

OFFICE OF BOARD OF SUPERVISORS
YAVAPAI COUNTY, ARIZONA

Prescott, Arizona

September 3, 2002

The Board of Supervisors met in regular session on September 3, 2002.

Present: Lorna Street, Chairman; Chip Davis, Vice Chairman; Gheral Brownlow, Member; Bev Staddon, Clerk.

Also present: Jim Holst, County Administrator; Dave Hunt, Board Attorney/Assistant County Administrator.

ITEM NO. 1. Board of Supervisors.

1. Pursuant to A.R.S. §48-262(A)(6), consider appeals of action taken on August 5, 2002, by the Central Yavapai Fire District Board to authorize the annexation of the Hootenanny Holler area in Central Yavapai Fire District. Appeal letters received from Doc Jones, Chairman of the Williamson Valley Volunteer Fire Department Board of Directors; Bill Worthington, Williamson Valley Fire District Board of Directors; and Danielle J. Koile. Mr. Hunt provided brief background information regarding this issue, saying that when the Williamson Valley Fire District was established it included within its boundaries the area known as Hootenanny Holler and that the CYFD board had subsequently approved the annexation of the Hootenanny Holler area into CYFD. He said he had been unable to find a similar case in Arizona, but that there were some situations in which annexation and deannexation were allowed. He said there were statutes that allow cities or towns to annex lands in another jurisdiction but not without consent of that jurisdiction. Mr. Hunt said there were other statutes allowing districts to annex lands within cities or towns, but again only with the consent of those jurisdictions. He said the only instance he could find in which unilateral annexation was allowed was a statute that allows cities or towns to annex territory in a fire district. Mr. Hunt explained that, lacking anything specific in the statutes, he looked at a more general rule to apply and believed that the issue of prior jurisdiction, which he said provided that once a process for annexation had begun all other issues were on hold, applied in this case. He told the Board that the action taken by the CYFD board was annex land already included in the WVFD, and that the annexation would not have a legal effect. He said he believed that in this case, everyone had moved forward without any clear guidance, and that the people in Hootenanny Holler would first need to deannex from WVFD and if that effort was approved, they could then move forward with annexing into CYFD. Mr. Hunt recommended that the Board uphold the appeals. Supervisor Davis asked if the Board's action to uphold the appeals would have the effect of avoiding double taxation for property owners in Hootenanny Holler. Mr. Hunt said it would. He said that double taxation was an issue and that the rule of prior jurisdiction came about because of the need to have an orderly process. He said that once an entity accepts jurisdiction, that process must run its course and that in this case WVFD was the first jurisdiction to attach. He said that if the Board upheld the appeals, the residents of Hootenanny Holler would have an opportunity to go to WVFD to request deannexation. Supervisor Davis moved to uphold the appeals. Supervisor Brownlow seconded the motion. Attorney Jeff Adams of Musgrove, Drutz & Kack, told the Board that he represented property owners in the Hootenanny Holler area. He said Mr. Hunt had done a good job of laying out his research and that in fact he and Mr. Hunt had done the same research but had come to slightly different conclusions as to the priority of jurisdiction. Mr. Adams said he believed that prior jurisdiction had attached to his clients when they had first requested annexation into CYFD. He said their request for annexation had been put on hold until CYFD could complete an annexation for the Morgan Ranch area, but that once that was done CYFD had gone ahead with the Hootenanny Holler annexation and his clients had obtained the necessary signatures in very short time. Mr. Adams said that regardless of what route his clients would have to take to become part of CYFD, the fact was that they wanted to be part of CYFD and not WVFD. He said that the double taxation issue was not that critical to his clients but that what was critical was the fact that CYFD had in place all the resources and equipment to provide fire service. Mr. Adams said that WVFD wanted the Hootenanny Holler area to stay in its district because it needed the tax dollars in order to serve that part of the County at some point in the future but that WVFD did not have the ability to provide that service today. He told the Board that whatever decision it made, his clients would take whatever action necessary in order to become part of CYFD. Supervisor Brownlow asked Mr. Adams if he was suggesting that the Board not follow the law. Mr. Adams said he was not, and that it was just a difference of opinion on when prior jurisdiction was established. Attorney Bill Whittington of Boyle, Pecharich, Cline & Whittington, said he was representing CYFD and that the fire district's

position in this matter was neutral and found merit on both sides of the issue but felt the issue should be brought before the Board. Mr. Hunt said that with regard to priority of jurisdiction, this case was not really about competing processes because WVFD was already established, but that he did believe that priority of jurisdiction did attach to WVFD and that he believed the Board should uphold the appeals. Chairman Street called for the vote, which carried unanimously. Deputy County Attorney Randy Schurr said that the problem in this case was that residents of Hootenanny Holler did not deannex from WVFD first before requesting annexation to CYFD.

2. Consider request from the Prescott Chamber of Commerce for permission to add an arts and crafts event on the south side of the Courthouse during the two-day annual Bluegrass Festival. Prescott Chamber of Commerce President/CEO David Sommer presented this item, pointing out to the Board that a survey done of downtown businesses following this year's festival found that most people wanted the festival to remain on the Plaza and that most people were also in favor of adding an arts and crafts event and having food booths as part of the Bluegrass Festival. He said the Chamber just wanted to have the option of using the south side of the Plaza for such an event, and that he could not say for certain that arts and crafts or food booths would be added. Supervisor Brownlow told Mr. Sommer that he was putting the Board in a tough spot because to approve his request would be breaking the Board's own rule of not allowing any new events on the Plaza. He said he was in favor of the Bluegrass Festival, but that Mr. Sommer was asking the Board to break its own rule. Mr. Hunt said his sense of the issue was that historically there had been concern about the number of events on the Plaza, and that the Board had also expressed its desire to keep portions of the Plaza available for use by individuals. He told the Board that it could do whatever it wanted in this instance, but that the policy was to not allow new events. Chairman Street said her position had always been clear and that she preferred to see less on the Plaza instead of more. Mr. Sommer said his request was not for a new event because the Bluegrass Festival was not new but was grandfathered, and that the Chamber was just trying to offset some of the costs related to the Festival. He said it might be possible to keep the booths off the grass, that downtown restaurants could not handle the crowds during the Festival, and that if the request was not approved it was possible that the Festival would go away. He reiterated that he only wanted to add to an existing event. Supervisor Brownlow said he was in favor of the Bluegrass Festival because it did not compete with downtown businesses, but that the event was not grandfathered. Upon a motion by Supervisor Brownlow, seconded by Supervisor Davis, the Board voted unanimously to deny the Chamber's request.
3. Consider request from Horses With H.E.A.R.T., Inc. for at least a partial refund of a building permit in the amount of \$1,371.49. Trudy Chapman, Director of Horses With H.E.A.R.T., Inc., participated in discussion of this item, telling the Board that when she applied for the building permit she missed getting under the wire for the fee increase by only two months. She explained that her organization was a non-profit organization that works with disabled individuals. Supervisor Brownlow said that information provided to the Board by Development Services made it clear that the property was a commercial horse boarding operation. He said the Board had never waived building permit fees for anyone and that if it approved Ms. Chapman's request it would open the door for everyone to make a similar request. Saying that he liked Ms. Chapman's program but felt he had no other choice, Supervisor Brownlow moved to deny the request. Ms. Chapman said the horse boarding operation was completely separate from the non-profit program. Chairman Street said she had looked at who owned the property and that it was privately owned and not held by a non-profit organization. Supervisor Davis seconded the motion, telling Ms. Chapman that the Board had received waiver requests from all kinds of organizations and that it simply did not grant such requests. Chairman Street called for the vote, which carried unanimously.
4. Consider approval of items appearing on the Consent Agenda for Board of Supervisors and on the Consent Agenda for Special District. With the exception of items 1.j. and 4.b. on the Consent Agenda for Board of Supervisors, all items appearing on these consent agendas were approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Brownlow. See Consent Agenda for Board of Supervisors for details.

