and its owners will be subject to the ordinances, resolutions, and other laws of the District. Petitioners also understand and consent that taxes may be levied on a square footage basis pursuant to A.R.S. § 48-955.
7. A record search depicting the owners of all real property within the proposed District is attached at Exhibit E. This Petition is signed by each and every owner of real property within the proposed district boundaries.
8. Petitioners request that the District be governed by the Board of Supervisors.
9. The Petitioners represent and understand that this Petition: (1) constitutes a binding obligation; (2) has been validly authorized and executed as verified in Exhibit F; (3) requests that the Board of Supervisors establish the District boundaries in accordance with Exhibit B; and (4) is signed by each and every landowner to be in the District, and such owners hereby waive any requirements of posting, publication, mailing, notice, and hearing otherwise required by the Improvement District Act in connection with the adoption of the Resolution; and therefore, the County may, on receipt of this Petition, declare and order the District formed without being required to comply with any such provisions for posting, publication, mailing, notice or hearing.

EXHIBIT A

PLEASE PRINT YOUR NAME, ADDRESS AND PROPERTY INFORMATION. INDICATE THAT YOU ARE A PROPERTY OWNER AND SIGN ON THE SIGNATURE LINE.

CO-OWNERS OR JOINT OWNERS (INCLUDING SPOUSES) SHOULD SIGN IN THE SAME BLOCK. IF ALL CO-OWNERS OR JOINT OWNERS OF THE PROPERTY (INCLUDING SPOUSES) DO NOT SIGN, PLEASE INDICATE THE PERCENTAGE OF THE PROPERTY OWNERSHIP HELD BY THE SIGNERS. ADDITIONAL BLOCKS ARE PROVIDED FOR ADDITIONAL PROPERTY.

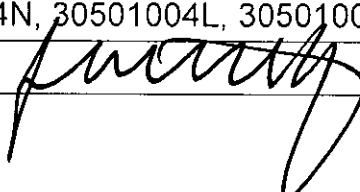
Name: Jeffrey Teplitsky , Real Property Manager

Owner: YES

Address: 201 North Stone Avenue, Tucson Az 85701

Percent Owned: 100%

Assessor's Parcel Number: 305010070, 30501009A, 30501004J, 30501004K, 30501004D  
30501004N, 30501004L, 30501004M, 30501014F, 30501013A, 305010120

Signature(s) 

Date: August 13, 2020

Date: \_\_\_\_\_

## **Exhibit B**

### **Legal Description of the Southeast Employment and Logistics Center Domestic Water Improvement District**

#### **Parcel 4D**

That part of the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) and the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 14, Township 16 South, Range 15 East, G&SRB&M, Pima County, Arizona, described as follows:

Beginning at the North quarter corner of said Section 14; thence South 01°51'30" East along the interior quarter line, a distance of 1,728.95 feet; thence South 86°03'20" West, a distance of 804.48 feet, to the true point of beginning; thence South 03°56'40" East, a distance of 73.82 feet; thence South 26°11'10" East, a distance of 538.47 feet; thence North 86°03'20" East, a distance of 646.18 feet; thence North 03°56'40" West, a distance of 572.23 feet; thence South 86°03'20" West, a distance of 850.00 feet to the True Point of Beginning,

Containing 10.00 acres, more or less, subject to existing reservations, easements, or rights-of-way heretofore legally obtained and now in full force and effect.

#### **Parcel 4M**

The Southeast quarter Southeast quarter (SE1/4 SE1/4) of Section 14, Township 16 South, Range 15 East G&SRB&M

Containing 40.00 acres, more or less, subject to existing reservations, easements, or rights-of-way heretofore legally obtained and now in full force and effect.

#### **Parcels 4K, 4L**

All of Section 14, Township 16 South, Range 15 East, G&SRB&M, Pima County, Arizona.

EXCEPT those portions thereof described in Patents from the State of Arizona as follows:

Patent No. 5853	Recorded in	Docket 3848	Page 380
Patent No. 5977	Recorded in	Docket 4173	Page 652
Patent No. 6199	Recorded in	Docket 4749	Page 935
Patent No. 6200	Recorded in	Docket 4749	Page 931

#### **Parcel 4J**

The north 723.01 feet of the west 723.01 feet of the northwest quarter of Section 14, Township 16 South, Range 15 East G&SRB&M.

