



# Vail: The Pathway to Incorporation (or Not)

SEPTEMBER 2022

# Incorporate Vail Arizona? (“IVA”)

Incorporate Vail Arizona is volunteer, non-profit Arizona 501 (c) 4 corporation.

The mission of IVA is “To explore, with community input and participation, the interest and viability of incorporating Vail.”

# Vail: The pathway to Incorporation (or Not)?

This presentation provides a summary of the steps involved in incorporating Vail as an Arizona town and an overview of some of key issues including the “pros and cons” of incorporation.

This presentation was shared with the residents of Vail community who attended six neighborhood meetings held at Cienega High School on the following dates:

- ▶ September 6
- ▶ September 8
- ▶ September 12
- ▶ September 13
- ▶ September 19
- ▶ September 20

# Presentation

# The Pathway to Incorporation

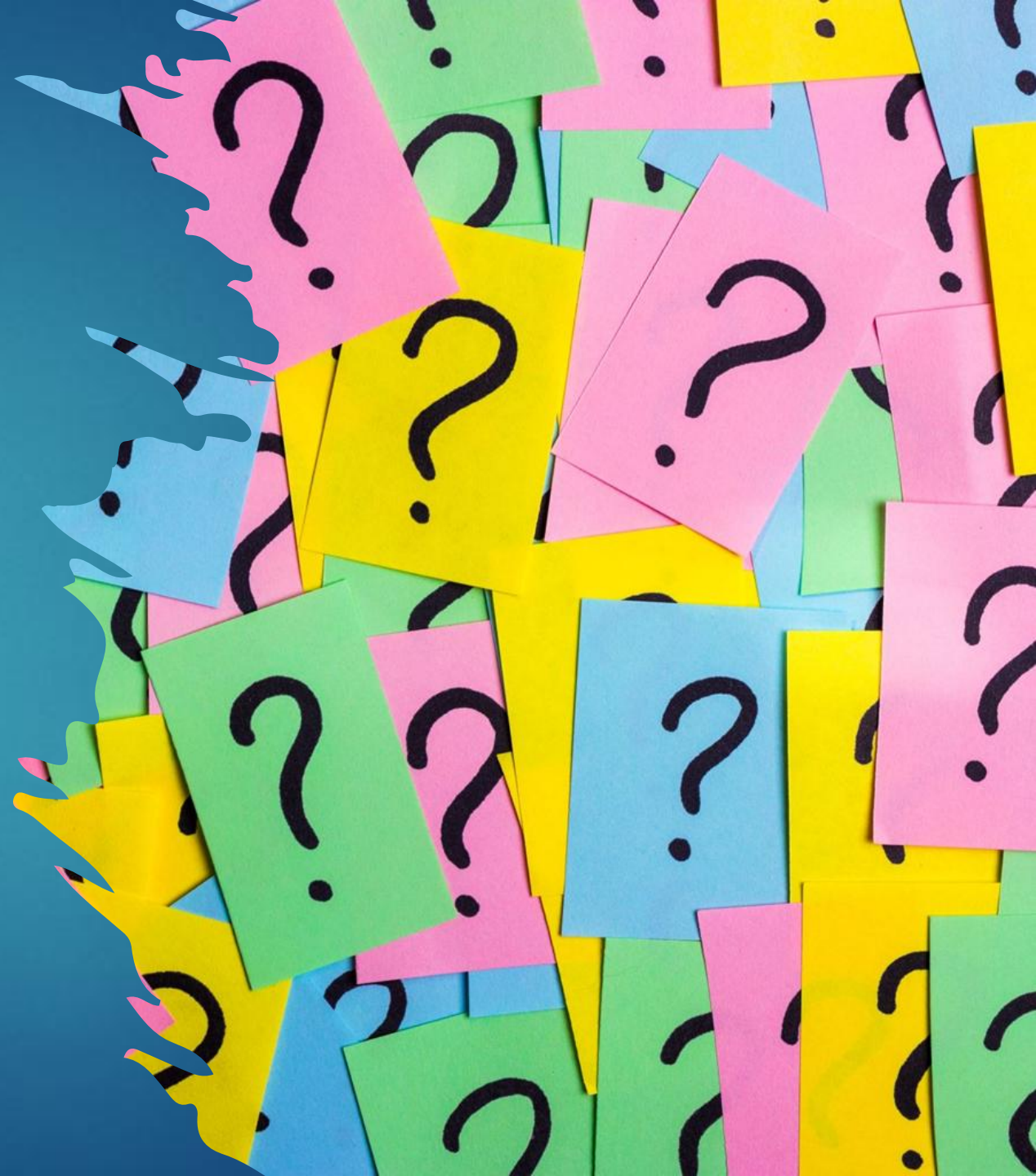
- ▶ **Incorporate Vail Arizona?** has embarked on a careful, multi-stepped process to evaluate whether Vail ought to incorporate as an Arizona town or city.
- ▶ With the assistance of a team of professional consultants, we are analyzing the legal, political, and economic feasibility of incorporation.
- ▶ In addition, we are seeking public input on the “pros” and “cons” of incorporation.
- ▶ This effort will provide the residents of Vail with the information needed to make a thoughtful, well-reasoned decision on whether or not to move forward with incorporation.

