

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

Proposed Orchid Park IWDD 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 Orchid Park IWDD Irrigation Water Delivery District (IWDD).

2018 SEP 21 PM 1:42  
CLERK  
BOARD OF SUPERVISOR'S  
MARICOPA COUNTY

**A. LEGAL DESCRIPTION OF BOUNDARIES OF PROPOSED DISTRICT**

Legal Description of the proposed Orchid Park IWDD irrigation water delivery district is attached as **Exhibit "A"** hereto.

Also attached to this statement as **Exhibit "B"** is a detailed accurate map of the area to be included in the proposed district.

An estimate of the taxable acreage to be included in the district is **22.248** 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 1-12-4 located on the West side of 7<sup>th</sup> Avenue Approximately 100 feet North of Why Worry Lane. The water from that point will be carried through 12-15inch concrete pipe, for approximately 5,000 feet.

**A. DETAILED LIST OF TAXABLE PROPERTIES**

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

**A. ESTIMATED ASSESSED VALUATION IN PROPOSED DISTRICT**

The estimated 2017 tax year assessed valuation for the area within the boundaries of the proposed irrigation water delivery district is **\$1,910,675.00**.

**A. 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 **\$155.07** per acre. This tax estimate is based on an annual proposed budget of **\$3,450.00** which includes a 15% anticipated delinquency rate, pursuant to A.R.S. § 48-3473B, leaving an operation and maintenance budget of **\$3,000.00**.

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 **.375** acre lot at the proposed tax rate of **\$155.07** per acre would have an estimated property tax liability of **\$58.15** per year as a result of the creation of the proposed district.

**A. BENEFITS TO BE DERIVED FROM THE PROPOSED DISTRICT**

- **System Maintenance:** A water district is a legally-tested structure that will ensure a well maintained system for the long-term future of Orchid Park IWDD.
- **Consistent Revenue:** A water district will ensure consistent monies are available for the rapid repair and maintenance of the Orchid Park IWDD 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 insures open conduct of business by the Board of Trustees.
- **Community Involvement:** All residents of the proposed **Orchid Park IWDD** Water Delivery District will benefit from the open communication, organizational transparency and continuing education in the maintaining and sustaining the irrigation delivery system.

A. **INJURIES RESULTING FROM THE PROPOSED DISTRICT**

As a result of the proposed district, some of the injuries that will result are as follows:

- A property tax increase of **\$58.15** per year on a typical .375 acre property within the proposed district.
- No injuries will result in bringing the system back to fair condition. The current delivery system has been determined to be in fair condition.

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

Elizabeth A. Lovesy  
720 W. Diana Avenue  
Phoenix, AZ 85021  
(480) 619-7573  
Real Estate

Andrew Walker  
8640 N 9<sup>th</sup> Avenue  
Phoenix, AZ 85021  
(480) 241-3553  
Physician Assistant

Carlos Gonzalez  
710 W. Diana Avenue  
Phoenix, AZ 85021  
(602) 695-5343  
Construction Manager

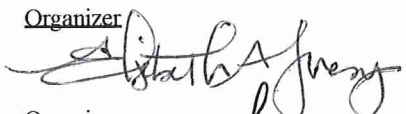


H. **SCOPE OF SERVICES:**

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 **Orchid Park 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 **\$2,000.00** currently the proposed district does not anticipate increasing any administrative personnel or enhancement of services.

Dated this 13 day of September, 20 18

<u>Organizer</u>		(Signature & Date)
		9/13/18
<u>Organizer</u>		(Signature & Date)
		9/13/18
<u>Organizer</u>		(Signature & Date)
		9/16/18