

BOARD OF SUPERVISORS MINUTES WITH SUPPLEMENTAL TRANSCRIPT
(Where a supplemental transcript is available, it is printed in bold type)

OFFICE OF BOARD OF SUPERVISORS
YAVAPAI COUNTY, ARIZONA

Prescott, Arizona

October 17, 2005

The Board of Supervisors met in regular session on October 17, 2005, in Cottonwood, Arizona, at 9:00 a.m.

Present: Carol Springer, Chairman; Thomas Thurman, Vice Chairman; Chip Davis, Member; Bev Staddon, Clerk.

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

Clerk's note: A copy of these minutes with a supplemental transcript is available in the Office of the Clerk of the Board of Supervisors and is also available on the County website.

CONSENT AGENDA Upon a motion by Supervisor Davis, seconded by Supervisor Thurman, the Board voted unanimously to approve all items appearing on the Consent Agenda. No comments from the public.

C – ADULT PROBATION

- C1. Purchase of two smaller capacity copiers within the \$14,000 approved budget instead of one network printer copier, to be paid from Equipment account.

C – ASSESSOR

- C1A. Permission for Jennifer McGovern and Todd Harris to attend the Statistical Package for the Social Sciences workshop in Denver, Colorado, November 13-17, 2005, at a cost of \$3,300 to be paid from the Travel and Conferences account in the Assessor's Surcharge Fund.

C – ATTORNEY

- C2. Take County vehicle out of state to Albuquerque, New Mexico, November 3-6, 2005, to attend 2005 Victims of Crime Act (VOCA) National Training Conference.
- C3. Award of 2005 Justice Assistance Grant funds in the amount of \$39,169.

C – BOARD OF SUPERVISORS

- C4. Liquor license for which there are no protests, Series 6 Person Transfer, The Mill at Crown King, Crown King area, Michael C. Christie, contingent upon obtaining necessary use permit from Development Services.
- C5. Approval of list of real estate held by the State of Arizona by tax deed and set date and time for sale of property for December 2, 2005, at 9:00 a.m. pursuant to A.R.S. §42-18301, and pull parcel 502-19-012 from the list for sale to the Yavapai County Public Works Department in the redemption amount of \$1,081.38 plus any prior tax lien amounts as determined by the County Treasurer and waive the \$100 administrative fee for this parcel.
- C6. Appointment of precinct committeemen as recommended by the Yavapai County Republican Party as evidenced in Board Memorandum No. 2005-17.
- C7. Remove Fernando Gonzales as representative of District 2 from the Yavapai County Food Safety Industry Council, as requested by the University of Arizona Cooperative Extension Service.
- C8. Remove John Fitzgerald as representative of District 2 from the Yavapai County Food Safety Industry Council, as requested by the University of Arizona Cooperative Extension Service.
- C9. Adopt Yavapai County Food Safety Industry Council Policies and Procedures, by the Yavapai County Food Safety Industry Council, as requested by the University of Arizona Cooperative Extension Service.
- C10. A 2.6% increase for department directors to be effective the first full pay period following October 15, 2005, to mirror the average merit increase provided for the staff within the compensation program.
- C11. Draft of the Local Workforce Development Board's (LWIB) two-year plan for 2006-2008.
- C12. Approve vouchers.
- C12A. Settlement agreement between Yavapai County and Cottonwood Affordable Housing, Inc.

C – DEVELOPMENT SERVICES

- C13. Final plat amendment, Cathedral Rock Ranch Phase 2, Lot 67, 408-30-088, Village of Oak Creek area, SEC Engineering agent for Jeffrey J. Jorgenson, #H5190. Consideration of a Final Plat Amendment for Lot 67 of Cathedral Rock Ranch, located in the Village of Oak Creek area, to amend the designated building envelope for this Lot and to realign the recorded drainage easement. The Final Plat for Cathedral Rock Ranch, Phase 2 was recorded November 4, 2002. Phase 2 includes 31 single-family lots. Current zoning is R1L-35 (Residential; Single Family Limited; 35,000 sq. ft. minimum parcel). The Final Plat includes building envelopes for each lot. Lot 67 has a drainage easement traversing the property

from north to south that is sixty feet at the widest point. Located at the intersection of Cathedral Rock and Rock Ranch, northwest of Verde Valley School Road. S35 T17N R05E G&SRB&M.

- C14. Final plat, 405-27-269, Bell Rock View condominiums, Village of Oak Creek area, Pender Engineering agent for Neko Investments/Aria Pakravan, #H5194. Consideration of a Final Plat to allow the conversion of an apartment complex to condominiums; located at 70 Bell Rock Boulevard in the Village of Oak Creek. This is a 10-unit complex on approximately .48 acres. Current zoning is R2-2 (Residential; Multi-Family; 2-acre minimum parcel). The Final Plat application is being submitted for consideration in conformance with Department of Real Estate regulations. Located at the intersection of Bell Rock Road and Canyon Circle Drive, approximately 370 feet west of SR 179. S13 T16N R05E G&SRB&M.

