

**SPECIAL TAXING DISTRICT
IMPACT STATEMENT TO ORGANIZE DISTRICT**

Proposed Tonka Vista Irrigation Water Delivery District

Pursuant to the provisions of A.R.S. § 48-261, § 48-263 and § 48-3422 the undersigned submit the following as an Impact Statement for the proposed Tonka Vista Irrigation Water Delivery District (IWDD).

A. LEGAL DESCRIPTION OF BOUNDARIES OF PROPOSED DISTRICT

Legal Description of the proposed Tonka Vista irrigation water delivery district is attached as Exhibit "A" hereto.

Also attached to this statement as Exhibit "B" is a map, provided by Maricopa County, highlighting the area to be included in the proposed district.

An estimate of the taxable acreage to be included in the district is 51.023 acres.

Pursuant to A.R.S. 48-3422, and included in Exhibit "C" the location at which irrigation water will be obtained from the SRP delivery gate on N 21st Place north of E Bethany Home Road. The water from that point will be carried through approximately 12-15 inch concrete pipe and ditches for approximately 12,000 feet.

B. DETAILED LIST OF TAXABLE PROPERTIES

A detailed list of taxable properties, provided by the Maricopa County Assessor is attached as Exhibit "D" hereto.

C. ESTIMATED ASSESSED VALUATION IN PROPOSED DISTRICT

The estimated 2020 tax year assessed valuation for the area within the boundaries of the proposed irrigation water delivery district is \$3,988,416

D. ESTIMATED CHANGE IN TAX RATE IF THE DISTRICT IS FORMED

The estimated change in the tax rate of the district, if the district is formed, is \$195.00 per acre. This tax estimate is based on an annual proposed budget of \$9,975,00 which includes a 15% anticipated delinquency rate, pursuant to A.R.S. § 48-3473B, leaving an operation and maintenance budget of \$8,673.91

As a result of the proposed district, the change in the property tax liability of a typical resident is as follows:

A typical resident in this district with a .58 acre lot at the proposed tax rate of \$195.00 per acre would have an estimated property tax liability of \$113.39 per year as a result of the creation of the proposed district.

E. BENEFITS TO BE DERIVED FROM THE PROPOSED DISTRICT

A water district is a legally-tested structure that will ensure a well maintained system for the long-term future of the Tonka Vista irrigation system. The benefits include

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- **Consistent Revenue:** A water district will ensure consistent monies are available for the rapid repair and maintenance of the Tonka Vista water delivery system.
- **Improved Irrigation System and Service:** Everyone will share equally in the maintenance and distribution of water. Everyone will contribute and everyone will profit by the formation of the water district.
- **Open Business:** A water district ensures open conduct of business by the Board of Trustees.
- **Community Involvement:** All residents of the proposed Tonka Vista Water Delivery District will benefit from the open communication, organizational transparency and continuing education in the maintaining and sustaining the irrigation delivery system.

F. INJURIES RESULTING FROM THE PROPOSED DISTRICT

As a result of the proposed district, no injuries will result in bringing the system back to fair condition as the current delivery system has been determined to be in fair condition. The following injury will result:

- A property tax increase of \$113.39 per year on a typical .58 acre property within the proposed district.

G. THE NAMES, ADDRESS AND OCCUPATIONS OF THE PROPOSED MEMBERS OF THE IRRIGATION WATER DELIVERY DISTRICT'S ORGANIZING BOARD MEMBERS ARE:

Name Steve Caprara
 Address 1870 East Rose Ln
 City, State Zip Phoenix, AZ 85016
 Phone (914) 216-4439
 Occupation QA Architect

Name Leslie Kland
 Address 1830 East Rose Ln
 City, State Zip Phoenix, AZ 85016
 Phone (480) 235-5080
 Occupation Civil Engineer


Name Eddie Demosthenes
 Address 1821 East Rose Ln
 City, State Zip Phoenix, AZ 85016
 Phone (775) 233-4306
 Occupation CPA

H. SCOPE OF SERVICES:


A description of the scope of services to be provided by the district during the first five years of operation: At a minimum this description shall include an estimate of anticipated capital expenditures, personnel growth and enhancements to service.

- The proposed Tonka Vista-IWDD will develop a plan to repair existing problems in the irrigation system as funds become available.
- The proposed district will arrange for routine maintenance to be performed on the existing irrigation system to minimize future breakdowns.
- The proposed District will determine the necessity of future replacement of the existing irrigation system components due to irreparable portions within the existing system, and based upon available funding.
- The anticipated capital expenditure for irrigation system components is \$1,000.00 currently the proposed district does not anticipate increasing any administrative personnel or enhancement of services.

Dated this 26th day of June, 20 20


Organizer Steve Capron 6/26/2020
(Signature & Date)


Organizer Leslie Kland 6/26/2020
(Signature & Date)


Organizer EDWARD DEMOSTHENES 6/26/2020
(Signature & Date)