

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

CLERK
BOARD OF SUPERVISOR'S
MARICOPA COUNTY

2016 JUL -5 PM 12: 03

Proposed Pomelo Park Irrigation Water Delivery District

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

A. LEGAL DESCRIPTION OF BOUNDARIES OF PROPOSED DISTRICT: Exhibit A
1. DETAILED MAP OF PROPOSED POMELO PARK IWDD: Exhibit B

- a. Pursuant to A.R.S. §48-3422 the location at which Pomelo Park irrigation water will be obtained is at the southwest corner of East Claredon Avenue and North 36th Street on Exhibit B.
- b. The total acreage to be included in the Pomelo Park IWDD is 63.92 acres. Flood irrigation is delivered through approximately 3.0 miles of gravity fed underground irrigation pipe. The furthest point water is distributed in the proposed Pomelo Park IWDD is .626 miles as depicted on Exhibit B.

B. DETAILED LIST OF TAXABLE PROPERTIES

The list of taxable properties provided by the assessor is attached as Exhibit C.

C. ESTIMATED ASSESSED VALUATION IN PROPOSED DISTRICT:

The estimated 2016 total net assessed valuation for the area within the boundaries of the proposed district is \$3,634,056.

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

The estimated change in the annual property tax liability of the proposed district is \$164.94 per acre/per year. There are approximately 65 lots that are on average .276 acres, 83 lots that are on average .341 acres, and 40 lots that are .417 acres in the proposed district.

The change in the property tax liability of a typical property owner is as follows:

The estimated tax impact is \$45.52 per year for .276 acre lots, \$56.25 per year for .341 acre lots and \$68.78 per year for .417 acre lots, as a result of the creation of the proposed district. The proposed District expects that the tax levy will produce annual revenues of \$10,543.20. Anticipating a delinquency rate of 15% pursuant to A.R.S. § 48-3473B, the District expects that tax levy will generate \$9,168.00/ annually for an operation and maintenance budget.

E. BENEFITS TO BE DERIVED FROM THE PROPOSED DISTRICT:

Pomelo Park currently receives Salt River Project flood irrigation as granted, in perpetuity under the “water rights” with the development of the Salt River Valley Water Users’ Association in 1903. As conceived, the proposed Pomelo Park Irrigation Water Delivery District (IWDD) would provide the following benefits to the property owners of the proposed district:

System Maintenance: Pomelo Park IWDD would provide organization and funding for maintenance and repair to sustain the districts irrigation delivery system.

Consistent Revenue: Pomelo Park IWDD will ensure consistent monies are available for the rapid repair and maintenance of the irrigation delivery system, providing all residents an equal share in ensuring the sustainability of the flood irrigation infrastructure. The proposed Pomelo Park IWDD would remove the burden of property owners who do not financially support the maintenance and repair of the aging system.

Community Involvement: All residents of the proposed IWDD will benefit from open communication, organizational transparency and continuing education in maintaining and sustaining our irrigation delivery system.

F. INJURIES RESULTING FROM THE PROPOSED DISTRICT:

A list and explanation of the injuries that will result from the proposed district: A nominal increase in annual property tax of approximately \$164.94 per acre resulting in an average increase of \$45.52 per year for .276 acre lots, \$56.25 per year for .341 acre lots and \$68.78 per year for .417 acre lots.

G. PROPOSED MEMBERS OF THE PROPOSED DISTRICT’S ORGANIZING BOARD OF TRUSTEES:

Shane Abowitt
3323 East Mitchell Drive
Phoenix, AZ 85018
Retired

Robert Calvert
3309 East Weldon Avenue
Phoenix, AZ 85018
Commercial Real Estate Finance

John Schultz
3409 North 34th Place
Phoenix, AZ 85018
Construction Management

H. SCOPE OF SERVICES:

During its first five years of operation the District will make necessary repairs to maintain a functioning and sustaining irrigation delivery system in a proactive manner with an estimated annual cost of \$9,168.00

The proposed Pomelo Park IWDD will identify, prioritize and develop a plan to repair the irrigation system as funds become available.

The proposed Pomelo Park IWDD will work with SRP on ways to reduce water usage.

The proposed District will arrange, if necessary 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 annual capital expenditure for irrigation system components is \$4,700.00. Currently, the proposed district does not anticipate increasing any administrative personnel or enhancement of services.

Dated this 5th day of July, 2016.



Shane Abowitt