

December 1, 2022 Town Hall (Questions and Answers)

- Q: Why is Diamond Ventures allowed to not participate in the incorporation?
- A: Met with them. Millions of dollars have been spent to develop and since they have agreements with Pima County, they have to protect their interests for now. New state law allows developers to opt out.
- Q: What are the next steps Board has agreed to?
- A: Will spend the next six months refining boundaries, then will need time to publish the boundaries. Another six months will be needed to go to Pima County, then it goes to residents of Vail.
- Q: If we get Revenue Sharing, what happens to others who don't get the benefit?
- A: \$330 per capita, may go down to \$329, which is miniscule, less than 1%.
- Q: What happens with Water?
- A: Will stay the same. There is no municipal water. There are wells or Vail or Saguaro Water, who are privately-owned.
- Q: Is there enough water?
- A: State evaluates water and makes agreements with CAP. If incorporated, Vail would now have voice at the table.
- Q: What about Risk Management? Right now, County pays out lots of settlements. If Sheriff has incident who pays if it happens in Vail? What about Cyber Security? Drone Insurance? If we don't have those things, we could be sued.
- A: Contractors have their own insurance. The Risk Retention Pool insures entities in the town.
- Q: Corona de Tucson is trying to incorporate. Why can't they be part of Vail incorporation?
- A: We have sat down with people in Corona. They do not want to be part of Vail incorporation. Possibly in future, they could be annexed. City of Tucson would have opportunity to annex them into Tucson.
- Q: Population is increasing and there is a traffic problem. Who maintains roads and stoplights?
- A: Vail has a huge traffic problem. Pima County can spend money wherever they want. Colossal Cave Road improvement was paid by impact fees. If incorporated, money would come here to try to fix issues.
- Q: Would City of Tucson give up boundary near Colossal Cave? Fairgrounds?
- A: Fair Grounds are out. Town would have to negotiate for Colossal Cave.

- Q: In August, a woman applied for a medical marijuana growing facility north of Old Spanish Trail. Residents fought it, but Steve Christy and Board of Supervisors changed the zoning so she can grow marijuana plants. There are 16,000 plants and they use 85,000 gallons of water. How will you protect us from growing in neighborhood so we have control over our destiny?
- A: Town of Vail could monitor and control water usage and what happens with every piece of land.
- Q: Pima County controls the zoning guidelines and codes. How would that change?
- A: If Vail was a town, we could develop our own plan. Initially, we would follow Pima County guidelines until we could establish our own guidelines.
- Q: Is it smart to wait until Rocking K is more developed in order to get more revenue?
- A: It would be great if Rocking K would join us but we would need to wait for Diamond Ventures to complete the build-out.
- Q: How do you plan to close island you talked about?
- A: There is 2600 ft needed to close the gap
- Q: Is Academy Village part of Rocking K and sitting on island?
- A: There are two parts to Academy Village. The main part is south of Old Spanish Trail and owned by independent people, who will be part of Vail.
- Q: Will first town council be appointed by Pima County? What is process after that?
- A: Pima County Board of Supervisors appoints first council. In May of the following year, there will be an election, and residents vote.
- Q: What are the incorporation benefits (pros) and risks (cons)?
- A: Pros – already paying taxes, would be able to better control our future, would have a say in what's needed and how to grow, have better police protection.
- Risks – would have another (municipal) layer of government, would still be part of Pima County, would have growing pains as a new town, would possibly need to create a charter, could still be some unknowns.
- Q: Would Pima Association of Government (PAG) control monies?
- A: Pima County is fourth largest county in U.S. PAG is governed by the local mayors, tribes and ADOT. With PAG, we would have seat at table. 100% representation with own mayor. We would control our own destiny. Neighbors would be officers (Mayor and Council).
- Q: Lived in Del Lago 20 years. How will my neighborhood be different? There is a fear of taxes going up. If we incorporated, could we be dissolved if it doesn't work out? Last time, incorporation was voted down by a lot.
- A: Towns can always be dissolved by a vote of the people. Right now, pot of money should come here, but it goes to Pima County and they spend wherever they want. If we were a town,

money would come here and put back into town. Incorporation lost by only 400 votes last time. People in town have to vote for raising taxes.

Q: If we incorporate, how do we attract new businesses and services?

A: As an incorporated town, we can solicit other businesses to come into town. There are plots of commercial land south of I-10 and Houghton to build on. We could have conversations with businesses and make the decisions.

Q: What's happening with impact fees and how would it be different?

A: Each home built pays \$7,671 impact fee with new construction. If incorporated, we would control impact fee area.

Q: Where did preliminary money come from? Where are results from surveys?

A: For fund raising info, go to Website. Exit survey after 6 neighborhood meetings showed 42% for, and 13% not for, rest undecided. Second survey had similar results. Keeping the survey open to give larger population a chance. For Ballots in August or November will have to raise funds, campaign, and get signatures.

Q: Can Rocking K keep Academy Village from incorporating. Will CC&R's change?

A: They don't have ability to keep Academy Village from being part of the incorporation. Communities have their own CC&R's. Zoning has to dovetail over CC&R's. CC&R's stay with property. Incorporation could adopt more restrictions for zoning. Vail would have control over unplatted land, not zoned land. We would work to build parks.

Q: Why is Rincon Knolls not being included with Vail incorporation. We have an 85641-zip code.

A: If your neighborhood is within City of Tucson, City would have to de-annex and Vail would have to annex. Hard to do. 85641 is postal district and has nothing to do with Vail incorporation.

Q: In the expense estimate, transportation seemed light.

A: The estimate is 3.6M, which is twice what we get now.

Q: As a parent, there is concern about Vail Schools, which are best in state. When they become overcrowded, there is potential for bussing. Who is the anonymous donor?

A: Vail Chamber of Commerce got an anonymous donation to spend how they wanted. Donor will stay anonymous if they want to. When a pact is formed, donors will be made available.

Q: Was the anonymous donor a developer?

A: The donor was not a developer. Most developers would prefer dealing with a larger entity like Pima County rather than a small new city. Much better to know who you're dealing with than an unknown entity.

Q: Will the current Incorporation Committee run Vail?

A: Town of Vail officials will be elected by the residents.

Q: When will elections be? Who can vote?

A: Statutes have four election dates. Danger of November, we could be caught in politics of November election. August would be special election. When boundaries are drawn, any voting age member can vote. Needs 50% + 1 to become a Town.