

Greater value from tax dollars is available, because their concentrated use closer to home provides more services and civic improvements than are available under the thinner coverage of rural spent monies.

Town Services under the guidance of a council elected by voters familiar with their own local needs will bring control closer to home.

Fire Protection, long needed and otherwise unavailable will be ready to protect life and property. When underwriters' standards are met reduced insurance rates soon follow.

Maintenance Service carried out by town employees assures more road upkeep, weed control, animal control, debris cleanup and general improvement of the area.

Organized Planning means better zoning, sanitation and building codes, more street lighting, development of miniature parks as well as recreation areas for adults and children.

Ordinances provide regulation for pleasant orderly town life and the authority for any necessary enforcement of new and existing regulations.

Garbage collection, reduced utility costs and similar projects will be submitted to the town council for development.

A great future lies ahead for the North Gate area. It is located on the shortest highway route to the nearest metropolitan areas. It already has a new elementary school and expects an accredited high school soon. Incorporation will strengthen civic societies and community ventures directed toward more gracious living.

The prestige of being properly designated on the map and the convenience of a more clearly defined address will be enjoyed by area residents.

Individual residents will be able to make their corporate voice heard at higher governmental levels.

Combining these many advantages under "Huachuca City" will bring this great future years closer.

Vote YES for Incorporation

This brochure has been supplied to the Committee for Incorporation by the Tombstone Epitaph in the interest of progress.

Considerable sums of money from fines for violations now occurring in this area go to the county. After incorporation any similar fine monies become Huachuca City revenue.

Sample Monthly Statement

To show feasibility of Town Operation

Estimated Town Income	Proposed Low Expense
State Sales Tax\$ 850.	Legal Retainer\$ 100.
Gasoline Tax 600.	Maintenance etc. 900.
Auto Lieu 350.	Town Clerk 350.
Thru Traffic Fines 475.	Police Chief & Engr. 350.
Local -all Fines 175.	Magistrate 100.
Gas Franchise 25.	Police (night) 300.
Property Tax 700.	2 Vehicles 175.
Business Taxes 200.	Vol. Fire Dept. 100.
Bldg. Permits 75.	Surplus—Misc. equip.
Itinerant Sales etc. 50.	rent, supplies, etc. 1025.
<hr style="width: 100%; border: 0.5px solid black;"/>	<hr style="width: 100%; border: 0.5px solid black;"/>
\$3500.	\$3500.

The foregoing table lacks some detail, but comparison of the major items shows that successful operation of the town within conservative tax structures is feasible.

The major income items pave the way and the expense items give some indication of the many advantages of incorporation.

Several Advantages for Huachuca City

Space does not permit full discussion nor complete listing of all the advantageous developments which the new "Huachuca City" will enjoy. Moreover these developments must not outdistance careful planning and conservative spending, but a **YES** vote starts the action.

F.H.A. and other Finance become more accessible which helps community growth.

F.H.A. Refinancing on the new Form 2004 permits improvement loans and refinancing of houses with easier marketability for resale.

Business Finance becomes available to service community growth, adds a further degree of industry . . . and jobs.

Property Values Increase far more than any related tax cost because of community growth and newcomers are attracted with their effect on increasing values.

QUALIFICATION TO VOTE ON INCORPORATION

VOTER MUST BE A TAXPAYING REAL PROPERTY OWNER
RESIDING WITHIN THE AREA TO BE INCORPORATED AND A
REGISTERED VOTER OF BUENA PRECINCT

REGISTRATION REQUIRES U.S. CITIZENSHIP, ONE YEAR
RESIDENCE IN ARIZONA AND THIRTY DAY RESIDENCE IN
COCHISE COUNTY AND BUENA PRECINCT



**HUACHUCA
VILLAGE**

**HUACHUCA
VISTA**

**FORT HUACHUCA
RESERVATION**

HWY 92

REGISTER TO VOTE AT HUACHUCA VISTA INSURANCE AND
REALTY OFFICE IN HUACHUCA VISTA. YOU MAY REGISTER
UP TO THE TIME OF VOTING. FOR INFORMATION CALL
GLADSTONE 8-2851

Town Property Tax

Perhaps the only drawback to incorporation is a misguided belief that property tax must increase excessively. Most of town revenue comes from various other taxes, fines and levies as well as property taxes which both town and county residents are already paying to the county and state.

When a town incorporates its population determines the amounts from these various state and county revenues which are refunded to the town for carrying on its own business. This is possible because those governments are no longer confronted with upkeep expense for the incorporated area.

Since this income offsets the major expenses of a town, its operating expenses must be kept within a limited property tax increase. State statutes restrict the increase so that for the proposed Huachuca City it is small in view of the advantages to be obtained.

Several factors affect the comparison of taxes on county property versus town property.

All property tax rates are levied against each \$100.00 amount of the assessed valuation of every taxable property.

Assessed valuation as established by the county assessor is a dollar amount which remains the same even after the incorporation of a small town.

So long as the North Gate Communities remain unincorporated they benefit from county general funds to only whatever extent the county supervisors may decide, and this seems inadequate to the progress desired in this area.

Town property owners and their tenants expect town service and this requires some additional revenue. Based on what some towns accomplish, statutory restrictions and cautious spending, the tax increase on property within the proposed town can be estimated at approximately \$1.50 per \$100.00 of assessed valuation.

Compared Effect of Tax Increase on 2 Bedroom Houses

Property Location	Assessed Valuation	County Tx. \$100/Val.	Town Tax \$100/Val.	Tot. '58 Tax Inc. Schools
In Town	\$1600.	\$11.99	\$1.50	\$215.84
In County	\$1600.	\$11.99	-0-	\$191.84
Increase	-0-	-0-	\$1.50	\$ 24.00

Incorporation permits the State and County to return much greater amounts of their present tax revenue to the proposed Huachuca City to meet its expenses.

Huachuca City

"INCORPORATED"

What Incorporation Really Means!

It is people of the North Gate Communities uniting to march in progress towards . . .

Greater physical and economic community growth. Property values increased through civic improvement. Realistic tax dollar value through local control. Our location defined by a descriptive town name. Convenience of a clearly designated post office.

Healthy Growth Takes Organized Planning.

What Will It Cost? . . .

Read the Inside Story!

VOTE YES

On Tuesday, December 2nd., 1958

at the

NEW HUACHUCA ELEMENTARY SCHOOL

Polls Open From 6 A.M. to 7 P.M.