#### **Parcel 4N**

That portion of Section 14, Township 16 South, Range 15 East, G&SRB&M, Pima County, Arizona, more particularly described as follows:

BEGINNING at the south quarter corner of said Section 14;

Thence north 0°06'57" east, a distance of 1,977.07 feet to a point, said point being the southeast corner of the northwest quarter of the northeast quarter of the southwest quarter of said Section 14;

Thence north 89°56'45" west, a distance of 659.34 feet to a point, said point being the southwest corner of the northeast quarter of the northeast quarter of the southwest quarter of said Section 14;

Thence north 0°04'30" east, a distance of 658.91 feet to a point, said point being the northwest corner of the northeast quarter of the northeast quarter of the southwest quarter of said Section 14;

Thence south 89°57'20" east, along the north line of the northeast quarter of the northeast quarter of the southwest quarter of said Section 14, a distance of 217.71 feet to a point;

Thence north 24°12'43" west, a distance of 332.42 feet to a point;

Thence north 83°01'47" east, a distance of 646.57 feet to a point;

Thence north 01°58'13" west, a distance of 631.87 feet to a point;

Thence north 88°08'38" east, a distance of 49.42 feet to a point;

Thence north 0°10'11" west, a distance of 266.25 feet to a point;

Thence south 88°41'43" west, a distance of 515.47 feet to a point;

Thence north 01°18'17" west, a distance of 275.00 feet to a point;

Thence north 88°41'43" east, a distance of 540.00 feet to a point;

Thence south 01°18'17" east, a distance of 178.60 feet to a point;

Thence north 88°41'43" east, a distance of 110.35 feet to a point;

Thence north 01°18'17" west, a distance of 186.96 feet to a point;

Thence north 89°50'38" east, along a line 200 feet north of and parallel to the south line of the north half of the northeast quarter of said Section 14, a distance of 1101.21 feet to a point on the east line of the northwest quarter of the northeast quarter of said Section 14;

Thence south 0°01'44" west, a distance of 857.74 feet to a point, said point being the southeast corner of the northeast quarter of the southwest quarter of the northeast quarter of said Section 14;

Thence north 89°56'39" east, a distance of 1322.49 feet to a point, said point being the northeast corner of the southeast quarter of the southeast quarter of the northeast quarter of said Section 14;

Thence south 0°03'26" east, a distance of 660.06 feet to a point, said point being the east quarter corner of said Section 14;

Thence south 0°03'26" east, a distance of 330.02 feet to a point, said point being the southeast corner of the northeast quarter of the northeast quarter of the northeast quarter of the southeast quarter of said Section 14;

Thence north 89°56'40" west, a distance of 1323.98 feet to a point, said point being the southwest corner of the northwest quarter of the northwest quarter of the northeast quarter of the southeast quarter of said Section 14;

Thence south 0°01'44" west, a distance of 659.53 feet to a point, said point being the southeast corner of the northeast quarter of the southeast quarter of the northwest quarter of the southeast quarter of said Section 14;

Thence north 89°55'22" west, along the south line of the north half of the south half of the northwest quarter of the southeast quarter of said Section 14, a distance of 1224.98 feet to a point;

Thence south 0°06'57" west, a distance of 1647.65 feet to a point on the south line of said Section 14;

Thence north 89°52'07" west, a distance of 100.00 feet to the point of beginning.

EXCEPT those portions of said parcels within the rights-of-way of Brekke Road, Houghton Road, Dawn Road, and Harrison Road, being the north 75 feet, the east 75 feet, the south 75 feet and the west 75 feet, respectively, of said Section.

Parcels 70, 9A, 20, 3A, 4F

In Township 16 South, Range 15 East, G&SRB&M, Pima County, Arizona.

Section 10: The southeast quarter (SE4); containing 160.00 acres, more or less.

Section 11: The south half (S2), except that part lying easterly of the east line of Houghton Road as established under proceedings No. 1233 and of record at the Pima County Recorder's Office in Book 9 of road maps at Page 92 thereof; containing 311.5 acres, more or less.

Section 15: All; containing 640.00 acres, more or less.

Section 22: All; containing 640.00 acres, more or less.

Section 23: All, except the southeast quarter of the southeast quarter (SE4SE4) thereof; containing 600.00 acres, more or less.



