

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

November 7, 2005

The Board of Supervisors met in regular session on November 7, 2005, in Prescott, Arizona, at 9:00 a.m.

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

Absent: Bev Staddon,

Clerk.

Also present: Jim Holst, County Administrator; Dave Hunt, Board Attorney; Carolyn Dicus, Administrative Aide.

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.

P – BOARD OF SUPERVISORS

P1. Sandy Ford, Elections Department, as Employee of the Month for September 2005. Joe Huot, Merit Award Board Chairman. Merit Award Board Chairman Joe Huot presented this item. Approved by unanimous vote. Motion by Supervisor Thurman, second by Supervisor Davis. No comments from the public.

P2. Sunup Rotary Club of Prescott to present donation check for project costs of additions to the All Veterans Memorial located on the Courthouse Plaza. Carol Springer, Board of Supervisors' Chairman. John Stewart and Ken Dean participated in discussion. No comments from the public.

Mr. Stewart said the Rotary Club had been around for the past 100 years and had started in 1905. Mr. Dean spoke about the landscaping and lights that would be provided for the All Veterans Memorial and said they were also including two nice benches for individuals use. He said they were planning on starting the project after the Christmas lights came down and that the project would take approximately 35 to 40 days to complete. Chairman Springer said the Rotary Club had donated \$3,000 and thanked them for their generosity.

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 with the exception of C1, C6, C7, C10 and C20. See items C1, C6, C7, C10 and C20 for details.

C – BOARD OF SUPERVISORS

C1. Minutes of meetings of October 3 and 17, 2005, and of special meetings of October 25, 26 and 31, 2005. Approved by unanimous vote after minor correction of October 25, 2005, minutes. Motion by Supervisor Davis, second by Supervisor Thurman. No comments from the public.

C2. Liquor license for which there are no protests, Series 12 Original Restaurant, Red Chopstick, Simon Fook Ho, Village of Oak Creek area.

C3. Request from Central Yavapai Hospital District for permission to conduct its March 14, 2006, election by mail ballot, pursuant to A.R.S. §16-225 and §16-558.

C4. Request from the Town of Clarkdale for permission to conduct its March 14 and May 16, 2006, elections by mail ballot, pursuant to A.R.S. §16-204, §16-225(C) and §16-409.

C5. Change Order #6 with Straightline for the Verde Valley Senior Center in the additional amount of \$26,252.

C6. U.S. Geological Survey Joint Funding Agreement #05W4AZ00700 to continue hydrogeologic investigation in the amount of \$65,000 to be paid from the Yavapai Water Advisory Committee budget. Approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Thurman. No comments from the public.

Supervisor Davis spoke of with the agreement with the U.S. Geological Survey and said he wanted to point out that they are going to do further research on discharge processes and ground water flow paths prior to development and that he wanted to remind the Board as the County does this remodeling and research the Board may need to implement some type of a program to set aside lands or set aside water recharge areas or something of that nature and that the County needed to look to the future.

C7. Resolution relating to the construction of a multi-purpose convention and events facility, and granting final approval to the issuance of not to exceed \$35,000,000 Convention Center Facilities Excise Tax Revenue Bonds, Series 2005 (Taxable) of The Industrial Development Authority of the County of Yavapai, and certain matters related thereto. Approved by

unanimous vote. Motion by Supervisor Thurman, second by Supervisor Davis. Participating in discussion was County resident Richard Clark and Ron Agoglia, Verde Village Property Owners Association. Resolution No. 1598.

Mr. Clark asked what would be the County's liability on these bond sales. Mr. Hunt explained that the County was not responsible for these bonds and state statutes required the Board's approval administratively so that the Industrial Development Authority could sell its bonds. Mr. Agoglia asked what was the specific purpose of this bond. Chairman Springer said this was for the center in Prescott Valley. Mr. Agoglia said who decided where to build. Chairman Springer said Mr. Cline could explain the project but again, it was not a County project and the County was not liable for the funding nor was it a taxpayer item. Mr. Hunt said it was a revenue bond and a County matter and it was a statutory process to go through the bonding process.