C – FLEET MANAGEMENT

- C15. Auction/consignment sales agreement with Sierra Auction Management, Inc. for auction of County vehicles.
- C16. Auction date of December 3, 2005, for a vehicle auction to be conducted by Sierra Auction Management, Inc. at their site in Phoenix, Arizona and approve list of vehicles to be sold at that auction (contingent upon above agreement being approved).

C – JAIL DISTRICT (The Board resolved into the Board of Directors of the Yavapai County Jail District and following consideration of the item below reconvened as the Board of Supervisors.)

- C17. Reimbursement to the County's Capital Projects Fund for the payment of \$1,000,000 made pursuant to the intergovernmental agreement for wastewater treatment services entered into with the Yavapai-Apache Nation.

C – PUBLIC WORKS

- C18. Indemnity agreement with Yarnell School District for the use of their property for a community clean-up in Yarnell, November 5, 2005.
- C19. Release of funds being held in retention under the financial assurances for American Ranch Phase 3B. Roads will be classified as private and will not receive County maintenance.

C – RECORDER

- C20. Trade-in of an obsolete 5025 copier on the purchase of a new copier for the trade-in amount of \$160.

C – SUPERIOR COURT

- C21. Reappointment of Superior Court Judges Pro Tempore, January 1 through December 31, 2006, contingent upon funding.

ACTION ITEMS

A – DEVELOPMENT SERVICES

- A1. Final subdivision plat, Beaver Creek Acres, 405-20-092Q, Lake Montezuma area, Jim Wise, Kelley/Wise Engineering, Inc. agent for Rob Sohabatka, #H5166. Consideration of a Final Subdivision Plat in order to allow the creation and eventual conveyance of 36 lots on 96.76 acres in an RCU-2A (Residential; Rural; 2-acre minimum parcel) zoning district for the subdivision known as Beaver Creek Acres. Located off Coronado Trail approximately one half (½) mile southeast of its intersection with Montezuma Road in Lake Montezuma. The Applicant is also requesting two waivers from the County Subdivision Regulations: (1) Section 580 D. to allow individual sprinkler systems to be installed in each home in lieu of hydrants and (2) Section 580 A. waiver of surfacing requirements for the access road. S11 T14N R5E G&SRB&M. The Sketch Plan was approved on November 30, 2004. Based on the Subdivision Regulations, a Preliminary Plat is not required. Elise Link, Planning Manager. Deputy County Attorney Randy Schurr and Public Works Director Phil Bourdon participated in discussion. Area resident Patti Sexton spoke in opposition to this item, citing about drainage. Supervisor Davis moved to approve the final plat with the stipulation that the applicant pave the access road as outlined by Ms. Link, i.e., that the applicant pave the access road from the end of Rimrock Road to the entrance to the applicant's property with the road to be maintained by the Beaver Creek Acres homeowners' association. The motion died for lack of a second. Supervisor Davis moved to approve the final plat with the understanding that the developer would either build the road to County standard or to a double chip seal standard. The motion died for lack of a second. Supervisor Davis moved to approve the final plat as presented with the following stipulations: (1) Approval of waiver of Section 580D of the County Subdivision Regulations to allow sprinkler systems to be installed in each home in lieu of hydrants; (2) applicant to pave the access road from the end of the pavement on Rimrock Road to the entrance to the subject property to a double chip seal surface, with access road to be maintained by the Beaver Creek Acres HOA unless it is brought up to County road standards per Resolution No. 1036; and (3) Pursuant to Subdivision Regulations Section 580A, note on Final Plat to state "All roads and streets are privately owned and are to be maintained by the property owners." Supervisor Thurman seconded the motion, which carried by unanimous vote.

Ms. Link located this property just south of the Beaver Creek Golf Course, saying that it was currently zoned RCU-2A and that it was considered a Schedule B Subdivision. She said that access to the property was off