EXHIBIT C  
SOUTHEAST EMPLOYMENT AND LOGISTICS CENTER  
DOMESTIC WATER IMPROVEMENT DISTRICT  
TOWNSHIP 16S, RANGE 15E, G & S R B & M, PIMA COUNTY, AZ

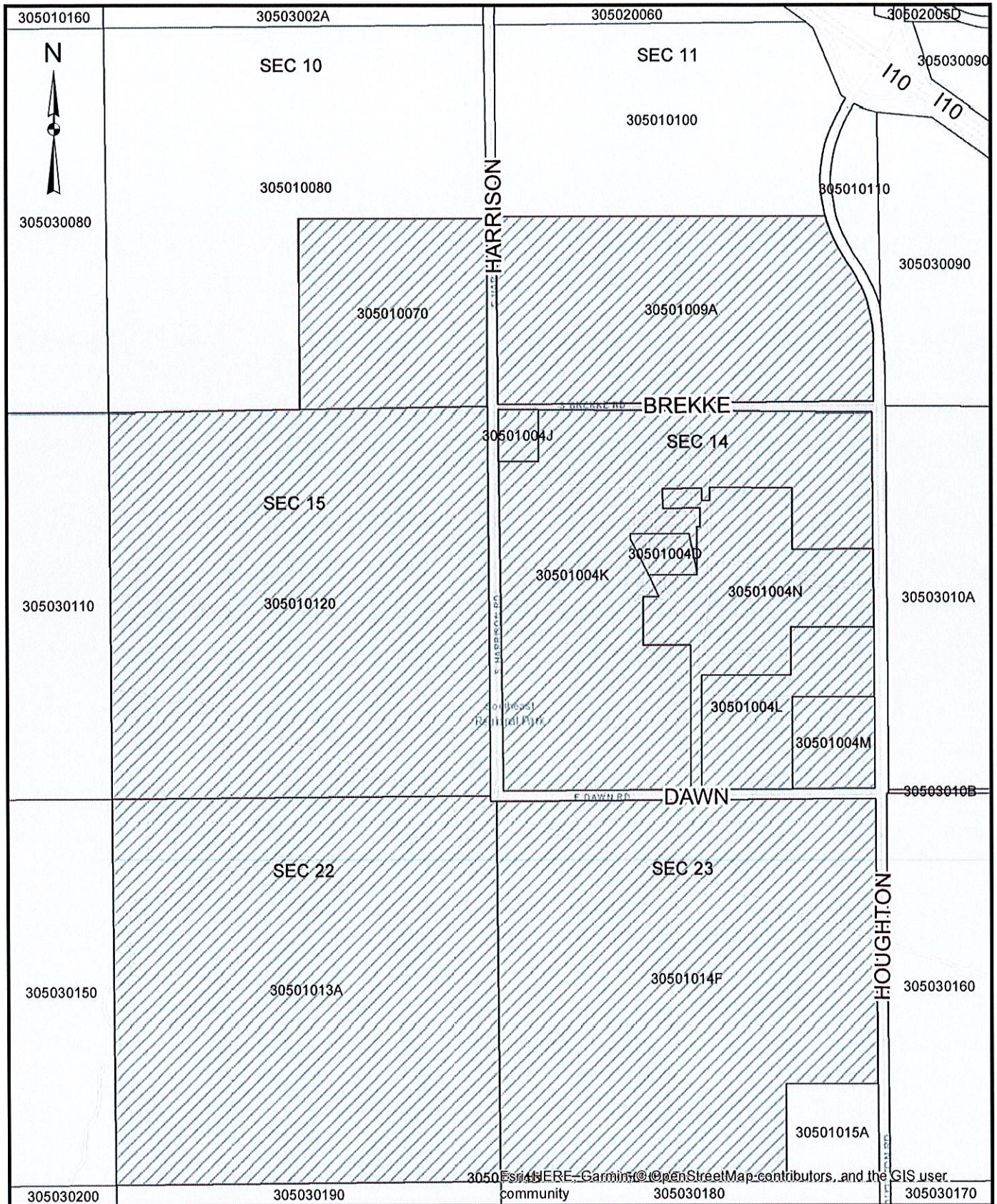






EXHIBIT D

SOUTHEAST EMPLOYMENT AND LOGISTICS CENTER  
DOMESTIC WATER IMPROVEMENT DISTRICT  
SECTION 14, TOWNSHIP 16S, RANGE 15E, G&SR B&M, PIMA COUNTY, AZ