- C8. Appoint Dewey-Humboldt Mayor Tom Hintze to the Yavapai County Water Advisory Committee as a representative of the Town of Dewey-Humboldt.
- C9. Appointment of precinct committeemen as recommended by the Yavapai County Democratic Party and acknowledge removal of precinct committeemen, all as evidenced in Board Memorandum No. 2005-18.
- C10. Authorize lease of County property adjacent to the Fair Street administration building to the Prescott Antique Auto Club, Inc. Approved by unanimous vote. Motion by Supervisor Thurman, second by Supervisor Davis. No comments from the public.

Supervisor Thurman said he wanted to make sure this property was not in the flood plain. Mr. Hunt said they had been in touch with the County's Flood Plain employees and it was his understanding that all issues had been resolved with the City and it is actually in the jurisdiction of the City of Prescott. He said the County's agreement was conditioned on meeting all the requirements established for a flood plain or other purposes and the City had been holding meetings to look at this issue. Supervisor Thurman asked if they had the same rules as private individuals. Mr. Hunt said yes they did.

- C11. Appoint Eric Giddens to the Local Workforce Investment Board Youth Council as a Housing representative, with term to expire November 2008.
- C12. Approve vouchers.

C – DEVELOPMENT SERVICES

- C13. Final plat, Phase 1B of Weaver Mt. Estates, 201-26-074, Congress area, Rome Glover, #H5132. The Board approved the preliminary subdivision plat/final site plan (#H7211) on June 4, 2001. Consideration of a Final Plat for 24 single-family residential lots, approximately 12,000 sq. ft. in size on an 11 acre parcel. Located between Weaver Valley Drive and Roadrunner Road in the community of Congress. S35 T10N 6W G&SRB&M.

C – ELECTIONS

- C14. Six changes to election precinct legal boundaries for the Mayer/Cordes Lakes, Kirkland/Skull Valley and Groom Creek/Lynx Creek precincts, pursuant to A.R.S. §160411(A), and maintain the remaining 98 election precinct legal boundaries.

C – FACILITIES

- ~~C15. Agreement between Yavapai County, the City of Prescott, Prescott Downtown Partnership and the Prescott Chamber of Commerce for the 2005 Courthouse Lighting. WITHDRAWN~~

C – PUBLIC DEFENDER

- C16. Transfer of \$71,779 from Contingency to the Public Defender's Office for capital cases.

C – PUBLIC WORKS

- C17. Accept dedication of a portion of Fort Rock Road pursuant to Land Survey recorded in Book 13, Page 20 of Land Surveys.
- C18. Authorize payment in the amount of \$196,702.19 in the condemnation case Yavapai County vs. Duncan, Minutes Avenue Extension, Cottonwood area. To be paid from half-cent sales tax Regional Road funding.
- C19. Application from Midvale Telephone Exchange, Inc., to expand the service area of an existing telephone franchise and set hearing for December 5, 2005, at 9:00 a.m.
- C20. Bids for Supply of Operated Equipment in Yavapai County, Contract #2515869. Bids opened October 11, 2005, with bids received from the following vendors: Art Barber Excavating, Inc; Asphalt Paving & Supply, Inc.; Carson Construction Co., Inc.; Central AZ Backhoe, LLC; High Valley Grading & Excavating, LLC; Monarch Development, Inc. and Parker Construction Enterprise, Inc. Recommend awarding to all qualified bidders at various unit prices. To be paid from HURF. Public Works Director Phil Bourdon participated in discussion of this item. Approved by unanimous vote. Motion by Supervisor Thurman, second by Supervisor Davis. No comments from the public.

Supervisor Davis asked for clarification on the bidding process regarding the low bidders. Mr. Bourdon said they use the taxpayers money for the best use and that they did start out with the lowest bid and if the lowest bidder could not provide the equipment or materials, then they moved on to the next lowest bidder.

- C21. Bids for contract for Recycling Services in the Verde Area for Yavapai County, Contract #2515870. Bids opened October 11, 2005, with bids received from Sedona Recycles, Inc., and Southwest Waste Services, Inc. Recommend awarding to Sedona Recycles, Inc. at unit prices bid. To be paid from Solid Waste.
- C22. Bids for contract to Supply and/or Supply and Deliver Signs, Sign Posts, Related Hardware and Accessories in Yavapai County, AZ, Contract #2515868. Bids opened October 4, 2005, with bids received from the following vendors: CenterLine Supply West; Custom Products Corp.; Hall Signs, Inc.; Pacific Products & Services; Rocal, Inc.; S-Square Tube Products, Inc.; Safeway Sign Company; Traffic Control Service; and Valley Steel Supply, LLC. Recommend rejecting CenterLine Supply West for failure to submit quotes in accordance with Yavapai County specifications, and recommend awarding to all remaining bidders at various unit prices. To be paid from HURF.
- C23. Bids for contract to Supply and Deliver Portland Concrete Cement Products in Yavapai County, AZ, Contract #2515867. Bids opened October 4, 2005, with bids received from the following vendors: Arizona Jobsite Concrete, LLC; Hanson Aggregates Arizona, Inc. – Clarkdale; Rinker Materials (Camp Verde and Prescott); and Yavapai-Apache Sand & Rock, Inc. Recommend awarding to all bidders at various unit prices.