of Beaver Creek Road to Montezuma Road and then to Rimrock Road, which she said met with Copper Canyon Academy where the pavement ends and that the road was then known as Coronado Trail, which she said was an unmaintained dirt road. She noted that the property was bordered on the east by the Coconino National Forest. Ms. Link said that the interior roads would be private and built to County standard. She said the applicant was requesting two waivers, the first of which was that sprinkler systems be installed in each home in lieu of having fire hydrants, and that the local fire department supported that request. She said that the other request for waiver had to do with surfacing requirements for Coronado Trail and that the Public Works Department did not support this request because of dust. Ms. Link said that if the road was not built to County standard it could not be dedicated to the County and maintained by the County. She said she had received letters from three residents of the area who said they would like to see the road paved. She said that if the Board did not approve the request for waiver related to the road surfacing requirements, she would propose a stipulation that the applicant pave the access road from the end of Rimrock Road to the entrance to the applicant's property with the road to be maintained by the Beaver Creek Acres homeowners' association. Ms. Sexton said she was very concerned about any further development in the area, that there were drainage problems and that she believed this subdivision could cause flooding problems. Mr. Wise told the Board the only issue he had was the interpretation of what Schedule B Subdivision requirements are, and that he was hit off-guard with being asked to improve an off-site roadway. He told the Board that there were nearly 400 lots in the Indian Lakes subdivision, which he said used the same access road as Beaver Creek Acres. Mr. Wise said his subdivision was pretty low density and that the interior streets would be paved to County standard and that the problem was being required to improve an off-site road that served not only his subdivision but the Indian Lakes subdivision to a standard that was higher than what would be provided within the Beaver Creek Acres subdivision. Supervisor Thurman asked Mr. Wise if there was a homeowners' association for Indian Lakes. Mr. Wise said he did not know. Supervisor Thurman said that just because things were not done right a long time ago did not mean it was okay to repeat that mistake now. He said he did not think the applicant would have to bring the road up to County standard but that there should be some kind of dust abatement on it. He told Mr. Wise he could talk with the people in Indian Lakes about sharing in the cost for a double chip seal. Supervisor Davis said that Coronado Trail was not maintained by the County, although there was a dedicated right-of-way. He said he did not support the request for waiver of surfacing requirements because it would leave a dirt road leading to a County-approved subdivision. He said he thought the Board's hands were tied and that the County could not improve the road because of state law. Ms. Link said that if the road was not built to County standard the homeowners' association would need to be responsible for maintenance. Chairman Springer said she did not think it was a good idea to ask a homeowners' association to maintain a road outside its subdivision, especially when the road provides access not only to their property but also to other properties outside the subdivision. Supervisor Thurman asked Mr. Wise why he was building the interior roads to County standard but leaving them private. Mr. Wise said it was his understanding that if the interior roads were left private the applicant would not need to provide improvements for the off-site road. He said the plan had always been to build the interior roads to County standard, but that the applicant was also being asked to build the off-site road to a higher standard than that to which the interior roads would be built. Mr. Wise said he did not know why the property owners in his subdivision should have to build and maintain an off-site road. Mr. Schurr said that if the Board wanted to establish the road as a County highway the County could then participate in the cost of improving the road, but that the road would have to be built to County standard in accordance with Resolution No. 1036. Mr. Bourdon said the road could be built to County standard and then maintained by the County or it could be built to a lesser standard and maintained by someone else. Supervisor Davis asked Mr. Wise if he was requesting any waivers with regard to the interior roads. Mr. Wise said he was not. Supervisor Davis asked Mr. Wise if he would rather maintain the road or build it. Mr. Wise asked if the stipulation related to the homeowners' association maintaining the road referred to the Beaver Creek Acres homeowners' association, saying if that was the case the Board would be asking the 36 property owners in that subdivision to maintain a road for the benefit of 400 property owners in Indian Lakes. There was brief discussion regarding the cost of building the road to County standard, during which Supervisor Thurman said he estimated it would cost about \$54,000 for 2,000 feet of asphalt, and that including infrastructure costs it would probably cost each lot in Beaver Creek Acres about \$4,000 to build the off-site road to County standard. Supervisor Thurman said he liked to see Schedule B subdivisions because it was better than lot splits, but that if the road was not paved there would be complaints. He said he used to be involved with a homeowners' association, that costs for road maintenance were built into the HOA dues and that it was not very expensive. He said he thought that what level the off-site road should be improved to was a question that the owners of the Beaver Creek Acres subdivision would have to answer. Supervisor Thurman said he did not think it would cost that much to double chip seal the access road and maintain it, and that he believed the applicant could ask property owners in Indian Lakes who use the access road to help pay for it. Chairman Springer asked if it would be

appropriate to ask the developer to pave the access road only to the first intersection. She said she was concerned about the fairness of asking the developer to pave the road for ten times the number of people who would own property in his subdivision but that if he would pave a portion of the road that would at least result in a portion of the road being paved. Ms. Link said the problem she could see with that was that it would result in a maintained road, then an unmaintained road and then a paved maintained road. Supervisor Davis said he believed the result would be a mess. Supervisor Davis moved to approve the plat as presented with the access road option to be left up to the developer, saying his intent was that the developer could build the road to County standard and have it accepted by the County or build it to a lesser standard and have it maintained by the Beaver Creek Acres homeowners' association. Supervisor Davis asked Mr. Schurr if that motion was satisfactory. Mr. Schurr said it was. Ms. Link said the stipulation would read that the applicant was to pave the access road from the end of the pavement on Rimrock Road to the entrance to the subject property to a double chip seal surface with the access road to be maintained by the Beaver Creek Acres HOA unless it is brought up to County road standards per Resolution No. 1036. Mr. Schurr said the stipulation was satisfactory. Mr. Wise asked if the standard acceptable to Public Works was a double chip seal. Mr. Schurr said that if the road was going to be maintained by the homeowners' association the acceptable standard would be a double chip seal.