ITEM NO. 2. Linda Broomhead, Contract Manager for NACOG-Economic Workforce Development. Consider approval of an intergovernmental agreement with NACOG for administration of Summer Employment and Training dollars in the amount of \$27,581. Ms. Broomhead explained to the Board that it had been NACOG's understanding that the state legislature was not going to allocate funding for the summer youth program and that as a result NACOG had used some funds from its year-round youth program to fund the summer program. She said that NACOG was pleasantly surprised to

learn recently that the legislature had, in fact, provided funding for the summer youth program. She said the money had come to the County from the state, and that NACOG would like to have that money reallocated back into its year-round youth program. She added that the summer youth program provided jobs for 42 young people. In response to a question from Chairman Street, Ms. Broomhead said that funding for the summer program used to come through the old JTPA (Job Training Partnership Act) program and that when the federal government started to decrease funding for the program the state picked up the slack. She said that with the inception of the WIA program (Workforce Investment Act), NACOG was told it could no longer have a stand-alone summer youth program but that it would still need to provide summer job opportunities, and that as a result NACOG used state money to enhance what it was already putting into the program. Upon a motion by Supervisor Brownlow, seconded by Supervisor Davis, the Board voted unanimously to approve the intergovernmental agreement.

ITEM NO. 3. Development Services Director Ken Spedding and Planning Manager Elise Link. Planning and zoning. Planning & Zoning Commission member Walter Burcham was present to represent the Commission.

1. Consider approval of items appearing on the Consent Agenda for Planning and Zoning. Items 1 and 3 were approved by unanimous vote, upon a motion by Supervisor Brownlow, seconded by Supervisor Davis. See Consent Agenda for Planning & Zoning for details regarding Item 2.
2. Hearing: Zoning map change from R1L-175 and RCU-2A to PAD, Wickenburg Ranch, 201-02-002B, 201-02-149, 201-06-001B, 201-07-002, 201-07-003A, 201-09-001X, 201-09-001Y, 201-09-001Z, north of Wickenburg, Mark Soden for Design Workshop agent for CDC Wickenburg Ranch, LLC, #1015. Consideration of a zoning map change from the R1L-175 (Residential: Limited with 4 acre or 175,000 sq. ft. minimum parcel size) and RCU-2A (Residential: Rural with 2 acre minimum parcel size) to PAD (Planned Area Development) for a master-planned mixed-use community under a protected development rights plan as allowed under the Arizona Revises Statutes Sections 11-1201 through 11-1206 including 1,727 residential units of various housing types, four neighborhood centers ranging in size from 5 to 25 acres which will house recreation, education and spiritual activities, a 12 acre village center consisting of commercial uses, and a 18 hole golf course. The project, known as "Wickenburg Ranch" consists of approximately 1,888 acres and is located directly northwest of the junction of SR 89 and US 93 five miles north of the Town of Wickenburg. The Planning and Zoning Commission recommended approval of H1015, Zoning Map Change with the following stipulations: 1). All requirements of the Zoning Ordinance Section 109.N (Planned Area Development) shall apply; 2). Zone change to PAD subject to submittal and approval of a final site plan/ preliminary plat for all phases showing typical building envelopes and shall be in general conformance with the concept plan titled Wickenburg Ranch and dated June 2002; 3). Future Plat Submittals shall depict a 15-acre dedicated public facilities site for future use. If the dedicated public facilities site is not utilized within 10 years of start of construction of the first phase the 15-acre site shall revert to open space; 4). Applicant shall submit a Phase 2-drainage report for entire property prior to preliminary plat submittal of first phase; 5). No phase shall be approved without sufficient open space; 6). All construction to comply with the current adopted building code for Yavapai County with all necessary permits being obtained prior to commencement of construction; 7). Preliminary Plat submittal for First Phase shall include a detailed traffic analysis for the entire project to be reviewed and approved by ADOT and the County Engineer. Ms. Link located the proposed development five miles north of Wickenburg along Highway 89, saying that the applicant was requesting a zoning map change from R1L-175 to PAD in order to create 1,700 units on approximately 1,800 acres. She said the proposed development would include an 18-hole golf course, water and wastewater systems, an area for commercial activities consisting of approximately 12 acres, 40% open space including non-motorized trails, and a 15-acre public facilities site. She said the development proposed a range of densities. Ms. Link told the Board that the original sketch plan submitted in 1997 had shown approximately 2,500 homes on the same amount of space and that in 1998 the current owners bought the property and revised the sketch plan, over time reducing the proposed density. She said the current application was for a reduced number of acres, and that the applicant had eliminated about 500 acres along the southern portion of the proposed development in order to create a buffer between the subdivision and metes and bounds properties to the south. She noted that the only access to the proposed development would be from two locations along Highway 89, and that the 15-acre public facilities site would be for a school and fire station. Ms. Link told the Board that there appeared to be three main issues related to the application

