J-6/Mescal Community Development Organization

TRI-COMMUNITY NEWS

Volume 4 Issue 06

June 2008

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BE INFORMED!

BE INVOLVED!

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MESCAL FIRE DISTRICT EFFORT MOVING FORWARD!

Released by Terri Jo Neff

Calling the 119-15 result "overwhelming, Sue Dupee, Chairperson of the Mescal Volunteer Fire Department, says last Saturday's membership vote authorizing another fire district effort will keep the department from cutting services, for now.

"This landslide vote tells me our members realize we've gone as far as we can as a department that relies solely on the support of just one-third of our residents," said Dupee after the ballots were tallied. "I've talked with the other board members and we all agreed to ask Chief Neff to hold off changing what calls we respond to until this district effort plays out."

Last year Mescal Fire responded to more than 300 fire and service calls, 80% of which were medical emergencies and vehicle accidents for which fire personnel often arrive on-scene before an ambulance. But Dupee notes most local fire departments do not provide medical coverage. Instead, residents simply wait for an ambulance to respond, whether from Benson or Tucson.

Fire Chief Warren Neff says their operating budget is about $20,000 less than what their call volume requires, in part because only 508 households paid the voluntary annual dues of $ 50.00. If the Mescal-J6 Fire District is created, it will be funded by every property owner in the proposed service area.

This new effort to create a fire district is the third since 1999; the last effort failed in 2004 by a narrow margin and cost the fire department more than $2,300.

The cost of creating a fire district this time will be close to $5,000 which is being funded with $3,000 from the US Forest Service's Volunteer Fire Assistance (VFA) grant program. Another $2,500 has been pledged by the 12 members of the Mescal Firefighters Association. "No money will come out of our operating budget," says Neff.

VOTE AND GRANT SET UP ANOTHER MESCAL FIRE DISTRICT EFFORT

The community members organizing the new effort are Pastor Keith Kersey, US Air Force Lt. Colonel (ret) William Dupee.

A $4000 non-refundable bond will be paid to Cochise County on June 10 when documents are filed to officially start the district process.

Contacts: Sue Dupee @ 586-2618

Terri Jo Neff @ 508-3660

TRI-COMMUNITY ACTION ALERT

Be Aware, Be Informed, Be Active!

- **The most critical issue over all with MVFD is finances and the lack thereof; the department is slowly bleeding to death from a lack of funds; barring any major changes, it will likely be gone in a very few years.**
  1. Only 1/3 of the households in J-6, Mescal, and Skyline are supporting this critical service.
  2. The department is not always reimbursed for non-member calls. (For example, recent roll-over on I-10 cost the department $3,600 for which they did not get reimbursed.)
  3. The department will not be eligible for any further grants after 2009 if not a fire district.
  4. Current station does not meet OSHA standards even for a volunteer fire department. Currently they have no required shower, nor place to put contaminated clothing, no kitchen facilities or lockable lockers, heat or a/c.
  5. Department is needing more firefighters - have 13-14 who could possibly be available at night if they are in the area, but only 3-4 possible during the day.
- **In need of truck with greater water storage capacity to keep homeowners insurance rates from skyrocketing.**
  1. IOS (insurance rating agency) dropped department from 8B to 9 due to lack of equipment to haul minimum required amount of water to fire.
  2. Department at serious risk of being dropped to a 10 rating upon next visit by IOS. Rating would be the same as no fire coverage, causing home owners insurance to skyrocket and likely prevent approval of mortgages for new buyers/sellers.
- **Becoming fire district may be only viable solution.**
  1. Expected tax rate for fire district is 1.40% of assessed value; currently we pay .08% fire tax to state. NONE of the Pima County or Cochise County Fire District Tax comes to this area. The Mescal/J6 area RECEIVES NO FINANCIAL BENEFIT at all from those funds.
  2. If effort is not successful this year, next year to be eligible would be 2012.
  3. A Fire District Budget with the opportunity to apply for grants would have better potential for sustainable funding than if 1200 more residents started paying dues.

CREATION OF A FIRE DISTRICT CHECKLIST:

- **Impact statement requesting formation of a district to be sent to the Board of Supervisors with a bond sufficient to cover any assistance, cost of expenses incurred by the County.**

  Statement includes legal description, accurate map with proposed boundaries, estimate of assessed valuation of property located with proposed district, list of all parcels with boundary including names and addresses, an estimate of the change in tax liability for a typical property, estimate of minimum and maximum revenues available to the district and the revenue sources, lest of benefits that will result from the formation of the proposed district, list of injuries which will result from the formation of the purposed district, names and address and occupations of the members of the organizing board consisting of three individuals, and an outline which describes the types of service under consideration by the proponents of the proposed district.
- **County mails written notice of the statement and BOS public hearing date to each owner of taxable property and to each qualified elector in the proposed district, posting notice in 3 conspicuous public places in the proposed district and two published notices.**
- **At the hearing, BOS will decide to approve or deny request to circulate petitions that must be signed by the following in the proposed district:**
  a) **more than 1/2 of the property owners**
  b) **by people owning more than one-half of the assessed valuation of the area**
  c) **more than 1/2 the qualified electors in the area**
- **Within 30 days of receiving signed petitions, BOS will schedule hearing. If petitions are valid, BOS will approve an Order of Establishment of the District.**
- **The district is considered created 30 days after the BOS votes to create it.**

MEET THE FOURTH DISTRICT #3 BOS CANDIDATE . . . . . .