A – PUBLIC WORKS

- A2. Intergovernmental agreement (JPA 05-074) with State of Arizona for participation in the amended State Route 260 Access Management Plan in an additional amount of \$160,000, Cottonwood/Camp Verde area. Half-cent sales tax funds. Phil Bourdon, Public Works Director. Approved by unanimous vote after Mr. Bourdon explained that the agreement was the technical document that would allow ADOT to bill the County for something that was already approved. Motion by Supervisor Thurman, second by Supervisor Davis. No comments from the public.
- A3. Contract for Professional Services and Authorization of Services #2515871 with C.L. Williams Consulting, Inc for Lake Montezuma Secondary Access Study, in an amount not to exceed \$21,860. Half-cent sales tax funds. Phil Bourdon, Public Works Director. Approved by unanimous vote. Motion by Supervisor Thurman, second by Supervisor Davis. No comments from the public.

Mr. Bourdon said he had been looking at a secondary access in the Lake Montezuma area for some time and that instead of re-establishing Tagalong Trail, which he said was an unpaved roadway with a low flow crossing that was destroyed by flooding. He said he wanted to look at alternatives that might better serve the community. Supervisor Davis asked how hard it would be to extend the study boundary limit a little more to the southwest. Mr. Bourdon said he talk to the consultant about it, but that the boundary was a general one and that he did not believe there would be a problem including some additional area within it. Supervisor Davis said there was so much floodplain in the area that it was difficult to deal with in terms of transportation issues.

HEARINGS

H – DEVELOPMENT SERVICES Planning & Zoning Commission member Joan McClelland was present to represent the Commission.

- H1. Zoning map change/Preliminary plat/minor plan amendment/waiver from RCU-2A to PAD, Beaver Creek Preserve, 405-23-019B, Rimrock area, Pender Engineering agent for Beaver Creek Preserve, Inc., #H5170, #H5171, #H5169 and #H5172. Consideration of a Zoning Map Change from RCU-2A (Residential; Rural; two-acre minimum parcel) zoning district to a Planned Area Development (PAD), a Preliminary Plat and a Minor Plan Amendment to the Beaver Creek Community Plan to allow the creation of 101 single-family, residential lots on 93.96 acres, and to waive Section A.d of Yavapai County Resolution No. 1036 requiring a 50-foot right-of-way for a residential street. Located between the Thunder Ridge Subdivision and Interstate 17 in the Rimrock area. S26 T15N R5E G&SRB&M . The Planning and Zoning Commission recommended to approve the Zoning Map Change/Preliminary Plat/Minor Plan Amendment/Waiver; HA# H5171, HA# H5169 and HA# H5172, with the following stipulations: 1). Approval of the Zoning Map Change/Preliminary Plat/Amendment to the Community Plan and the Waiver request be granted as long as the development proceed in conformance with the letter of intent dated July 27, 2005 letter dated 9/2/05 from Tom Pender to Enalo Lockard regarding waiver requests and Preliminary Plat map dated July 26, 2005." 2). That the planned extension of JoAnn Drive and the proposed secondary/emergency access be recorded as legal, public easements prior to submittal of the Final Plat; 3). An updated letter of water adequacy from Arizona Department of Water Resources shall be provided prior to the filing of a Final Plat; 4). Typical setbacks and building envelopes for the hillsides lots, #30-37, shall be indicated on the Final Plat; 5). Per Flood Control, the following language shall be included on the Final Plat: A. "Natural ground conditions may convey flows through individual lots. Caution should be exercised in selecting a building site. Property owners may wish to contact the Yavapai County Flood Control District for additional direction"; 6). The Final Plat must show the approximate floodplain from runoff that will impact the site; 7). The applicant shall submit details for the decorative wall planned for the southern

boundary, along with feedback from the neighboring parcel owners regarding the design prior to application for the Final Plat; 8). As part of the Final Plat application for the first phase, design/construction plans for the turn lanes at the intersection of Beaver Creek and JoAnn, along with an engineer's estimate of cost, must be submitted to Yavapai County Development Services for review and approval; 9). The Final Plat shall include the statement: "The interior roadways shall remain private and shall never be offered for public dedication and maintenance." Planning Manager Elise Link. Tom Pender of Pender Engineering and managing principal for Beaver Creek Preserve, Inc., Reg Owens spoke in favor of the application. Area resident Patti Sexton spoke in opposition to the application, citing drainage and water concerns and concerns about the area changing as a result of this subdivision. Upon a motion by Supervisor Davis, seconded by Supervisor Thurman, the Board voted unanimously to approve the recommendation of the Planning & Zoning Commission.

