

YARNELL FIRE DISTRICT

SPECIAL BOARD MEETING MINUTES

The Yarnell Fire Board of Directors held a Special Meeting as follows:

Date: Monday, March 23, 2026

Time: 10:00 a.m.

Location: In-person (6 people signed in on sign in sheet) at the Admin Building and via Zoom

1. CALL TO ORDER

Board Chair Arlon Rice called the meeting to order at 10:00 AM.

2. ROLL CALL

Board Members present: Arlon Rice, Board Chair; Richard Mayer, Treasurer; Nina Bour-Beau, Secretary; John Sutherland, Member-at-Large via Zoom..

Others present: Anthony Tunis, Deputy Fire Chief of Williamson Valley Fire District.
Present via phone: Chief Bryan Smith, Fire Chief of Williamson Valley Fire District.

3. Discussion and possible action re: possible adoption of Resolution #2026-01 regarding the annexation of 19 parcels owned by Western Land & Ranches, LLC, pursuant to A.R.S. § 48-262(I).

Board Chair, Arlon Rice opened the meeting for comments, questions:

Board Treasurer, Richard Mayer stated there were two issues: Roads strong enough for fire equipment (street construction), and water source.

Craig Lohr, a resident stated that the road should be good for normal passenger vehicles and that the roads would be approved by homeowners association.

Margie Ferrucci from Southern Yavapai Fire Department stated that the water source is an operational 50,000-gallon water tank within subdivision, each of the parcels (property) will have a well. Yarnell Water doesn't need to be used.

Chief Bryan Smith stated that the advantage to annexation now is that the property is owned by single property owner, each parcel as they are sold will be multiple property owners which will require several signatures versus one signature for annexation. Individual contracts would have their own separate fire districts and Wilhoit Fire does not do individual contracts which is why Western Land & Ranches want the property to be annexed by the Yarnell Fire District.

Per Board Treasurer, Richard Mayer there are sand washes by the creek, per Chief Bryan Smith the property was already subdivided and all approved by County without public hearings, as the property is too small.

Chief Bryan Smith stated that there will not be a fire station by the parcels. The parcels cannot support a fire station. The 8-minute response time by Yarnell Fire is within the response time guidelines and Wilhoit Fire which is four miles from this property will provide mutual aid.

Wildland Fire is a big issue in this county, better protection will help with insurance cost. If Yarnell Fire annexes now, then the property can be sold and buildings built at no cost to Yarnell Fire. Board Treasurer, Richard Mayer, states that this may happen years from now, or earlier. Margie Ferruci, Southern Yavapai Fire states that this is an investment into the future – won't cost our district anything.

Stacy Pizzirusso, a resident asked, can we do both at the same time, taking on something additional even with the problems we are having in our district?

Anthony Tunis requested that Stacy give him an additional list on things that are not being addressed. The consortium has already addressed some issues of Yarnell Fire.

Chief Bryan Smith, Yarnell Fire can do a de-annex if needed later, that the original property was 26 acres, pulled by County and that permit was denied.

Board Treasurer, Richard Mayer stated that there will have to be special hookup to convert well to fire equipment, costs incurred by us would be wear and tear on equipment.

Margie Ferruci, Southern Yavapai Fire Dept, stated that Wilhoit does have future plans to become a district, they will need 51% of owners- they don't have right now.

Board Chair, Arlon Rice stated that the roads and water will need to be up to County Standards.

This property is open subdividing with County approved.

Nina-Bill asked where she could get a copy of the state issues subdivision report, per Chief Bryan Smith from Western Land & Ranches.

Motion to put this on hold by Board Treasurer Richard Mayer, need more info, hold off on deciding to annex

Motion denied – no second

Board member, John Sutherland motioned to accept the annexation of 19 parcels and adopt resolution number 2026-01. Board Treasurer, Richard Mayer second the motion.

Motion was Unanimously approved by all board members.

Need to schedule budget meeting different day from regular meeting per Board Treasurer, Richard Mayer.

4. Adjournment

Board Chair Arlon Rice adjourned the meeting at 10:42 am.

Respectfully Submitted,

Nina M. Bour-Beau