Pamela Harlan has joined a list of three running against incumbent Richard Searle for District #3 Supervisor.

Pamela is an Arizona Native. Her family arrived in the San Pedro Valley in 1914 and 1943 respectively. She spent much of her childhood on the family farms in St. David.

Pamela has been married to Dave Harlan for 26 years and is the mother of Stephanie with two grandchildren, Paydon & Brannon.

In her Education/Training/ Professional profile, Pamela lists St. David High School, Durham Business College, the University of Arizona & Project Central Alumni (Class 9).

In addition to holding the position as manager of several successful southern Arizona businesses, Pamela has a background in agriculture, public service and public utilities.

Pamela has actively participated in leadership roles of the San Pedro Valley Humane Society, Benson-San Pedro Valley Chamber of Commerce, and has the distinction of being an Arizona & San Pedro Business and Professional Woman of the Year.

Pamela has also served on two Governors' Committees - Growing Wild Over Arizona and Benson Clean and Beautiful as well as the Cochise College Benson Center fund raising committee.

ENVISIONING SUMMARY STATUS

According to Judy Anderson, retiring Director of Planning and Zoning, a draft report is being reviewed by the County Administrators.

A work-session has been approved but has not been scheduled.

The Board is responsible for scheduling joint work-sessions and is expected to place the work session on the calendar before the end of this week.

Thirteen Envisioning 2020 listening sessions were held across the county from Oct. '07 thru March '08. The purpose of the meetings was to share ideas on how Cochise County can address issues such as future growth, jobs, affordable housing, and environmental and cultural protection.

J-6 / Mescal Community Development Organization

MEMBERSHIP FORM - CALENDAR YEAR 2008

Name of members for given address:

_____

_____

_____

_____

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

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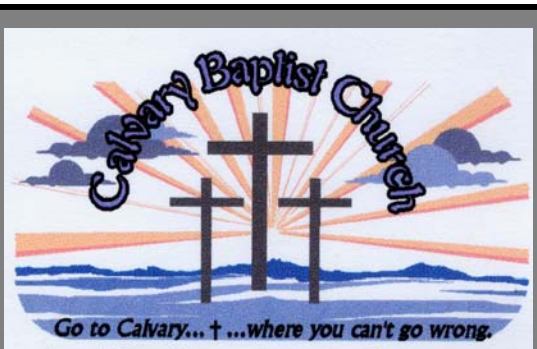

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6. Your parents die and leave you executor of their estate.
7. You are tired of hidden fees at your bank.
8. You have a retirement savings plan.
9. You change jobs.
10. You receive a speeding ticket.
11. You are buying or selling your home.
12. Your driver's license is suspended.
13. Your landlord raises rent in violation of your verbal agreement.
14. Your teenager is accused of shoplifting.
15. You decide to change your name.
16. Your new washing machine doesn't wash.
17. Creditors threaten to take action against you for your ex-spouse's debts.
18. A neighbor or school reports you for child abuse.
19. You adopt a child.
20. A friend or neighbor is injured on your property.
21. Your dog bites an elderly passerby.
22. A friend owes you money and files bankruptcy.
23. A stranger calls and demands money or damaging information will be released.
24. Your car is damaged by a hit-and-run driver.
25. You accidentally back over a neighbor's garbage can.
26. A hairdresser damages your hair with harsh chemicals.
27. Your car is repossessed unjustly.
28. You are subpoenaed.
29. You are called to jury duty.
30. Your long drive off the tee injures another player.
31. You need a lease agreement reviewed.
32. Your son is injured in a football game.
33. A neighbor trips over a rake in your yard.
34. A jeweler sells you defective merchandise.
35. A car dealership gains illegal access to your credit history.
36. You are hit by a bottle at a baseball game.
37. A tenant falls down stairs and sues you.
38. Your dog is poisoned.
39. You are injured when you slip on a wet floor in a public building.
40. Your cattle trample a neighbor's garden.
41. Your neighbor's dog barks for hours every night.
42. Your teenager gets a speeding ticket.
43. Your landlord enters your apartment without permission.
44. Your child throws a baseball through a neighbor's car window.
45. You don't have a living will or medical power of attorney.
46. Your boat is damaged while in storage.
47. Your landlord refuses to refund your cleaning deposit.
48. You lose an expensive watch in a hotel and the manager denies liability.
49. A speeding car nicks your car bumper because you have parked in the street.
50. A merchant refuses to honor a guarantee.
51. You have an accident driving your friend's boat.
52. Your spouse claims a right to your earnings.
53. A record club sends merchandise after you cancel your membership.