and that they were: (1) Overall density; (2) water and the use of water on the golf course; and (3) the amount of information that was provided by the applicant with regard to emergency services and public safety. She said that plan was consistent with uses in Wickenburg of two to five units per acre. Ms. Link said that with regard to the water balance worksheet prepared by the applicant, the applicant had met with the Yavapai County Water Advisory Committee and would be revising the water balance worksheet. She said that if the PAD zoning was approved, the applicant would have to submit a plan for the golf course, and that with respect to emergency services there was a memo from the applicant describing the efforts that would take place and that the applicant was willing to submit to stipulations that would require them to provide a detailed plan for emergency services prior to the preliminary plat for the first phase. Ms. Link told the Board that the Commission did not include approval of a protected development rights plan (PDRP) as part of its approval of the application because it felt that such a plan would not benefit the County. She said that with regard to annexation into Wickenburg, the applicant had indicated that at this time such annexation was not technically feasible. Ms. Link said that the majority of the Commission members supported the project based on the fact that it was consistent with the County General Plan for clustered development. She reiterated that the plan had open space, would use effluent to water the golf course, that it would have a centralized water and wastewater system, that it was consistent with the Wickenburg general plan, and that it was also consistent with PAD requirements as stated in the County Zoning Ordinance. Supervisor Davis said the staff brief indicated a request for a zoning map change from R1L-175 and RCU-2A to PAD but at the Commission hearing there was reference to a change only from R1L-175. He asked which was correct. Ms. Link responded that before the applicant removed the acreage for a buffer on the south side of the development the property was a mix of R1L-175 and RCU-2A, but that because of the buffer the RCU-2A zoning was no longer included and the entire development was now zoned R1L-175 which allowed one unit for each four acres. . Supervisor Davis asked at what point in the process the WAC had reviewed the proposal and put it through its Technical Advisory Committee. Ms. Link said she believed staff had been sending information to the WAC all along. Supervisor Davis asked why this application did not require a General Plan amendment. Ms. Link said she believed that was not required because it was consistent with the General Plan concept for clustering. She said there was no specific land use plan for the subject area, and that in addition the application was submitted and scheduled for hearing prior to the time that the ordinance amendment requirement was adopted for a major amendment. Supervisor Davis asked by what date the County was required to adhere to the Growing Smarter Act. Ms. Link said she did not know. Supervisor Davis said that date was in the past and that the Board was hearing this application when it was not in conformance with the General Plan process. Ms. Link said the application was submitted before the major/minor amendment ordinance was approved by the Board, and that the County Attorney had indicated that because of that the applicant would not be required to obtain a General Plan amendment. Tom Morrill told the Board he was a partner in the project, and that after the current owner had purchased the property in 1997 discussions had begun with County staff and with Town of Wickenburg staff. He said he had looked at whether there would be support to change the existing zoning in the area to something that was planned, and that in order to support extra services like water and wastewater systems a higher density would be required. He said he believed the plan before the Board on this day would support a high quality master-planned community. Mr. Morrill said he had spent almost two years working with the Arizona Department of Water Resources on water issues and that he was convinced that not only was there adequate water available for the project, but that there was an abundance of water. He said there had been discussions with the Town of Wickenburg about annexation but that it was determined that annexation was not feasible because of the number of land owners between the town limits and the proposed development. He said that since the project was too far away from Wickenburg to make annexation feasible, he had decided to pursue it with the County even though he was still talking with the Town of Wickenburg about annexation. Mr. Morrill said that annexation would be a lengthy process and that it would be another year or year and a half before he would even know whether annexation might be feasible. He told the Board that he was requesting approval of this day so that he could continue working on the project, and that it was a question of whether the property would become a master-planned community or a lot-split community. He said he knew that the project would have to have high quality services in order to be marketable, but that if the project was approved on this day, it would still be three years before the first resident would be able to move in. He said he would stipulate to having the required

services but that it was difficult to provide them now. Mr. Morrill said the project had a minimum 15-year buildout and that he had not yet done a detailed design of the golf course because of cost. He said he felt the concerns of the Town of Wickenburg and the neighbors had been addressed. The applicant's water engineer, Jim Downing, told the Board that the applicant had based water demand on 1,727 units and that ADWR had agreed there was enough water to support the project. He said that over a 20-year period, a check of index wells in the area had shown that water levels had actually risen six feet, adding that the basin in which the property was located received run-off from the mountains to the north and the Hassayampa River. He said the applicant had drilled about six holes on the property and that some wells were pumped at 200 gallons per minute for seven days with the draw-down being only about six feet. Mr. Downing said the applicant had modeled the basin using the same software that ADWR uses, and that the data showed that wells owned by the Town of Wickenburg would not be affected at all for 100 years. He told the Board that he was aware that some people associated with the Town of Wickenburg disagreed with the test results, but that those individuals had not provided any information to show that there would be a problem. He said that with regard to the water balance worksheet, he had used the County's worksheet and numbers and that after eliminating the golf course the worksheet showed a water surplus of one to two acre feet per year. Mr. Downing said he could not use the County's water balance worksheet for ADWR and ADEQ because they would not accept it. He pointed out that the water balance was based on a mix of commercial and residential, adding that the golf course would use the latest technology and would be approximately 85% efficient. The applicant's attorney, John DiTullio of Gallagher & Kennedy, told the Board that the applicant agreed with the stipulations, but would like to have approval of the protective development rights plan (PDRP) added into the stipulations because the current zoning ordinance provided protection for PAD zoning for only two years and that two years was not enough time for a large master-planned project. He said the applicant hoped to have the golf course in place within two years but that there was no guarantee, and that water and wastewater systems still needed to be designed and that an aquifer protection permit would have to be obtained, all of which would take a great deal of time. Mr. DiTullio said the applicant did not believe that two years was realistic for this type of project, noting that in the past the County had entered into development agreements for a number of proposed subdivisions that provided zoning protection for a certain period of time. He said that with regard to the PDRP for this project, he was asking for zoning protection for ten years, with an additional ten years at the County's option, which he said would give the County control if there was any reason to extend the agreement for another ten years. Mr. DiTullio said he anticipated that growth in the Wickenburg area would continue and that many of the proposed projects for that area were for a higher density than the applicant's project. He added that the PDRP could not be changed unless there was a bonafide reason to change County zoning regulations, and that the only things the PDRP would actually protect would be the density and mix of uses. Supervisor Davis said that when he first read about the proposed PDRP he thought the applicant must have thought that the Board members were a bunch of podunk hicks. He told Mr. DiTullio that the projects he referred to as having development agreements had been the scourge of Yavapai County, that they kept changing hands and that the Board could not make any changes in them because ten years ago someone made decisions that the current Board could not change. He said that he would not ever vote for approval of a PDRP. Mr. DiTullio said he had been involved in the development agreement for Talking Rock Ranch, and that that project was a good one. He said that the planning and regulatory environment had become very complicated and expensive, and that in this case to get a master-planned project to move forward it was necessary to have more than the two years of zoning protection provided under PAD zoning. Chairman Street called for comments from the public, first reading a message from Carol Frank, who said she could not be present on this day but was opposed to the application, and then portions of a letter from Georgia Haller, who said she represented nine property owners in the Moreton Air Park area, and expressed concerns about various items including the following: Impact on existing wells; traffic on Highway 89 and/or 93; emergency services; postal service; impact on schools; impact on medical facilities; potential annexation into Wickenburg; flooding issues related to Martinez Wash; and maintenance of a rural environment in the area. Yarnell resident Richard Arklin said he believed a simple question was involved, and that the question was whether the County wanted to bend over backwards to promote the urbanization of Yavapai County. He said he did a great deal of bike riding in the area and that Highway 89 was very narrow, which he said was not a problem because it did not carry a great deal of traffic. Mr. Arklin said that the applicant had no right to come into the area and cause a huge, dramatic

