

**Beaver Creek Regional Council
Meeting Minutes – March 6, 2008
Rimrock / Lake Montezuma Fire Station**

Council Member Attendance: Fred Shute – Friends of the Well; Bill Cowan – Beaver Creek Kiwanis; Jeanette Rhoda – Concerned Citizens Group; Sharon Brooks – Lake Montezuma Property Owners Association; Bob Bruno – Thunder Ridge Property Owners Association; Kala Pearson – Lower McGuierville Property Owners; Yolanda Sprinz – Lake Montezuma Women’s Civic Group; Susan Fish – Rimrock Airport Association; Lance Morris – Blackhawk Point Yavapai Apache Reservation

Absent were: Fred Roberts – BC Adult Center.

The meeting was called to order by President Fred Shute at 6:00 p.m.

AGENDA ITEM 1) INTRODUCTION:

Council members stated their names and represented organizations.

AGENDA ITEM 2) APPROVAL OF MINUTES:

Sharon Brooks moved and Bob Bruno seconded to accept the minutes as written.

AGENDA ITEM 3) TREASURER’S REPORT

Brooks gave the Treasurer’s report. The fund balance is \$1,205.03. This amount included funds earmarked for the Community Plan. Discussion pursued on the need for fund raising ideas to cover upcoming expenditures.

AGENDA ITEM 4) BYLAWS AMENDMENT

Kala Pearson read the amendment to the bylaws separating the Youth and Recreation and Open Space committee to create two separate committees. Copies of the amended bylaws were distributed via email to all council members with hard copy provided to attending members not having email. Bill Cowan motioned and Bob Bruno seconded to accept the bylaws as amended. Vote in favor was unanimous.

AGENDA ITEM 5) GUEST SPEAKER

Red Rock Development – Shephard-Westnitzer – presenting: Indian Lakes Water Reclamation Facility:

Connie Dedrick gave the presentation on the Special Use Permit request for the installation of a Water Reclamation Facility. She introduced John Friedmen and Yves Fredrigault as principals in Red Rock Development. Indian Lakes is subdivided into 345 lots of which 245 are part of the Red Rock Development’s project. RRD had applied to Yavapai County for a waste treatment facility permit in 2006 but was denied. The original proposal featured recharged injection wells. This proposal treats the water to an A+ level and then pumped to a holding pond for use on the golf course. She indicated that the water is cleaner than the waters in Beaver Creek which was being used for irrigating the golf course. When asked what the alternate method of treatment would be for the development she stated the building of individual septic systems. Since this subdivision was already plotted this would be an allowable method albeit not a desirable one. When asked if the additional 72 units from Indian Lakes Unit II could utilize the reclamation system, they stated that it this would be possible and the present design could handle the additional load. An additional 225 lots could be accommodated.

Discussions centered on the traffic impact on the Lake Montezuma subdivisions with the building out of Red Rock Development’s Indian Lakes. Construction access through the community was of concern. LMPOA representatives had major concerns on the effects of a now challenge access to the community and the lack of funding for the building of an alternate access route from Lake Montezuma. RRD representatives stated that they would be willing to help resolve some of these issues. LMPOA wanted to get a financial commitment as part of the stipulations for permitting. Discussions on the level of commitment ensued.

Kala Pearson moved and Susan Fish seconded that “The BCRC endorse the permit application H8001 for a Water Reclamation Facility as presented in their Letter of Intent with the stipulation that a financial, environmental and social commitment from RRD to resolve, reduce and mitigate access concerns of the Lake Montezuma affected communities. Discussion on the motion included the arranging of meetings to work out the details of

such a stipulation and partnership arrangements with LMPOA. The motioned passed on a 8 in favor to 1 opposed vote with Bill Cowan opposing.

Beaver Creek Kiwanis – Don Rotta presenting – Beaver Creek Youth and Community Center:

Mr. Rotta presented the council members with a letter explaining the project and a concept rendering of the facility developed by the youth and adults involved with the project. The project would be a community center with emphasis on youth. The center would be able to accommodate meeting, dinner, dances, sports competitions and performing arts facilities for 300 plus. It may take several years to complete and probably would be built in phases. Rotta suggested that the Council appoint a working team from the community composed of individuals who have a belief this can be accomplished within a reasonable time frame.

