J-6/Mescal Community Development Organization

TRI-COMMUNITY NEWS

Volume 5 Issue 08

Aug. 2008

FIRE DISTRICT PETITIONS READY FOR SIGNATURES

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BE INFORMED!

BE INVOLVED!

The Organizing Board of the Mescal-J6 Fire District will begin circulating the required petitions this week. To kick-off the petition process, we will hold 3 community events at Fire Station 1 (Mescal Side) so residents can sign the petitions.

The dates and times are:

Wednesday	**August 20**	**from 6:00 pm-8:00 pm**
Sunday	**August 24**	**from 10:00 am-2:00 pm**
Thursday	**August 28**	**from 6:00 pm-8:00 pm**

We will start the door-to-door process on August 30.

It is very important for us to complete the petition process by November 17 so Cochise County can validate the signatures in time for the Board of Supervisors to approve us by year end.

If you have any questions ~~or wish to volunteer for the door-to-door phase~~ please contact mescal-j6fire@hotmail.com

Thanks!

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Call 586-1233 to Volunteer on the production line!!!

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HIGHLIGHTS FROM FIRE DISTRICT REVISED IMPACT STATEMENT

Full copy of Impact Statement can be viewed at:
cdonewsletter.com.

I. Benefits of Forming the Proposed Mescal-J-6 Fire District:

a. All property owners will share in the cost of providing fire and emergency medical services to the community.

b. Local, State, and Federal funding sources, including grants will be more readily available to assist in securing new equipment, vehicles, and facilities.

c. Consistent and adequate funding will allow for long-term planning to serve the needs of a growing and aging community.

d. Arizona statutes provide for the guarantee of continued services as a Fire District that are not available with the MVFD

d. Lower insurance rates than if the MVFD discontinues services or can not fulfill the response requirements of the Insurance Services Organization (ISO).

e. Funds allowed to be carried forward to next year's budget permitting the District to save for high-value items (vehicles, property, facilities).

II. Property Tax Liability:

a. When the District is formed, the change in property tax liability for property owners will increase. The average full-cash net assessed value in the district is estimated at $ 6500. Based on a 0.7% Fire District tax rate, this will result in an average tax liability of $ 45.50.

b. Currently all property owners in Cochise and Pima Counties pay a Fire District Assistance tax, none of which has ever been available to the MVFD.

c. Intent of Organizing Board is that the 0.7% tax rate not be increased by more than .5% per year for each of the next three fiscal years.

III. Five Year Planning: Two Priorities

a. Addressing the condition of the current facilities, namely Station 1 in Mescal and Station 2 in J-6 as neither meets any OSHA or NFPA regulations or policies for housing of vehicles, equipment, protective gear, or personnel.

b. Providing for daytime coverage when most of the emergency medical calls occur. Without proper facility to house or "man" personnel, it will be difficult to qualify for a SAFER grant from FEMA which provides five years of funding for personnel.

c. The reserve fund will be used for long-range planning: replacing vehicles, securing land or buildings

WELL WATER USE - ADWR TO SPEAK

On August 26th, an Arizona Department of Water Resources representative will be explaining how the water budget for the Benson Subwatershed was determined, explaining how we are withdrawing more water than what is naturally recharged.

Linda Stitzer, leader for this investigation, will be addressing the public at the Community Watershed Alliance Meeting at Benson City Hall at 6:30.

Stitzer will review the deficit numbers and will focus on

- how the quantity of water used by wells in the area was calculated, the mistake that was discovered, and the more realistic determination.
- how the final quantity of water used by the largest consumer was compiled

The public will have an opportunity to ask related questions after the presentation.

The water used by over 10,000 domestic wells in Cochise County has been a long standing issue with water managers. Without an accurate determination, it is nearly impossible to evaluate the availability and sustainability of our water supply.

Stitzer's presentation is third in a series of six presentations scheduled to explore the classic challenge of balancing human demands for water within the basin as the population increases and protecting surface water in the river and the ground water in the rooting zone of riparian vegetation.

The series began in June with a review of two publications showing how the landscape in the San Pedro Valley has changed at designated photo sites over time.

