



**SAN TAN
VALLEY INC**

COMMUNITY OPEN HOUSE

Bringing a CHOICE to San Tan Valley

The Mission

WHAT To give San Tan Valley (STV) voters the choice of incorporation via an initiative on the November 2024 ballot.

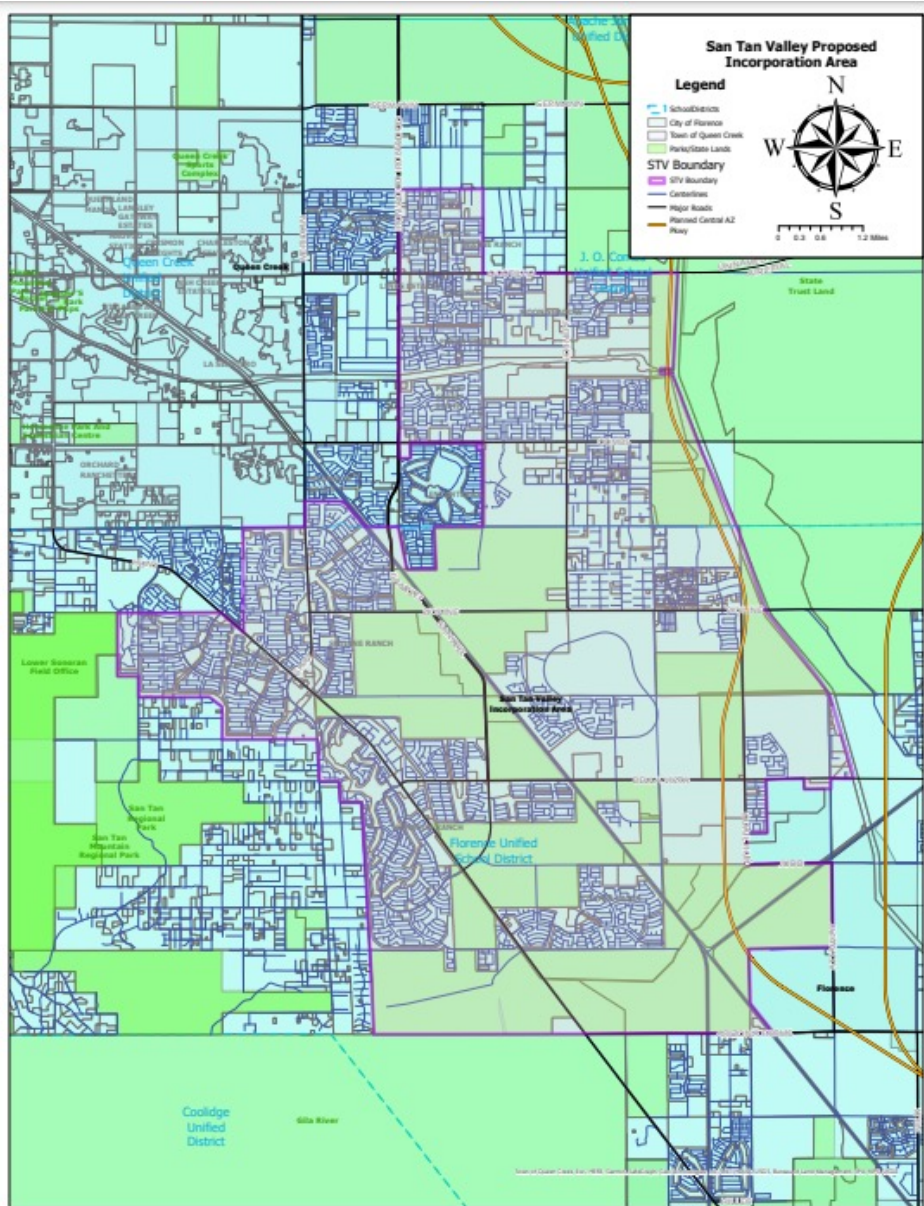
WHO Started by a group of individuals with the intent to explore incorporating "San Tan Valley" into a municipality **by gaining community feedback, support and involvement**. So ultimately it will be up to YOU!

HOW

- ✓ Define the suggested area boundaries on a map.
- Present the map & information to residents in community forums.
- Garner feedback and adjust to community desires.
- Recruit volunteers to support the effort.
- Circulate a petition for residents to sign acknowledging support.
- Submit qualifying number of petitions to Pinal County BOS for approval.
- Initiative appears on Nov. 2024 ballot for vote by residents.



The Map



Proposed boundaries:



North: Pima Road

East: CAP Canal

South: Arizona Farms Road

West: Queen Creek Planning Area

Approximate population:



91,000 (based on 2020 Census)

Proposed municipality area:



46.5 Sq. Miles (approx.)

NOTE: This map is a suggested first draft of the STV boundaries.



The Timeline



Post Election (once incorporation passes)

- BOS issues order of incorporation
- BOS appoints first city/town council (7 members)
- County continues to provide services (sheriff, road maintenance) until July 1 (start of new fiscal year) at which time the new municipality assumes responsibility



Governance Options

UNINCORPORATED AREA (Current State) – 17%

- Not considered a municipal area of its own.
- Falls under the rights, responsibilities and authority of the county government.
- Generally lower in taxes, resulting in lower level of public services (Fire, Transportation, Transit, Community Services.)

SPECIAL TAXING DISTRICTS – 11%

- Single purpose government created for a specific service not being provided.
- Special districts can vote on a singular tax to meet a specific need (i.e., fire service, parks and recreation, etc.)