change, and that with regard to water, the County should err on the side of water because studies were nice but not perfect. He said that if the applicant wanted to build one house on every four acres he had a clear and moral right to do so, but that he should not expect more. Richard Wertz said he lived on Moonlight Mesa near Wickenburg and that his main concern was the density of the proposed project. He told the Board that the zoning in his area was mostly R1L-175, and that densities around the proposed project were much lower than what the applicant was proposing for the project. Mr. Wertz said that at the community meetings the applicant had talked about not putting units into the buffer zone, but that now that had changed and the applicant was talking about four to five acre lots in that area. He said he had no real problem with that, except that it was not what was represented at the community meetings. Mr. Wertz said he also had concerns about the applicant's water figures because the area had not received much rain recently. Supervisor Davis asked Mr. Wertz how long it had taken him to travel to the Board meeting on this day. Mr. Wertz responded that it took him about one and one-half hours. Supervisor Davis said he believed it was important to note that it took that long, saying he also appreciated the point that Mr. Wertz had made regarding the surrounding zoning. Mr. Wertz urged the Board to send the application back to the Planning & Zoning Commission for further review. Supervisor Davis said that with regard to the buffer zone, staff had mentioned that it was zoned RCU-2A but that in the minutes of the Commission meeting there had been discussion about that area being either developed or sold off. Supervisor Brownlow said he also noticed in the minutes of that meeting that Dr. Collison was listed as having voted against the application when in fact it was Mr. Burcham who had voted against it. Supervisor Brownlow said he was concerned about the 15-acre public facilities site that in ten years might become open space, and that he would like to see a stipulation that at the end of ten years a decision regarding the site would come back to the Commission and the Board. He asked if the golf course was going to be commercial or private, and said that he had concerns about the buffer zone and what would happen with it. He said that perhaps the applicant would be willing to rezone the buffer to 36-acre minimums or give it to the County to preserve as open space. He asked if the commercial development would be in the County. Ms. Link said it would. Supervisor Brownlow said that if a commercial center was created as part of the project businesses would start to move out of Wickenburg in order to avoid sales tax and that it would hurt Wickenburg. He said he had received a letter from the Town of Wickenburg expressing concern about that. Supervisor Brownlow said he also had not seen on any maps what type of land surrounded the proposed project, asking if there would be easements to adjacent lands. He said that if the Board was going to approve the PDRP, it needed to consider doing something with impact fees because it was clear that the Sheriff's Office could not handle this kind of development without adding five deputies and a sergeant. He asked if the Board could impose impact fees on the developer and require that the fees be used for law enforcement. Supervisor Brownlow said he took exception to comments made by Mr. Downing about the water balance worksheet and that he would take the word of the County's water person over anyone else. He said he had figures that were different than those of the applicant, adding that perhaps they were different because the applicant's people were from Maricopa County and water use in that county was much higher than in Yavapai County. He said he was also concerned about when the applicant would have to start using effluent for the golf course and stop pumping groundwater for that purpose, saying that according to the applicant's plans it would be years before it would be possible to water the golf course with effluent. Supervisor Brownlow suggested that the golf course not be watered until the project could produce 50% of the watering needs from effluent. In response to a question from Supervisor Brownlow, Water Advisory Committee Coordinator John Munderloh said there was a debate about how much water a house in a new subdivision uses, but that the TAC considered 57 gallons per day per person for indoor residential use to be typical. He said the applicant was predicting a use of 100 gallons per day per person. Supervisor Brownlow said the applicant seemed to think they had a right to have two golf courses but had now reduced it to one. He asked if having a golf course was a matter of right or whether it was up to the Board to decide whether or not to allow one. He referred to the Seven Canyons project in the Sedona area, saying the developer in that case had been approved for a 90-acre golf course and had reduced it to a 52-acre course with a 5-acre driving range, and asking whether the applicant in this case could do the same. Supervisor Davis asked how issues related to law enforcement, fire and emergency response had been addressed. Mr. Morrill said he was attempting to provide for those services to be in place in accordance with whatever residential development is in place. He said he would dedicate a 15-acre site for public facilities and commit to build a facility after 100 homes had been permitted. He said he would make sure that services were

available by talking with existing districts or looking at establishing a new fire district, or by annexing into Wickenburg. Supervisor Davis asked whether it would be better to work those issues out now. Mr. Morrill said it was difficult to do that when it would be two or three years before the first residents could move in. Supervisor Davis said the applicant was asking the Board to approve another city in Yavapai County and that to do so would obligate people in his district to pay for certain things that would benefit the new development. Supervisor Brownlow said he did not think all the issues could be worked out on this day, and that he did not want to approve the application on this day. Supervisor Davis asked whether, when the applicant talked about amenities at the front end, that meant he would build the golf course and clubhouse first. Mr. Morrill said that was correct, and that this kind of project required those amenities to be put in up front. He said that when he had discussions with the County months ago about the proposed project he was not told he would have to provide effluent for the golf course. Supervisor Davis asked Mr. Morrill if it struck him as terribly intelligent to live in a desert and build a golf course, and how long it would be, based on Mr. Downing's comments about water, before a lake would appear in the area if the project wasn't built. He said he had read in the minutes that the Town of Wickenburg had failed to give the applicant anything in writing about annexation, even though there had been discussions. Mr. Morrill said that was true. Supervisor Davis asked if the golf course would be public or private. Mr. Morrill said he had not decided, but that it would probably be semi-private. Supervisor Davis asked if there had been discussions at the staff level or the Commission level regarding the state highway between Wickenburg and Yarnell. Ms. Link said ADOT had indicated that it would require traffic studies for each phase of the proposed development to determine the level of offsite improvements that would be required, and that the applicant was aware that he would have to provide studies and offsite improvements. Supervisor Davis asked what the impact to the highway would be from an additional 4,000 people. Ms. Link said that when the traffic impact studies were done everyone would know, and that all she knew at this point was that studies would have to be done and improvements would have to be made. In response to a question from Supervisor Davis, Ms. Link said the project was within the Wickenburg School District and that no response to the proposed development had been received from the school district, but that the applicant had said he did not believe the project would impact schools but that he would still be providing a 15-acre public facilities site. Chairman Street said it was her understanding that the project was geared toward older people. Supervisor Davis asked if the open space included the golf course and parking areas. Ms. Link said that with the golf course the project had 58% open space including trails and washes, but that parking was not included as part of open space. Supervisor Davis asked how many units could be placed on the property now under the existing zoning, to which Ms. Link responded that there could be 470. Supervisor Davis said his honest take on this project was that it was a city-type development and not a County type of development. He said that the subject property was not in the impact fee area for the County, but that the County would be required to send inspectors from Prescott which would require at least three hours a day of travel time. He said he had read the letters from neighbors, and that Wickenburg was one of the most cowboy/western towns in the country and that he was concerned about conflicts because the type of people who would be attracted to the proposed development would not mix well with the cowboy types that live in Wickenburg. Supervisor Davis said the project could not obtain effluent from Wickenburg, and that the types of uses proposed for the commercial area were city-type uses and that people would leave Wickenburg and instead utilize the project's commercial area. He said there was a great deal of discussion about annexation but that if the Board approved the project there would be no incentive for Wickenburg to annex it, adding that he had seen something similar happen with the Verde Santa Fe development in the Cottonwood area. Supervisor Davis said it was much easier to annex when only one property owner was involved, and that once the developer started to sell lots the chances for annexation would become much more difficult. Chairman Street said that whether or not the Town of Wickenburg would be for or against annexation would depend on who was on the town council. Supervisor Davis said he had tried to look at what advantage there would be for the County to approve this project and that he could not find any. He said he did not see the project as fitting into what he saw as the vision for this part of the County, and that when the Board had expressed concern about the amount of property zoned RCU-2A it was now considering blowing an opportunity to retain R1L-175 zoning. Mr. Morrill said the project was designed to be an "empty nester" community and that although he expected there would be children in the community, the project was geared toward people 50 and older. He said that homeowners in the community would pay taxes and that when he met with the District 2