# Community Outreach and Engagement -- Listening to the Community

- ▶ Two Community Townhalls (August and December)
- ▶ Six Neighborhood Meetings (September)
- ▶ Community Questionnaire (August/September)
- ▶ Formal Community Survey (October)
- ▶ Focus Groups (November)



What is Vail?

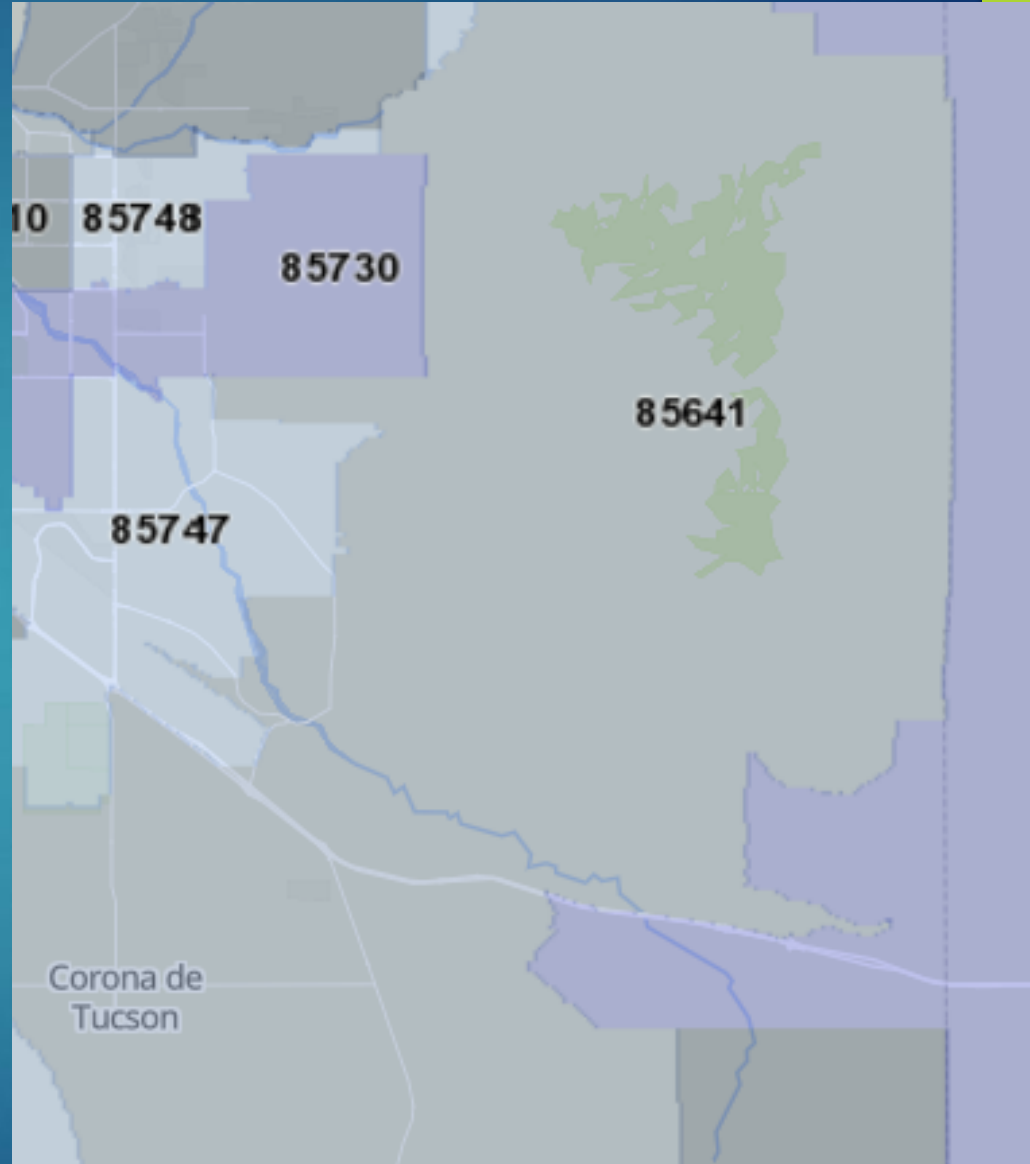


# What defines Vail?

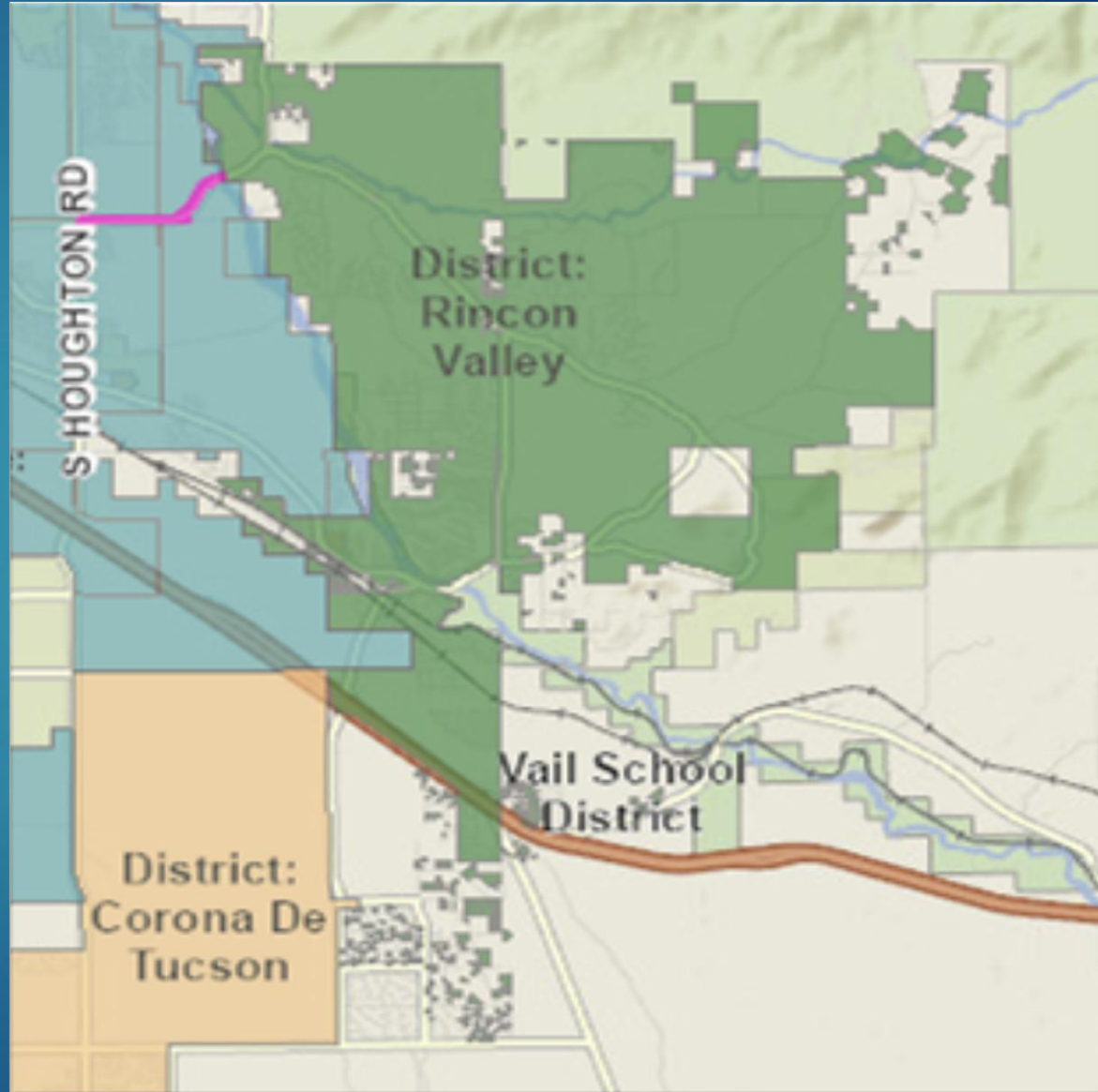
- ▶ Geography – 5-mile radius
- ▶ Zip Code (85641)
- ▶ Census Area
- ▶ Vail School District
- ▶ Drive Times to Key Activity Centers
- ▶ Community Events
- ▶ State of Mind