In July, Russ Scott from USDA_ARS Southwest Watershed Research Center shared the latest research quantifying Riparian Evapotranspiration, the amount of water used by plants along water corridors. Scott's Powerpoint provides surprising information related to mesquites and can be viewed on the CWA website:

Cwatershedalliance.com

The Aug. 26th meeting will also provide an update as to how fiscal cuts at the state level will impact the current water studies being conducted by USGS and ADWR, and will review the latest progress in drafting rules for water adequacy expected to be presented to the governor before end of summer.

CWA MEETS THE FOURTH TUESDAY OF THE MONTH AT BENSON CITY HALL 6:30 P.M.

NEWS BRIEFS

Roping Arena - During the last week of July, Tom Anderson submitted a request for a special permit to operate a roping arena just east of Tequila Trail.

For the application, Anderson must describe the activities, address lighting, noise, traffic, hours of operation, dust, sanitation, etc.

Anderson previously held a two day event on March 1 & 2 after the County issued a temporary permit.

A copy of the application has been requested and will be reviewed in the next issue. A Public Hearing is tentatively scheduled with the Commissioners for October 22nd.

Rincon View Subdivision, Tequila Trail - Residents of the Tequila Trail area objected to the County moving the current plan for Rincon View Forward. Using email alerts, neighborhood gatherings, residents united to strongly suggest that the plan go back to the drawing board.

Dan Simmons wrote, " The County considering approving a plat involving the giving up of legal easements held by private property owners on nothing more than the undocumented word of the developer's attorney is absurd. These easements are not public easements that may be abandoned by the County; they are private easements on private property involving a private road and recorded on deeds."

On Aug. 13th, P & Z Director Susan Buchan requested the Commissioners hold an additional meeting on October 22nd to discuss the revisions to Rincon View Subdivision. Currently, transportation planner Karen Lamberton is reviewing the proposed revisions to the Tequila Trail, Cherokee, and Meadow Lark Intersection. After discussions with ADOT, the P & Z Staff will meet with stakeholders to work toward a win-win solution.

J-6 Ranch (Formerly Easter Mountain) -

Laurie Becker, sister to developer Steve Lenihan, has contacted property owners via written correspondence. The letter presents a list of facts regarding their proposed development that requests a rezoning change to SR-87 for the 556 acres just south of Red Hawk at the base of the Whetstone Mountains.

The letter states that the developers are willing to meet with their neighbors and to please contact them at 520-293-1702 if you would like to schedule a meeting to have your questions answered.

Reviewing concerns from previous issues:

The proposal for J-6 Ranch, if approved, would double the number of homes that could currently be built - an increase from 186 to 372 depending upon if a conventional or conservation subdivision is planned.

Previous use of SR-87 in the J-6 area allowed Red Hawk to continue developing on three acre lots after a rezoning change was adopted before the additional phases were planned.

Rezoning to SR-87 for this development would set a precedent for 1 acre lots using owner's unbuildable land to be counted as open space. Current zoning of the adjacent 4,000 acres in our area requires larger lot sizes. The last 1 acres lots in the 40-year old J-6 Ranchettes has been built out. Only larger lots remain.

Traffic congestion with an additional ten trips per house per day on J-6 Ranch Road and the Mescal Interchange are mitigated with the developer's suggestion of widening the west bound I-10 exit to Mescal Road since most of the traffic, according to their proposal, will be traveling to and from Benson, Sierra Vista area.

The Montgomery & Associates report purchased by the developer has not been available for review. ADWR records are posted at cdonewsletter.com for review.

EXERCISE YOUR RIGHT TO VOTE!

SEPTEMBER 2 PRIMARY

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- **50/50 Raffle**
- **Hourly Drawings**
- **Keny Earl Band 1-5 p.m.**
- **Karoke w/ "Squirley Shirley" 6 p.m. -?**
- **Free pool & darts all day**
- **Free food 1-4 p.m.**
- **Wet T-shirt Contest 5:00 p.m.**
- **Dunk Tank all day**
- **Chicken Drop Pool**

Saturday Aug. 23rd to

BENEFIT COMMUNITY FOOD PANTRY OF BENSON

- **Non-perishable food/cash donations gratefully accepted**
- **Dunk Tank proceeds to Food Pantry (Nominate your Candidate for Dunk Tank $1:00 - Dunk 3 balls for $3.00)**
- **'Chicken Drop' Pool**