Ms. Link said the subject property was comprised of 94 acres and that the applicant was requesting a zoning map change to PAD to allow for 101 lots with single-family residences. She said the interior roads would be private and that the applicant was requesting a reduction in the right-of-way from 50 feet to 40 feet and also a reduction in the surface width and design speed. Ms. Link said the applicant was also requesting a waiver for the entrance sign. She told the Board the applicant was considering three emergency ingress-egress points as well as the main access to the property and that the applicant was willing construct improvements on Beaver Creek Road. Ms. Link said the proposal called for about 50% open space, and that only one letter of opposition had been received from someone who cited concerns about density and traffic. She said the existing zoning would allow for 48 to 50 homes and that the density proposed with the PAD was higher but that the applicant was also proposing a central wastewater system and a water improvement district. Supervisor Davis asked where the emergency accesses were located. Ms. Link said one would go to Thunder Ridge Unit 5 and the other two would be to the south, possibly at Millennium Way. Supervisor Davis asked if the emergency access would tie into Louise or Spitfire roads. Ms. Link said she was not sure where they would be. Supervisor Davis asked if reference to the centralized water and wastewater systems needed to be included in the stipulations. Ms. Link said they did not, and that they were referenced in the applicant's letter of intent and would be on the plat. Supervisor Davis asked if those items would be enforceable as a result of being included in the letter of intent and included on the plat. Ms. Link said yes. Chairman Springer said she was a little concerned about opposition to the wall, which she noted was proposed as an 8-foot wall. Mr. Pender said he was just now learning that there was some opposition, and that the applicant had already decided to build a 6-foot wall instead of an 8-foot wall. He said it was his understanding that the property owner who had expressed concern about the proposal had just purchased his property. Mr. Pender said he had not yet had an opportunity to talk with that property owner, but that he had 30 or 40 letters of support from other property owners in the area. He said the roads would be paved to County standard and that JoAnn Drive, which he said was a dirt County road, would be not only paved but also landscaped. Mr. Pender said the three emergency access points were shown on the plat, and that the applicant was requesting a waiver of the design speed because he did not want the development to be an automobile dominated community. Mr. Pender said he had asked for asphalt roadways 20 feet wide to calm traffic, and that natural vegetation in the area would be preserved. He told the Board that Arizona Water Company had been contacted about extending a water line to the development but that there had been no response and so the developer would instead pursue an improvement district for water and would also provide an arsenic treatment plant. He said there would be a couple of production wells on site and that because there would be more water than the properties in Beaver Creek Preserve could use there would be an opportunity for people outside the development to also be part of the water district. Mr. Pender said that homes would be sprinklered and that there would be a community area with a pool, community facilities and possibly a tennis court. He said there would be a wastewater treatment plant and that the CCRs mandated that individual lots preserve a certain amount of open space, which he said would result in the total open space for the entire development being close to 80%. Mr. Pender told the Board that the subdivision would eliminate the possibility of 40 individual wells and septic tanks being placed on the property. He said that building envelopes would be specified, and that the turn lanes the developer would put on Beaver Creek Road would also benefit lot split areas outside of the subdivision. He added that the developer was also willing to work with the property owners to the south with regard to a road improvement district. Mr. Owens said he had been involved in the Beaver Creek area for nearly 10 years as developer of Thunder Ridge, which he noted was nearly sold out. He said he believed he was exceeding all of the requirements for a PAD, and that Rimrock needed more high quality housing. He told the Board that homes in Beaver Creek Preserve would be custom homes, that they would be a minimum of 1,700 square feet in size and restricted to one story, and that there would be abundant open space. Mr. Owens said that until this morning he was not aware of any opposition and that he had actually received more than 50 letters of support for the project. He said that after the Planning & Zoning Commission had given its recommendation for approval of the application he met with his financial people and they encouraged him to begin taking reservations for lots in the subdivision. Mr. Owens said he had cleared this