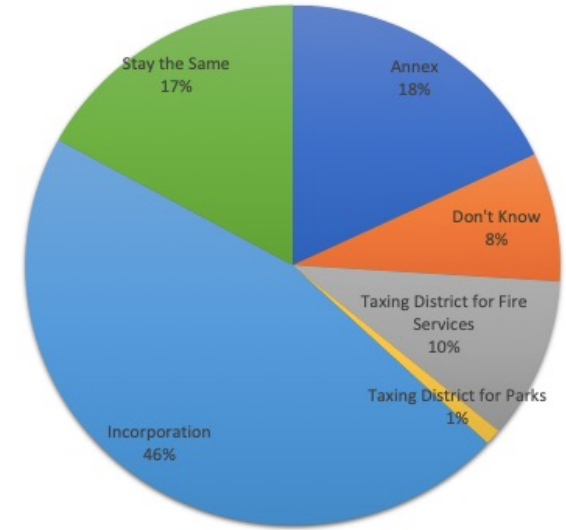
ANNEXATION – 18%

- Process where a city or town assumes jurisdiction over an unincorporated area adjacent to its' boundaries.
- Once annexed, area becomes part of the municipality's governing ordinances, taxes and various services provided.

INCORPORATED (Become a City/Town) – 46%

- Officially labeled as a city or town with added rights, responsibilities, and authorities.
- Has the legal right to elect local representatives (Mayor and City Council) to focus on local issues.
- Right to additional government funds to be spent on local needs.
- Determine for itself how growth needs will be met and occur.

Pinal County BOS Survey Results*



75% want a change



Funding a New City

REVENUE SOURCES

State Shared Funds

These are taxes already being collected by the state of which cities/towns receive a portion. These consist of:

- Urban Revenue Sharing: The state is required to maintain this fund consisting of 15% of the net proceeds of the state income tax. These funds are distributed monthly.
- State Sales Tax*: Incorporated cities/towns receive a portion of the state sales tax collected.
- Highway User Revenue Fund (HURF): Derived from gas & diesel fuel taxes collected by the state, distribution of funds back to cities/towns is broken into 2 parts. Half of the \$ distributed is based on population/half is based on level of gas sales in the county. *NOTE: HURF funds can only be used for street & highway purposes.*
- Vehicle License Tax: Incorporated cities/towns receive a share of \$ collected from tax payments for registration of motor vehicles. Amounts are based on population.

STV's estimated State Shared Revenue:
\$51.3M

Sample budget coming soon

*Amount received is based on population of the incorporated city/town as part of the total population of incorporated cities/towns in the state.



Funding a New City

ADDITIONAL POSSIBLE REVENUE SOURCES

- Local Sources
- **Sales Tax (Transaction Privilege Tax):** Cities/Towns may impose a local sales tax on gross receipts. This tax is an important source of local revenue. (Average local sales tax rate ranges from 1.5-4%) The city council can establish a sales tax.
 - **Property Taxes (Primary and Secondary):** Property taxes can only be levied upon approval of the registered voters in the city/town.
 - **Business & Occupational License Taxes**
 - **Utility Franchise Tax**
 - **Development Fees**
 - **Fines & Forfeitures**



PROPERTY TAX FAQ

A common concern is that with incorporation residents will see an automatic increase in their property taxes. ***This is not necessarily the case.*** Out of 16 towns incorporated between 1980 and 2010, only two have initiated a primary property tax and two have adopted a secondary property tax.

- Less than 60% of all incorporated cities/towns have a local primary property tax.
- 25% have a local secondary property tax.
- 44% have neither.

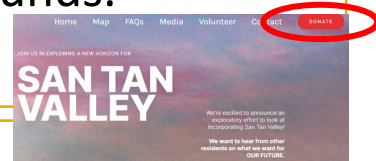
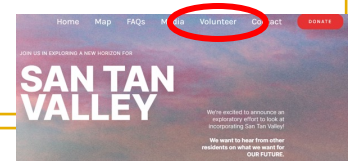


The Value of Incorporation

- 1 Ability to elect officials and advocates who are more responsive to our community/municipality needs.
- 2 More control over land use (zoning) and development, including new subdivisions, apartments, retail, commercial, etc.
- 3 Tax equity - - taxes/shared revenue dollars already collected can be spent locally.
- 4 Retain/develop our community character and identity.
- 5 Authority over what level of services (public safety, water, transportation, etc.) will best serve our municipality.

How You Can Help

VISIT	Visit www.santanvalleyinc.com and encourage others to do so.
CLICK	Click the Volunteer button to join us in this effort.
DONATE	Donate to the cause as able. Incorporating takes funds.
LIKE	Visit, and LIKE, the STV Inc. 2024 Facebook page.



Getting incorporation to the ballot will only happen with your help!



Breakout Time



**Speak with STV Inc.
2024 team members
for Q&A.**



**Review the map and
provide your
feedback**



**Please complete the
survey questions and
drop in the box.**



**Complete the
volunteer sheet
information**

Thank You

We appreciate your interest!

Please help us reach additional San Tan Valley residents by:



Talking with your neighbors



Volunteering your time



Donating to help fund this effort



Appendix

QR Codes below for your convenience!

STAY UP TO DATE:

Visit our website for the most up-to-date information on incorporation efforts. You can sign up for emails, submit a question, check FAQs, and more!



VOLUNTEER:

We need you! To bring the choice of incorporation to the ballot we need help. Click the code and see what committees are best suited to your talents!

DONATE:

Again we need you! There are costs involved with bringing incorporation to the 2024 ballot. Postage, filing fees, copies, printing, meeting supplies... any amount you can contribute is appreciated!

(Additional options: Zelle **info@stvinc2024** OR Text **stvinc2024** to 1-888-444-8774)



LIKE US, and connect with your neighbors:

Follow us on FB. You can not only stay up to date on what's happening with the incorporation effort but also connect with neighbors (comment and start a dialogue)!