Weekly Specials

Sun. **NASCAR**
1/2 Price Bloody Marys, Dollar Tacos and Hot Dogs

Mon. **Mon. Night Football on 9'x11'TV 25 cent wings & $1.50 Domestic Draft**

Tues. **Dollar-Dogs Night**

Thurs. **Ladies' Night - Happy Hour Prices for all ladies 6:00 p.m. FREE POOL & DARTS**

Fri. **Cod Dinner Special $ 7.99**

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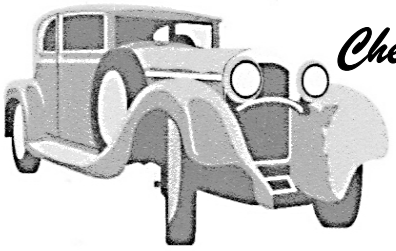

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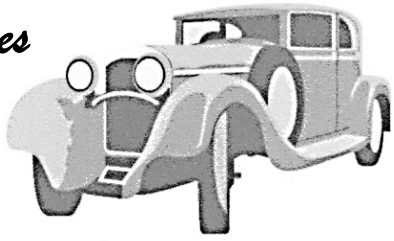

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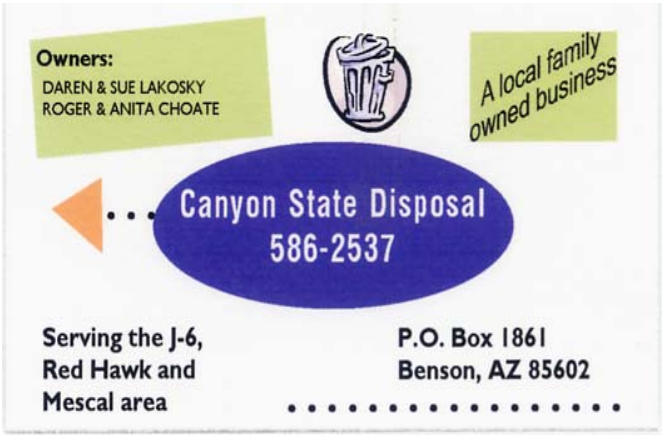

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LABOR DAY

SEPTEMBER 1ST

Labor Day is unlike many holidays… it is not based on any old folklore custom, any one person (alive or dead), any religion, race, or brought over to America by immigrants from another county. Labor day is a holiday set aside to honor all those to whom our prosperity depends - all you workers.

Excerpts from Lyrics as performed by Alabama:

There are people in this county
Who work hard ev'ry day;
Not for fame or fortune do they strive.
But the fruits of their labor
Are worth more than they're paid
And it's time a few of them were recog-nized.

…….

This is for the one who swings the hammer,
Drivin' home the nail;
For the one behind the counter
Ringin' up the sales;
For the one who fights the fire,
The one who brings the mail;
For ev'ryone who works behind the scenes.
You can see them every morning
In the factories and the fields,
In the cities streets and the quiet country towns.
Workin' together like spokes inside a wheel,
They keep this country turning' around.

This is for the one who drives the big rig
Up and down the road;
For the one out in the warehouse
Bringin' in the load'
For the waitress, the mechanic,
The policeman on patrol;
For ev'ryone who works behind the scenes.
With the spirit you can't replace with no machine.

Hello, America, Let us thank you for your time!

TRI-COMMUNITY NEWS

FIRE DISTRICT
PETITIONS READY TO
BE SIGNED!!

Volume 5 Issue 8

AUGUST ISSUE

J6/Mescal CDO
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J-6 / Mescal Community Development Organization

MEMBERSHIP FORM - CALENDAR YEAR 2008

Name of members for given address:

_____

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Physical Address:

_____

_____ZIP_____

Email Address:

_____

Phone: _____

All residents and property owners within the J-6, Mescal, Skyline and surrounding areas are eligible to join.

Households may have more than one member. Each member must be at least 18 years old.

Each membership is $ 10.00

Each member is entitled to cast 1 vote for meeting action items.

MEMBERSHIP DUES PAY FOR:

- Operating expenses such as copies, postage, printing, phone bills, and office supplies
- Production costs for the Tri-Community Newsletter

Bring to next meeting or mail to : Nancy Upp, 412 S. Many Winds Rd., Benson, Az