

**COCOPAI RC&D MEETING
SEPTEMBER 21, 2009, PAGE, AZ**

The meeting was called to order at 10:00am by Chairman Bob Luzius of Prescott. In addition to Mr. Luzius, present were: Lyle Dimbatt, Mayor of Page; Bo Thomas, Page City Manager; Charlie Ester, Salt River Project; Richard Jentzsch, City of Page; Patty Lasker, Town Council, Prescott Valley; Bill Towler, Treasurer, Coconino County, Flagstaff; Robert Arambula, NRCS, Flagstaff; Cyrus Sokoll, NRCS, Phoenix; Pat Williams, Secretary, Town Council, Clarkdale and Marshall Whitmire, Executive Director of Sustainable Economic Development Initiative (SEDI), Flagstaff.

We were welcomed to Page by their Mayor, Lyle Dimbatt who spoke about Page and it's environs and then introduced Bo Thomas, the City Manger. Mr. Thomas presented a detailed overview of various projects that are happening in and around Page. He stated there are plans for a Home Owners Association division on a mesa just north of the city which will begin with 28 patio home units. This is Phase I of 4 phases. The price range will be high end, approximately in the \$3 to \$400,000 range.

A committee has been formed to discuss and implement a sustainable water supply for Page. Arizona officials have reached a settlement with the Navajo Nation on water allocations. A pipeline from Colorado River below the dam was built in 1965 and needs replacement. Page would also like to build their own pumping station and add another pipeline from Lake Powell. The cost is estimated to be in the \$6 to \$12 million range. There have been delays in the ADEQ process and they must also go through an extended Environmental Assessment process. They also are looking at plans to upgrade their effluent from Class B to A (approximately 600,000) to supply Page and the other communities they serve as well as receive credits for re-charging. The committee will approach NACOG about this project.

Mr. Thomas also spoke about a new luxury resort about 25 miles north of Page in southern Utah, (located at Big Water on the Rt. 89 near Greenhaven, Az.) This is being built by Amahan International Resorts and in addition to a clubhouse, swimming pool, tennis courts, etc, will offer villas totaling about 7,500 square feet each on 1 to 1½ acres. The villas will sell at about \$3-400 per square foot. Page is wondering just what kind of an impact this development will have on their city.

The minutes of January 26 and July 20 were reviewed. A motion was made by Patty Lasker and seconded by Bob Luzius to approve the January minutes and it was passed unanimously. Regarding the July 20 minutes, a motion was made by Bill Towler and seconded by Bob Luzius to approve these minutes with two minor changes. This motion passed unanimously.

The Treasurer, Bill Towler, presented the Financial Report and stated the organization had \$19,646.73 cash-on-hand which included a \$7,800 grant. Patty Lasker made a motion to approve the Treasurer's Report; this was seconded by Pat Williams and the motion passed unanimously.

Marshall Whitmire, Executive Director of the Sustainable Economic Development Initiative then presented a power-point presentation on this organization and distributed an informative paper with an overview. The aim of this group is to advance sustainable economic development in Coconino County by providing, enabling, facilitating and collaborative support to businesses, educational and government entities and other organizations, working to increase social equity, economic prosperity and ecological health in the region. The web sites for this organization are www.ccsedi.org or rciphoeniz@gmail.com.

Bob Arambula presented his Coordinator's Report which covered the following: discussion on the Fredonia dam; the possibility of working with others to explore a renewable energy project, i.e. the Flying M Ranch and a short discussion by Bob and Patty Lasker on the Fain Park in Prescott Valley. This may be an opportunity develop a visitors' center to educate the public on the history of this area. We also have to set a date to hold a meeting to discuss our Annual Plan which must be ready by the beginning of 2010.

The COCOPAI website item was tabled to our next meeting. The meeting was adjourned at 12:20pm. Our next meeting will be November 16 in Camp Verde.