Bob McDonald introduced two youth attending the meeting that was interested in a skate board park in the community center when built. Discussion on the importance of getting the youth of our community involved pursued. Kala Pearson moved and Bob Bruno seconded that "A. The Planning & Zoning committees of BCRC identify areas zoned appropriately for such a center; B. The Community Plan committee be charged with researching within the existing plan areas identified for such a center; C. The executive board identify funds and grants available for such a center; and D. These activities be coordinated through the Youth Committee. Discussion on the motion included the need for the community to support kids and that a center would help to keep kids out of trouble. Kids involvement was necessary in developing the project. The motion was passed unanimously.

AGENDA ITEM 6) COMMITTEE REPORTS

The Youth and Family Committee;

Bob McDonald report was addressed in the presentation on the community center.

The Planning and Zoning Committee

No report for this month.

The Transportation Committee

Janet Anoil presented the committee report. The committee met and discussed numerous topics. The discussion centered around the current topic the **reports of long waits behind the pilot car on Beaver Creek Rd particularly affecting the morning school traffic**. We agreed to contact the construction manager, the bus driver, and the school principal and did so. The school personnel reported waits of up to 45 minutes, while the construction owner reported the waits to be rarely more than 10 minutes and that a county inspector was there to check. The project manager (also the company owner) has been requested to expedite the passage of the school buses and morning traffic to Beaver Creek School. He said that they would try to be sensitive to the needs of morning school traffic, but asked that the public work with him by leaving home earlier. The committee members will continue to check on the wait time behind the pilot car.

We also discussed some information received about an alternate interchange location. We are looking forward to the information from ADOT via the VVMTP on this topic.

Right now the **Beaver Creek Road reconstruction project** is about 2 weeks behind schedule due to weather. But unless C and E Paving & Gravel gets hammered again, there is enough cushion in their schedule to meet the May 15 completion date. Right now they are laying down the aggregate base for the east end of the project. Paving east of the Y began as scheduled just prior to the first of March. Several questions have been asked repeatedly about the reconstruction. This is a routine Yavapai County maintenance project that is done for all main corridors every 10 years or so. Much of the road is also being widened, particularly where paved 4-foot shouldered are needed. Several turn lanes will be added. The drainage is being upgraded and several safety improvements are being incorporated. The road will continue to be two lanes.

The presentation on the new type of road improvement and maintenance district that Yavapai County authorized the use of as of last September will be given on **Thursday, April 3, at 5 PM, in the Cottonwood County Annex on 6th Street**. Bev Staddon, who works out of the Prescott office, will give the presentation on RIMDs and answer questions. She is the designated county contact for this information. Since the road improvement needs of each area are unique, it would be helpful if representatives from each location could attend. That way you can ensure that questions relevant to each situation are asked. We want to alert residents on Outlaw Way & Bice Rd, Sycamore Ln, Montezuma Estates, Millennium Way and Lower McGuireville who have expressed interest in improving local roads that are not maintained by Yavapai County.

The committee has received the current traffic counts from Yavapai County Publics Works. We also have received two large maps for our use. We are continuing data collection between other projects.

The next meeting of the committee is scheduled for **Wednesday, March 12th at 6 PM in the Adult Center**. The topics for discussion will include the discussion of possible safety improvements for the Well Rd (such as guard rails in several locations and a sign prohibiting trucks weighing more than 1 ton). To date, every group has expressed the desire to keep the road unpaved. Visitors are asked to keep their remarks brief unless asked for more information from the committee members. We want to hear from everyone. You do not need to be present to provide input. You may also email us through the BCRC website or send a letter using the BCRC PO box.

We will also be collecting suggested survey questions on transportation for the Beaver Creek Plan committee. These inputs also may be sent via email or postal mail.