- Main Waterline
- Minor Waterline
- Tax Parcels

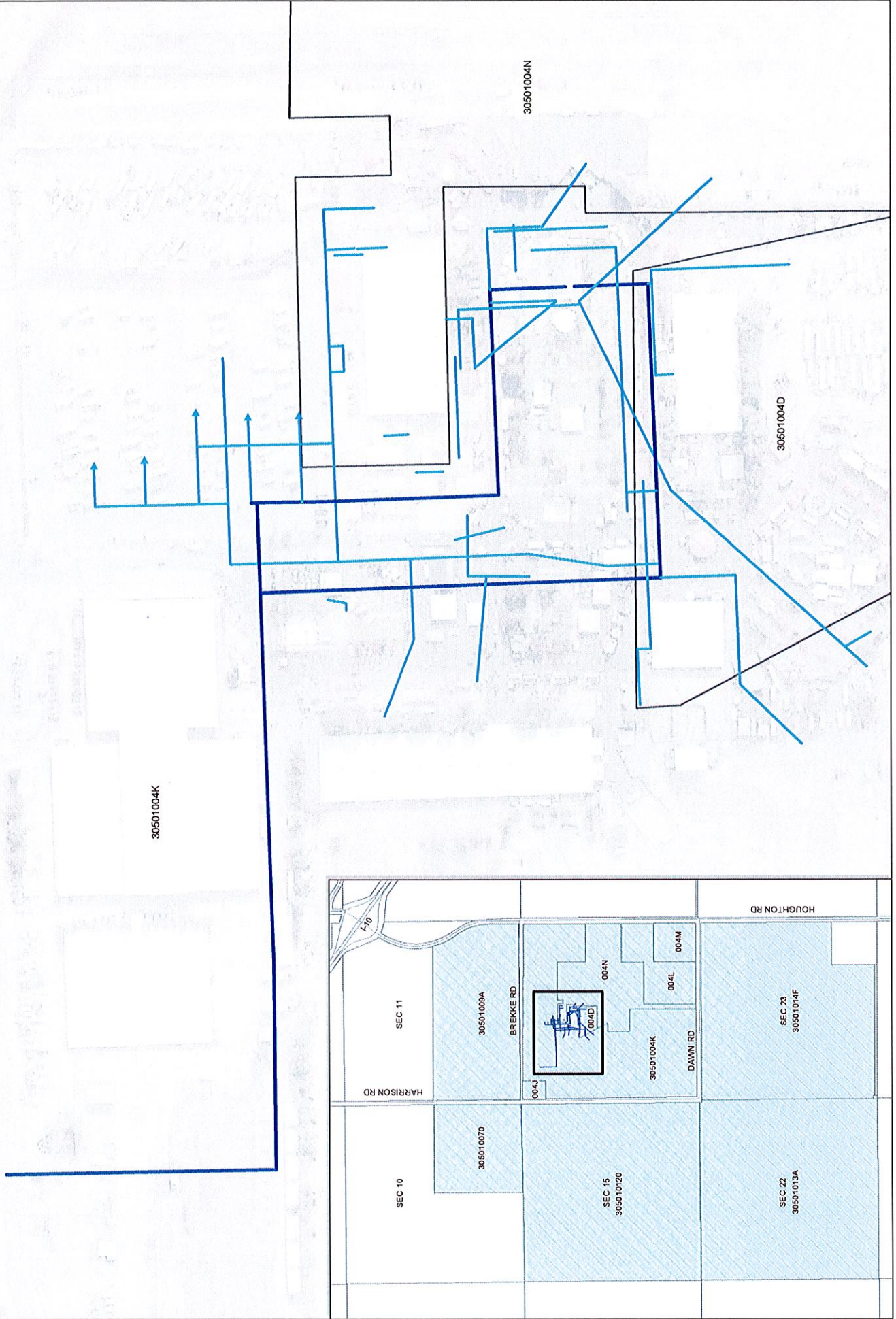


EXHIBIT E  
PARCEL DEEDS

SOUTHEAST EMPLOYMENT AND LOGISTICS CENTER DOMESTIC WATER IMPROVEMENT DISTRICT PARCELS

Parcel ID	Docket	Page	Record Date	Parcel Use	GIS Acres	Owner Info	Situs Address
305010070	6561	1012	19810629	9650	154.82	PIMA COUNTY	11296 S HARRISON RD
30501009A	6561	1012	19810629	9600	294.20	PIMA COUNTY	11295 S HARRISON RD
30501004J	4749	939	19740419	9620	8.84	PIMA COUNTY	
30501004K	5148	554	19751120	9620	360.47	PIMA COUNTY	10100 E BREKKE RD
30501004D	4177	622	19720131	9620	9.82	PIMA COUNTY	
30501004N	4749	939	19740419	9620	127.70	PIMA COUNTY	11300 S HOUGHTON RD
30501004L	5148	554	19751120	9620	69.11	PIMA COUNTY	
30501004M	4177	623	19720131	9620	32.02	PIMA COUNTY	12000 S HOUGHTON RD
30501014F				9600	577.66	PIMA COUNTY	
30501013A	6561	1012	19810629	9600	640.79	PIMA COUNTY	
305010120	6561	1012	19810629	9620	633.24	PIMA COUNTY	11700 S HARRISON RD
					2,908.67		



