

Proposed Incorporation of the Town of Williamson Valley

Presented by:
The Town of Williamson
Valley Incorporation
Committee
September 10, 2009

Proposed Incorporation Presentation Topics

- Why Incorporate?
- What Are the Arguments Against Incorporation?
- Why Incorporate Williamson Valley?
- What Are the Proposed Boundaries and How Were They Developed?
- What Will Incorporation Mean for Services?

Proposed Incorporation Presentation Topics (continued)

- How Much Will Incorporation Cost?
- What Would a First Budget Possibly Look Like?
- Can We Operate the Town Without Raising Property Taxes?
- What is the Process for Incorporation?
- Questions and Answers

Why Incorporate? (continued)

- A town has additional powers not found in an unincorporated community.
- An unincorporated community does not have much control over the level of services provided to residents.
- County must provide services uniformly for all in unincorporated areas.

Why Incorporate?

(continued)

- A town must adopt a General Plan as mandated by state statute.
- A town assumes local control of Planning and Zoning to follow that plan, protecting the community against undesirable land use patterns.

Why Incorporate?

(continued)

- A town can become a voting member of important boards, organizations, and committees.
- A town can have an official dialog with other Towns, Counties, State agencies, and Federal government agencies

Why Incorporate?

(continued)

Local Representation

- Mayor and Council live in the community.
- Mayor and Council interact daily with local community and know its needs.
- Fast reaction to local issues.

Why Incorporate?

(continued)

Local control

- Voters have the referendum process available to them if the council takes actions the community does not agree with or to implement voter approval for large expenditures.
- Citizens can determine levels of services they want and need.
- Town can pursue joint planning with neighboring municipalities to further mutual goals and preserve historic and natural areas.
- Local sales tax generated in the incorporated area will contribute directly to the community.

Why Incorporate?

(continued)

A town government will receive substantial amounts of state revenues which do not flow to an unincorporated community. These revenues can be used directly to benefit the local community.

What Are the Arguments Against Incorporation?

Fear that property taxes may be raised!

What Are the Arguments Against Incorporation?

- Fear that property taxes may be raised.
 - Citizens must vote to impose local property taxes.
 - Taxes can be raised on an unincorporated community by other government entities.
 - Arizona is full of examples of incorporated towns and cities where property taxes did not go up.

What Are the Arguments Against Incorporation?

Rural lifestyle may be threatened!

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Rural lifestyle may be threatened.

- Model for the Town of Williamson Valley is based on the published Williamson Valley Community Plan.
- Community Plan contains the elements of the lifestyle that WV residents have said they want.
- Rural lifestyle *is currently threatened* based on what we have learned throughout the Community Plan process.
- Incorporation will help protect our community character.

Why Incorporate Williamson Valley?

- Williamson Valley residents know their community better than county Board of Supervisors.
- County policy is “one size fits all.”
- County has proved itself non-responsive to certain local needs and goals.
- County has urgent needs that may conflict with our own.

Why Incorporate Williamson Valley?

(continued)

- Level of service from county not commensurate with our financial contribution.
- As a town we will be able to contract out for services and better negotiate services specific to our needs.

Why Incorporate Williamson Valley?

(continued)

- Local planning will protect property values in Williamson Valley.
- A local government will control commercial and residential zoning and can prevent poor planning practices that negatively impact natural resources and property values.

Why Incorporate Williamson Valley?

(continued)

- As a town we can become a voting member of:
 - The Water Advisory Committee (WAC)
 - The Central Yavapai Metropolitan Planning Organization (CYMPO)
 - The Groundwater Users Advisory Council (GUAC)
 - The League of Arizona Cities and Towns
 - The Verde River Basin Partnership
- As a town we can have an official dialog directly with other Towns, Counties, State agencies, and Federal government agencies.

Why Incorporate Williamson Valley?

(continued)

- Without incorporation our character as a rural, equestrian, recreational, residential and historic community are in jeopardy.
- With incorporation we can protect and promote our resources and preserve Williamson Valley as the "jewel" it still is.

How Were the Proposed Boundaries Developed?

- Legislative requirements for Municipal Incorporation in Arizona were the starting point.
- Boundaries of recent successfully incorporated cities and towns in Arizona were reviewed.
- Currently established "political" boundaries in the Williamson Valley area were explored:
 - Census Designated Place (CDP) map
 - Central Yavapai Fire District map

How Were Proposed Boundaries Developed?

(continued)

- Committee members consulted with neighboring cities and towns, the State Trust Land Department, Central Yavapai Fire District, the Yavapai County Sheriff's Department, the Yavapai County Public Works Department, and the League of Arizona Cities and Towns for their advice.
- Several maps were developed with the help of the Yavapai County Cartography Department and sent out for review.
- The current proposed boundaries represent the culmination of this process.

What Will Incorporation Mean for Services?

- Certain services will be unaffected by incorporation. These include:
 - Schools
 - Fire
 - Trash collection
 - Utilities
- Certain services may be contracted out and will either remain the same or are likely to improve. These include:
 - Law Enforcement
 - Road Maintenance
 - Building Inspection
 - Planning and Zoning
 - Court

How Much Will Incorporation Cost?

This is actually two questions:

- How much will it cost to incorporate?
- How much will it cost to operate a new town government?

How Much Will It Cost to Incorporate?

- Based on our meetings with the League of Arizona Cities and Towns and other municipalities that have incorporated recently (Dewey-Humboldt, Star Valley) we estimate the cost of incorporation may be somewhere between \$20,000 and \$40,000.
- We have already raised \$5,250 and have not yet done any active fundraising.
- Money will be raised through individual contributions and community fundraising events.

How Much Will It Cost to Operate a Town Government?

Again, this question has two parts:

- Where will Revenues come from?
- What will Expenditures be?

Where Will Revenues Come From?

- State Shared Revenue
- Local Sales Tax
 - Arizona law allows a local sales tax of 0% to 3% without voter approval
- Local Property Tax REQUIRES Voter Approval
- Fees, Fines and Forfeitures
 - Building Permit & Impact Fees
 - Other Fees
- Grants

Revenues

BUDGET FOR WV (SAMPLE ONLY)		Yr. 2000	Yr. 2010
Population Estimate		3776	5000
State Revenue Sources		PER CAPITA	
State Sales Tax	\$ 77	\$ 290,072	\$ 384,100
Income Tax	\$ 129	\$ 487,104	\$ 645,000
Highway User Revenue Fund	\$ 71	\$ 267,001	\$ 353,550
Vehicle License Tax	\$ 63	\$ 236,189	\$ 312,750
Local Transportation Assistance Fund	\$ 57	\$ 215,421	\$ 285,250
State Revenues	\$ 396	\$ 1,495,787	\$ 1,980,650

Local Revenue Sources

Local Sales Taxes, Property Taxes, Permits & Fees, Franchise Fees, CDBG & Other Grants * Revenue amounts currently unknown.

What Will Expenditures Be?

- Services that State Law Requires
 - Law Enforcement
 - Maintain Streets
 - Town Administration
- Additional Services—Citizens Decide

Can We Operate the Town Without Raising Our Taxes?

- In Simple Language... **YES**
- Yavapai County would maintain existing services until the Town takes over at the beginning of the next fiscal year (July 1st).
- The Town of Williamson Valley will be able to operate successfully with projected revenues.

**A Community as Beautiful and
Important as Williamson Valley
Deserves A Responsive Government!**

*Is Incorporation the
Answer? You Decide!*

*Next Public Meeting:
NOVEMBER 12, 2009*