C – SUPERIOR COURT

- C24. Approval of Justices of the Peace Pro Tempore for the period January 1, 2006, through December 31, 2006, pursuant to A.R.S. §22-121, as amended, and contingent upon funding being available.

HEARINGS

H – DEVELOPMENT SERVICES Planning & Zoning Commission member Joe Jackson was present to represent the Commission.

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- H1. Zoning map change from RCU-2A to C2, Crown King Depot, 204-05-017C, 017C and 032, Crown King area, William and Tommey Burke, #H5115. Elise Link, Planning Manager. Consideration of a zoning map change from RCU-2A (Residential; Rural; 2-acre minimum parcel) to C2 (Commercial; General Sales and Services) for a historically themed restaurant that serves alcohol, a four room bed and breakfast with up to five (5) employees on three (3) parcels consisting of approximately 1.23 acres. Located at the intersection of Main Street/Gladiator Mine Road, approximately 15.6 miles west of the Crown King Road/Bumble Bee Road/Antelope Creek Road intersection in the community of Crown King. S14, T10N, R01W G&SRB&M. The Planning and Zoning Commission recommended approval of the zoning map change, with the following stipulations: 1). Development to be in general conformance with the revised letter of intent dated Sept 15, 2005 3:38 p.m. sent via email from Thomasina Burke to Chris Bridges and revised site plan consisting of 2 pages dated Sept. 28, 2005 titled Crown King Restaurant. Signage to conform to C1 zoning regulations; 2). Waiver of Section 567, Protective Screening requirement to exceed the maximum 6' height as depicted on page 2 of the revised site plan; 3). Waiver of Ordinance requirements for parking standards: For surfacing – Not including ADA requirements for handicapped spaces; 4). Development to conform to all other applicable codes and ordinances; 5). Pre-code review meeting to be required prior to issuance of building permits. Building Permits to be applied for within one year of board approval or zoning map change to become null and void. Area resident Gill Mullins spoke against so many parking spots but not against the project itself. Pastor Dan Woodward of Chapel of the Crowned King was in opposition of this project citing the alcohol use for the restaurant, lawbreakers and parking. Speaking in favor of the application were Aimee Flores, Gregory Flores, Steve Coleman and Debra Sarattone. Bob Luzius spoke regarding a concern about a sprinkler system in the restaurant. Approved by unanimous vote. Motion by Supervisor Thurman, second by Supervisor Davis.

Ms. Link located this property just southeast of the Cordes Lakes intersection and located on Main Street where commercial use was interspersed with residential usage. She said this was a controversial issue and would need an unanimous vote by the Board. Ms. Link said this application had been deferred twice in order to resolve some issues and that the applicant had changed the hours of operation, dropped the plans for the farmers co-op, had dropped one of the floors for the restaurant, added parking spaces, were planning on widening Gladiator Mine Road to two lanes, not to serve alcohol on Sunday mornings, and facing windows in the restaurant in another direction. She said they had requested two waivers; one for the parking surface and on the screening requirements. Ms. Link said the main concern of the area residents were the proximately to the church, traffic and noise. She said the land use department was in support of the waivers and that the applicant had spoken with the neighbors and that this application was consistent with the surrounding area. Ms. Link said they wanted to put in a pre-code review of this application. Supervisor Davis asked how the applicant was able to widen the road and put in a stop sign. Ms. Link said this road was a private road and they had gotten approval from the Crown King Road

Maintenance Association for the placement of the stop sign. Ms. Burke responded to the question regarding a sprinkling system saying there would be a full sprinkler system in the restaurant. She said this would be a family business and they were hoping to help support the economy of the community and that they had support from most of the residents in the community. Ms. Burke said they had made many changes to their plans to be more acceptable. Commissioner Jackson said the P&Z Commission had studied this issue thoroughly and applicants had made changes to accommodate requests. He said the character of the Burke's operation would be done in good taste and there was a valid reason to approve this application. Supervisor Thurman said he had toiled on this application because of the 300-foot rule of being near a church but that he felt it would not be turned into a bar.