through the Arizona Department of Real Estate and that currently 46 lots had already been reserved. Ms. Sexton said she had just purchased a home off of Millennium Drive. She told the Board she was concerned about drainage and that the developer of Beaver Creek Preserve did not know what was right for Rimrock. Ms. Sexton said the property should be left in two-acre parcels and that people in Rimrock did not want this kind of development. She said she was also concerned about water and that the fact that the area's schools were so small. Ms. Sexton asked if the pool and tennis courts would be available for everyone in the community to use or if they would be used only by the property owners in Beaver Creek Preserve. She said that people in Rimrock liked dirt roads and that property owners in the area should have a surety bond from the developer in case drainage problems got worse as a result of this subdivision. Ms. Sexton said she was a member of a group called Concerned Citizens of Beaver Creek and that the Board would be hearing from her group. In response to a question from Supervisor Thurman, Mr. Pender said there would not be water tanks on the hills in the subdivision, and that if the wells did not come in as good as expected the applicant would have to build bigger tanks. He said that potable water and water for fire suppression would be available. Supervisor Thurman asked if a stipulation should be added regarding water. Ms. Link said this was just a preliminary plat and that there was already a stipulation to address that concern. Supervisor Davis said he had seen what had happened in the Rimrock area and that he believed the applicant's proposal was much better than lot splits and access roads that were just bladed in. He said he believed this was a good proposal for Rimrock, but that he would caution the applicant to be careful about how he describes the current condition of Rimrock.

STUDY SESSION

S – ADMINISTRATOR

- S1. County Administrator's Report, as noted below. Jim Holst, County Administrator.
 - a. Update on revenue/expenditures. Management Analyst Allison Dixon presented this item.

Ms. Dixon provided the Board with charts showing budgeted and estimated revenues, noting that in many cases there was only two months' worth of data available. She said that in all cases revenues for the General Fund, HURF, the Regional Road Fund, Jail District and Health Fund were running 3% to 5% above estimates. Ms. Dixon said that sales tax was running high statewide, and that the County's share of the state shared sales tax was about 25% over the same period last year. There was brief discussion regarding sales tax deriving from contracting, during which Chairman Springer said she had talked to a number of contractors who said there are adequate construction supplies but that costs were increasing. She said that interest rates were going up and that it was not a good sign, and that she did not know whether the increased costs of materials would sustain the kind of growth in sales tax revenue that was currently being seen. Supervisor Thurman said that right now the problem was with trucking, but that the railroads were beefing up their systems to handle any deficit. He said that concrete and cement had been in short supply in the County but that it was hoped the new cement plant at Drake would help with that situation. In response to a question from Supervisor Davis, Ms. Dixon said she was tracking departmental expenditures.

- b. Update on Capital Improvements projects for both Prescott and the Verde Valley. Public Works Director Phil Bourdon participated in discussion.

Mr. Holst provided the Board members with a flow chart of the various tasks to be accomplished with regard to the capital improvements program. He said that with regard to the needs assessment the architect had delivered a draft of that information and that a copy had been provided to each Board member and that the information had also been sent to the departments. Mr. Holst noted that the architect would be meeting with the Board in a study session on October 25 to discuss the needs assessment and that he also wanted to specifically discuss space needs for the Board of Supervisors at that meeting. He said that the architect had also prepared a visual site plan even though it had not been requested. Chairman Springer asked if that included sizing utilities. Supervisor Thurman said that a very important part of this project was the sizing and availability of utilities for infrastructure and what it would cost to bring utilities up to the standard needed to handle buildings in the future. He said that would have a great deal to do with the number of buildings that could be placed at Pioneer Park. Mr. Holst agreed, saying the architect would have to explain what kind of capacity would be needed. He said the next step would be to hire the architect for Pioneer Park, noting that the Request for Qualifications (RFQ) had been sent out and that proposals were due on October 18 and that Board members would be provided with copies as soon as they were received. Mr. Hunt told the Board he had prepared a selection guideline with regard to determining which architects to interview and which one to hire. He said that because of the size of the proposal the County, by law, use a qualifications-based selection procedure, and that each Board member would rank the RFQs from highest