Respectfully submitted:
Patricia F. Williams, Secretary

**VERDE VALLEY LAND PRESERVATION INSTITUTE
MINUTES OF MEETING SEPTEMBER 14, 2009
SEDONA RANGER STATION**

The meeting was called to order at 2:00pm by President Bob Rothrock. Present in addition to the president were: Marybeth Carlile, Village of Oak Creek, Chip Norton, Vice-President, Camp Verde; Harry Sweet, Page Springs/Cornville; Dick Dahl, Sedona; Walter Miller, Treasurer, Camp Verde; Dick Byrnes, Village of Oak Creek, Pat Williams, Clarkdale, Secretary, and guest, Steve Smarik, National Resource, Conservation and Development Services.

The agenda was reviewed and set as presented; the minutes of July 10, 2009 were reviewed; a motion was made by Marybeth Carlile to approve the minutes with three minor changes. This was seconded by Dick Dahl and passed unanimously. The Treasurer's report was presented by Walt Miller and accepted.

Unfinished Business:

Items A and B under New Business were re-ordered to be the first item in this category. The Fox Ranch Annual Monitoring was related closely to the discussion brought to us by Steve Smarik. The decision was made to include a discussion with Rick Karber about the road easement violation of the conservation easement while completing the annual monitoring. Steve showed a wall map and photos he had taken while visiting there. He stated Mr. Karber has now installed a new road on the land he owns which runs east to west in back of three other privately owned parcels of land. The road is 24feet wide and is unpaved. As of yet, no proposal has been received by NRCD as to this change. There was no notification; according to the easement, the road should be 20feet wide. Mr. Karber is in violation of the easement. The following motion was made by Dick Dahl: "Move to authorize the President to notify Rick Karber of the annual visit and give notice of the perceived violation of the current easement along the lines of the Nature Conservancy letter, and also to notify the NRCS of our actions." This was seconded by Chip Norton and passed unanimously. Copies of a letter from Heather Reading of the Nature Conservancy regarding handling this violation of the easement were handed out to everyone.

Item A: Presentation to Cottonwood City Council on open space values on proposed annexation lands. Bob reported that he was still trying to arrange a meeting with Mayor Diane Jones and the City Manager, Dough Bartosh. He handed out a paper with various questions the committee would like to address at this meeting.

Item B: Ranching in the Future Workshop. Marybeth Carlile reported that in calling Barbara Predmore of the Alcantera Winery about hosting this affair, Barbara said she was having an Eco Fair at the winery that day, September 26th, so could not host it then. She would be happy to host it on another date and also invited VVPLI to participate in the Eco Fair by having a table with brochures. She was expecting about 500 people, many from the Phoenix area. Discussion ensued as to how to get someone to represent VVPLI at the fair as both Chip Norton and Bob Rothrock are obligated for the Verde River Days at Dead Horse State Park. Chip Norton will work on this.

Item C: Dyck Ranch: As Fred Shute was not in attendance, this item was tabled to the next meeting.

New Business:

Items A and B were discussed above.

Item C: Conservation Easement Insurance: Conservation easement insurance to be offered by the Land Trust Alliance (LTA) is in the formative stages. Our premium would be \$250. Walter Miller will research it further.

Item D: Plan for bringing grant funded research project to the public. This project will be explored with Jane Whitmire on October 5 at 10:00am in the Marshall's Office in Camp Verde. A short discussion about continuing the "BluPrint" model through the county's GIS system is to be explored.

The meeting was concluded at 4:25pm with the next meeting scheduled for October 12; location to be decided.

Respectfully submitted:

Patricia F. Williams

(Minutes courtesy of Marybeth Carlile)

Approved:

Bob Rothrock, President _____

ADDENDUM

Marybeth Carlile's notes on the discussion with Steve Samrik and support by NRCS:

VVLPI will use NRCS technical support, assistance with engineering and vegetative seeding and advice on the easement violation.

The Annual Report will list the violation of the easement with 1) impairment to drainage: 2) the existing easement has been bladed next to the new road with ponding visible. NRCS was on the site and expressed that the violation has occurred.