- H2. Zoning Ordinance Amendment, Section 207.F.4.b., Board of Adjustment, Site Area: Additional Findings, Development Services staff, #H5154. Elise Link, Planning Manager. Consideration of a Zoning Ordinance Amendment to allow greater flexibility regarding requests for reduction of minimum lot area by omitting Subsection F.4.b. of Section 207 (Board of Adjustment) of the County Zoning Ordinance. The Planning and Zoning Commission recommended approval of the Zoning Ordinance Amendment Section 207.F.4.b. (Board of Adjustment) (Site Area: Additional Findings). Enalo Lockard, Assistant Development Services Director. Approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Thurman. No comment from the public.
- H3. Zoning Ordinance Amendment, Section 205.I, Enforcement, Certificate of Compliance, Development Services staff, #H5155. Elise Link, Planning Manager. Consideration of a Zoning Ordinance Amendment to amend language to allow changes to Certificate of Compliance procedure. The Planning and Zoning Commission recommended approval of the Zoning Ordinance Amendment Section 205.I Enforcement (Certificate of Compliance). Enalo Lockard, Assistant Development Services Director. Approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Thurman. No comments from the public.

ACTION ITEMS

A – FLEET MANAGEMENT

- A1. Accident/Incident Report for fourth quarter of FY 2004-2005. David Gartner, Fleet Management Director. Approved by unanimous vote. Motion by Supervisor Thurman, second by Supervisor Davis.

Mr. Gartner provided brief information regarding the forth quarter Accident/Incident Report. He said there had been a significant drop this year in the accidents. Chairman Springer noted that Fleet Management had an employee with quite a few accidents in this report. Mr. Gartner said that employee had been reprimanded at his evaluation. Supervisor Davis said he was happy to see that the accident/incidents were down.

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A – PUBLIC WORKS

- A2. Authorization of Services #2515787 with Frank Strickler for appraisal services in an amount not to exceed \$10,200 for Jacks Canyon Reconstruction project, Village of Oak Creek area. To be paid from half-cent sales tax, Regional Road fund. Phil Bourdon, Public Works Director. Approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Thurman. No comments from the public.

A – BOARD OF SUPERVISORS

- A3. Discussion of County Campus project at Pioneer Park, including the items listed below. The following individuals expressed opposition to located the County Campus project at Pioneer Park, generally citing concerns about safety of children and adults, costs associated with the project, placing a jail/detention centers at this location, traffic and noise: Richard Clark; Ron Agoglia, Verde Village Property Owners Association; Larry Zimmerman; Gene Carrigan; Kathy Arnspiger; Leonard Lee; Helen Goodman; John Goodman; Georgene Lockwood, Williamson Valley Resident for Responsible Growth; Mariann Littell; Janelle Riedl, AYSO/AYSA/Delsol Soccer Tournament; Jeff Kuykendahl; Tracy Sullivan; Matt Sullivan; David Lutz; Tom Staley; Lori Markham; Anita Gass; Ali Schroeder, Prescott Girls Softball Association; Debra Kudelka-Beavers; Karen Wagley; Barbara Litrell; Bill Wollam; Steve Mortenson; John Markham; Mike DeSoto; Carrie Deak; Christopher Kraft; Catherine Pedigo; Muriel Haverland; Joan Dukes; Jeff Adams, Musgrove Drutz & Kack (Protect Pioneer Park & Our County Roads); Bob Luzius; Sandford Williams; Wayne Mailhiot; M.L. Petsche; Jack D. Wilson; Thomas Slaback; Christine Giambanco; Clim Lockwood; Lawrence Bessel; Jack Littell; Carol Bessel; Ronald Smith; John Clatterbuck; Audrey Davidson; Johanna Eieritoff; Jenan Nazareth; Nancy Wolin, Yavapai Horsemen's Association; Charlene Craig; Angie Ruth, Stand Up Prescott; Andria L. Odepal; Dena Kanner; Beryel D. Dorscht; Phyllis Levin; Celeste Roberts; Christina D. Griffith, Sandretto Hills Residential Homes; Charlene Craig; Nigel Reynolds; Nancy Wolin; Cathy Schultz; Janet Alfano; Lee Alfano; Allen Levin; Phyllis Levin; Virginia Balentine; James C. Hughes; Margaret A. Hughes; Alina Pellicor; Sondra Haile; Linda Weatbrock; Carol Stafford and Jeannie Flood; Verde residents Dorothy O'Brien; Dick Ellis and Wayne Milot. Kathy Lopez representing the League of Women Voters of Central Yavapai County, concern regarding agenda process but no comments

