

April 2, 2014

To: Supervisor Richard Searle, Cochise County BOS
From: Board Members, Sunsites Community Association

Subject: Sunsites Lighting District

As requested, we have evaluated the Sunsites Pearce Lighting District with the goal of recommending changes to the County to be included in next year's budget.

Our evaluation included physical observations, discussions with the County's Special Districts Director, the County Assessor's office, SSVEC and ADOT. We held a public meeting on March 27 to discuss the district, how it works and the potential tax impact of changes.

ASSUMPTIONS

During our evaluation we established the following information upon which we base our recommendations:

- The Sunsites Lighting District consists of 79 street lights and 7 lift poles (map attached)
- The intersection of Route 191 and Ironwood Road is a "black hole" at night which we feel creates an unsafe situation. The intersection at 191 and Geneva is illuminated only by spillover from nearby businesses. The other intersections of Sunsites streets and Route 191 are illuminated by streetlights.
- The 2013/2014 tax rate for the Sunsites Pearce Lighting District is .3047 which equates to an annual tax of \$30.47 for a residence with a Full Cash Value of \$100,000.
- The estimated cost of a new pole and street light at the intersection of Route 191 and Ironwood is \$5,000; existing poles at this location are not close enough to the intersection to achieve the desired result; ADOT approval will be required to erect the pole/light in the best location – ADOT has indicated that this will not be a problem, but the request must come from the County.
- The estimated cost of a new street light on an existing pole at the intersection of Route 191 and Geneva is \$1825.03 (SSVEC estimate attached).
- The monthly cost to operate a street light is about \$15 – the County's Special District Office indicated a monthly cost of \$250...we question the \$250 amount based on the 24-January-2014 SSVEC bill (attached); based on \$1342.57 for 35 days for 79 lights, the average monthly cost for a single light is \$14.77. It should be noted that this period included the time of year with the longest hours of darkness.
- The Special District's Office also indicated that assuming a \$5,000 first cost and \$250 per month operating cost, the SLID tax rate would increase to .4094 which would increase the SLID tax on a residence with a Full Cash Value of \$100,000 by \$10.24 **for one year only** after which the tax rate would revert to .3328 an increase of \$2.81 per year for the

\$100,000 FCV residence – we also request that the County review these numbers. Based on the Special Districts Tax Levy Calculation for FY 2013/2014 dated August 12, 2013 (attached), the total tax levy amount required was \$19,935. If we add \$5,000 for the new light plus \$15 per month operating cost, the amount required would be increased by \$5,180, or about 26%. It would seem to follow that the tax rate would increase by the same percentage which would take it from .3047 to .3839 and save our theoretical homeowner \$2. After the first year the tax rate would revert to about .3075, a negligible increase.

- Using the same methodology, adding the street light at 191 and Geneva would increase the SLID tax on a residence with a Full Cash Value of \$100,000 by about \$3 for one year only after which the tax increase would only reflect the additional monthly operating cost.
- We posted notice (flyer attached) of the public meeting on the community bulletin board two weeks in advance and with a large sandwich board at the bulletin board on the day of the meeting. The attendance at the public meeting was small, but the participants were unanimous in their support of additional street lights at the two locations mentioned above based on a total first year cost of \$14 and the minimal subsequent annual cost (sign-in sheet attached)
- An official of the Sunsites Town Watch group attended the meeting and he raised the possibility of deactivating a few street lights on undeveloped streets to offset the minimal additional operating cost of the proposed new lights. SSVEC informs us that if we give them the pole tag number, they will remove the photocell thereby deactivating the light at no cost. There would be a \$50 cost to reactivate the light. Either action could be done at any time independent of the County's fiscal year.
- We posted an article regarding the proposed changes to the lighting district in the April Ghost Town Trail News. The article contains a contact number for anyone who missed the meeting and wants more information. To date there has been no response.
- Finally, we notice on the Tax levy Calculation sheet that there is a cash balance of \$2,027.76 and we ask whether some or all of that could be used to defray the first cost of the new street lights.

RECOMMENDATIONS

If the County can confirm the above assumptions regarding costs and the impact on property taxes, the Sunsites Community Association makes the following recommendations:

- Install a pole and street light at Route 191 and Ironwood Road
- Install a street light on existing pole at Route 191 and Geneva
- Deactivate streetlights deemed to be unnecessary by the Sunsites Town Watch Group

SSVEC

Account 1404200

Street Light - 74

Lift Pole - 7

Additional Lights Located

Street Light - 5

Invoice Grp 3845 Acct 1404200 Sunsites District Street Lights 3-29-2013





**Sulphur Springs Valley
Electric Cooperative, Inc.**
A Tealblue Energy Cooperative

Cost Estimate

2/12/2014

86892

SUNSTITES COMMUNITY ASSN.