Rick Karber has to follow the terms of the conservation easement when he bought the property. The fact that he owns both the house site (with the 30' easement) and the easement, does not excuse him from abiding by the conservation easement. If they were owned separately, whoever owned the easement would have to abide by its terms. There is also the question of what the terms were of his agreement with the three landholders that the new road crosses.

Finally, Steve Samrik will research what the implications are from the I.R.S. on the violation of the conservation easement and let VVLPI know before we meet with Rick Karber.

VERDE VALLEY LAND PRESERVATION INSTITUTE
Minutes of October 12, 2009, Clarkdale

The meeting was called to order at 3:00pm by President Bob Rothrock of Cottonwood. Present in addition to Mr. Rothrock were: Fred Shute, Beaver Creek; Harry Sweet, Sedona; Walter Miller, Camp Verde; Jane Moore, Jerome; Marybeth Carlile, Village of Oak Creek; Chip Norton, Vice President, Camp Verde; Cliff Hamilton, Sedona Town Council; and Pat Williams, Clarkdale Town Council and Secretary. The agenda was reviewed and Bob Rothrock added a section for "Correspondence" after the Treasurer's Report. The minutes of September 14, 2009 were tabled until the next meeting so minor changes could be made. Walt Miller, our Treasurer reported that we had \$17,402.54 cash-on-hand and we spent \$2,284.13 which is \$4,186.10 more than last year. Marybeth Carlile made a motion that the Treasurer's Report be approved; this was seconded by Fred Shute and the motion passed. Walter also presented the budget for 2010 for approval. Fred Shute made a motion to accept this budget; Marybeth Carlile seconded and the motion passed unanimously.

Correspondence: Bob Rothrock said he received a letter from Diane Joens, Mayor of Cottonwood stating that the Cottonwood Council passed a Resolution, No.2471 on August 25, 2009 stating that forest land would be kept open.

Unfinished Business:

- A. Presentation to Cottonwood on regional planning on proposed annexation lands. Bob stated VVLPI met with representatives of Cottonwood on September 30th. Bob was accompanied by Marybeth Carlile, Chip Norton and Mike Bower, a planner from Sedona. Present for Cottonwood were: Diane Joens, Mayor, Doug Bartosh, City Manager, and Dan Leuter. Others in attendance were: Supervisor Chip Davis and his assistant and Mr. Kurt Johnson who represented Coe & Van Loo. Mr. Johnson gave a short overview of his company, stating the firm has offices in Reno, Denver and Phoenix and has a full complement of engineers as well as planners. In the discussion that followed, Marybeth Carlile stated that this annexation was a "major issue for the Verde Valley" Supervisor Davis stated he was unhappy about being "shut out" and was offended by the entire process. Mike Bower spoke several time about how planning should be done and offered some alternative ideas. During the discussion many ideas were presented. At one point Mr. Johnson asked "What do you want me to do?" Most everyone at the meeting felt there should be another meeting and there should also be extended regional involvement in this process. Cottonwood stated that they are in no rush to annex the state land and would take their time. Doug Bartosh supported this idea as well as the others in attendance. Bob stated he later received an e-mail from Mr. Bartosh stating he had contacted Coe & VanLoo asking them to come up with some alternative plans. Everyone felt it was a good meeting and it was beneficial to sit down to discuss the annexation. It was agreed to hold a future meeting but no date was set.
- B. **Ranching in the Future.** This item was tabled as Dick Dahl was absent.

