

Meeting The Demand For Water To Support Economic Development In Pinal County

Presented by W.M. Garfield, President, Arizona Water Company
at the Pinal County Economic Development Summit
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About Arizona Water Company

- Public Service Corporation, regulated by the ACC, largest water provider in Pinal County, provides water service in more Arizona counties than any other public service corporation.
- Long history of providing reliable, safe, affordable water service to a population of more than 243,000 in 23 communities statewide since 1955, serving more than 84,000 customers.
- With a staff of 175 can move quickly and efficiently to provide water service to support economic development in Pinal County.
- Staff of professional experts to plan, design, and manage construction of water supply infrastructure for development in Pinal County.

Water Service Development Process

1. Planning
2. Design
3. Develop cost estimates
4. Regulatory and right-of-way permitting (ADEQ, ADOT, ADWR, City, County)
5. Prepare main extension and service connection agreements
6. Execute agreements and fund construction
7. Submit agreements for ACC approval
8. Bid and award construction contracts
9. Monitor and inspect all construction work
10. Accept completed water facilities and obtain regulatory approvals
11. Establish water service

Method of Funding

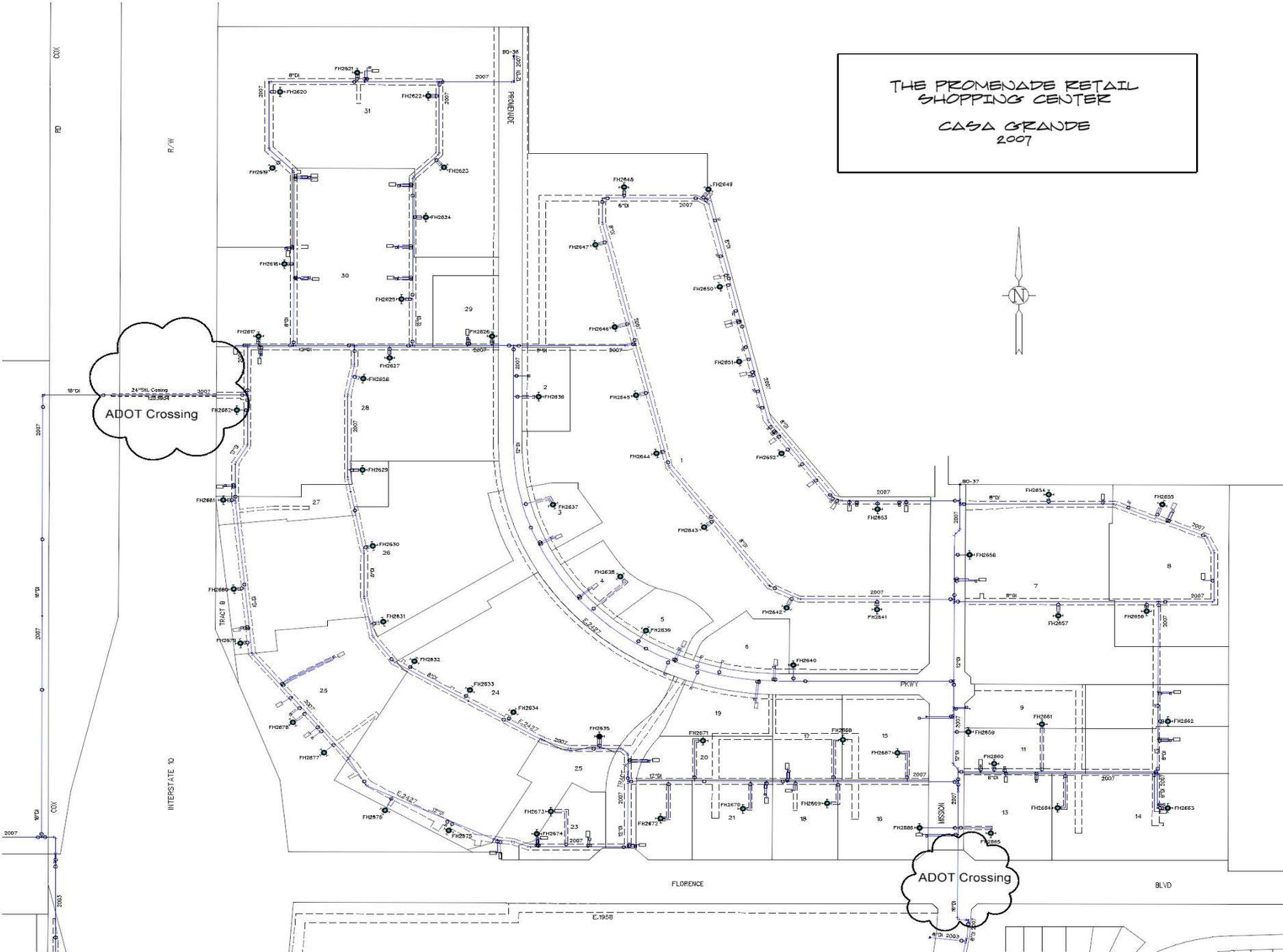
- Developers fund infrastructure for their projects as Refundable Advances in Aid of Construction or Non-refundable Contributions in Aid of Construction.
- Developers fund water facilities for public and/or private fire protection, hydrants, services and sprinklers; fire flows dominate water demands for most projects.
- Arizona Water Company funds utility plant to maintain service reliability, water quality, storage and distribution system infrastructure upgrades and replacements.