54. You are refused service at a restaurant.
55. A property manager refuses to rent to you.
56. You are denied credit for no apparent reason.
57. You are fired.
58. The auto repair shop threatens small claims court for money you don't owe.
59. Your car insurance is cancelled when your teenager is involved in an accident.
60. Your child needs special education in public school.
61. You made a sizable gift to charity.
62. Angry words result in a slander law suit.
63. You need a patent for an invention.
64. You need a copyright for your manuscript.
65. You are wrongly accused of committing a crime.
66. Your right to privacy has been invaded.
67. Your car is vandalized in a parking lot.
68. A postal carrier slips on your unshoveled walk and breaks his or her leg.
69. You have a housekeeper in your home.
70. You are stopped for speeding and a friend is in possession of marijuana.
71. Your teenager wrecks the car and a friend is injured.
72. You care for your elderly parents.
73. You receive social security disability or medicaid.
74. You are cheated by a door-to-door salesman.
75. A repairman charges more than a given estimate.
76. A creditor tries illegal collection tactics.
77. An accident results in a personal injury.
78. You are scheduled to appear in small claims court.
79. Your new house has bad plumbing and a leaky roof.
80. You take a vacation and your "room with a view" is a view of the trash dumpster.
81. A minor is caught breaking into your home.
82. You have a fender bender while driving a friend's car.
83. You have liability questions in launching a new business.
84. A former employer refuses to pay you your final compensation.
85. Your neighbor's dog bites your child.
86. You have a property line dispute over a newly installed fence.
87. You're asked to testify as a witness to a robbery.
88. You need a premarital agreement.
89. You're buying or selling a car.
90. Your child's school demands a drug or alcohol test.
91. Your bank sends a foreclosure notice after one house payment is late.
92. A retail store won't accept the return of defective merchandise.
93. A repairman won't stand behind his work.
94. A trespasser is caught poaching on your land.
95. You are leasing acreage.
96. You receive a letter from a creditor and it is not your debt.
97. A bank turns you into a credit bureau unjustly.
98. You need advice concerning a divorce.
99. You own your own small business.
100. You can't make heads or tails out of the new tax forms.
101. Your husband or wife uses physical force against you.

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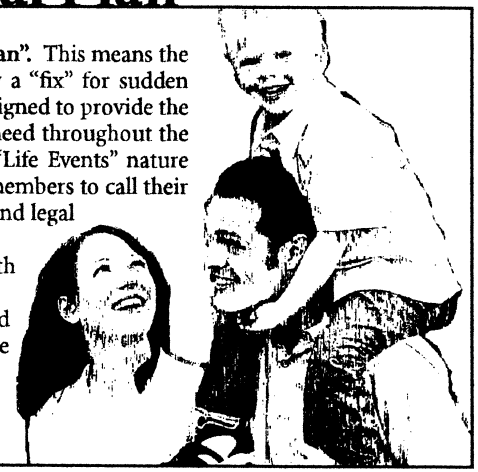

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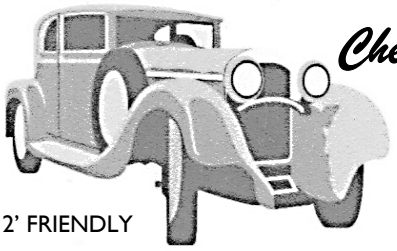

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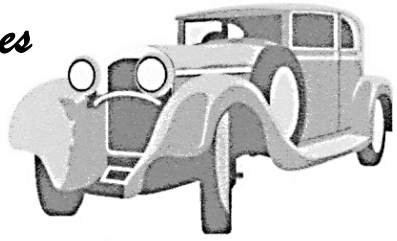

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CALENDAR

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for Father's Day June 15th

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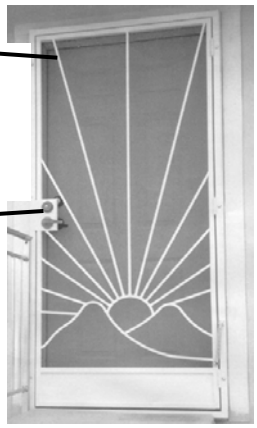

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He didn't tell me how to live. He lived and let me watch him do it.

Clarence Budington Kellard

TRI-COMMUNITY NEWS

J6/Mescal CDO
3111 Clark Road
Benson, Arizona 85602

JUNE ISSUE
Volume 4 Issue 6

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INCLUDED IN THIS ISSUE: Fire District Effort Moving Forward, See projected time line, TRANSPORTATION DISCUSSION SCHEDULED, Business Specials, and much more.

TRANSPORTATION UPDATES:

HEAR WHAT IS IN THE WORKS FROM

- ADOT
- City of Benson
- Cochise County

How will future plans impact your neighborhood?

JUNE 19TH

BENSON COCHISE COLLEGE

6:30 P.M.

Representatives from state, county and city will review the most current plans for managing traffic in the Tri-Community Area. The role of the Planning Partnership will be explained.

Presentation will follow short business meeting.

J-6/Mescal Community Development Organization Quarterly Meeting