

DISTRICT IMPACT STATEMENT
FOR THE PROPOSED
MESCAL-J6 FIRE DISTRICT

Pursuant to the provisions of Arizona Revised Statutes Section 48-261(A)(1), the undersigned submit this District Impact Statement in support of the creation of a new fire district to be known as the Mescal-J6 Fire District.

1. Description of Boundaries:

Attached to this statement as Exhibit A is a legal description of the property to be included in the Mescal-J6 Fire District.

Attached to this statement as Exhibit B is a map of the area to be included in the Mescal-J6 Fire District.

2. Planning Process:

Three planning meetings were held in 2007 to discuss the possibility of creating a fire District, with discussions about boundaries and services. We also addressed comments and concerns heard during the failed 2003-2004 district effort.

Status updates were made at several meetings of the J6/Mescal Community Development Organization, at monthly board meetings of the Mescal Volunteer Fire Department, and in some issues of the Tri-Community newsletter.

Discussions were held with large-parcel property owners about whether certain parcels would be included or excluded in the proposed boundaries.

The Arizona State Forester's office in Tucson was contacted about how the proposed district and boundaries would impact the current service contract that agency has with Mescal Volunteer Fire Department. We were assured that the contract will transfer to the Mescal-J6 Fire District upon its formation.

Discussions were held with the Fire Chief, Deputy Chief, firefighters, and members of the Mescal Volunteer Fire Department's board of directors about operational planning and budget needs.

A vote was held on May 31, 2008 of the members of the Mescal Volunteer Fire Department, Inc. to receive authorization for transferring all property and assets of that company to the Mescal-J6 Fire District upon its formation. That vote passed with 119 yes votes out of 134 total votes cast.

3. Estimated Assessed Valuation in the Proposed Mescal-J6 Fire District:

The 2008 full-cash, net assessed valuation for the properties within the boundaries of the proposed district is estimated at \$20,050,945.00.

4. Estimated Change in Tax Rate if this Fire District is Formed:

Currently all property owners in Cochise County and Pima County pay a Fire District Assistance tax, none of which has ever been available to the Mescal Volunteer Fire Department.

The first year tax rate for the Mescal-J6 Fire District will be 0.7% or \$0.70 per \$100 of the total full-cash net assessed value. It is also the intent of the Organizing Board that the tax rate not be increased by more than .5% per year for each of the next three fiscal years.

5. Property Tax Liability:

When the Mescal-J6 Fire District is formed, the change in property tax liability for property owners will increase. The average full-cash net assessed value in the district is estimated at \$6500.00. Based on a 0.7% tax rate this will result in an average tax liability of \$45.50.

6. Benefits of Forming the Proposed Mescal-J6 Fire District:

All property owners will share in the cost of providing fire and emergency medical services to the community.

All property owners will have equal access to the serviced offered by the fire district.

All buildings, property, vehicles, equipment, records, liabilities, and assets of the Mescal Volunteer Fire Department, Inc. will transfer to the new district.

The current operating policies of the Mescal Volunteer Fire Department, Inc will adopted by the fire district, ensuring no disruption of service or procedures.

Having consistent and adequate funding will allow personnel can concentrate on providing services instead of fundraising.

Having consistent and adequate funding will also allow for long-term planning to serve the needs of our growing and aging community. This includes planning for fire reduction efforts, training, OSHA-certified facilities for vehicle storage, daytime on-duty personnel, timely replacement of out-dated equipment, vehicles, and protective gear, improved radio communication, and a facility to house on-duty personnel and provide for a community meeting room.

Local, State, and Federal funding sources, including grants, will be more readily available to assist in securing new equipment, vehicles, and facilities.

Improved legal services under Arizona revised statutes which allows the Cochise County Attorney's Office to assist and support fire district operations.

Adequate funding will be available to consider implementation of the findings and

suggestions of the US Fire Administration's "Emerging Health & Safety Issues in the Volunteer Fire Service" report.

Adequate funding to provide better mutual aid response to surrounding areas currently without fire service.