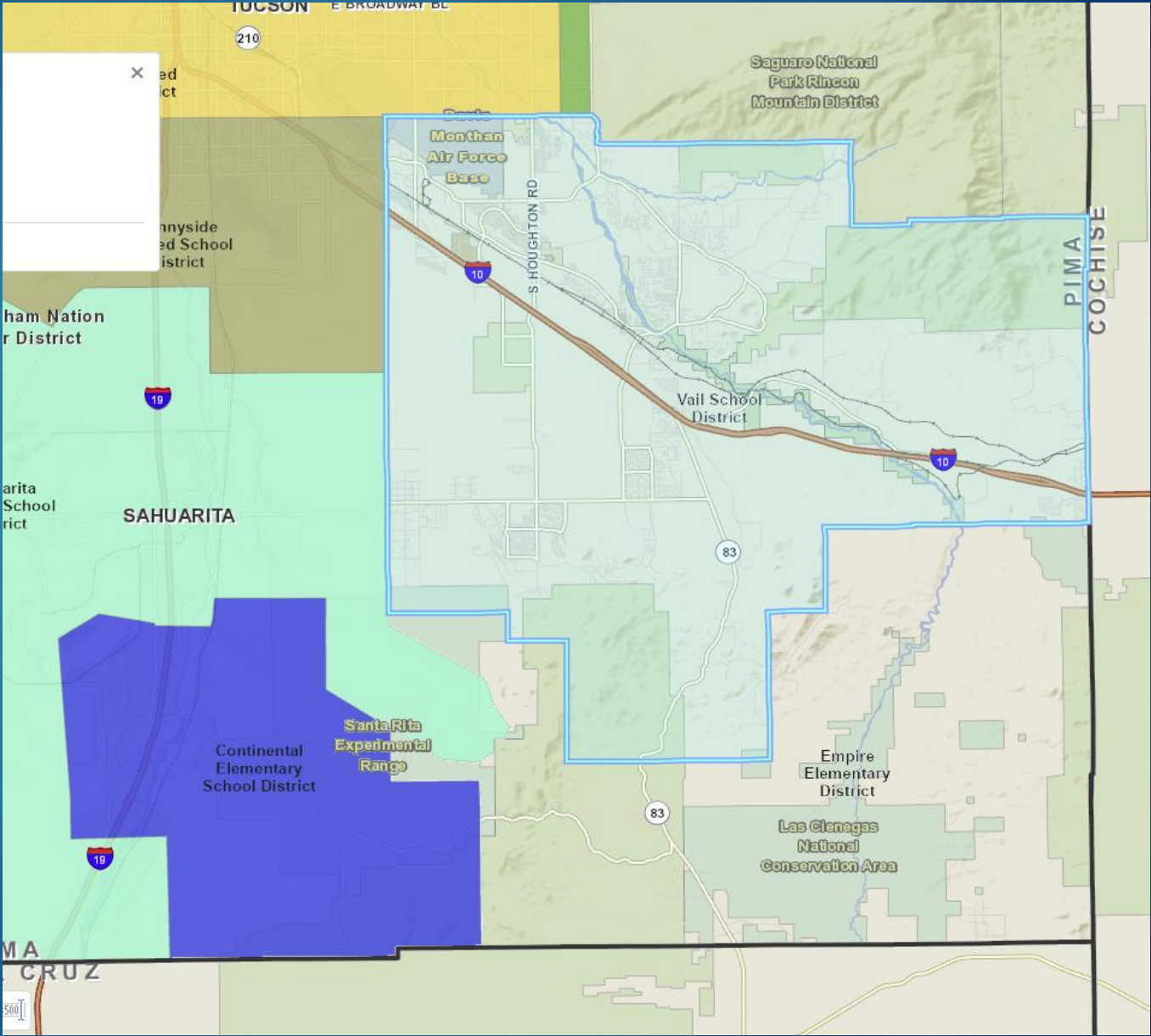
# Zip Codes



# Fire Districts



# School District



# Annexations





# Is Vail a Community? What is a community?

- ▶ A group of people living in a common place
- ▶ A group of people with common attitudes, interests, goals, or purpose
- ▶ A group having something in common – culture, history, heritage, identity, values



# Does Size Matter

- ▶ There are approximately 21,000 residents in the “Vail Incorporation Area of Interest”
- ▶ 57 organized or identifiable neighborhoods in Vail and the Rincon Valley
- ▶ 91 municipal governments in Arizona
- ▶ Vail would be the 41st largest community in Arizona
- ▶ Town – population of less than 3,000 incorporates as a “town”
- ▶ City – population of more 3,000 may incorporate as a “city”