to lowest and return that information to Mr. Holst. He said that the Board would then need to meet to review the rankings and approve a list of three to five architects to be interviewed. Mr. Hunt said the same ranking and selection process would take place following the interviews and that the next stage would be negotiations with the architects and if those were successful the Board could then consider awarding a contract. Chairman Springer asked if there was a way to let the Board members know what was happening with regard to negotiations, saying that, as an example, if negotiations were not successful the Board should know why they were not successful. Mr. Holst and Mr. Hunt said there would be no problem with providing that information to Board members. Supervisor Davis said he did not know how the Board could choose an architect when it did not know what it would be building. Chairman Springer said the Board had consistently talked about the fact that the County needed a new jail, a new juvenile center, courtrooms and an administration building and that it had been discussed at various times. Supervisor Davis said he did not think the Board had ever taken any action on this and that it had not taken any action on what would happen with existing buildings. He asked why RFQs were sent out that talked about what the needs were when the Board had never taken action on those needs. Supervisor Davis said he did not remember public meetings being held on those issues. Chairman Springer said that going way back the Board had talked about this issue at public meetings. She said the Board had talked about the \$100 million and also had a bond firm from Phoenix come to a public meeting and talk about how a project could be financed. Chairman Springer told Supervisor Davis she did not know how he could say that the Board had not talked about this issue in public meetings because it had done so. Supervisor Davis said he had not agreed with spending \$100 million from day one, and that all the meetings had been study sessions. Chairman Springer said they were public meetings, just as the meeting on this day was a public meeting and she asked how many people were present on this day to talk about it. Supervisor Davis said he did not like the appearance that everything was moving along when the Board had not made any decisions. He asked how the Board could hire an architect when it did not even know what it was going to build. Chairman Springer said the Board had taken action to have a space needs study done. Supervisor Davis said he thought that study would be objective, but that he was aware it included information about deleting court facilities in the Verde Valley. He asked where that had come from. Chairman Springer said that none of the Board members had any input into that, and that the architect had met directly with each department head to talk about what they needed and the needs study was raw data. She said that what the Board would receive from the architect was a wish list from each department and that it would be the Board's job to see what it could afford to do. Supervisor Davis asked when the Board was going to sit down and talk about its philosophy for the needs of citizens in the County and then look at what it needed to be able to meet those needs. He said the flow chart that Mr. Holst had provided did not show one place for Board meetings or outreach to cities and towns and the public. He said at some point he assumed the Board would take official action and also take public testimony. Supervisor Thurman said the Board would not know what to bring to the public until the assessment was done and there was an idea of what it would cost. He said the Board needed to determine what it needed to do for the future but that it did not know what it would cost, and that the RFQ would go to the best architectural firm and they would be able to tell the Board what it would cost. Supervisor Thurman said that right now the Board was just guessing and that it needed professionals to tell it what it would be able to do with regard to capital improvements. He said the Board needed data to come up with an answer and that he did not know how to do that without getting some help from experts. Supervisor Davis said he thought it would be better if the Board had a study to identify the total number of square feet needed. He said the Board could have agreed on what needed to be done and where the buildings should go, but that all he could see was a train moving forward whether or not he was on board and that he had voiced his concerns at each turn. He asked about the needs assessment for the courts and buildings in the Verde Valley. Mr. Holst said that was put on hold at Supervisor Davis' request when it became obvious that it could not be completed prior to the new Board taking office in January. Supervisor Davis asked if there was any discussion before the new Board members took office about changing the need for capital improvements in the Verde Valley. Supervisor Thurman said there was not. Chairman Springer asked Supervisor Davis what his objection was to Pioneer Park for a County government campus and what other alternatives he might suggest. Supervisor Davis said that prior to the current proposal former Supervisor Gheral Brownlow had a proposal to use the property off Sundog Ranch Road. Chairman Springer said she thought that both she and Supervisor Thurman did not believe that was the best location. She said the County would have to purchase the property and that there was not very much property at that location. She said it seemed like a no-brainer when the County had no land costs and 400 acres or more and that by any standard Pioneer Park was the only logical place to put a County complex. Supervisor Davis asked if the only thing the County would have to purchase at Pioneer Park was right-of-way. Mr. Holst said that in some study sessions there had been discussion about access coming from Willow Creek Road, and that he had that item on the flow chart in the event the Board wanted to deal with that issue. Chairman Springer said there was no clear access for the property located off Prescott Lakes Parkway (Sundog property).

Supervisor Thurman said the smell from the City of Prescott’s sewer system near the Sundog property was also very bad. He said for him, that property represented Plan B. He said he would never approve of any money being spent until the Board had the needs assessment, and that he thought Mr. Holst’s chart was a wish list on timing but that it did not mean anything was written in stone. Supervisor Davis said he would like to see an assessment of the County as to where growth was occurring and the like. Chairman Springer said the County would receive that information as part of what the Central Yavapai Metropolitan Planning Organization was doing, and she asked if the planning organization in the Verde Valley was developing the same type of information. Mr. Bourdon said that the Verde Valley Transportation Planning Organization was doing a study in cooperation with ADOT and the cities and towns in the Verde Valley. He said he believed the study would start back up in the spring and be completed several months later. Chairman Springer said the studies would include demographic information. Mr. Holst said he had population information from the Census for different parts of the County. Supervisor Davis said that if the Board was going to do an assessment of the County it should augment that with information from Development Services, and that he knew there were some pockets of the County that were exploding with growth. Mr. Holst said the state had downgraded the County growth for the past year to 2%. Chairman Springer said she agreed with the statement that the Board could collect data from Development Services that would help in getting a handle on growth outside the metropolitan areas. She said she thought that Arizona Public Service actually had the most accurate population projections.