Supervisor four years ago he was encouraged to pursue PAD zoning. He told the Board that the proposed commercial uses were tied to the project, that he was not looking for outside businesses, and that Wickenburg had indicated that it did not want all the traffic from the project coming into Wickenburg stores. Mr. Morrill said he did not know if annexation into Wickenburg was possible, and that what the County would gain from approval of the project would be a high quality residential community. He said there would be more and more demand for this type of community. Chairman Street said she had a problem with the density. She said that one of the things the Board had heard repeatedly throughout the General Plan process was that people all over the County wanted a rural lifestyle. She said that while the definition of "rural" might vary from one person to the next, the message was loud and clear that people want Yavapai County to be a rural, western-type place. She said that when she first became aware of this proposal she had told the developer to forget about having two golf courses, and that he would be lucky to get one. Chairman Street said it would be hard for her to change the zoning for a place that currently allows one house for every four acres to zoning that would result in a whole new city. She told Mr. Morrill it would be better if he worked with the Town of Wickenburg for annexation and then request approval for his project through the town. She said that she knew the realities of law enforcement and zoning inspections in that part of the County and that each year she had to beg for more deputies because there were only four for that entire part of the County. She added that there was not adequate law enforcement protection now, and that she was not sure the County was ready for this type of development. Chairman Street referred to the Anthem development on I-17 north of Phoenix, saying that development had created a nightmare for Yavapai County residents in terms trying to go anywhere. Mr. DiTullio said there was a fundamental problem in that during the applicant's discussions with a number of different people there was an opinion that PAD zoning was the way to go with this development. Chairman Street told Mr. DiTullio that it was a dilemma for the Board as well, saying that she was not anti-development or anti-growth. Mr. DeTulio said he was only pointing that out because there was a feeling that PAD zoning was the way to go for the long term in the County, and that if one looked at the Wickenburg general plan the applicant's project was much less dense than what Wickenburg saw as being appropriate for that area. Chairman Street said that the entire corridor along Highway 89 was full of subdivision that were already approved and that she believed the applicant's project was high density. Mr. DiTullio said the applicant could look at the design concept and come back in 90 days, going back through the Planning & Zoning Commission first. Saying he believed it was appropriate to keep the current zoning on the property, Supervisor Davis moved to deny the application. In response to a question from Supervisor Brownlow, Mr. Burcham said the Commission's vote on the application was 5 to 3 in favor, and that his was one of the dissenting votes. He said he thought the project looked nice but that he did not think it was wonderful, and that one of his concerns was whether the applicant was relying on rainwater to some degree. He said he thought the project was a better fit with Wickenburg. Supervisor Brownlow said that the water was in Yavapai County, and that the Town of Wickenburg might be more lenient than the County would be. He said he believed a compromise was needed, and that the Board should send the application back to the Planning & Zoning Commission on a 90-day delay. He added that because of changes in state law in recent years, the Board was not quite as concerned about lot splits as it had been a few years ago. Chairman Street said that having an incorporated city cross county lines was not always desirable, and that the Board should consider what would happen if Wickenburg was the control agent. Supervisor Davis' motion died for lack of a second. Deputy County Attorney Randy Schurr said he wanted to clarify that Mr. Burcham's comments were his own, and did not represent the Commission. He said he believed the Board was focused on density issues, and that the applicant had commented at the Commission meeting that to drop the number of units below 1,700 would result in the project not being viable. He asked if the Board wanted to continue to shoestring the process, saying it sounded as if it would take some time for the applicant to rework the project. Supervisor Davis said he had tried to focus on land use and whether the project fit with the character of the County. He said it did not, and that services from the County would still be one and one-half hours away. He said he believed the project was geared for municipal-type services, and that County government was rural government. Supervisor Davis again moved to deny the application. Supervisor Brownlow said he would not second the motion because he still believed that things could be worked out. There was brief discussion regarding inspections, during which Ms. Link said the plan had been to contract out inspections but that the County's Chief Building Official had said the County would handle inspections for the project. Chairman Street reiterated that there were many subdivisions already approved

that had not yet started building. Supervisor Davis asked whether the fact that the Board had made mistakes in the past meant it should continue to make mistakes. Chairman Street said there were private property rights involved and that she did not think the Board could just stop all kinds of development. She said that in this case, it was a density issue. Supervisor Davis said it was a land use proposal and that people either liked it or they did not like it. He asked whether the Board wanted to jerk the developers around for months or just cut off the snake's head and move on. Chairman Street said she would support sending the application back to the Commission, adding that the applicant now knew what he was up against. She said that if the applicant started over, he would have to subject to the General Plan and the Growing Smarter Act. Mr. Morrill said he would like to have a 90-day continuance in respect for the effort that he and his partners had put into the project, as well as for the efforts that staff had put into it. He said he had five years invested in the proposal, and that he did not know that what he came back with in 90 days would be different but that he would like to have some additional time to look at it. Mr. Schurr said that if the applicant was going to make significant changes it would need to go back to the Commission first. Supervisor Davis asked if that meant a General Plan amendment would be required. Mr. Schurr said the Board would need to refer the application back to the Commission for reconsideration in 90 days. Chairman Street moved to refer the application back to the Planning & Zoning Commission for reconsideration in 90 days. Supervisor Brownlow seconded the motion, which carried by a 2-to-1 vote, with Chairman Street and Supervisor Brownlow voting "Yes" and Supervisor Davis voting "No."

3. Hearing: Use permit for a dog breeding/training facility and two on-site cargo containers in an RCU-2A zoning district, Ivan Kennels, 306-02-665A, Chino Valley area, Thomas and Deborah Ivan, #2069. Consideration of a Use Permit in order to allow for a dog breeding/training facility with 18 dogs maximum at any one time; and to allow two on-site cargo containers to serve as storage sheds. Situated on a 5 acre metes and bounds parcel, in an RCU-2A (Residential: Rural two acre minimum parcel size) zoning district. Located on the north side of the Road 2 South, approximately 1/4 mile west of Reed Road and the Chino Valley Town limits. The Planning and Zoning Commission recommended approval of Use Permit, H2069 with the following stipulations: 1). Use Permit to be approved on a permanent non-transferable basis. Use Permit to be reviewed if the dogs become a nuisance to the neighborhood; 2). Dog breeding/training activities and cargo container screening to be in keeping with the letter of intent and site plan submitted with the applicant's use permit application. A maximum of 18 adult dogs to be on the property at any one time. Property shall be developed and operated in conformance with all other applicable codes, standards and regulations, unless waived by the Board of Supervisors; 3). Training classes to be limited to a maximum of 8 handlers and dogs. Up to 5 classes per week to be conducted between the hours of 9:00 AM to noon. No dog boarding allowed; 4). Signage to be limited to a maximum of 8 square feet; 5). Cargo containers to be painted the same color as the applicant's home or an earth tone color consistent with the surrounding terrain. Any electrical service extended to the containers to be inspected and approved by Building Safety staff. Ms. Link said that the two dissenting votes on the Commission for this application had to do with the use of cargo containers. She said that she personally drove by this property on a daily basis and had not even noticed the cargo containers until she became aware of the application for a use permit. Supervisor Davis moved to approve the recommendation of the Planning & Zoning Commission. Supervisor Brownlow seconded the motion. Chairman Street called for comments from the public and hearing none called for the vote, which carried unanimously. Chairman Street pointed out that at the August 28 joint session with the Planning & Zoning Commission the subject of cargo containers was discussed and that many of the comments centered around the containers being appropriate for larger parcels. She said that this application fit into that category.
4. Hearing: Extension of time, final plat phases 1 and 2, American Ranch, 100-18-002D, Williamson Valley area northwest of Prescott, Jeff Davis agent for A.R. Ventures, #2104. Pursuant to Article 4 Section 400.15 (Recording of Final Plat) "At the end of one (1) year if the conditions of approval have not been satisfied and the plat is not presented or found acceptable for Recording the Final Plat shall be referred to the Board of Supervisors for action." Consisting of a total of 96 lots on 205 acres for Phases 1 and 2 of the project known as the American Ranch. Located along the West side of Williamson Valley Road approximately eight (8) miles north of the Williamson Valley Road/Iron Spring Road intersection. On August 6, 2001, the Board of Supervisors approved the Final Subdivision Plat for Phases I and II. Upon a motion by Supervisor Davis, seconded by Supervisor Brownlow, the Board voted unanimously to approve the recommendation of the Planning & Zoning Commission.

