

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

Proposed **Terrell Terrace** 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 **Terrell Terrace** Irrigation Water Delivery District (IWDD).

A. LEGAL DESCRIPTION OF BOUNDARIES OF PROPOSED DISTRICT

Legal Description of the proposed **Terrell Terrace** 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 **12.687** acres.

Pursuant to A.R.S. 48-3422, and included in **Exhibit "C"** the location at which irrigation water will be obtained from the **southwest corner of E Osborn Rd and N 24th St.** The water from that point will be carried through approximately 12-15 inch concrete pipe for approximately **6.970** 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 **\$744.617**

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 **\$175.00** per acre. This tax estimate is based on an annual proposed budget of **\$2,220.23** which includes a 15% anticipated delinquency rate, pursuant to A.R.S. § 48-3473B, leaving an operation and maintenance budget of **\$1,930.63**

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 **.343** acre lot at the proposed tax rate of **\$175.00** per acre would have an estimated property tax liability of **\$60.03** 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 **Terrell Terrace** irrigation system. The benefits include

- **Consistent Revenue:** A water district will ensure consistent monies are available for the rapid repair and maintenance of the **Terrell Terrace** 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 Terrell Terrace 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 **\$60.03** per year on a typical **.343** 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	Eileen Wells
Address	2207 E Earll Dr
City, State Zip	Phoenix, AZ 85016
Phone	480-205-1660
Occupation	Retired

Name	Mardette Hemann
Address	2337 E Earll Dr
City, State Zip	Phoenix, AZ 85016
Phone	602-814-2016
Occupation	Retired

Name	Dori Di Pietro
Address	2219 E Earll Dr
City, State Zip	Phoenix, AZ 85016
Phone	602-565-0395
Occupation	Social Worker

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 Terrell Terrace-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 **\$1000.00** currently the proposed district does not anticipate increasing any administrative personnel or enhancement of services.

Dated this 14th day of June, 2021

Eileen J. Wells 6-14-2021
Organizer (Signature & Date)

Mardette Hemann 6-14-2021
Organizer (Signature & Date)

 6/14/2021
Organizer (Signature & Date)

Organizer (Signature & Date)