regarding the building of a new County Complex. Sheriff Waugh and Juvenile Detention Director Scott Mabery participated in discussion of this item. Approved by unanimous vote. Motion by Supervisor Thurman to take Pioneer Park off as a potential site for the County Campus Project, seconded by Supervisor Davis.

- a. Funding.
- b. Needs assessment.
- c. Planning and design.
- d. Construction.
- e. Occupancy issues.

Chairman Springer explained to the audience the speaking format and procedures and the open meeting laws that the Board must abide by. She said she was asking that each Supervisor give their views on this project and then she would open the floor for audience participation. Mr. Holst gave a brief outline of what had occurred over the past several years and said this Board and the previous Board had discussed the need for a new juvenile detention center and that the need was very real. He said the property that the current detention center was on would be sold to the hospital and that there was a need for identifying new space for this operation. Mr. Holst said there had been a space needs study done for the Verde Valley and the possibility of purchasing modular buildings as a temporary fix. He said they had discussions with the various department heads on identifying space needs but had not looked at that time for the detention space/special space. Mr. Holst said the County was experiencing growth and they had been looking at what other counties did and had an outside firm of Durrant Architects look at space assessment and wish list for the departments. He said the site analysis was still out and that he had spreadsheets with expenditures for historical and current capital improvement revenues and road projects. Mr. Holst said he had also provided the Board on an on-going basis with an outline for a master plan if the Board continues to move forward with its capital improvements as they have been discussing in their most recent meetings. Supervisor Davis said he was going to try to walk through how he believed the Board had gotten to where they were today and said this item had started getting mentioned in January, 2005, and had been a controversial issue. He said they had interviewed architects, have master schedules, and funding schedules, and if you looked at today's Board of Supervisors' agenda, this has been the first time it has been specifically identified as discussion of County Campus at Pioneer Park. He spoke of the different line items listed but said it did not list a site selection which should have been another piece of this process. Supervisor Davis spoke of the lack of backup in the Board book for this item. He said this subject had been in 12 separate study sessions; not Board meetings, not decision meetings but study sessions and there had been 4 actual votes with 2 of those over a 2-day budget session. Supervisor Davis said the needs assessment was not what he had visualized. He said the second public vote had to do with the Half-Cent Sales Tax and that issue passed 2-to-1. Supervisor Davis went through the history of what had happened with the project and said he had been asking for more information and had not received it. He said he was encouraging individuals to look at the County website at the Boards' minutes and see how this project had occurred. Supervisor Davis said there was a dire need for a juvenile detention center and the County should be getting on with building one and said instead money had been expended on the design and architectural services for an administration building on Fair Street. He spoke of Verde employees working out of modular buildings since he had been in office which was over 9 years. Supervisor Davis said he had been surprised by the Sheriff's needs for the jail being put as a top priority since that was the last thing that had been built and have currently 240 vacant beds in the Camp Verde Jail. He said there had been discussion about renting jail space at one time but that had not happened and now there was a market for the renting and others were renting out space cheaper than the County could run the jail for. He said if there were court improvements then that would take care of some of the jail problems. Supervisor Davis said as far as the needs assessment, they have not had intelligent conversation as to what was actually needed for Yavapai County constituents and he was hoping that would still take place. He spoke of the cash flow spreadsheets saying he hoped the Board would get into them more on this day as they are varied and spoke of the transfer of \$6 million dollars into Capital Improvements from the General Fund through property tax and the latest proposal showing all the capital improvement programs would be funded through the Half-Cent Sales Tax Program which essentially means injecting another \$6 million dollars into our General Fund budget that no one would take notice of. He spoke of the latest master plan schedule saying it was already showing all the plans for the Pioneer Park project and he did not feel that the community had the opportunity to respond. Supervisor Thurman said at the beginning of this process, the needs assessment were great, and these assessments were made by the County Administrator on a game plan that could work. He said Pioneer Park was for a reasonable amount of money and the most centrally located for the needs assessment for now and 50 years from now. He said on the other hand, he never had given approval for this project to be completed in 3 years and it was just a target given by the architects. Supervisor Thurman said he also had a problem with the amount of money asking to be spent. He spoke about the costs