CONSENT AGENDA FOR PLANNING & ZONING:

1. Community plan amendment to allow a zoning map change from an R1L-35 zoning district to a PAD zoning district, 106-10-015K, 151B, 148A, 148C, 023M, 148E, 148G, 148J, 148K, Granite Dells area near Prescott, Alan Snyder, Prescott Dell Properties, LLC agent for Prescott Dell Properties, LLC, #2087. Consideration of a Community Plan Amendment to the Granite Dells Community Plan to allow a Zoning Map Change from an R1L-35 [Residential; Single Family Limited, minimum thirty-five thousand (35,000) square feet minimum lot size] zoning district to a Planned Area Development (PAD) zoning district. A maximum of one hundred (100) single family homesites would be authorized unless the Applicant can adequately demonstrate, based upon technical information submitted with the Preliminary Plat, that a greater number of lots would not cause significant blasting of rocks or otherwise adversely impact the site; in which case, a maximum of one hundred five (105) lots would be allowed. Located on approximately one hundred six (106) acres of the project known as Granite Park PAD. Located on the east and west sides of Boulder Creek Lane approximately one thousand sixty-three (1,063) feet west of its intersection with Highway 89 in the Granite Dells area. The Planning and Zoning Commission recommended unanimous approval of the Community Plan Amendment, H2087. Upon a motion by Supervisor Brownlow, seconded by Supervisor Davis, the Board voted unanimously to approve the recommendations of the Planning & Zoning Commission.
2. Final plat, Talking Rock Ranch Final Plat Phase 4-A, 306-35-203J, Williamson Valley area northwest of Prescott, Doug Zuber agent for TRR Land LLC, #2055. Consideration of a Final Plat for Phase 4-A for 8 ranch cottages, 4 tracts and 2 custom lots on an approximate 5.36 acre parcel on property currently zoned PAD (Planned Area Development). Located on the East side of Williamson Valley Road approximately 3,000 feet north of the intersection of Nancy Drive and Williamson Valley Road. The Planning and Zoning Commission recommended unanimous approval of the Preliminary Plat, H2055 with the following stipulations: 1). Final Plat submittal shall be in general conformance with the Preliminary Plat and shall be in conformance with all other applicable codes, standards and regulations, unless waived by the Board of Supervisors; 2). ADEQ/County Environmental Services Department approval of sanitary facilities prior to Final Plat submittal; 3). All street names and addresses be approved by the Address Coordinator or his/her designated person prior to Final Plat Approval. Supervisor Brownlow said he had taken some heat with regard to the golf course, and that he wanted those present to know that with regard to the treatment plant the developer had received notice last week that ADEQ had approved it and that the plant would be coming on line. He said the plant would also take influent from Inscription Canyon Ranch and Whispering Canyons in order to generate effluent to water the golf course. Upon a motion by Supervisor Brownlow, seconded by Supervisor Davis, the Board voted unanimously to approve the final plat.
3. Final replat, Vista Royale III Final Plat, located in portions of Section 13, Township 8 North, Range 6 West, 201-13-024D, south of Congress, Doug Peterson agent for Visa Royale LLC, #2085. Consideration of a final plat for a 43 lot subdivision containing two plus acre lots in an R1L-2A (Residential 2 acre minimum lot size, limited to site built homes) zoning districts, on an approximately 133 acre parcel, located on the west side of SR 93, approximately one mile north west of the SR 89/93 intersection, approximately 8 miles south of Congress. The Planning and Zoning Commission recommended approval of the Preliminary Replat with the following stipulations: 1). Submittal of a final subdivision plat, as specified under Article 5 of the Yavapai County Subdivision Regulations, within 24 months of the Board of Supervisors approval of the preliminary plat and in substantial conformance with the approved preliminary re-plat for Vista Royale Phase III dated 11-13-01; 2). The previous preliminary plats that were approved for Phase III of Vista Royale shall be become null and void and replaced with the Phase III Vista Royale preliminary plat dated 11-13-01; 3). Water storage to be installed per Wickenburg Fire Department letter dated 1- 28-02, prior to bringing combustible materials onto lots within Phase III; 4). Building envelopes and water well locations to appear on final plat and shall be disclosed in the subsequent public report. Upon a motion by Supervisor Brownlow, seconded by Supervisor Davis, the Board voted unanimously to approve the recommendations of the Planning & Zoning Commission.

Development Services Department business:

1. Hearing: Consider renaming a portion of Manzanita Trail to Hereford Lane, Prescott Country Club Mobile Villas Unit #2, and consider waiving street name change filing fee. Chairman Street called for comments from the public. There were none. Upon a motion by Supervisor Davis, seconded by Supervisor Brownlow, the Board

voted unanimously to approve Resolution No. 1367, and to waive the street name change filing fee.

ITEM NO. 4. Public Works Director Richard Straub.

1. Consider approval of intergovernmental agreement with the Arizona Department of Transportation for design and construction of the realignment of Chittendon Road with State Route 71, in the amount of \$3,600 to be paid from HURF. Approved by unanimous vote. Motion by Supervisor Brownlow, second by Supervisor Davis.
2. Consider approval of a Resolution of Commitment for Yavapai County to apply for Transportation Enhancement Funds to construct widened shoulders for the purpose of improved bicycle access along Beaverhead Flat Road. Resolution No. 1368 was approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Brownlow.
3. Award or reject bids received for the Hillcrest Lane Extension to Butterfield Road Project in Yavapai County, Arizona, Project #963089. Bids opened August 20, 2002, with bids received as follows: Fann Contracting, Inc., \$615,202.80; Vastco, Inc., \$686,737; A Miner Contracting, \$777,511; and DBA Construction, Inc., \$882,000. Recommend awarding to Fann Contracting, Inc., in the amount of \$615,202.80. Half-cent sales tax project. Approved by unanimous vote. Motion by Supervisor Brownlow, second by Supervisor Davis.
4. Consider approval of FAA Grant 3-04-0002-02 for a runway pavement rehabilitation project at the Bagdad Airport. Amount of grant is \$140,400 with ADOT Aeronautics match of \$6,892 and Yavapai County match of \$6,892 to be paid from Outside Services in the General Services Airport account. Approved by unanimous vote. Motion by Supervisor Brownlow, second by Chairman Street.
5. Consider approval of an intergovernmental agreement with the Arizona Department of Transportation to construct a new bridge over Willow Creek on Williamson Valley Road, at a cost to the County of up to \$700,000. Half-cent sales tax project. Approved by unanimous vote. Motion by Supervisor Brownlow, second by Supervisor Davis.
6. Consider approval of items appearing on the Consent Agenda for Public Works. All items on this Consent Agenda were approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Brownlow.