District operating rules allow funds to be carried forward to the next year's budget, permitting the District to save for high-value items (i.e. vehicles, property, facilities).

Lower insurance rates than if the Mescal Volunteer Fire Department discontinues Services or can not fulfill the response requirements of the Insurance Services Organization (ISO).

The district will adopt the fire code in effect in Cochise County, and change as the County changes.

Arizona statutes provide for the guarantee of continued services as a Fire District that are not available with the Mescal Volunteer Fire Department.

7. Injuries from Forming the Proposed Mescal-J6 Fire District:

An increase in property taxes for all property owners (although the net impact will be offset for those property owners who normally pay dues to the fire department).

8. Five Year Planning:

There will be two priorities for the Governing Board. Number one is addressing the condition of the current facilities of the Mescal Volunteer Fire Department, Inc., namely Station 1 in Mescal and Station 2 in J-Six as neither meets any OSHA or NFPA regulations or policies for housing of vehicles, equipment, protective gear, or personnel.

Number two will be providing for daytime coverage when most of the emergency medical calls occur. Without a proper facility to house or "man" personnel, it will be difficult to qualify for a SAFER grant from FEMA which provides five years of funding for personnel.

The Mescal-J6 Fire District will use the reserve fund for long-term planning. Some of that reserve fund will be earmarked for replacing vehicles as needed. The remainder will be used to secure land or buildings for replacing the current facilities.

9. Governing Board:

The Organizing Board recommends the Mescal-J6 Fire District have a five member Governing Board when elections take place in November 2010.

PROPOSED BUDGET FOR FISCAL YEAR 2009
FOR THE PROPOSED
MESCAL-J6 FIRE DISTRICT
July 1, 2009- June 30, 2010

Revenues:

Expected District Revenue	140000.00
State Forester Rev	4000.00
I-10 Insurance Rev	4000.00

	\$148000.00

Operations:

Firefighter call response	\$ 5000.00
Workers Comp insurance	1000.00
Disability Ins	1500.00
Parking Lot rent	2500.00
Fuel	7200.00
Fire Prevention efforts	3000.00
Station #1 Maintenance	2000.00
Station #2/ Helipad maint	500.00
Newsletter print & mail	1200.00
General print & mail	300.00
Vehicle Registration/plates	1500.00
Utilities	3800.00
Dues/subscriptions	200.00
Firefighting Equipment	7500.00
Wildland Equipment	2500.00
Structure Protection gear	9500.00
Vehicle Insurance	6100.00
Business liability Ins	2800.00
Training	4500.00
Accountant	2400.00
Equipment Testing	2000.00
Vehicle R&M	11500.00
EMS Supplies	4500.00
EMS Equipment	2300.00

	85800.00
Reserve Fund - Vehicles	17750.00
Reserve Fund- Facility/Land	44450.00

	\$148000.00

EXHIBIT A

The boundaries of the proposed Mescal-J6 Fire District shall include: **All land within Pima County in:** Township 17 South Range 18 East the entire Sections 1, 12, 13, 14, 24; Township 16 South Range 18 East the entire Sections 26 and 36; and the portion of Section 25 which is not Arizona State Trust Land; **and all land within Cochise County in:** Township 17 South Range 19 East the entire Sections 5, 6, 7, 8, 9, 10, 11, 12, 17, 18, 19, 20; the portion of Section 4 which is not Arizona State Trust Land; the portion of Section 13 which is not in the City of Benson; the portion of Section 14 which is not owned by Benson Land Investors (aka Smith Ranch Community) or which is not Arizona State Trust Land; a 10-acre portion of Section 15 identified as parcel #124-09-001; the portion of Section 21 which is not owned by Don & Charlene Smith; the portion of Section 28 which is not owned by Don & Charlene Smith; and the portions of Sections 29 and 30 which are not Arizona State Trust Land or are not owned by Easter Mountain Ranch L.L.C. (aka J-6 Ranch Development).