associated with this project and said costs were skyrocketing but on the other hand, he would not give orders to the courts to letting people out early because of lack of jail space. Supervisor Thurman spoke of the Early Disposition Court saying this had lowered the number of jail inmates. Sheriff Waugh spoke about the EDC established to make inmate days reduced and the processing of inmates. He said the numbers had dropped in 2004, but this year had started rising again and at this time, the jail had 540 inmates. Sheriff Waugh spoke of renting space but said with inmate population increasing, that would not be happening. He spoke of the Department of Corrections and the changes needed to be made to be in compliance with the Federal's rules and regulations but said their office had not had a response back from them. He said Pinal County had been in the renting business a long time and had to build a bigger jail space. Sheriff Waugh said the projections were not consistent and there were 284 beds available at this time in the Verde Jail. He said there was some flexibility but in 10 years, the County would go over the amount allowed and that the Federal government regulates this and the County could be in big trouble. He said the issue was how long to wait to build a new facility and the location. Supervisor Thurman said that he hoped the numbers were not accurate but there was growth and it would not be slowing down. Sheriff Waugh said they would be looking at opening another pod in January, 2006, giving them another 120-165 beds. He said relative to the growth issue, most inmates are in the 18-35 year old range and with Prescott being a mainly retirement community, they have seen a 10.6% reduction on major crimes. Sheriff Waugh said most of the crimes in Yavapai County are related to drugs. Mr. Mabery said they had spoken to the Board for the past 5 years regarding their lack of space and they have had 51 incidents of kids sleeping on the floor because of the lack of space and this had been the trend for the past several years. Supervisor Thurman said it would take 3 to 4 years to plan and build a detention center and what would happen in the meantime. Mr. Mabery said they would have to triage the more violent cases and make a judgment call on who could be released but they needed to protect the public as well as the kids. He said the County needed to be moving forward with the Juvenile Facility and juveniles. Supervisor Thurman said Sheriff Waugh had eluded to that there was a section over in the Verde Jail that could house 44 people but would take 17 employees to utilize it. He asked if that would be out of the picture for juveniles. Mr. Mabery said it would be a significant cost to transport and they have to maintain sight and sound separation from the adult offenders. He said they would continue to try to hold the population down but that they are just out of space and cannot add any more space to this facility. Supervisor Thurman said he knew needs were coming up and the Juvenile Center needs to be taken care of now. He spoke about the Camp Verde Jail and modular trailers and the need for constructing more buildings there. Supervisor Thurman spoke about the Courthouse and said he had heard individuals talk about adding on to the Courthouse building and he would not touch the building. He said it is an heirloom of Yavapai County and a historic building. Supervisor Thurman spoke about Pioneer Park and about the costs involved, architectural services and other needs for buildings. He said he had been thinking this project over for many weeks and spoke of his credentials as a contractor and said he was stopping the Pioneer Project although he still felt that it was the better location but that it was a gem like the downtown Courthouse. Supervisor Thurman said he would have never okayed spending \$119 million dollars on this project and did not have it in his mind to circumvent public input. He said he was going to go around to the different departments and take need assessments and see what can be done to improve conditions. Supervisor Thurman said this was not a one-sided issue and he did not want to be the middle guy and not the swing vote. He said there are a lot of areas hurting and the Board needs to stop going back and forth and needed to stick together and listen to each other. Chairman Springer gave a little background information and explained 2 major sources of revenue; the sales tax revenue and property tax. She spoke of the growth of the County and said the needs exceeds the amount at this time and said that the County had some beautiful new roads built over the past decade and buildings had gone on the back burner. Chairman Springer said at this point now, they needed to look at the different buildings such as the Gurley Street building, the Marina Street building which was an old hospital, the Courthouse, Fair Street Administration building, and the Juvenile Detention building. She spoke of our leased space and the process regarding site selection. Chairman Springer said they had looked at short term solutions and there were none. She said they had looked at long term solutions and they had to look to future Boards and what they would have to deal with. She spoke of looking for adequate sites in the downtown area and there were no adequate site plus that the cost would be prohibitive. Chairman Springer said they had also looked at the Prescott Lakes Parkway property which was jointly owned by the County and City of Prescott and this property was in a highly undesirable area being located next to the city's sewage treatment plant with major access problems and not enough space to build the whole complex on the land. She said the next logical choice was Pioneer Park area where the County already had the Health Department and Public Works Department and where ADOT was currently located. Chairman Springer said there were 570 acres to work with and the topographical features made it possible for sight and sound separation from the current recreational areas and that this area contained a box canyon at the northern end of the property which could house the jail and detention centers and be totally isolated from view from homes and children's

