

East Hatchet Ranch Homeowners Association

Presentation to
Rye Fire Protection District Board of Directors
October 2010

Purpose

- Provide justification for inclusion of East Hatchet Ranch within the Rye Fire Protection District.
- Obtain approval of RFPD Board of Directors to proceed with necessary actions.

East Hatchet Ranch

- 339 parcels (each 40 acres or more) plus 12 Sikes parcels (351 parcels).
- 302 owners plus 9 Sikes owners (311 owners).
- 181 owners live in Colorado.
- A growing community; 83 homes currently and two in planning.
- Roads professionally maintained; good snow removal and periodic grading.
- Hatchet Community is fire conscious: standing fire protection committee, neighborhood watch, reflective house signs, gel abatement program.
- Hatchet Community has sought fire protection for the last five years without success.
- Currently no fire protection for homes, which threatens life and assets as well as property values and insurance costs.

RFPD is the most logical solution for East Hatchet

Why RFPD?

- The Hatchet Community is an active part of the Rye/Colorado City Community; churches, shopping, schools, employment, golf course, community organizations (VFW, American Legion, others).
- Hatchet already brings revenue and talent to the Community.
- Hatchet homes are closer to RFPD Station 2 than many in the current district (Sikes, Cedarwood, San Isabel).
- RFPD uses Hatchet East roads to get to Sikes properties.
- Inclusion of Hatchet East will bring increased revenue to RFPD
 - High-End homes taxed at the same rate as Rye and Colorado City homes
 - Rough estimate of \$20K a year with current homes
 - Hatchet adds about 2 to 4 homes a year
- RFPD needs to consider growth that will benefit the entire community as was mentioned by several Board candidates in a previous meeting

Why RFPD?

- Proposal offers an opportunity for an additional substation located on East Hatchet.
 - A substation would bring more rapid response to all Eastern properties (Sikes, Cedarwood, and East Hatchet).
 - East Hatchet would pay for the building and contribute the land for a substation through a one-time inclusion fee.
 - RFPD to supply equipment and training.
 - Propose an unmanned substation with on-call, trained volunteers; at least four expected.
 - Revenue growth may allow additional full-time fire fighters and substation manning.

Next Steps

- We need RFPD Board commitment prior to further actions; do not wish to duplicate 2005-2008 failed attempt.
- Must verify East Hatchet Homeowners' buy-in.
 - Requires 20% of the 181 East Hatchet property owners that are Colorado residents to petition for support.
 - East Hatchet Board will call a special meeting of all homeowners.
- Petitions will be mailed to all East Hatchet property owners that are tax paying electors.
- RFPD open hearing required for final confirmation.
- Subsequent actions for RFPD
 - Pueblo County Commissioners' approval
 - Pueblo County Assessor

Recommendation

- RFPD Board of Directors approve the proposal and commit to full support.
- Initial cost is legwork, equipment and training.
- Benefit is a path and commitment to growth with long-term revenue gain and an additional substation for enhanced district-wide protection.
- Cost to East Hatchet is initial legwork, one-time inclusion fee, long-term tax increase.
- Benefit to East Hatchet is “official” incorporation in the RFPD and the Rye/Colorado City Community, as well as real fire protection.
- Points of Contact:
 - Jim Elliott, 676-5108, Chairman of Fire Protection Committee.
 - Jim Miller, 676-4487, President of Board of Directors.