

## Hatchet Ranch East Fire Protection Committee (HRE FPC)

### Final Minutes of Meeting: October 23, 2010

**Attendees:** Scott Brecheisen, Bill Coman, Jim Elliott, Beth Lenoski, Jim Miller (after the Hatchet Ranch Board of Directors adjourned), Paula Moore, Greg Moore, Cathy Riddell

Jim Elliott convened the meeting around 11:20. The meeting adjourned around 1pm.

#### ***Hatchet Ranch Presentation to Rye Fire Protection District (RFPD).***

- Jim E. summarized the results of the Hatchet presentation to the RFPD on 10/20 and noted that several members of the RFPD Board of Directors were quite interested and supportive of Hatchet Ranch joining the district. The current fire chief (Phil Daniels) questioned the value of Hatchet joining the district (as he did when Hatchet was turned down by the district board in 2008).
- The RFPD board asked for more information on the costs and logistics of adding the ranch to the district and tabled Hatchet's request until their next board meeting. Because of the recall petition against 3 of the existing board members (two of which are sympathetic to Hatchet), this meeting will not be held for at least 60 days, during which a special election will be held to elect (or re-elect) members for the 3 who were recalled.
- We discussed the importance of keeping up with the politics of the RFPD Board, including the recall, to better understand whether our petition will continue to receive sufficient support from the Board. Our committee does not have a copy of the bylaws of the RFPD Board, and Paula M. noted that these would be helpful in navigating the petition and inclusion processes. Hatchet's petition for inclusion into the RFPD would have to be considered at an open hearing of the RFPD board and also at an open hearing of the Pueblo County Commissioners.

*Action: Paula M. agreed to find out how to get a copy of the RFPD bylaws and revisions.*

#### ***Feasibility of Incorporation into the RFPD.***

- A fire substation on the ranch would be less appealing if it would not significantly lower homeowner's insurance costs. Greg M. suggested that an insurance company may have people and/or resources that could help with the planning process for the substation.

*Action: Jim E. has been in touch with Fred Ettleman of State Farm Insurance and will ask about the change homeowners could expect in their insurance costs if a fire substation were established on the ranch and whether the company has resources that could help in establishing a substation.*

- Generally, the response boundary for the RFPD is around 45 minutes. The RFPD citizens previously expressed concerns that including Hatchet into the RFPD would increase the fire department's overall response time; however, this would not happen if Hatchet has its own substation.

#### ***Topics to Be Explored and Addressed for a RFPD Substation.***

##### **• *Substation Location and Land.***

- The Bodgren family (Phase III, Lot 105B) have offered to donate an acre of their property that is across the road from their main parcel for use as a substation.
- The Kellogg family (Phase III, Lots 18, 19, ex-BLM) also offered a portion of one of their lots for the substation, but some thought that their lots are not as centrally located as the Bodgren's.
- In the event that subdivision of the donated lots is not feasible, Greg M. raised the possibility that the HOA could purchase a centrally-located lot that is in bankruptcy, foreclosure, or to be auctioned.

*Action: Beth L. agreed to contact the Colorado City engineer and find out more about the rezoning process and costs.*

## Hatchet Ranch East Fire Protection Committee (HRE FPC)

### Final Minutes of Meeting: October 23, 2010

- **Zoning, Engineering, and Roads.**

- To serve as a substation the donated acreage must be rezoned from S1 (public use) to A1 (special use). This would involve a site survey (though the existing ranch survey plat might be sufficient), a site plan for the substation, and presentation to the Pueblo County commissioners—a process that would take a minimum of 3 months. The cost of the rezoning process was not known, but a surveyor in Colorado City (Attencio, 676-2551) may be able to provide more information on the process and costs.
- Ray Merrill is looking to improving the ranch's street signs, which would help with locating ranch properties in the event of fire or other emergencies. Paula M. found a web site where signs can be ordered at a discount.

*Action: Paula will provide the web site info on discount signs to Ray.*

- **Water Law, Wells, Cisterns, and Septic.**

- Based on her experiences with the Black Forest Fire Protection District, Cathy R. noted that a substation must be able to guarantee the availability of water and the capability to pump it in an emergency. A fire substation would likely need a well and an approximately 3000 gallon cistern to support a pumper truck, and possibly a septic system for waste.
- A well already exists on the 40-acre Bodgren property. It is not clear if a second well could be legally drilled on the donated land and still maintain domestic water rights for the landowners. The minimum size of any donated land needed to support a well for community fire protection use is also unknown.
- Jim E. noted that there are also 5 wells on the ranch that pre-date ranch development. Beneficial use of these wells has been for stock watering. It is not know whether transfer of the grazing rights from Randy Bernard to the Hatchet Homeowners Association would also convey access to the wells. Kathy Lesser is researching the grazing rights on the ranch. Currently Mr. Bernard is running about 500 head on the 15,000 ranch acres.

*Action: Paula M. agreed to contact the Colorado Division of Water Resources in Pueblo to obtain answers about whether 2 wells can be drilled on a 40-acre parcel, the conditions and restrictions associated with that scenario, whether a well can be drilled on a 1-acre parcel rezoned for the fire substation and any conditions associated with that scenario, and whether the wells currently associated with grazing rights could be used for fire protection and under what conditions.*

- **Substation Structure and Standards.**

- It was recognized that the substation would initially be manned by volunteers and that the substation would not be occupied, although it would most likely need a bathroom and septic system. We need to find out more about county and state requirements for the substation, including minimum size, shell materials, and estimated cost. The Pueblo Regional Building Department would have information on the building standards for the substation.
- Greg M. raised the question of whether a mobile facility or equipment would be sufficient to satisfy the definition of a substation.