recreational areas. She noted that the current jail was located by 2 schools and the detention center was located by the YMCA. Chairman Springer said all the proposed buildings were allowable by Federal law and the County would only be using 40 to 60 acres for the County Complex and that would leave over 500 acres open for public park. She said the major negative impact would be to the trails system and a portion would have to be relocated but there were many benefits and cost savings to having the complex at this location. Chairman Springer explained the County had 2 different funding sources and the difference between them saying revenue type bonds were not a tax increase and not required to be approved by the public and the property sales tax which would be a tax increase. She said the option explored by the Board was the revenue bond concept and the methods of revenue bonding for capital projects could be structured in several different ways. Chairman Springer said the one she thought would be most desirable would be the revenue bond for a 15-year period and repaid out of existing sales tax revenue with no tax increase required and sell the existing vacated County buildings and other excess County property to supplement the cost of this project. She spoke about the increasing cost of construction and different options to construct and said they were looking at a 4-year time frame for construction. Chairman Springer spoke about the architectural firms involved in the evaluation for this project and cost containment. She said she still believed Pioneer Park would be the best place for the Complex and wanted a design that would incorporate features such as easy access to County buildings, screened or hidden parking areas, environmentally sensitive construction, and attractive native landscaping. Chairman Springer said the next step would be to hire an architectural firm to start on the needs assessment review and start a design process. She said a neighbor or community outreach process would then be started then the final design and construction would begin. Supervisor Davis said in 1992, when this particular site was chosen, there were also 7 other locations for expansion. He spoke of the use of technology and the jail district and the shifting of funds. Supervisor Davis said he had a worry regarding long term debt then not have the ability to respond to fluctuations in the economy and fluctuations in the County on water issues and other issues that may come up. He spoke about road improvements and the escalation of costs associated with them and said the roads were getting further behind. Supervisor Davis spoke of the jail district and the formula called "maintenance of service" and escalation clause and said he was worried about building jails would establish a higher maintenance of service with no apparent lock-in for the jail district to pay for this which was the intention. He spoke of the jail pod and the opening and staffing of the pod and building of another jail. Supervisor Davis spoke of not looking at options and need to look at them and of the property located behind the Fair Street building. He said they do need to get a new juvenile detention center built and does not see any inadequacy for the rest of the departments. Supervisor Davis spoke of County properties and the possible solutions and said the Juvenile Detention Center does not have to be located with the jail and can stand alone. He said there has not been funding options looked at just borrowing money and a building plan has not been put together and there should be approximately \$12 million dollars available to address building issues. Supervisor Davis said there are options of technology and employees working from their homes and said he wanted to speak of funding. He spoke of the cable TV fee that were designated for parks and recreation and are now in the County's general fund without public discussion. Supervisor Davis spoke about annual interest costs and said each issue deserves to be heard on their own and establish priorities. He said the jail had 284 vacant beds and the Sheriff by his calculation would not need a new jail until 2011-2013 and he did not believe the juvenile detention center would take 3 to 4 years to build and the County needed to address needs as they were able to. He said take the \$12 millions dollars, admit there was a problem; address it and build the center. Supervisor Davis said there were 40 acres out in Chino Valley that the juvenile detention center could be built on. He spoke of the building of the Health Department and the Camp Verde Jail and said he saw the need for roads and not buildings. Supervisor Davis spoke of the funding options and the Half-Cent Sales Tax and changing the percentage back to a 75/25 split for roads and capital improvements. Supervisor Thurman said the County should make do where it can and add on as necessary and if the supply of gas, water and electricity were there then they could just add on. He asked Mr. Holst about the funding for the Highway 260 project. Mr. Holst said it would be paid out of the Regional Road Program funded by the sales tax. Supervisor Thurman said how could the County borrow \$40 million dollar for the road project but he has his hands tied for a \$40 million dollar project over here. Mr. Holst explained that ADOT would be paying back the principal on the loan with the County paying for the interest. Supervisor Thurman said that would be when ADOT got the funds to pay for it as they are broke now. Mr. Holst said they had it in their 5-year plan. Mr. Holst said they had not borrowed it so far. Supervisor Thurman spoke about getting the numbers down and there would probably have to be some funds borrowed to get the ball rolling and if the economy got bad then the add-ons would not be happening. He said he knows we could get away from not having a jail at this time and that we could put away \$2.5 to \$5 million a year in savings but we are throwing money out the window by renting office space. Supervisor Thurman said the County needed to get other entities involved with the detention needs and said it was getting more and more expensive in these areas. He said he was putting on hold

