



Lockett Ranches Fire District

July 21, 2022

To All Lockett Ranches Owners –

We are in the process of finalizing the Fire District Budget for 2022-23. This will be the second year of a 5-year contract with the City of Flagstaff's Fire Department (FFD) that covers both fire protection and emergency medical response. This fiscal year, the Fire District's assessed valuation (AV) has increased 6.5% compared with 2021-22 due to both increases in valuations and property additions within the district. The tax rate however will decrease from \$1.58/100 to \$1.54/100 because the contract caps the AV for the Fire District at 2021 levels and includes only a 2% escalator for inflation. The combined effect of increases in AV, the decrease in tax rate, and the 2% inflation escalator will probably result in most owners seeing a small increase in their Fire District property tax on their next County tax bill. However, this will be a smaller increase than if we were operating under the old contract where costs increased at the consumer price index rate.

It has been noted before that the contract with the FFD does NOT guarantee a timely response to a call for help. While FFD will do its best to arrive as soon as possible, the contract lists a number of reasons that might prevent that timely response: weather issues particularly snow; terrain barriers; an act of God, court order, government regulation or requirement, strike or labor difficulty, fire, flood, windstorm, breakdown or other damage to equipment, power failure or any other cause beyond the reasonable control of the CITY, travel distance for fire units already engaged elsewhere, traffic conditions, property identification and the provision of standard access, and routing information to property or individuals.

I have underlined the part about access in the above paragraph because Lockett Ranches is an area in the County mostly without fire hydrants. This necessitates the mobilization of special and large equipment needed to fight a structural or wildfire in an area without hydrants. The Fire Department's plan for doing this can be found in an article "Fighting Fire Without Hydrants" on the Fire District's website at <http://firedistrict.lockett ranches.com>.

The Fire District's Board of Directors thinks it prudent to find out in advance of an emergency if there are any access issues that could affect emergency response. Doing so will help owners become aware of a situation that they might not otherwise know about and help the Fire Department plan for deployment of equipment to any part of our area that present special challenges. This information will also help owners potentially do something to improve access for emergency equipment in advance of any future emergency.

To start this process, we propose to do the following:

1. Carry out an emergency-equipment survey with FFD personal to identify any areas in the subdivision that might present access issues for their equipment. This will be done using existing roads in the area (OA and private) and not require any access to driveways or personal property;
2. For any properties that are identified as having potential access issues, we will provide those owners with that information and allow them the opportunity to meet with Fire Department personal to discuss potential remedies.

I should mention that an evaluation of emergency equipment access is already a part of the Association's Firewise Lot Review process. We have however only a small number of owners who have completed this Lot

Review to date (14 out of 180+), so this will broaden the assessment with respect to emergency equipment access considerably.

This email is being sent and the survey will be carried out with the Lockett Ranches Owners Association Board's support. As with everything we do as a Fire District, this survey is intended to help people lower their risks for loss due to fire.

We also realize that any potential modifications to private roads or driveways that might be advisable because of this survey would be at the discretion and responsibility of the owners for those properties involved.

To restate the key point made above: the Fire Board feels strongly that the time to find out about an issue related to emergency equipment access is before an emergency takes place, not while one is in progress.

Thanks for your continuing support for keeping our community safe from fire.

On behalf of the Lockett Ranches Fire District,

[John Noll](#)
[Lockett Ranches Fire District Chairperson](#)
jhnoll76@gmail.com