**EXHIBIT F**

**SOUTHEAST EMPLOYMENT AND LOGISTICS CENTER  
DOMESTIC WATER IMPROVEMENT DISTRICT  
OF PIMA COUNTY, ARIZONA**

**VERIFICATION OF PROPERTY OWNER  
REGARDING SUFFICIENCY OF PETITION  
FOR ESTABLISHMENT OF IMPROVEMENT DISTRICT**

State of Arizona    )  
                              )ss.  
County of Pima     )

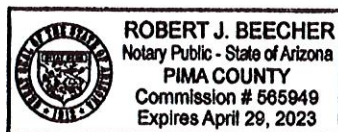
I, Jeffrey Teplitsky, being first duly sworn upon my oath hereby depose and say that the facts stated in the foregoing Petition are true; that I am an authorized representative of Pima County, a political subdivision of the State of Arizona, and that Pima County owns the entirety of real property within the boundaries of the proposed Southeast Employment and Logistics Center Water Improvement District ("District"). I am authorized to sign the foregoing Petition on behalf of the property owner with regard to the proposed District. I have examined the attached Petition and the exhibits to the Petition. I hereby verify that the signatures in the Petition are genuine and represent the owner of all the property within the proposed District.

  
\_\_\_\_\_  
Jeffrey Teplitsky, Real Property Manager  
for Pima County

The foregoing Affidavit was acknowledged and signed before me, the undersigned notary, by Jeffrey Teplitsky, on this 14 day of August, 2020.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:





**Public Works Administration**  
**Real Property Services**  
201 N. Stone Avenue, Sixth Floor  
Tucson, Arizona 85701-1215  
(520) 724-6367 FAX (520) 724-6763

13 December 2018

Mr. Elijah Abinah, Utility Director  
Arizona Corporation Commission  
1200 West Washington Street  
Phoenix, AZ 85007-2996

Re: Request for Information pursuant to ARS §48-903(E)

Dear Mr. Abinah:

Pima County is in the process of creating a Domestic Water Improvement District ("District"), the proposed boundaries of which are shown as the crosshatched areas on the map enclosed with this letter. The enclosed map also provides the section, township and range information of the proposed District in conformance with ARS §48-903(E).

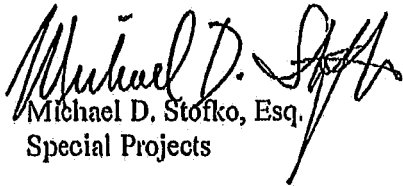
The purpose of this letter is to inquire of the Arizona Corporation Commission whether the boundaries of the proposed District, as shown on the enclosed map, are wholly or partially within either of the following:

- 1.) The boundaries of the existing service territory of a public service corporation that provides domestic water or wastewater services as defined by a certificate of convenience and necessity issued by the corporation commission; or
- 2.) The boundaries of the proposed service territory of a public service corporation that provides domestic water or wastewater services as defined in an application for a certificate of convenience and necessity that is pending before the corporation commission or that has been considered by the commission within one year from the date of this letter.

Please provide a section, township and range map that shows the appropriate service areas within fifteen (15) business days of this request in compliance with ARS §48-903(E). If you need any further information from me in order to honor this request, please do not to call or email me at [mike.stofko@pima.gov](mailto:mike.stofko@pima.gov). Thank you very much for your prompt attention to this matter.