Staked By: **Kelly Shannon**
Staked Date: **2/06/2014**

New Units	LaborCost	MaterialCost	TotalCost
Total Construction Costs:	\$841.32	\$522.83	\$1,364.15
	Total:		\$1,364.15
	Charges (Re-Stake, ROW, Other):		\$0.00
	Credits (Residential, General Service, Other):		(\$100.00)
		Travel:	\$560.88
Total:			\$1,825.03

This estimate is subject to actual cost, final adjustment will be done after construction has been completed



CUSTOMER:		COCHISE COUNTY				MEMBERSHIP:		5927		
Account	Service Address		Service Description			BILL DATE:		24-JAN-2014		
	Meter Rate	Location Number Rate Description	Previous Reading	Present Reading	Meter Multiplier	Billable Usage				
339700	BOWIE - STLT MASTER									
	ACC Regulatory Fee									
	State Sales Tax									
	County Sales Tax									
						TOTAL:		889.99		
PREVIOUS BALANCE:		892.29		PAYMENTS RECEIVED:		892.29CR		BALANCE FORWARD: 0.00		
								BALANCE DUE: 889.99		
1404200	SUNSITES - STLT MASTER									
	100W/Single/HPS/Wood									
	150K/Single/HPS/Wood									
	150K/Single/HPS/Steel									
	250K/Single/HPS/Wood									
	Wholesale Power and Fuel Cost Adjustor									
	DSM Surcharge									
	ACC Environmental Surcharge (REST)									
	Wood Lift Pole									
	Taxes and Fees									
	ACC Regulatory Fee									
	State Sales Tax									
	County Sales Tax									
						TOTAL:		1,342.57		
PREVIOUS BALANCE:		-1,347.05		PAYMENTS RECEIVED:		1,347.05CR		BALANCE FORWARD: 0.00		
								BALANCE DUE: 1,342.57		
CURRENT CHARGES DUE >>		08-FEB-2014						TOTAL DUE >>		\$2,754.30





MEMORANDUM

DATE: April 3, 2013

TO: Richard Searle
Board of Supervisors

FROM: Juanita Murray
Director, Elections / Special Districts

RE: **Sunsites / Pearce Light Districts**

I have reviewed the files regarding the above referenced light districts and found the following:

- 1) The district was formed in 1983 at that time there were 52 lights.
- 2) In 1988 – 16 additional lights were added through Board Resolution 87-70.
- 3) In 1997 – 2 additional lights were added. There are no Board Resolutions documented in the file. There are letters to and from residents and the BOS regarding budgeting for the expense.
- 4) In 1998 – 15 additional lights were added (at the corner of Christmas Tree Lane and Tracey Road there are two lights on one light post). Again there is no Board resolution but there are letters documenting agreement to add to budget. It appears that Cochise Valley Homes paid for the installation of the light poles and the operating expense of the light became the responsibility of the light district.

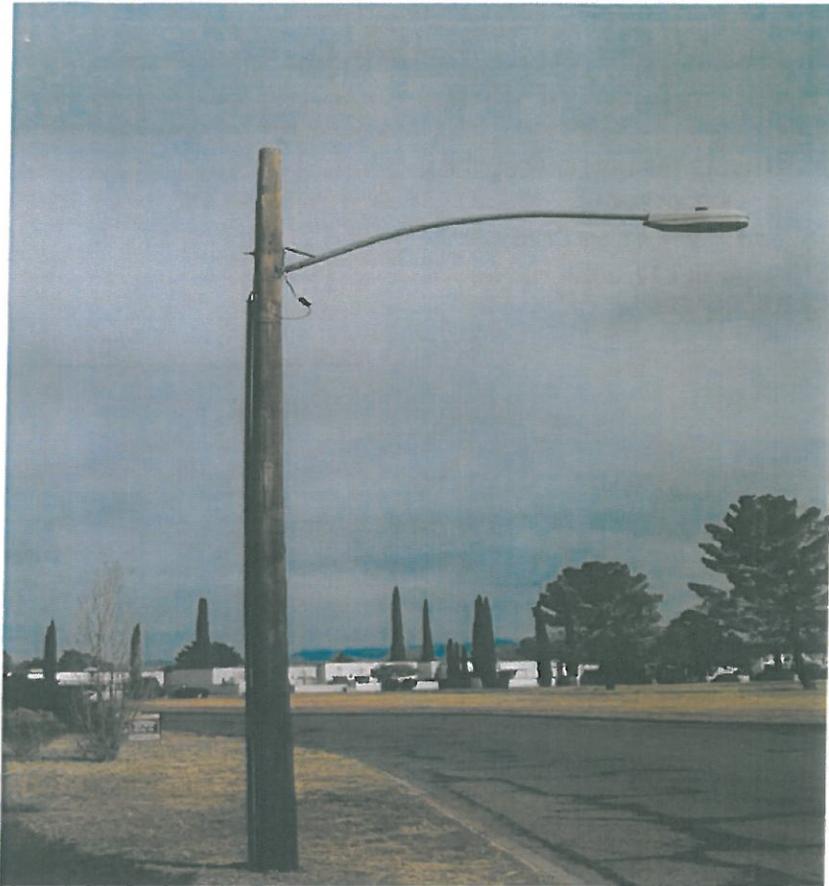
This brings the current total to 86 lights.

