



Why Annex?

- Voting privileges in municipal elections & referendums
- Increased real estate value
- Lower property tax
- Streets paved & rights-of-way maintained by the City
- No out-of-district tuition fees to attend Arab City Schools
- Property tax benefits Arab City Schools
- Arab City Schools bus service
- Brush collection service
- Animal Control services
- Protection against nuisances & dilapidations
- Public safety services
- Lower Homeowners Insurance rates

Why Annexation?

Voting privileges in municipal elections & referendums

One of the most important reasons for being a part of the City of Arab is to be able to vote for those elected officials responsible for spending a large part of your tax dollars. All residents of Marshall County can vote for the County Commission, but only registered voters residing in the city limits of Arab can vote for the Mayor & members of the City Council.

Increased real estate value

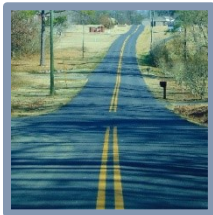
City ordinances, planned zoning & building permits protect your property values. Construction completed according to building codes will maintain & increase property values.



Lower Property Tax

Property taxes paid in the county that are ear-marked for school purposes are *higher* than those in the City of Arab school district; therefore, annexation into the city limits would result in a *reduction* in property taxes.

Streets & rights-of-way are maintained by the City of Arab



The City adopted an ordinance in 2013 to raise the sales tax \$.01. Those funds are ear-marked for Capital Improvements like paving roads, filling potholes, resurfacing sidewalks, & regular maintenance & upkeep. The City also maintains drains & swale grass mowing in rights-of-way regularly. County efforts in these areas are generally limited to annual swale mowing & some scattered tar-and-gravel road improvements.

No out-of-district annual tuition fees to attend Arab City Schools

In May 2019, the Arab Board of Education made a decision that now requires students who live outside the city school district to pay an annual tuition fee to attend Arab City Schools. The fee schedule is \$500 for the first child, \$300 for the second child, and \$200 for the third child. The fee caps at \$1,000 per year for three or more children. All residents



living inside the Arab city limits are automatically zoned within the city school district. To find out if you live in the school district, call the Arab City Schools Central Office at (256) 586-6011.

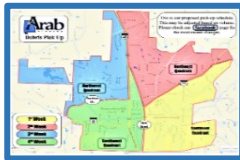
Property tax benefits Arab City Schools

Most of the property taxes being paid now by the residents in the unincorporated areas surrounding Arab are going to the county school system in which they reside, while their children attend Arab City Schools. Annexation would bring that revenue to the Arab City School System.

Arab City Schools bus service

Decisions made by the Marshall County Board of Education now prohibit Arab City Schools' buses from transporting students who are outside the city limits AND not within the school district. Students attending Arab City Schools must either live in the city limits, live within the school district (but not in the city limits), or find their own transportation to & from school. To find out if you live in the school district, call the Arab City Schools Central Office at (256) 586-6011.

Brush collection service



The City of Arab provides a monthly debris collection service to remove brush & non-household garbage items like limbs, tree clippings, leaves, furniture, televisions & mattresses from residents' yards.

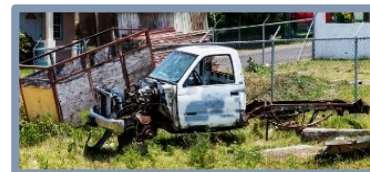
Animal Control services

The City of Arab has a full-time Animal Control Officer (ACO) & an animal shelter. This not only protects property & people from stray dogs, but also provides an opportunity for residents to retrieve lost pets. The ACO has helped to resolve neighbor disputes due to vicious, neglected or barking dogs, & unclean kennels. The City recently enacted an ordinance regarding restraint & containment of dogs, & provides basic standards of care for dogs kept habitually outside, & prohibits the tethering of dogs.



Protection against nuisances & dilapidations

Property located outside the city limits has limited protection from nuisances; things like inoperable cars, junk in yards, weeds & tall grass, & dilapidated & unsafe structures all have a negative impact on your property value. The City has ordinances in place that prohibit these things inside the city limits of Arab.



Public Safety services & lower HOI rating & rate



Fire protection services outside the city limits are provided by the nearest volunteer fire department, while the Arab Fire Department provides back-up coverage. For this reason, most insurance companies charge higher rates for property located outside the city limits unless the house is within 1,000 feet from a fire hydrant, then city rates apply.

Furthermore, the City of Arab has an insurance rating of 4, while the unincorporated area has a rating of 9; so a house valued at \$100,000 outside the city limits may have an insurance rate of \$800, while the same house inside the city limits has a rate of \$457.

Police & ambulance services in the Arab Police Jurisdiction are now provided at the same level as inside the city limits, but there is no guarantee that will not change at some point.

State Of Alabama

PROCEDURES FOR ANNEXATION

The purpose of this discussion is to briefly describe the various procedures for annexation of unincorporated properties. These procedures are the same whether the unincorporated properties are in the same county as the annexing city, or are located in adjoining counties. Regardless, the procedures have been established by State law under the Alabama Constitution. Each method for annexation can be accompanied by its own set of issues.

Annexation by Local Act Passed by the State Legislature

A large territory could be annexed through a special act supported by local State legislators without the complexities of an election by the people involved. While highly unlikely, such a territory could be annexed even if it did not immediately adjoin the City.

If more than one legislative district is involved in the annexation, cooperation between legislators could be a problem. Many legislators are reluctant to introduce such bills unless a very large percentage of land owners have agreed to the annexation. Even though it is not required by law, most likely a legislator would require a petition from a large majority of the property owners before considering a local annexation bill.

Annexation by Unanimous Consent of Property Owners

Through this method, all property owners sign a petition for annexation; thus, land owners who don't want to be annexed are not brought in against their will. Annexed properties must adjoin existing city limits, or be adjacent to other properties being annexed. The problem here is that a single property owner who does not want to be annexed, but is located between the city limits and others who want to be annexed, can disrupt the entire annexation process.

Annexation by Vote of Property Owners

Large territories of land contiguous with the current city limits can be annexed through an election process conducted by the Probate Judge of the county where the annexing land is located. In this case, owners of large parcels of land could preclude the vote from taking place. Here, the owners of 60 percent of land in the proposed area must sign the petition consenting to the annexation, rather than 60 percent of the residents living in the area. Also, the area purposed to be annexed must have two electors residing in the area on each quarter of a quarter section. In order for the referendum to pass, there must be 50% plus 1 affirmative votes cast.

Of course, in every instance a preliminary survey of the residents of an area should be obtained and submitted to the City to ensure that the City is actually willing to accept the area into its limits.

In general, some problems will likely revolve around tax collection and distribution where multi-county city limits exist. This is true not only with sales taxes, but with property taxes as well. If several counties are involved in the annexation, the particular tax assessors and tax collectors for each county will be responsible for determining the appropriate millage rates, including the city rate, collecting that amount, and sending the City its share of the total collected.