Sincerely,

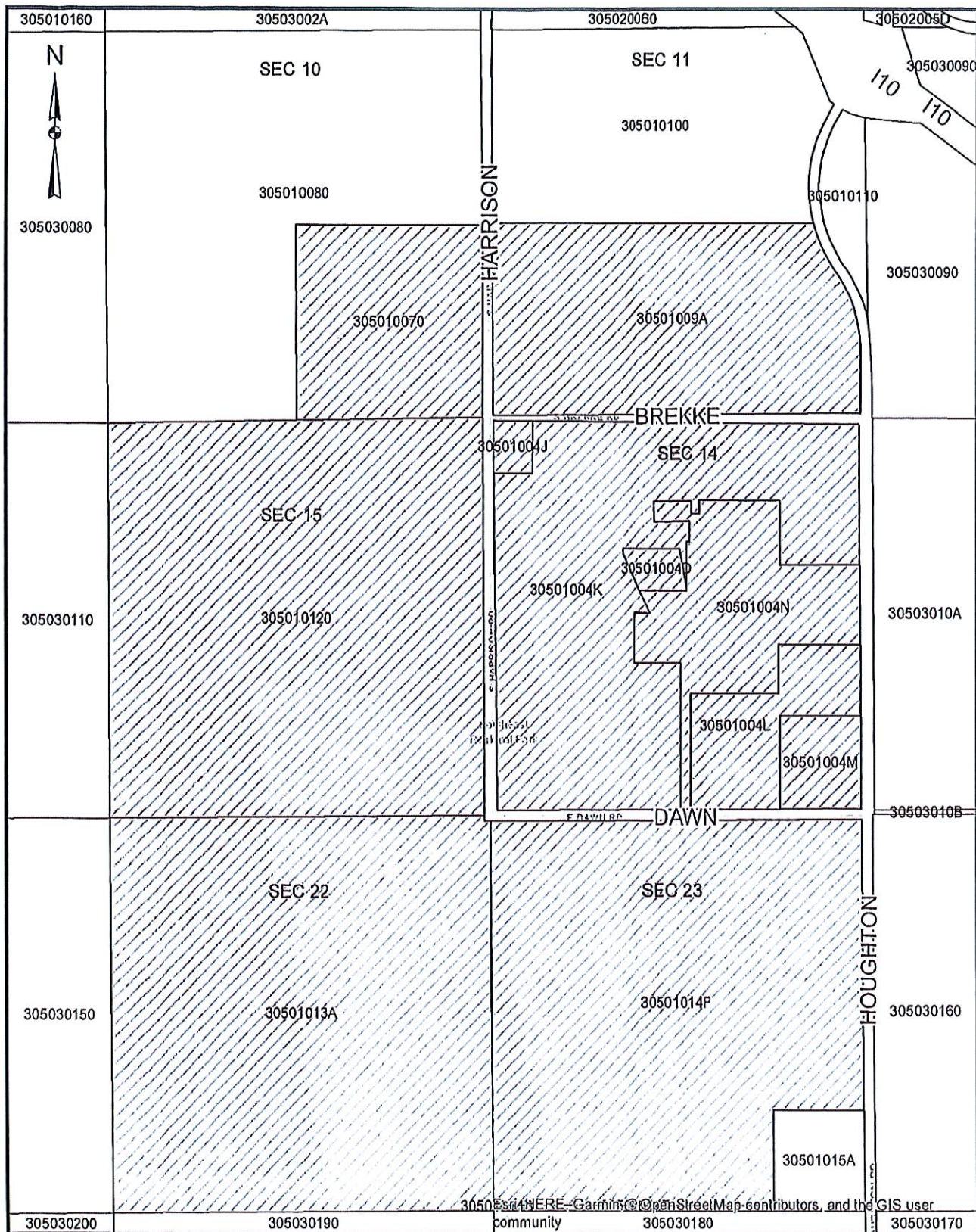
  
Michael D. Stoffko, Esq.  
Special Projects

MDS:mds

Enclosure

CC: Kathy Chavez, Office of Sustainability and Conservation (via email only)

EXHIBIT C  
SOUTHEAST EMPLOYMENT AND LOGISTICS CENTER  
DOMESTIC WATER IMPROVEMENT DISTRICT  
TOWNSHIP 16S, RANGE 15E, G & S R B & M, PIMA COUNTY, AZ

