**The FACTS About the Incorporation of Vail**

The opponents of incorporation have engaged in spreading misleading and inaccurate information about the incorporation of Vail. Incorporate Vail Az (IVA) believes the voters in Vail deserve the facts so that they can make an informed decision about incorporation at the ballot box on November 7, 2023.

**REPRESENTATION**

**Opponents: “**Residents” of Vail needs would be filtered through an additional level of government which may not or may not be responsive to all neighborhoods.”

**FACT:** The future of Vail is currently under the jurisdiction of the Pima County Board of Supervisors. Vail’s representative on the Board of Supervisors must balance the needs and interests of five other communities in his district and compete for funding with the rest of the county. The members of the Town Mayor and Council would be elected locally and held accountable and responsible by the voters of Vail.

Vail does not have a seat on the Pima Association of Governments (PAG) or the Regional Transportation Authority (RTA), and thus, does not have a formal voice in regional planning and the allocation of funding for roadway and transit projects. As an incorporated town, Vail would have board seats on both PAG and the RTA.

**GOVERNMENT**

**Opponents:** Incorporation will create another unnecessary and expensive level of government without any improvement in representation or service delivery.

**FACT:** Local government will be more responsive to local needs and concerns. Incorporation will allow the residents of Vail to govern their own future, adopt local policies, regulations, and ordinances, and determine the needed level of government services for police, roads, and parks. Currently, the Vail community does not have control over local growth nor over local land use planning and zoning. As an unincorporated community, Vail does not receive it share of State Shared Revenues (Urban Revenue Sharing), funds which could be used to address important community needs.

**COMMUNITY SUPPORT**

**Opponents:** “It is apparent that the residents of Vail do not wish incorporation. You have received over 800 letters of opposition/opt-out requests from well over 700 of your neighbors against your incorporation efforts.”

**FACT:** The Vail community has expressed strong support for incorporation. Nearly 3,000 residents signed petitions to place this issue on the ballot in November. This same support was reflected in a survey of Vail residents conducted in January. There are 20,000 residents living within the proposed boundaries of Vail. Only 524 residents asked to be excluded from incorporation, which is less than 2.6% of the total population.

**TAXES**

**Opponents:** Property taxes will be raised if Vail incorporates as a town.

**FACT:** The funding model for the town of Vail does not include raising a property tax. Like most cities in Arizona, including Sahuarita, Marana, and Oro Valley, Vail will rely on funding from State Shared Revenues (Urban Revenue Sharing) distributed by the State to incorporated cities and towns and not on property taxes. Any new property taxes proposed by the town would have to be approved by the voters of Vail.

**TOWN REVENUE**

**Opponents:** “The proposed revenue (from State Shared Revenue-Urban Revenue Sharing) would be insufficient to cover the services currently available from Pima County.”

**FACT:** An objective economic feasibility study was conducted with cost estimates for service delivery provided by Pima County and compared to budgets of towns of similar size in Arizona. This study was reviewed and validated by an independent, nationally recognized consulting firm with expertise and experience in the field of local government. The study showed that Town of Vail is economically feasible and that there is sufficient funding from State Shared Revenues (Urban Revenue Sharing) to cover the cost of town expenses and operations.

**CONTROL OVER THE SCHOOL DISTRICTS AND FIRE DISTRICT**

**Opponents** : The Town of Vail will take over the governance and operation of the Vail School District and the Rincon Valley Fire District and raise their taxes.

**FACT:** Under state law, school districts and fire districts are independent governmental entities with their own governing boards and taxing authority. The Town of Vail will have no jurisdictional authority over these districts and no authority to raise their taxes.

**WATER AND PRIVATE WELLS**

**Opponents:** The Town of Vail will take control of private wells and the local water companies.

**FACT:** None of the proponents of incorporation have suggested that the Town of Vail take over control or ownership of local water companies or private wells. To do so would be expensive and require the use of eminent domain which is a complex legal process. However, as Vail continues to grow, there may be a need to identify and secure additional sources of water. For example, the Town of Vail would have the authority to contract with the City of Tucson for supplemental sources of water supplies. One of the goals of incorporation is to maintain and secure a safe, reliable, and sustainable source of water for the Vail community.

**ANNEXATION**

**Opponents:** Annexation by the City of Tucson is not a real threat. “Contrary to what is being portrayed to the community, Tucson cannot annex Vail without 50% + 1 of the property owners agreeing.”

**FACT:** The City of Tucson has not expressed much interest in annexing residential areas in Vail. Instead, it has targeted large tracts of undeveloped, commercially viable State-owned and privately owned properties. These properties have the potential to generate large amounts of sales tax revenue. This is the case with the annexation and recent rezoning of the properties between Houghton and Colossal Cave roads north of I-10. While these properties are part of our community, once annexed, they are subject to the City of Tucson’s development strategies and zoning regulations. Vail has no control or say in their development. In addition, the sales tax revenue generated benefits the citizens of Tucson and not the citizens of Vail.

Let’s control our own destiny and future as a community. Vote Yes on Proposition 402.

Paid for by Incorporate Vail Az 520-490-0962

For more information go to: Incorporatevailaz.org or LoveVailVoteVail.org