*Action: Cathy R. agreed to obtain information from the Black Forest Volunteer Fire Department about the costs and standards used to construct their substation.*

*Action: Bill C. agreed to contact the Pueblo Building Department about requirements for the fire substation.*

- **Costs, Residents' Endorsement, and Homeowner Association Support.**

- The county provides for two fees on properties to support establishment and ongoing maintenance of a fire department substation. A one-time inclusion fee would support start-up costs for the

## Hatchet Ranch East Fire Protection Committee (HRE FPC)

### Final Minutes of Meeting: October 23, 2010

substation, including land purchase, rezoning, and initial construction (equipment and volunteer training would be funded by the RFPD). A fee of \$5 per acre is anticipated for ranch property owners (yielding approximately \$75,000). The second fee to support ongoing fire substation maintenance and operations is a mil levy, currently set at 10.36 mil per \$1000 assessed value. The value in January 2008 was around \$13 million.

*Action: Jim E. will get in touch with the Pueblo County Assessor's Office, to find out the current assessed value of the entire ranch and will calculate what the mil levy will bring into the RFPD.*

- The committee discussed what would be involved with getting homeowner endorsement and support for joining the RFPD and establishing a fire substation. There are currently 319 ranch property owners, of which the 181 Colorado residents would be crucial to voting for inclusion in the RFPD. Reasons why folks would be against joining the district include the additional costs to all property owners and a belief by some that fire protection is outside of the homeowners association responsibilities. Jim M. noted that the HOA Board believes that fire protection is a valid HOA function. The HOA would hold a special meeting for Colorado resident-owners who must vote for inclusion into the RFPD.
- Paula M. raised the question of whether Hatchet would need its own Fire Protection Plan. Jim E. believes that we would fall under the RFPD Plan. Cathy R. pointed out that communication with homeowners regarding fire protection plans and protocols would still be needed and suggested that we may want to develop more personalized fire protection plans for the ranch.
- The HOA Board will be publishing a newsletter with the annual mailing in January and asked the Hatchet Fire Protection Committee to present an article that summarizes our efforts, progress, and plans for joining RFPD.

*Action: Paula M. agreed to draft an article for the HOA mailing; Jim E. agreed to review it before providing it to the HOA Board.*

**Next meeting.**                      Saturday, December 4, 11am  
    Scott Brecheisen's (719-676-3575)  
    7017 Samuels Lane (Phase II, Lot 65)

### Outstanding Actions

Date Adopted	Action	Actionee	Last Updated and Status
9/18/2010	Explain how to obtain contact info for Hatchet homeowners that can be used for emergency situations	Jim Miller	<i>Completed 10/23/2010. Jim explained how Hatchet homeowners can obtain contact info for ranch owners using the Hatchet web site (<a href="http://www.hatchetrancheast.org">www.hatchetrancheast.org</a>).</i>
10/23/2010	<i>Find out how to get a copy of RFPD bylaws and revisions</i>	Paula Moore	<i>Completed 11/7/2010. The RFPD web site is: <a href="http://www.freewebs.com/rfpd">www.freewebs.com/rfpd</a> . A link to draft bylaws dated 9/1/2010 is under the "Official Records &amp; Documents" tab. According to the Greenhorn Valley View, adoption of these bylaws has been tabled until November 17. We would have to contact the RFPD Board directly for a copy of newly-approved bylaws and revisions.</i>
10/23/2010	<i>Contact Fred Ettleman of State Farm Insurance and ask about the change homeowners could expect in their insurance costs if a fire substation were</i>	Jim Elliott	Due by 12/4/2010

## Hatchet Ranch East Fire Protection Committee (HRE FPC)

### Final Minutes of Meeting: October 23, 2010

Date Adopted	Action	Actionee	Last Updated and Status
	<i>established on the ranch and whether the company has resources that could help in establishing a substation.</i>		
10/23/2010	<i>Provide the web site info on discount signs to Ray Merrill.</i>	Paula Moore	<i>Completed 11/20/2010. Sent web address to Ray and Stan Nilsen. <a href="http://www.buildasign.com/StreetSigns">http://www.buildasign.com/StreetSigns</a></i>
10/23/2010	<i>Contact the Colorado City engineer and find out more about the rezoning process and costs.</i>	Beth Lenoski	Due by 12/4/2010
10/23/2010	<i>Contact the Colorado Division of Water Resources in Pueblo to obtain answers about whether 2 wells can be drilled on a 40-acre parcel, the conditions and restrictions associated with that scenario, whether a well can be drilled on a 1-acre parcel rezoned for the fire substation and any conditions associated with that scenario, and whether the wells currently associated with grazing rights could be used for fire protection and under what conditions.</i>	Paula Moore	Due by 12/4/2010
10/23/2010	<i>Obtain information from the Black Forest Volunteer Fire Department about the costs and standards used to construct their substation.</i>	Cathy Riddell	<i>Completed 10/29/2010. E-mailed summary of findings and department minutes.</i>
10/23/2010	<i>Contact the Pueblo Building Department about requirements for the fire substation.</i>	Bill Coman	Due by 12/4/2010
10/23/2010	<i>Contact the Pueblo County Assessor's Office to find out the current assessed value of the entire ranch and calculate what the mil levy will bring into the RFPD.</i>	Jim Elliott	Due by 12/4/2010
10/23/2010	<i>Draft and review an article for the HOA mailing; provide it to the HOA Board.</i>	Paula Moore, Jim Elliott	Due by 12/1/2010