Specifically, beginning in Pima County with the northwest corner of Section 26, Township 16 South, Range 18 East, then south to the southwest corner of Section 26, east to the northwest corner of Section 36, then south to the northwest corner of Section 13, Township 17 South Range 18 East, then west to the northwest corner of Section 14, then south to the southwest corner of Section 14, then east to the northwest corner of Section 24, then south to the southwest corner of Section 24, then east to the northwest corner of Section 30, Township 17 South Range 19 East in Cochise County, then south along the western boundary of Section 30 to the beginning of the Arizona State Trust Land, then east to the eastern boundary of Section 30, then north to the end of the Arizona State Trust Land, then east to the eastern property line of the Easter Mountain Ranch, LLC parcel in Section 29, then south to the southern boundary of Section 29, then east to the southwestern corner of Don & Charlene Smith's parcel in Section 28, then north to the northeast corner of Don & Charlene Smith's parcel in Section 21, then west to the southeast corner of Section 17, then north to the northeast corner of Section 17, then east along the northern boundary of Section 16 to Parcel #124-09-001 in Section 15, then south, east, and north to the northern boundary of Section 15 to encompass that said parcel, then east to the northeast corner of Arizona State Trust Land in Section 14, then south to the southeast corner of Arizona State Trust Land, then west to the southwest corner of Arizona State Trust Land, then south to the southern boundary of Section 14, then east to the City of Benson in Section 13, then north and then east around the City of Benson, then north along the western boundary of the City of Benson to the northeast corner of Section 12, then west to the southwest corner of Arizona State Trust land in Section 4, then north and then west along the boundary of Arizona State Trust Land, then north along the western boundary of Arizona State Trust Land to the northern boundary of Section 4, then west to the southeast corner of Section 36, Township 16 South Range 18 East (Pima County), then north to the southeast corner of Section 25, then west to the southwestern corner of Arizona State Trust Land, then north and then west along the boundary of Arizona State Trust Land to the eastern boundary of Section 26, then north to the northeast corner of Section 26, then west along the northern boundary of Section 26 to the northwest corner of Section 26, which was the beginning point.

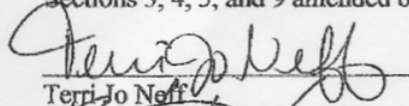
10. Names, Addresses, Occupations of the members of the Organizing Board of the proposed Mescal-J6 Fire District:

Terri Jo Neff
1081 N Tequila Trail Benson AZ 85602 Office Manager

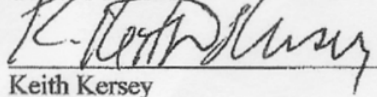
Keith Kersey
3330 W. Hopi Place Benson AZ 85602 Pastor

William D. Dupee
1042 N Mescal Road Benson AZ 85602 Retired, Air Force

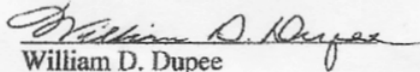
Sections 3, 4, 5, and 9 amended on the 14th day of June, 2008



Terri Jo Neff



Keith Kersey



William D. Dupee

ESTIMATED TAX LIABILITY FOR THE MESCAL-J6 FIRE DISTRICT (revised June 14, 2008)

Note: These calculations are based on RESIDENTIAL properties.
(Not valid for determining liability of business, agriculture, most parcels greater than 10 acres, vacant land, or exempt properties)

Look at your Tax Notice. Locate the property's total full-cash value (fcv). Follow to the right to find the property's **total net assessed value**. Divide that figure by 100 and then multiply by 0.7.

Example: A \$25,000 total fcv with a \$2,500 total fcv net assessed value, divided by 100 = \$250. Multiplied by 0.7 = \$35.00 in taxes for the new fire district.

<u>Total FVC</u>	<u>Total Net Assessed</u>	<u>New Tax</u>
\$ 25000	\$2500	\$17.50
35000	3500	24.50
50000	5000	35.00
65000	6500	45.50
75000	7500	52.50
100000	10000	70.00
150000	15000	105.00
200000	20000	140.00
250000	25000	175.00
300000	30000	210.00

Don't have a copy of your Tax Notice? Call your Assessor's Office:
Cochise County 520-432-8650 Pima County 520-740-8630