



## Why should Apache Shores consider joining the District?

As you are likely aware the Apache Shores community is not part of WCID No. 17's water district. Because of this, your community has avoided having to pay District taxes, but you have also maintained financial responsibility for the upkeep and replacement of the Apache Shores water lines.

Currently, **46 water lines** in Apache Shores are overdue for replacement due to poor condition, break/leak history, and the inability to provide fully rated fire flow to 75% of Apache Shores.

These repairs will be funded in one of two ways:

1. If the Apache Shores community desires to remain separate from the District, then an out of district fee will be used to fund these and any future repairs.
2. If the Apache Shores community chooses to join the District as a defined area, then a debt service tax rate would be used to repay bonds that would fund these repairs. Once these bonds are repaid the debt service tax would go away. Residents would continue to pay the District's Operations and Maintenance tax rate to contribute to these expenses.

A petition is being circulated for Apache Shores residents to indicate their interest in holding an election to be considered to join the District. The table below shows the tax rate vs. Out of District fee comparison for this decision:

Home Value:	Total Annual Tax Payment with Tax @ \$0.40 per \$100 in AV and \$0.0560 per \$100 in AV	Annual ODF payments at \$300/month
\$200,000	\$912	\$3,600
\$350,000	\$1,596	\$3,600
\$500,000	\$2,280	\$3,600
\$750,000	\$3,420	\$3,600

\* Tax rate based on 2024 cost estimates. Final rate to be approved via voter initiative.



To assist with this decision, the District is asking all Apache Shores residents to consider the following information:

<b><u>Joining the District</u></b>	<b><u>Staying out of the District</u></b>
- <b>Stop paying Out of District Fee</b>	- <b>Pay Out of District fee of \$300 to pay for these water line replacements.</b>
- <b>Pay debt service tax rate and O&amp;M tax rate to pay for this water line repair work.</b>  <b>(*See chart above for comparison of potential tax rate vs. Out of District fee.)</b>	- <b>No tax rate.</b>
- <b>Transfer Financial responsibility for all future upkeep and repair of water lines in Apache Shores to the District.</b>	- <b>Maintain financial responsibility for all water line maintenance and replacement costs.</b>  - <b>Once these repairs are complete, continue to pay Out of District fee of between \$200-\$300/month to fund future upkeep and repair of all water lines in Apache Shores</b>
- <b>Opportunity to elect Apache Shores residents to the WCID No. 17 Board of Directors.</b>  - <b>Have a voice in the decisions that affect your neighborhood.</b>	- <b>Have no elected representatives on the WCID No. 17 Board of Directors.</b>
- <b>Assures adequate fire flow is available to all parts of Apache Shores within 10 years.</b>	- <b>Delays repairing water lines and addressing the inadequate fire flow. Funded purely by the ODF this would likely take up to 18 years.</b>
- <b>The majority of Apache Shores residents will pay less in taxes than paying the Out of District Fee</b>	Homes valued above \$851,000 would pay more in taxes than a \$300/month ODF
- <b>Bolsters property values with improved infrastructure and dependable service</b>	Properties without reliable infrastructure could lose value
- <b>Reduce insurance rates with dependable water supply</b>	Insurance rates could rise without reliable water supply/fire flow
- <b>Road improvements to meet county standards</b>	Current road conditions are not optimal