

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

Proposed Hacienda Granada 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 Hacienda Granada Irrigation Water Delivery District (IWDD).

2018 SEP 19 AM 10:14  
CLERK  
BOARD OF SUPERVISORS  
MARICOPA COUNTY

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

Legal Description of the proposed Hacienda Granada 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 42.258 acres.

Pursuant to A.R.S. 48-3422, and included in **Exhibit "C"** the location at which irrigation water will be obtained will be on the South West corner of 44<sup>th</sup> St and the Arizona Canal. The water from that point will be carried through 12-15inch concrete pipe and flood irrigation stand pipes for approximately 10,000 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 2018 tax year assessed valuation for the area within the boundaries of the proposed irrigation water delivery district is \$6,004,093.00.

**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 \$204.10 per acre. This tax estimate is based on an annual proposed budget of \$8,625.00 which includes a 15% anticipated delinquency rate, pursuant to A.R.S. § 48-3473B, leaving an operation and maintenance budget of \$7,500.00

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 .25 acre lot at the proposed tax rate of \$204.10 per acre would have an estimated property tax liability of \$51.03 per year as a result of the creation of the proposed district.

**E. 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 Hacienda Granada
- **Consistent Revenue:** A water district will ensure consistent monies are available for the rapid repair and maintenance of the Hacienda Granada 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 Hacienda Granada 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, some of the injuries that will result are as follows:

- A property tax increase of \$51.03 per year on a typical .25 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.

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

Joseph Slezak  
4219 E Coolidge St.  
Phoenix, AZ 85018  
(602) 957-1288  
Hotel Management

Alan Zeigler  
4131 E. Coolidge St.  
Phoenix, AZ 85008 85018  
(602) 468-9614  
Real Estate Developer

Randy Raddatz  
4023 E. Coolidge St.  
Phoenix, AZ 85008  
(602) 957-7048  
Self Employed

85018  
327-2562

**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 **Hacienda Granada** 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 **\$3,000.00** currently the proposed district does not anticipate increasing any administrative personnel or enhancement of services.

Dated this 14<sup>th</sup> day of SEPTEMBER, 20 18

Joseph G. Ajuh 9/14/18  
Organizer (Signature & Date)

Al Z... 9/14/18  
Organizer (Signature & Date)

Randy Raddatz 9/14/18  
Organizer (Signature & Date)