CONSENT AGENDA FOR PUBLIC WORKS: All items were approved by unanimous vote, upon a motion by Supervisor Davis, seconded by Supervisor Brownlow.

1. Consider approval of intergovernmental agreements with the Town of Prescott Valley, City of Cottonwood, Town of Jerome, City of Sedona, Town of Chino Valley and City of Prescott for continued unified emergency management for the 2002-2003 fiscal year.
2. Award or reject bids received for the Rio Mesa Trail Paving Project, Verde Village, Arizona, Project #2212240. Bids opened August 20, 2002, with bids received as follows: Asphalt Paving & Supply, Inc., \$79,901; C & E Paving & Grading, \$80,000; Combs Construction Co., Inc., \$90,538; and Glendale Contracting Corp., \$127,830. Recommend awarding to Asphalt Paving & Supply, Inc., in the amount of \$79,901 to be paid from HURF.
3. Consider approval of an Extension for Completion of Services to Authorization of Services No. 018880 with Earth Tech, Inc. until July 1, 2003, for the Mingus Avenue Project, with no additional funds required. Half-cent sales tax project.
4. Consider approval of an Extension for Completion of Services to Authorization of Services No. 98-7169 with Ecoplan until July 1, 2005, for the Butterfield Road/Heather Heights Environmental Assessment, with no additional funds required. Half-cent sales tax project.
5. Consider approval of Change Order #1 to Contract with Ames Construction, Inc. for Fain Road Realignment in Yavapai County, Arizona, Project #218874, in the amount of an additional \$54,890.85. Half-cent sales tax project.

ITEM NO. 5. Fleet Management Director Dave Burnside. Approval of accident report for period January 1 through June 30, 2002. Following very brief discussion, which included comments regarding the need for drivers' re-education, the Board voted unanimously to accept the report. Motion by Supervisor Davis, second by Supervisor Brownlow.

ITEM NO. 6. Supervisor Gheral Brownlow. Summary of current events. Supervisor Brownlow told the Board that work on the softball fields at Pioneer Park was coming along well and that it was a volunteer effort. He said he wanted to note that it was also "National Newspaper Carrier Week", saying that was something he was very familiar with. Supervisor Brownlow said his staff was also working to find out if it would be possible to fly the flags at County buildings at half-staff on September 11, and that it was now his understanding that the Governor's Office would be issuing a statewide proclamation to that effect.

CONSENT AGENDA FOR BOARD OF SUPERVISORS: Unless otherwise noted, all items were approved

by unanimous vote. Motion by Supervisor Davis, second by Supervisor Brownlow.

1. Requests from Board of Supervisors:

- a. Approve minutes of meeting of August 19, 2002, and of special meeting of August 21, 2002.
 - b. Liquor licenses for which there are no protests and which were approved by Development Services: (1) Series 12 Restaurant, "Top of Sedona Restaurant, Village of Oak Creek area, Luis Rodriguez; (2) Series 6 Person Transfer, "Burro Inn", Wilhoit area, Darrel J. Hardy; (3) Series 13 Domestic Home/Farm, "Paradise Produce", Cottonwood area, Ray Frances Freitas; (4) Series 11 Hotel/Motel, "The Bumblebee Ranch", Bumble Bee area, William Warren Walsh, Jr.; (5) Series 12 Restaurant, "Si Senor", Dewey area, Julie Ann Grajeda.
 - c. Approve recommendation by the Yarnell Library Foundation Repair Selection Committee to issue an Intent to Award to Kullberg Pressure Grouting, Inc., for Yarnell Library Foundation Repairs. CDBG approved project.
 - d. Receive impact statement for formation of the Ash Fork Sanitary District, set hearing on the impact statement for October 7, 2002, at 1:00 p.m., and set bond in the amount of \$1,499.28.
 - e. Amend 2002-2003 tax rates to reflect a change in the distribution of the levy amounts for the Chino Valley School District, with total secondary tax rate for the district to change from \$1.4351 to \$1.4523; eliminate levy amount for the Camp Verde Sanitary District Bond Debt Service as the secondary levy is collected as an assessment; eliminate Valley Academy of Career and Education Technology secondary tax from the following school districts - Clarkdale-Jerome, Cottonwood-Oak Creek, Beaver Creek, and add it to Mingus Union High School district; and lower tax rate for Skull Valley from \$7.7442 to \$6.6411.
 - f. Appoint the following persons to the Executive Committee of the Local Workforce Investment Board: Bill Pierce, District 1, Pierce Property Management, Prescott, to replace Larry Watson, who resigned September 1, 2002, with term to expire September 1, 2004; and Landi Branham, District 2, Desert Sierra Realty, Prescott Valley, to replace Bill Pierce (who replaced Larry Watson), with term to expire September 1, 2004.
 - g. Pursuant to A.R.S. §48-802(D)(4), cancel election for board members in the Ash Fork Fire District and appoint Lewis E. Hume to the position of fire chief and Ronald L. Muenks to the position of secretary-treasurer, as requested by the District.
 - h. Pursuant to A.R.S. §48-802(D)(4), cancel election for board members in the Chino Valley Fire District and appoint Tom Oppelt and Theodore Sahm to the board, as requested by the District.
 - i. Approve purchase of a sign marking the well on the Courthouse Plaza as an historic site, for an amount not to exceed \$1,000 to be paid from District 1 Parks funds, and permission to place the sign on the Plaza.
 - j. Approve submission of legislative proposal to the County Supervisors Association for amendment to A.R.S. §48-262. Ms. Staddon said she just wanted the Board to know that the proposal would still need some refinement, specifically to add a paragraph stating that "no governing body shall annex territory that is already part of another existing district" or language to that effect. Upon a motion by Supervisor Davis, seconded by Supervisor Brownlow, the Board voted unanimously to approve this item.
2. Request from Medical Assistance for approval on amendment to lease with Broad Horizons Land Development for space in Cottonwood from October 1, 2002 through December 31, 2002, due to delays with the Jerome site.
3. Request from Sheriff for reaffirmation of consistent implementation of the Inmate Medical Co-Pay Policy which will benefit the County by helping to offset the costs of medical expenses incurred by inmates housed in Yavapai County jails.
4. Requests from Health Department:
- a. Reappoint Carol Mumford to the Yavapai County Board of Health as a representative of District 2, with term to expire on June 30, 2006.
 - b. Approve payment of \$2,500 in relocation costs to Stephen Everett, Health Department Epidemiologist, to be paid from Preparation and Response for Bioterrorism. After staff said they believed the Board had approved relocation costs in the past, Supervisor Davis moved to approve this item. Supervisor Brownlow seconded the motion, which carried by unanimous vote.
1. Request from Finance to approve intergovernmental agreements with City of Prescott for Court Facilities and Animal Control Services.
6. Approve vouchers.

CONSENT AGENDA FOR DIRECTORS OF YAVAPAI COUNTY FLOOD CONTROL, FREE LIBRARY AND JAIL DISTRICTS, AND COUNTY IMPROVEMENT DISTRICTS: Reference: Special District minutes.