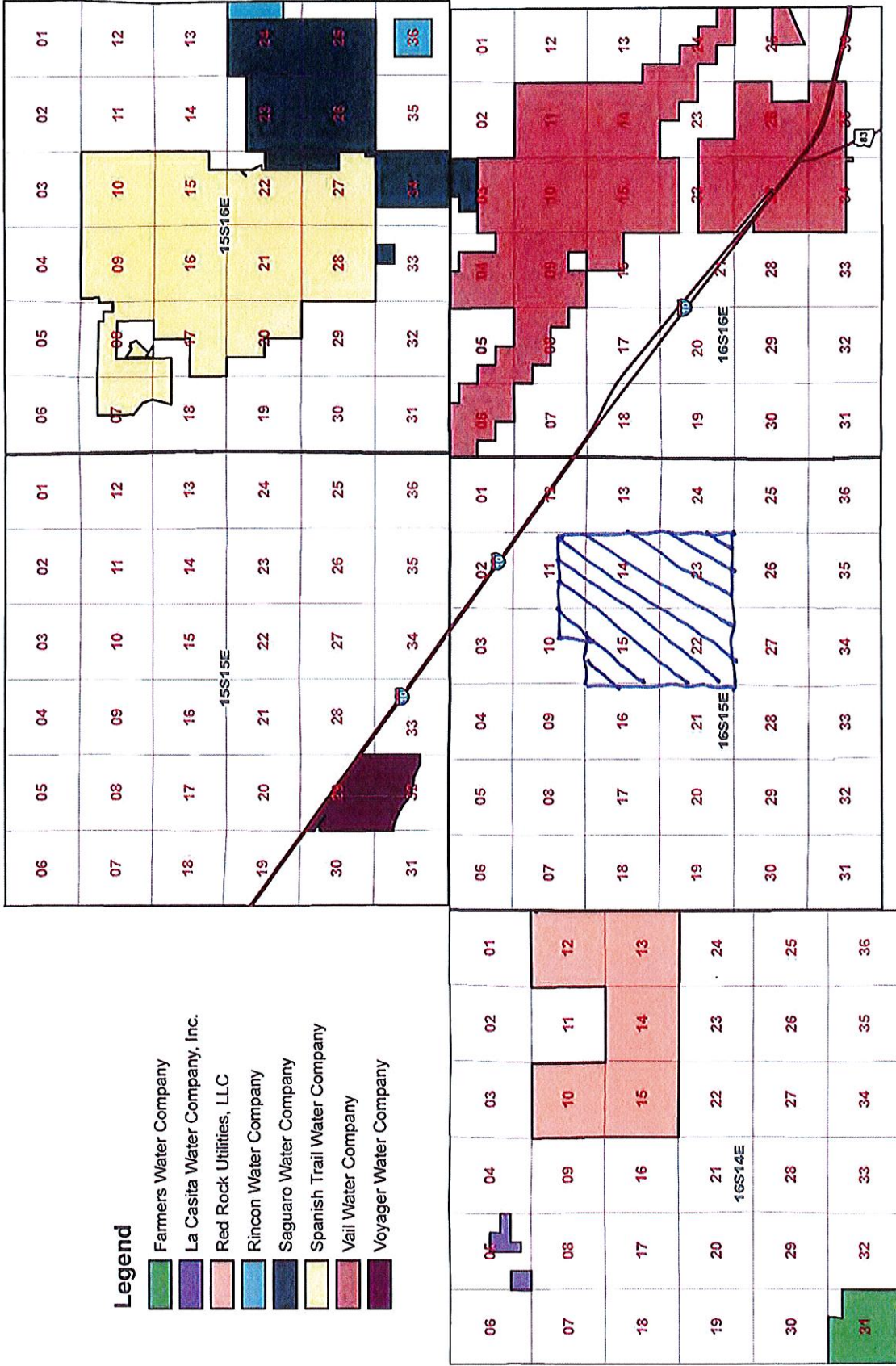




# PIMA COUNTY

## Legend

- Farmers Water Company
- La Casita Water Company, Inc.
- Red Rock Utilities, LLC
- Rincon Water Company
- Saguaro Water Company
- Spanish Trail Water Company
- Vail Water Company
- Voyager Water Company



**From:** [Mike Stofko](#)  
**To:** [Kathy Chavez](#); [Colby Bowser](#)  
**Cc:** [Carmine DeBonis](#)  
**Subject:** FW: Proposed Boundaries of DWID  
**Date:** Tuesday, January 22, 2019 10:48:34 AM  
**Attachments:** [20190122103427816.pdf](#)

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Kathy, Colby--

The ACC has responded and it appears there is no CC&N within the proposed boundaries of the DWID which the County wishes to establish. See the ACC response below. Thank you.

Mike

-----Original Message-----

From: Frank Smaila <[FSmaila@azcc.gov](mailto:FSmaila@azcc.gov)>  
Sent: Tuesday, January 22, 2019 10:44 AM  
To: Mike Stofko <[Mike.Stofko@pima.gov](mailto:Mike.Stofko@pima.gov)>  
Cc: Elijah Abinah <[EAbinah@azcc.gov](mailto:EAbinah@azcc.gov)>; Del Smith <[DSmith@azcc.gov](mailto:DSmith@azcc.gov)>; Lori Miller <[lmiller@azcc.gov](mailto:lmiller@azcc.gov)>; James Armstrong <[JArmstrong@azcc.gov](mailto:JArmstrong@azcc.gov)>  
Subject: Proposed Boundaries of DWID

\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

\*\*\*\*\*

Mr. Stofko

Arizona Corporation Commission Utilities Director, Mr. Elijah Abinah, had requested that I inquire into if the boundaries of a proposed Domestic Water Improvement District ("DWID") are wholly or partially within an existing CC&N. Our GIS personnel have researched this issue and have found that no CC&N exists within the boundaries of the proposed DWID.

Attached is the paperwork sent to Mr. Abinah plus a map of the area showing the proposed DWID and existing CC&Ns. As can be seen, no CC&N is within the proposed DWID.