# Population – Area Communities

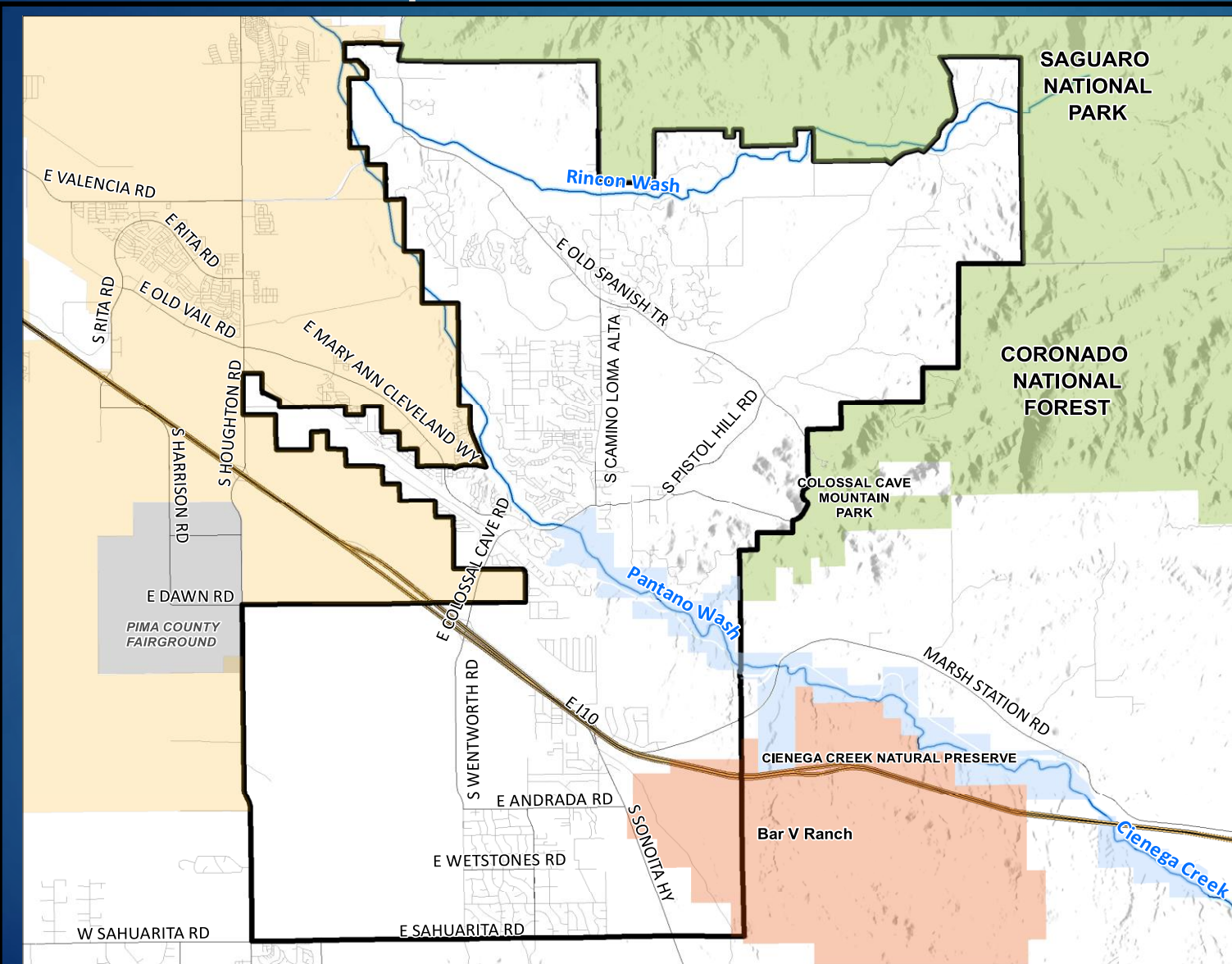
## US Census 2022

Census Designated Area	Population	Percentage of Pima County (1,056,067)
Catalina Foothills	52,721	4.99
Corona de Tucson	9,952	0.94
Green Valley	22,860	2.41
Rio Rico	20,867	n/a
Tanque Verde	16,120	1.52
Vail	14,284	1.35










# Population of Pima County Cities and Town US Census 2022

Town or City	Population
Marana	51,908
Oro Valley	48,282
Sahuarita	35,910
South Tucson	4,585
Tucson	543,242

# Vail Incorporation Area of Interest



## Vail Incorporation Area of Interest

-  **Area of Interest**  
Est. Population - 21,184  
82.83 SqMi
-  City of Tucson
-  Cienega Preserve
-  Coronado National Forest
-  Pima County Fairgrounds
-  Pima County Ranches
-  Interstate
-  Major Streets
-  Major Washes



The information depicted on this study is the result of digital analysis performed on a variety of databases provided and maintained by several governmental agencies. The accuracy of the information presented is limited to the relative accuracy of these databases on the date of the analysis. Pima County Information Technology Department Geographic Information Systems makes no claims regarding the accuracy of the information depicted herein. This product is subject to the GIS Operations Guidelines and Use Restrictions.

0 0.5 miles





Why Vail?





# The Case for Incorporation

## The “Pros”

- ▶ Government closer and more responsive to the people living in the community.
- ▶ Self-determination regarding the nature and level of services received.
- ▶ Greater control over future growth and development of the community -- can set its own zoning, development standards and guidelines.
- ▶ A stronger voice in the region with the State Legislature, Pima County Board of Supervisors, and Regional Transportation Authority.
- ▶ Receive its fair share of state shared revenues which do not flow to unincorporated communities.

# The Case Against Incorporation

## The “Cons”

- ▶ Higher Taxes
- ▶ Another level of government and bureaucracy
- ▶ Costly duplication of service – already receiving services from Pima County (public safety/transportation) or City of Tucson (water)
- ▶ Too small to be an efficient government – lacks sufficient land base, population or tax sources (retail areas)
- ▶ Will lead to a change in lifestyle – greater urbanization.
- ▶ Better alternatives – annexation, special or community facility districts.
- ▶ Opposition from key stakeholders and constituencies -- developers, utilities, large employers, conservative voters.