Method One: Develop Infrastructure As Needed

Example of Development Process

- Westcor Casa Grande Promenade Mall (map on next slide)
- Fast moving project without pre-planned water distribution system in place
- Expedited water service assessment, planning, plan review, design and permitting
- Expedited project bidding
- Expedited preparation of agreements and ACC submittals
- Timely inspection and phase-in of services needed to meet construction completion timelines and milestones
- Grand opening deadline to meet holiday shopping season
- Important sales tax base for local community and County
- Large regional employer
- Timely utility response; close coordination with developer, fire department, City of Casa Grande and others; and being proactive were essential to meeting timelines and milestones.

THE PROMENADE RETAIL
SHOPPING CENTER
CASA GRANDE
2007



ADOT Crossing

ADOT Crossing

INTERSTATE 10

FLORENCE

BLVD

E.1958

R/W

COX

RD

18\"/>

24\"/>

CONCRETE

TRACT B

TRACT C

TRACT D

TRACT E

TRACT F

TRACT G

TRACT H

TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

TRACT N

TRACT O

TRACT P

TRACT Q

TRACT R

TRACT S

TRACT T

TRACT U

TRACT V

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TRACT CM

TRACT CN

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TRACT CP

TRACT CQ

TRACT CR

TRACT CS

TRACT CT

TRACT CU

TRACT CV

TRACT CW

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TRACT DO

TRACT DP

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TRACT DR

TRACT DS

TRACT DT

TRACT DU

TRACT DV

TRACT DW

TRACT DX

TRACT DY

TRACT DZ

TRACT EA

TRACT EB

TRACT EC

TRACT ED

TRACT EE

TRACT EF

TRACT EG

TRACT EH

TRACT EI

TRACT EJ

TRACT EK

TRACT EL

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TRACT EN

TRACT EO

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TRACT EY

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TRACT IC

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TRACT IF

TRACT IG

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TRACT II

TRACT IJ

TRACT IK

TRACT IL

TRACT IM

TRACT IN

TRACT IO

TRACT IP

TRACT IQ

TRACT IR

TRACT IS

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TRACT IU

TRACT IV

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TRACT IX

TRACT IY

TRACT IZ

TRACT JA

TRACT JB

TRACT JC

TRACT JD

TRACT JE

TRACT JF

TRACT JG

TRACT JH

TRACT JI

TRACT JJ

TRACT JK

TRACT JL

TRACT JM

TRACT JN

TRACT JO

TRACT JP

TRACT JQ

TRACT JR

TRACT JS

TRACT JT

TRACT JU

TRACT JV

TRACT JW

TRACT JX

TRACT JY

TRACT JZ

TRACT KA

TRACT KB

TRACT KC

TRACT KD

TRACT KE

TRACT KF

TRACT KG

TRACT KH

TRACT KI

TRACT KJ

TRACT KK

TRACT KL

TRACT KM

TRACT KN

TRACT KO

TRACT KP

TRACT KQ

TRACT KR

TRACT KS

TRACT KT

TRACT KU

TRACT KV

TRACT KW

TRACT KX

TRACT KY

TRACT KZ

TRACT LA

TRACT LB

TRACT LC

TRACT LD

TRACT LE

TRACT LF

TRACT LG

TRACT LH

TRACT LI

TRACT LJ

TRACT LK

TRACT LL

TRACT LM

TRACT LN

TRACT LO

TRACT LP

TRACT LQ

TRACT LR

TRACT LS

TRACT LT

Method Two: Develop Infrastructure In Advance

Example of Development Process

- Thornton Industrial Park – Casa Grande (map on next slide)
- Advance planning, design, permitting and construction
- Water demands were estimated in advance of development.
- Fire flow capacity and basic water service needs were planned-for, incorporated into final design and built into water distribution system.
- Industrial park was ready to meet new developments' water service needs and were “shovel ready” project sites cutting significant regulatory timelines to enable development to meet critical timelines.

THORNTON INDUSTRIAL PARK
CASA GRANDE
1978



JEFFERSON STREET

12" - 1979

JEFFERSON STREET

THORNTON ROAD

THORNTON ROAD

2001

2002

1981

1989

1981

12" - 1979

NINTH STREET

NINTH STREET

1979

ADAMS STREET

12" - 1979

12" - 1979

GILA BEND

HIGHWAY

Summary

- Water service available or extended to new development is a key component needed to attract and support new businesses and economic development.
- Planning ahead to have infrastructure in place in advance of development can often help position a community to successfully attract new development when opportunities present themselves.
- When water infrastructure is not in place and water service is not currently available in advance of development, close coordination with local communities and the prospective new developers is essential to ensure timely water utility service and help to avoid construction delays.