If you have any further questions please feel free to call me.

Sincerely  
Frank M. Smaila  
Water/Wastewater Engineer  
Arizona Corporation Commission  
1200 W. Washington Street  
Phoenix, Arizona 85007  
(602) 542-0813 (office)  
[fsmaila@azcc.gov](mailto:fsmaila@azcc.gov)  
[www.azcc.gov](http://www.azcc.gov)

-----Original Message-----

From: Ricoh\_C4500@azcc.gov <[RicoH\\_C4500@azcc.gov](mailto:RicoH_C4500@azcc.gov)>

Sent: Tuesday, January 22, 2019 10:34 AM  
To: Frank Smaila <FSmaila@azcc.gov>  
Subject:

This E-mail was sent from "RNPD600CF" (Aficio MP C4500).

Scan Date: 01.22.2019 10:34:27 (-0700)  
Queries to: Ricoh\_C4500@azcc.gov



**From:** [Lori Miller](#)  
**To:** [Greg Hitt](#)  
**Cc:** [Zachary Branum](#); [Frank Smaila](#); [Andrew Smith](#)  
**Subject:** RE: Proposed Boundaries of DWID  
**Date:** Friday, August 14, 2020 12:32:17 PM

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This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

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Greg,

There's nothing pending in this entire township as of this date.

Have a good weekend.

--Lori Miller

**From:** Greg Hitt <Greg.Hitt@pima.gov>  
**Sent:** Friday, August 14, 2020 12:21 PM  
**To:** Lori Miller <lmiller@azcc.gov>  
**Cc:** Zachary Branum <ZBranum@azcc.gov>; Frank Smaila <FSmaila@azcc.gov>; Andrew Smith <ASmith@azcc.gov>  
**Subject:** RE: Proposed Boundaries of DWID

Lori,  
One additional question, can you confirm that there are no pending requests or applications for CC&N's within this area?

Thank you,  
Greg

**From:** Lori Miller <lmiller@azcc.gov>  
**Sent:** Friday, August 14, 2020 11:44 AM  
**To:** Greg Hitt <Greg.Hitt@pima.gov>  
**Cc:** Zachary Branum <ZBranum@azcc.gov>; Frank Smaila <FSmaila@azcc.gov>; Andrew Smith <ASmith@azcc.gov>  
**Subject:** RE: Proposed Boundaries of DWID

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This message and sender come from outside Pima County. If you did not expect this message,

proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.  
\*\*\*\*\*

Good morning, Mr. Hitt.

I've taken a look at my maps for Pima County and show that there no regulated utility companies for that township. The map attachment in your letter remains accurate.

--Lori Miller

**From:** Andrew Smith <[ASmith@azcc.gov](mailto:ASmith@azcc.gov)>  
**Sent:** Friday, August 14, 2020 10:23 AM  
**To:** Lori Miller <[lmiller@azcc.gov](mailto:lmiller@azcc.gov)>  
**Cc:** Zachary Branum <[ZBranum@azcc.gov](mailto:ZBranum@azcc.gov)>; Frank Smaila <[FSmaila@azcc.gov](mailto:FSmaila@azcc.gov)>  
**Subject:** Fw: Proposed Boundaries of DWID

Lori,

Can you look at the attached letter and let Mr. Hitt know if there any PSCs within the territory?

Thank You,

Andrew

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**From:** Frank Smaila <[FSmaila@azcc.gov](mailto:FSmaila@azcc.gov)>  
**Sent:** Friday, August 14, 2020 10:20 AM  
**To:** Andrew Smith <[ASmith@azcc.gov](mailto:ASmith@azcc.gov)>  
**Subject:** FW: Proposed Boundaries of DWID

Can Lori update CC&N research within requested DWID area?

Frank

**From:** Greg Hitt <[Greg.Hitt@pima.gov](mailto:Greg.Hitt@pima.gov)>  
**Sent:** Thursday, August 13, 2020 2:13 PM  
**To:** Frank Smaila <[FSmaila@azcc.gov](mailto:FSmaila@azcc.gov)>  
**Subject:** Proposed Boundaries of DWID

Frank,

Pima County communicated with your office approximately 18 months ago regarding the establishment of a DWID, and conforming to the requirements of ARS 48-903(E). Pima County never continued the process to formally establish the DWID, and is now interested in completing this

process. As a result of our renewed interest, we need to update the information you previously provided to show that the proposed district is not within an existing or proposed CC&N.

I've attached the relevant paperwork relating to our request from January, 2019. Please let me know how to formally request the updated information.

Thank you,  
Greg Hitt

Preferred Telephone Contact:  
520-419-3002