# The Pathway to Incorporation

- ▶ The path to incorporation is a lengthy and complicated legal and political process culminating in voter approval of incorporation and formation of a new town or city.
- ▶ Should the decision be made to move forward with incorporation, it would be the intention of **Incorporate Vail Arizona?** to put the issue on ballot in August of 2023.
- ▶ The steps in the incorporation process are outlined in the following slides.

# Pathway to Incorporation (or Not) The Phases

- ▶ Phase One: Community Engagement
- ▶ Phase Two: The Assessment
- ▶ Phase Three: The Decision
- ▶ Phase Four: Building Community Support
- ▶ Phase Five: The Petition Drive
- ▶ Phase Six: The Campaign
- ▶ Phase Seven: The Town Formation

# The Pathway to Incorporation (or Not): Phase One -- Community Engagement

- ▶ Form Steering Committee -- completed
- ▶ Fundraising for Phases One through Four --in process
- ▶ Hold community listening sessions
  - Stakeholders Workshop – May 18
  - Meetings with Business Leaders – June and July
  - Community Meeting – late August/Early September
- ▶ Conduct Focus Groups - September
- ▶ Hold Neighborhood Meetings – September and October
- ▶ Conduct Voter Survey – October



# The Pathway to Incorporation (or Not): Phase Two -The Assessment

- ▶ Identify and profile neighborhoods and communities in the Greater Vail Area
  - Boundaries
  - Leadership
  - Population demographics
  - Voter registration and voting history
- ▶ Identify community amenities and key infrastructure
- ▶ Define boundary options
- ▶ Conduct financial feasibility analysis
  - Cost of service delivery – Pima County
  - Revenue sources and amounts – Arizona Department of Revenue
  - Model City Budget

# The Pathway to Incorporation (or Not): Phase Three -- The Decision

- ▶ Decide on the form of incorporation – by petition or election
- ▶ Adopt boundaries
- ▶ Conduct boundary survey (metes and bounds) – civil engineer
- ▶ Draft legal documents – petition, resolutions
- ▶ Secure a Resolution of Support from the Tucson Mayor and Council

# The Pathway to Incorporation Phase Four -- Building Community Support

- ▶ Prepare educational and promotional materials – case statement, PowerPoint presentation, brochure, etc./train advocates and volunteers
- ▶ Secure endorsements and contributions
- ▶ Organize outreach program – public meetings, media presentations, letters to the editor, op-ed pieces
- ▶ Recruit, organize, and train petition circulators

# Pathway to Incorporation Phase Five – The Petition Drive

- ▶ Publish petition including boundaries for two consecutive weeks
- ▶ Notify “planned developments” within boundaries
- ▶ Receive public comments
- ▶ File petition with County Recorder/Board of Supervisors (not less 60 days after publication)
- ▶ Board of Supervisors authorizes circulation of petitions (not more than 30 days after filing)
- ▶ Circulate petitions – 180 days
- ▶ Review and certify petitions

# Pathway to Incorporation Phase Six -- The Campaign

- ▶ Organize campaign committee
  - Form Political Action Committee (PAC)
  - Hire campaign consultant
  - Raise funds
- ▶ File petitions with the Pima County Board of Supervisors
- ▶ Board of Supervisors calls for and sets date for the election (within sixty days of filing)
- ▶ Conduct campaign – social media, advertising, free media, mailings, special events, voter outreach, GOTV
- ▶ Election – Primary or General Election



# Pathway to Incorporation Phase Seven – Town Formation

- ▶ Board of Supervisors issues order for incorporation
- ▶ Board of Supervisors appoints Interim Town Council
- ▶ Council Appoints Mayor (with 20 days)
- ▶ Discontinuation of County Services
- ▶ Execute IGAs with City of Tucson or Pima County for services (police, roads, water, wastewater)
- ▶ Organize town administration – attorney, etc.
- ▶ Secure liability insurance
- ▶ Adopt General Plan and Zoning Code (state requirement)



Vail

AZ



# The Politics of the Moment – Risks and Opportunities

## Why Now?

- ▶ Period of rapid growth
- ▶ Incorporation efforts in Corona de Tucson, Tanque Verde , and Catalina Foothills
- ▶ Critical regional decisions being without Vail “at the table”
  - Differential water rates for non-City residents
  - RTA Next Plan
- ▶ Potential annexation efforts by the City of Tucson and/or other towns or cities
- ▶ Activism in the State Legislature –preempting local control
- ▶ Loss of state-shared revenues

# Questions and Answers





What will be the form of the  
government?