SPECIAL DISTRICTS TAX LEVY CALCULATION
 FY 2013/2014
 Sunsites Pearce Light District
 August 12, 2013

1	CASH BALANCE JUNE 30 TREASURER'S OFFICE		\$	<u>2,027.76</u>
4	EXPENSES			
	Average light bill	\$1,392.41		
	Annual electric costs		\$	16,708.92
	County Service Charge		\$	1,241.00
	Bank Fees		\$	32.00
	Contingency		\$	2,784.82
	Total		\$	<u>20,766.74</u>
5	TOTAL REVENUE NEEDED		\$	<u>18,738.98</u>
6	TAX LEVY AMOUNT		\$	<u>19,935.09</u>
	Average tax collections 94%			
8	SECONDARY ASSESSED VALUATION		\$	<u>6,543,349.00</u>
9	TAX RATE FOR 2013/2014		%	<u>0.3047</u>

BUDGET: MAINTENANCE & OPERATION

Budget Approved by BOS: 8/5/2013 - \$22,859



MARCH 27 – 6:00PM

SCA

SPECIAL MEETING

Street Lighting Changes

The Sunsites Community Assoc. is considering asking Cochise County to make changes to the number of street lights in Sunsites. Specifically adding a street light at the intersection of Ironwood and Hwy 191. Adding a street light may change your taxes! Learn more!

replace with
LOGO

**Changes in the
lighting district may
effect
your taxes!!**

**Street lights make
Sunsites safer!!**

**Add a street light at
Ironwood & hwy 191?**

**Make your voice
heard – bring your
questions and
concerns**

**Your taxes pay for
sunsites street
lights**

**SUNSTITES
COMMUNITY
CENTER**

Thursday

March 27

SCA UPDATE

By Raymond Klumb

The Sunsites Community Association held its annual meeting on Thursday February 13 at the Sunsites Community Center. The meeting theme was "Community Awareness".

The SCA summarized its accomplishments during the previous year. They included a property tax appeal seminar with the County Assessor as guest speaker, participating in various clean-up activities in and around Sunsites, management of the community bulletin board and maintenance of the "Welcome to Sunsites" signs. The SCA also made regular cash donations to the Sunsites Bread basket and convened its Architectural Review Committee when requested by residents who had a construction project. When ADOT was slow to mow the Route 191 right-of-way last summer, an e-mail to the right people got some action.

There was discussion with the audience regarding the Sunsites Lighting District and possibly adding a street light to provide night illumination at the intersection of Route 191 and Ironwood Road. There was a special meeting on this subject on March 27. If you missed it and would like to know more you can call Ray Klumb at 826-5352.

Supervisor, Richard Searle, gave a "State of the County" address and Edie Kincaid, Director of the Sunsites Bread Basket, talked about how that organization helps the community. The SCA also recognized several local businesses that offer goods and services that make Sunsites a better place to live.

SCA Board officers for the coming year are President - Mickey Griffith; Vice-President - Tom O'Connor; Secretary - Karen McKain and Treasurer - Sandy Huntington. Annual membership in the SCA is only \$10 for individuals, \$20 for families and \$25 for businesses. Checks to show your support can be mailed to PO Box 116 Pearce, AZ 85625. The SCA is a 501(c)3 corporation.