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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	1,923,106.99	Jail District	365,800.09
District 3 Park Fund	75.93	Inline Hockey	4,550.00
Adult Center Ctwd	2,849.24	Treas Taxpayer Info F	-140.00
WMD Planner	1,251.23	Improvement of Ed	11,663.38
Enhance Ed thru Tech	2,394.89	Reading Special. H&S	1,180.45
ISC Adult Prob Fees	243.00	Adult Prob Fees – 40	1,255.93
Dewey Humboldt Agree	7,299.63	Public Health Reserve	8,381.20
Environmental Health	13,329.59	Medical Reserve Corps	836.79
Resep Radiation Exp.	472.42	Comm. Health Center	21,818.20
AMPPHI	2,163.15	Family Planning	3,598.13
MCH Programs	1,124.00	Breast Feed. Couns.	2,538.63
Health Promotion	3,308.25	Cost Allocation	2,269.31
Nutrition	439.43	TB Control	2,400.00
WIC Program	16,882.47	Title X Family Plann.	5,551.02
Jail Enhancement	27,621.52	Juvenile Delinq. Reduct	13,938.92
Juvenile IPS	18,230.02	Family Counseling	2,556.00
Juvenile Food Prog	1,492.79	Probation Serv	4,493.58
Adult IPS	31,470.78	Adult Probation Fees	12,790.54
Prob Enhance	45,166.66	Recorder’s Surcharge	5,217.05
Indigent Def/Dg	4,098.38	Crim Just/Atty	4,632.30
Bad Check Prog	2,962.68	Juv Prob Svs	2,036.78
Commodity Fd	445.55	Hi Risk Chld HI	6,081.68
Clerk’s Storage	1,331.90	HIV Counsel & Test	2,246.25
Atty Anti-Racket	18,398.89	PANT	8,268.62
Law Library	195.50	CASA	3,916.67
Case Processing	6,218.44	Prim. Care – V.V.	2,377.50
Victim Witness Prog	10,962.78	Council Court	2,196.25
Enhance Drug Court	3,420.81	Drug Enforce. Fund	1,988.36
Probate Fund	1,060.56	Primary Care Services	13,889.93
PC Fees VV	539.04	Local ADR	239.71
Victims Rights Impl	3,231.44	JAIBG Juv Acct P-II	1,807.82
Yavapai Indian Agree	1,520.07	Dietetic Intern	1,522.02
Immuniz Service	3,365.57	Personal Care Svs	3,006.92
Idea-Preschool	1,415.16	Public Defender Train	201.55
Subs Abuse/DARE	335.03	Chem Abuse	446.67
Family Drug Court	1,138.38	Juv Det/PACE	6,538.72
Collab. Comp Rev Gr	1,011.02	Special Program	18,731.36

Sm Schools Ecia	611.30	Sm Schools Beha	27,077.75
Fill the Gap – Courts	13,177.51	Hurf Road Funds	702,169.16
Assessor Surcharge	10,509.34	Assessor App Dev	9,954.08
Health Fund	71,571.50	Jail Commissary	18,364.59
Landfill Administ.	19,432.93	Judge Pro Tem Div B	10,713.00
Tire Recycle	5,699.41	Safe School Pro	8,678.83
Adhs-Svs Coord	772.70	Local Incentive Awards	371.79
Fill the Gap – Attorney	5,040.64	Family Law Commiss.	7,328.37
Comm Punish Pro	6,341.73	Juven. Detent Ed Pro	1,488.39
Regnl Road Project	214,815.16	Library Auto Consor	622.09
Health Start	2,214.90	Interstate Compact Prog	2,021.08
Ryan White II	5,838.01	Prepared. Bioterror	14,518.45
St Grant in Aid	362.78	Primary Care Fees	12,820.68
Perinatal Block	2,377.37	Well Woman Health	4,522.60
Tobacco Educ	10,295.05	Victim Assist. ACJC	442.08
School Reso. – Mayer	978.89	Direct Treatment Fund	8,592.81
Mental HealthRWJF	3,169.25	Mental Health Part.	3,169.32
Field Trainer	2,447.00	Attendant Care	22,035.13
Childrens Justice	2,144.69	Child Sup & Vis	814.30
Domestic Relations Ed	599.23	Self Service	716.38
VOCA	9,133.92	JTSF Treatment	6,895.53
Diversion Conseq.	1,155.63	Tobacco Donation Fund	201.60
Capital Projects	31,347.20	Jail Construction	436.73
ALTCS	1,914,805.82	Help Debt Svs Loans	190,664.06

In addition, payroll was issued on October 14 for the pay period ending October 8; warrant numbers 2456359 through 2456702, in the amount of \$277,756.38. Jury certificates issued during this time; 6872846 through 6873072. Warrants issued for October 17 Board day, 4251521 through 4251935; 4251936 through 4252314.

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

ATTEST:

_____ Clerk _____ Chairman