# Town Governance -- The Choice belongs to the Community

- ▶ County Board of Supervisors appoints the Interim city or town council – seven council members
  - ▶ Interim Council selects the Mayor
  - ▶ New Council is elected by the voters at an election held the following May (2024)
- ▶ Choose form of Government
  - ▶ Town or City
  - ▶ Adopt a City Charter?
  - ▶ Mayor/Council or Council/Manage Model
- ▶ Election of council members
  - ▶ At large
  - ▶ By district or ward
  - ▶ nominated by ward/elected at large
- ▶ Partisan or non-partisan





Will a town add a new layer  
of government?

# Why add another layer of government?

Government Dept	County	Town/City	+/0/-
Public Safety*	Sheriff	Marshall	Replaces layer
Fire	None	RVFD	Neutral
Transportation*	PCDOT	Vail DOT	Replaces layer
Development Services*	PC Development	Vail Development	Replaces layer
Jail	PC	PC or Vail	Neutral or adds layer
Flood control	PC	PC	Neutral
Waste-water	PC	PC	Neutral
Administration	PC	Vail	Adds layer

\* Theoretically, our Pima County property taxes would go down.



How will the new town or city  
be funded?

# State Shared Sources of Revenues

- ▶ Urban revenue sharing –15% of the state income tax (increases to 18%) – distribution based on population
- ▶ State Sales Tax – based on population
- ▶ Highway User Funds (HURF) – gasoline and diesel fuel taxes and other transportation fees, ½ based on population; ½ based population and the level of gasoline sales in the county – can only be used for streets and highways
- ▶ Vehicle License Tax (VLT) – a share of money collected from the registration of motor vehicles fees, distributed through HURF Funds by population

# Other Revenue Sources

- ▶ Regional Transportation Funds – RTA Next 2026
- ▶ Federal Grants
  - ▶ Community Development Block Grants
  - ▶ Other Federal grants
- ▶ Local Taxes and Fees
  - ▶ Sale Tax
  - ▶ Property Tax
  - ▶ Business Permits and Fees
  - ▶ Utility Franchise Tax
  - ▶ Development and Impact Fees





How will incorporation  
impact my taxes?

Taxes we already pay but don't get

New potential

Tax Revenue or Funding	Unincorporated	Incorporation	+ / 0 / -
Urban Rev Sharing	N/A	Pro rata	+
State sales tax	N/A	Pro rata	+
HURF (gas tax)	N/A	Pro rata & gas sales	+
VLТ (vehicle license tax)	N/A	Pro rata by county	+
RTA sales tax	County	At least 1%	+
Development impact fees	County (\$7,671 house)	Town/city	+
Fines (e.g. traffic tickets)	Sheriff	Town/city	+
CDBG (block grants)	N/A	Town/city	+
Enterprise funds	Sewer, COT water	None	0
Local sales tax	N/A	1.5 to 4% council vote	0/-
Property tax	County	Vote by voters	0/-
Utility franchise tax	N/A	2% popular vote	0/-
Business licenses	N/A	\$10-\$5k council vote	-



The Decision  
Belongs to the  
Community

# Your choices

- ▶ Remain part of Unincorporated Pima County
- ▶ Be annex into the City of Tucson or another Pima County town or city
- ▶ Be Incorporated as part of Tanque Verde or Corona de Tucson
- ▶ Incorporate as the Town or City of Vail

# How you can Contribute to the Effort

- ▶ Fill out the community questionnaire
- ▶ Encourage Your Neighbors to attend the Neighborhood Meetings
- ▶ Contribute to the Effort -- Make a Donation
- ▶ Volunteer Your Time – Serve as a Neighborhood Ambassador
- ▶ Follow the Process -- [info@incorporatevailaz.org](mailto:info@incorporatevailaz.org)





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