Water Resources Committee

There was no report from the committee. Yavapai county had requested BCRC comments on replacement of the existing double contained 1300 gallon waste brine tank and replace it with a double contained 4500 gallon waste brine tank that will be approximately 8 ½ feet wide and 16 ½ feet tall to allow for weekly pickup of waste instead of every other day. Located approximately 150 feet off of Montezuma Avenue on the south side of Creek Way in the community of Rimrock. The Letter of Intent, site plan, dimensions of new tank, Area Map and Zoning Map for the above referenced parcel was reviewed. Bill Cowan inquired why the tank was so tall. Discussions centered on the use of the tank and the need to remove calcium from the tank on a regular basis. The request was forwarded to the Water and P&Z committees for review and comment by March 26th.

The Open Space and Recreation Committee

This committee needs a chairperson. Bob Rothrock from the Verde Valley Land Institute will speak on open space at the next BCRC meeting.

Community Plan Committee

The Community Plan committee has developed a timeline incorporating a community survey, several community input workshops, a draft presentation of the community plan, a report to the community, and a final report to be presented to the Yavapai County Planning & Zoning Committee and the Board of Supervisors. This timeline is subject to revision depending on achieving benchmarks in a timely manner. Our projection calls for submitting the final plan to the County sometime in December, 2008. Our plan is to mail a community survey on or about May 15 to some 2249 or 2170 people depending upon which set of household numbers you choose.

We request the Beaver Creek Regional Council to purchase a bulk mail permit in the amount of \$350.00 which could be used to mail our survey at a cost of \$.138 per piece. The mailing would cost \$310.36 as (high figure) opposed to \$934.39 for first class rate. This permit will allow the BCRC to mail a newsletter to residents of Beaver Creek at a reduced rate. The BCRC newsletter could be mailed quarterly or twice a year to keep residents up to date on community affairs. Perhaps organizations belonging to the BCRC could also take advantage of the bulk rate permit. The permit requires an annual payment of \$175.00 after the initial \$350.00 for the first year. The CP Committee can pay ½ the annual payment in consideration for the use of the permit.

Discussion on the need to do some fundraising to facility the community plan work. Bob explained the Community Plan process and how to get 2000 households to participate in the survey and the visioning workshops, prevent the surveys getting tossed in the wastebasket and methods for returning residents to return the survey. There was discussion on the need to hype up the community plan before its mailing. The use of bright colored paper, a raffle on the survey and various incentives to get the survey returned.

AGENDA ITEM 7) NEW BUSINESS:

The Montezuma Estates Property Owners Association, represented by Ivo Buddeke presented a petition for membership to the Beaver Creek Regional Council. Kala read the criteria for new membership and as outlined in the bylaws and policy statement and stated that the group met the criteria for membership. Bob Bruno asked exactly where the associations boundaries where, how many members did the association have and how many lots where there in the sub-division. Ivo responded that there would be 250 homes at build out and the sub-division was adjacent to the Well. He stated that MEPOA had been in existence for several years but has just recently resumed its meetings. Presently there are 15 paid members. Bill Cowan advised that since there were only 15 members presently in the association that perhaps it should be considered as a provisional application. Ivo advised that they were one of the oldest POAs in the area and that the constituency wanted a voice on the council. Bill Cowan moved and Kala Pearson seconded to accept MEPOA as a full member of the BCRC. The vote in favor of the motion was unanimous.

AGENDA ITEM 8) NEW BUSINESS: -

Buzzard Rendezvous - Bill Cowan gave an update of the Kiwanis event at Sycamore Point March 28th. Scheduled is a bonfire for Friday night with old time fiddlers and storytelling. Saturday's events will feature the BBQ cook-off. The event is free to the public. The entire community is participating. A committee to organize the event will meet this Wednesday at 9:00a.m. at the Beaver Creek Baptist Church.

AGENDA ITEM 9) NEXT MEETING & ADJOURNMENT:

The next meeting of the BCRC will be held Wednesday, April 2nd. Meeting time is set for 6:00 p.m. at the Rimrock / Lake Montezuma Fire Station. A motion to adjourn by Susan Fish and seconded by Kala Pearson passed unanimously. The meeting was adjourned at 9:00 p.m.

Respectfully Submitted By:
Kala Pearson – Secretary.