1. Resolve into the Boards of Directors of the Yavapai County Flood Control, Free Library and Jail Districts and other County improvement districts as follows, for the purpose of approving vouchers: Ash Fork Street Lighting Improvement District, Coyote Springs Road Improvement District II, Prescott East Sanitary District, Yarnell Street Lighting Improvement District, Seligman Street Lighting Improvement District, Seligman Sanitary District, Pine Valley Street Improvement District.
2. Resolve into the Board of Directors of the Yavapai County Flood Control District:
 - a. Approve minutes of meeting of August 19, 2002.
 - b. Consider approval of an intergovernmental agreement with the Arizona Department of Water Resources for two

- years in the amount of \$20,000 (\$10,000 per year) for the State Standards Work Group, to be paid from Outside Services.
- c. Approval and signature on Community Rating System Recertification Form AW-214 for year 2002 credit for the unincorporated areas of Yavapai County, and for permission to insert a public service announcement in the yellow pages of the Qwest telephone book for the Prescott and Verde Valley areas.
- d. Consider approval of Change Order #1 with SPE Systems, Inc. in the additional amount of \$2,571.70 to install additional erosion protection, Pima Wash Stabilization Project FCD 002-013, Prescott Country Club area.
- 3. Resolve into the Board of Directors of the Coyote Springs Road Improvement District II:
 - a. Approve minutes of meeting of August 5, 2002.
 - b. Approve modification of Assessment No. 91, with new assessment numbers to be 91A and 91B. Approval by District resolution.
- 4. Resolve into the Board of Directors of the Yavapai County Library Free District:
 - a. Approve minutes of meetings of July 1, July 15 and August 5, 2002.
 - b. Request for renewal of lease agreement with Valley Oaks Properties for period December 1, 2002 through November 30, 2003, for space at 172 E. Merritt, Suite E, in Prescott, to be paid from Building/Land Rental.
 - c. Consider approval of 2002-2003 intergovernmental agreements/Library Service Agreements for the following 18 affiliate libraries: Ash Fork, Bagdad, Black Canyon City, Camp Verde, Chino Valley, Clarkdale, Congress, Cordes Lakes, Cottonwood, Crown King, Jerome, Mayer, Prescott, Prescott Valley, Sedona, Seligman, Wilhoit and Yarnell.

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CLAIMS AGAINST YAVAPAI COUNTY

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<u>ACCOUNT</u>	<u>AMOUNT</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
General Fund	1,832,589.67	Forest Projects	52.89
Jail District	316,537.50	District 1 Park Fund	9,997.89
District 2 Park Fund	2,952.72	District 3 Park Fund	204.87
Sycamore Comm. Park	21.21	Child Health Grant	2,765.46
AMPPHI	1,593.82	Family Planning	2,216.12
MCH Programs	2,227.05	Home Health Ser	15,811.66
Health Promotion	2,797.48	Nutrition	1,309.44
T.B. Control	1,535.20	WIC Program	14,085.14
Stop Violence Women	10,732.96	Jail Enhancement	12,038.72
Juvenile Delinq. Reduct	8,841.22	Juvenile IPS	15,557.34
Family Counseling	1,284.00	Juvenile Food Prog	1,568.34
Probation Serv	3,634.91	Adult IPS	30,534.78
Adult Probation Fees	21,572.35	Prob Enhance	32,179.77
Recorder's Surcharge	48,284.68	Indigent Def/Dg	1,483.91
Crim Just/Atty	7,964.08	Bad Check Prog	3,042.34
CDBG Grant	8,792.50	Juv Prob Svs	5,404.10
Commodity Fd	301.05	Azeip Case Mgmt	2,600.88
Sexual Trans Disease	134.85	Hi Risk Chld HI	2,652.60
Clerk's Storage	428.59	WIC/TOB Intervention	2,701.33
HIV Counsel & Test	1,359.95	Atty Anti-Racket	4,547.70
PANT	3,742.15	Law Library	4,700.00
CASA	3,935.34	Case Process	3,852.11
Prim. Care – V.V.	2,022.30	Azeip Coordinator	1,068.92
Vict Witns Prog	6,702.41	Court Enhancement	3,968.39
Council Court	1,189.41	Juvenile Dent. Enhan.	1,179.75
Child Poverty Book	735.02	Drug Enforce Fund.	126.66
Primary Care Svs	12,889.56	Victims Rights Impl	3,601.81
JAIBG Juv Acct 3	2,598.55	Yav Indian Agreement	452.97
Hassayampa/LTC	1,066.98	Dietetic Intern	615.94
Immuniz Service	2,148.62	Personal Care Svs	514.88
Idea-Preschool	157.70	Subs Abuse/DARE	157.70
Chem Abuse	122.59	Family Drug Court	2,047.13
Juvenile Drug Court	4,889.57	Juv Det/PACE	6,392.01
Special Program	10,167.83	Sm Schools Ecia	212.47

Sm Schools Beha	6,145.43	Cops in School	4,192.09
Mobile Comm. Center	306.54	Fill the Gap - Courts	4,382.71
Hurf Road Funds	462,598.52	Health Fund	65,557.95
Jail Commissary	4,460.35	Landfill Administ.	13,620.57
Water Advisory Comm	16,403.42	Bldging Better Bones	6.37
Clinical NICP	422.85	Tire Recycle	15,182.08
Safe School Pro	5,027.66	Adhs-Svs Coord	765.83
Local Incentive Awards	13,564.71	Fill the Gap – Attorney	1,345.17
Family Law Commiss.	4,399.12	Comm Punish Pro	2,109.54
Juv. Detent Ed Pro	561.52	Regnl Road Project	118,214.10
Contributions – SO	565.08	Library Auto. Consor	298.15
Health Start	3,365.81	Victim Compensat.	3.32
Interstate Compact Pro	2,333.47	Ryan White II	2,116.96
Prepared. Bioterror	3,778.11	Primary Care Fees	87.31
Perinatal Block	1,879.88	Well Woman Health	2,781.62
Tobacco Educ	7,691.07	Hopwa Housing Op	3,089.88
Detention Education	62.39	School Reso. – Mayer	1,325.05
St. Grant in Aid	317.12	Direct Treatment Fund	51,572.57
Mental HealthRWJF	5,222.56	Mental Health Part.	5,662.91
Field Trainer	2,669.31	Comm. Access Pro	21,595.98
Attendant Care	28,464.01	HIV/CT	29.96
HIV Targeted	3,353.02	Childrens Justice	448.70
Child Sup & Vis	587.24	Domestic Relations	139.45
NIBRS Report. Sys.	30,000.00	Court Training	20.47
Self Service	453.05	VOCA	4,403.55
Yav. Drug Court	2,154.49	JTSF Treatment	3,824.63
Diversion Conseq.	644.70	Transferred Youth	341.85
Capital Projects	60,144.28	Jail Construction	628,009.70
Seligman Runway	930.00	ALTCS	454,229.11

In addition, payroll was issued on August 23 for the pay period ending August 17; warrant numbers 2422462 through 2422931, in the amount of \$371,449.45. Jury certificates were also issued, warrant numbers 6856830 through 6856852; 6856853 through 6857083. Warrants issued for September 3 Board day, 4176770 through 4177231; 4177232 through 4177646.

There being no further business to discuss, the meeting was adjourned.

ATTEST:

_____ Clerk _____ Chairman