- C. Dyck Ranch:** Fred Shute reported and nothing is happening right now and the listing has been taken off the market. Fred Dyck is waiting "until the economy improves" before listing it again. Fred is still hoping he can go ahead with his plans in the future.
- D. Fox Ranch Monitoring.** Bob Rothrock reported that he met With Steve Smarik regarding the new road. Bob stated he thinks the road looks a lot better than it did; it is not paved; is 30' wide and is not higher than the meadow. During lunch with Steve, Steve said in checking the legal documents there was a violation but for the sake of "good will", is it worth fighting over this? Rick Karber is willing to sit down and resolve it amicably. His attorney is Whitney Cunningham, Esq. and his administrative assistant is Suzanne Hawking. Bob stated he will send in the Annual Report on monitoring this week before the deadline.
- E. Conservation Easement Insurance.** Walt Miller reported that he had checked with the Land Trust Alliance firm regarding easement insurance. They are in the process of building a separate section for easement insurance but do not expect to be totally formed until 2012 to 2014. They are asking for a commitment now. The pricing depends on the number of easement an organization holds. The cost is \$60.00 per easement. This insurance does not cover pre-existing conditions. If we register now the cost would be \$250.00. If we wait until after July 1, 2010, it would cost \$375.00. Costs to defend an easement could run as high as \$500,000 because of investigation of legal rights; litigation, resolution fees and appeals. This year we would pay \$1,800 for Liability Insurance as of October. Chip Norton said he will check the policy for the Verde Watershed Association and compare both policies and get back to Walt. In the meantime, Chip Norton made a motion to "register now for insurance at \$250.00 and place this item on the agenda for March. 2010. The motion was approved by Jane Moore and passed unanimously.
- F. Grant Funded Research.** A meeting was held with Bob Rothrock, Chip Norton Marybeth Carlile, Jane Moore and Jane Whitmire. The following goals were discussed:
1. Contact professionals to organize and implement a computer program. Laura Burnett volunteered to help; we should clarify overlays, add information and show this program at our meetings.
 2. We should contact the county regarding overlays and maps and get the Greenway map. Chip Norton reported that at a meeting he had with Supervisor Chip Davis, Chip was extremely interest in the GIS program. The county's GIS program does not have all of our overlays. Chip Norton will get back to Supervisor Davis regarding the possibility of collaborating on this project.
 3. We should take this finished program to all our regional partners, i.e., The Verde River Citizens Alliance; Verde Watershed Alliance, etc. We should contact them to set up dates to make presentations. Chip also stated that the Verde Watershed group received a grant for a GIS study of the Greenway.
 4. We should also try to set up a date for us to present this program to the Intergovernmental Meeting of all the local cities and towns, held every

other month.

New Business

- A. Membership Committee.** Discussion was held regarding when we sent out our last dues letter; what time of year do we send it out. It was suggested that we should have a group to work on the letter and then send it out. Fred Shute asked if we have a Quarterly Newsletter. Marybeth had started working on this project but it was never finalized and sent out. Chip Norton said the Verde Watershed puts out a newsletter four times a year at a cost of \$400.00 and it has done nothing to increase their membership. Fred said perhaps we could put a newsletter on our website.
- B. Officers for 2010.** This item was tabled to a future meeting.
- C. Website.** Marybeth said the site was redone last spring but some things have changed so it must be updated. Links are very important and Chip Norton will do this. Pat Williams gave Marybeth the list of accomplishments that we did last spring but Marybeth said they should be updated. Another question raised was do we want to list our Directors and Supporters or just the Directors. It was decided to list only the Directors? Marybeth also said the maps have a problem as you can't zoom in on them. Can they be enlarged? Marybeth will call Supervisor Davis to ask him if Terry can make their maps more "user friendly" on their web site. She also mentioned that some of the county's other links are also not very "user friendly". We also need to get Bob's presentation on our web site. Marybeth also wants photos and will work with Harry Sweet to gather some. (Bob Rothrock has photos.)

Marybeth wanted to know who has the key for the Safety Deposit Box. She will check around to find out who has it.

Status Reports. There were no Status Reports.

Our next meeting will be November 9th at 2:00pm and held in Beaver Creek. Fred Shute will set up the meeting place and notices will be sent out regarding location.

Without objection, the meeting was adjourned at 5:05pm,

Respectfully submitted:
Patricia F. Williams
Secretary

Approved: Chip Norton for Bob Rothrock.