

Inscription Canyon Ranch Sanitary District

P.O. Box 215, Chino Valley, AZ 86323

NOTICE

There have been a number of rumors recently that the ICR Sanitary District is planning to place assessments against property within the District. Some of these rumors say that as much as \$30,000 is to be assessed to District property owners. Such claims are completely false.

While the motives of someone starting or spreading rumors of this kind are unclear and confusing, what is clear is that they cause concerns among property owners and may even discourage potential home and lot buyers.

The facts are that:

- (1) The District Board has NOT approved or even considered property assessments (other than currently collected ad valorem taxes).
- (2) All litigation concerning the District has been settled and there is no event or situation anticipated, that would suggest a need to levy assessments against property.
- (3) The plant is running at 60-65% capacity. The state highly recommends plants not be expanded until they reach 85% of capacity. For capacity planning purposes the state requires the District to use actual flows which are currently well under 100 gpd per house. With approximately 2500 lots planned for the district an ultimate plant size of 250,000 gpd is expected. Currently the District has over \$745,000 in the plant expansion and replacement capital fund. When the remaining developer lots are sold the District will collect another \$4,000,000 (\$3000/lot), way more than enough to expand the plant to 250,000 gpd.
- (4) In addition, that there are over 100 lots where no \$3000 developer fee was collected. For those lots a capacity fee (currently \$1000) will be collected before a building permit is issued. That will result in over \$100,000 being deposited in a capital fund for replacement of in-ground infrastructure when required.
- (5) Both the \$3000 and \$1000 fees are expected to go up in future years. In addition, the District plans to make contributions each year to the capital fund from unused contingency funds from the previous year.

If you have questions concerning this matter, you may email info@icrsd.net, contact any Board member (Bob Hilb, John Freeman or Bill Dickrell) or call District Manager, Bob Busch at 713-0548.