

INCORPORATION: FACTS NOT FEAR

This information (shown in boxes on left) has been distributed by mail, electronically, and on social media by individuals opposed to incorporation. This clarification is being provided because false, misleading, and inaccurate information prevents voters from making informed decisions, and Incorporate Vail, AZ believes every Vail resident deserves facts.

GOVERNMENT

"Residents' needs would be filtered through an additional layer of government which may or may not be responsive to all neighborhoods."

Vail operates under the jurisdiction of Pima County. By incorporating, Vail could tailor policies, regulations, and ordinances to its specific needs and values. Local control allows for a more responsive governance.

REPRESENTATION

"Local representatives already Chair the Pima County Planning and Zoning Commission and sit on the Pima County Design Review Board. Overdevelopment continues."

Vail residents currently do not have control over the rate or type of development in our area. Incorporation requires decision makers to live in Vail and live with the impact of development and conservation plans.

REVENUE *Go to incorporatevailaz.org for full feasibility report

"Pima County, therefore Vail, already receives state shared revenues. The proposed revenues would be insufficient to cover services currently available from Pima County without adding taxes for Vail residents."

Identified sources of revenue cover town expenses.

- State Shared Revenue - \$9.9 million
- County Revenue - \$3.7 million
- Expenses - \$11.3 million

WATER

"What's to stop them from coming after your private well? Can you imagine your private well being metered or tested regularly at your expense? Or capping it completely to force you onto their water line? How much will it cost you to connect your home to their approved water source? How much will it cost you to install a required water meter on your property?"

The only legal way to seize private wells is an obscure legal procedure called eminent domain. This is difficult, if not impossible, and can already be done by Pima County, the State, or the Federal Government. Incorporate Vail, AZ is unaware of any individual or group interested in seizing control of private wells.

The goal of incorporation is to maintain safe and reliable sources of water for the Vail community.

BOUNDARIES

"After spending much time talking with the community, it is apparent that residents of Vail do not wish to be incorporated. You have received over 800 letters of opposition/opt-out requests from well over 700 of your neighbors against your incorporation effort."

Out of 20,000 individual residents, 524 (3.5%) submitted opt-out requests seeking to make their homes county islands, impeding emergency services. None met the legal requirements. The election in November allows every Vail resident to vote.

TAXES *Go to incorporatevailaz.org for full feasibility report

"While not budgeted at the moment, local property taxes can very well become a reality if the town runs low on funding."

The funding model for the town of Vail does not include or raise property taxes. Similar to Sahuarita, Marana, and Oro Valley, Vail will rely primarily on State Shared Revenue and County Revenue.

ANNEXATION

"Contrary to what is being portrayed to the community, Tucson cannot annex Vail without 50%+1 of the property owners agreeing."

Although this is true of residential properties, commercial developments are most commonly targeted for annexation. This will enable Tucson to collect our tax dollars and spread them throughout the city. Vail businesses and residents should benefit from the local taxes we pay.

For more information go to incorporatevailaz.org

Paid for by Incorporate Vail, AZ