this project to put at Pioneer Park and slowing the process down and would shorten the debt so more money could go back into the roads. Supervisor Thurman spoke about technology and said it worked well in some cases but not for families trying to see their loved ones through a camera or a judge trying to read body language if not present. He said as far as employees working from home, yes that may be possible but the County must be very careful with it as it was hard to monitor. Supervisor Thurman said he does not know where the idea of pulling services from the Verde Valley came from and he would never have supported that. He spoke of the needs assessment and said it was negotiable and said he would even look at putting a building out in Prescott Valley on the County- owned land and did not believe centralizing for all departments would be a good idea. Chairman Springer said she did not know where the consolidation of County government had come from either. She said it was not the case to take services from the Verde and not centralizing all services and spoke of the needs assessment and said it had been termed as an employee wish list and she took exception to that as the County had many dedicated elected officials and department managers who take very seriously their responsibilities for their offices in providing services in a cost effective way and to portray them as being frivolous, she did not agree with that. She said the Board would not have approved of a sauna or an amphitheatre however there were a few items such as the cafeteria and day care center that could have been a good thing. Chairman Springer spoke of the retention of County employees and their finding adequate day care for their children and the funding issues. She said as with the Highway 260 project, Supervisor Davis had brought to the Board to do a revenue bond to loan \$40 million dollars to ADOT for this project but that this was a needed project so the Board approved using the sales tax revenue as the source and she was perplexed about Supervisor Davis' remark about the use of the revenues bonds as being undesirable yet proposed to use this means to fund this project. Supervisor Davis said he wanted to clarify his remarks and said the funds were being used to build Highway 260 to serve the citizens of the State of Arizona and in the Verde Valley and not to build himself a big office. Chairman Springer said no one was proposing to build offices where not needed. She spoke of the Half Cent Sales Tax Program and asked about sales tax revenues. Mr. Holst said the revenues were up between 15% to 20% more. Chairman Springer said the sales tax revenue percentage had been reduced to 50/50 split but the actual dollars were not decreased and there would be no cuts for funding on the roads. She then opened the floor for public participation. Mr. DeSota spoke about needs and wants and asked Chairman Springer why there was a need to replace the Fair Street building. Chairman Springer said for several years there had been discussion for an annex to the building and it was never built primarily because of the rodeo grounds which had taken up most of the space. Mr. Holst said several years ago they had the addition design and discussion with the Board members with moving the Health Department to the Fair Street location or not and moving the rodeo grounds elsewhere and he was not sure why the project was held. He said originally the intent was for the rodeo to move and now it was his understanding that they would not be moving. Supervisor Davis asked if the addition was not built because the County was \$6 million dollars short and did not want to borrow \$6 million. Mr. Holst said no, that was not true and they had \$12 million that could be used to build the building right now. Chairman Springer said the original proposal was to move the rodeo, horse racetrack and little cars racetrack to Pioneer Park and over the years, there had been proposals to develop at Pioneer Park and the Board needed to come to where the needs are now. Chairman Springer then read off the names of those individuals against the project but not wishing to speak. Chairman Springer said the public had heard Supervisors Davis and Thurman's position on this issue and asked if the Board wanted to go ahead because of the needs and discuss the plans for buildings without a site plan chosen. Supervisor Thurman said the Board was going to have to look at these issues at some point and if going by the law, he was going to make a motion to not discuss the County Campus project at Pioneer Park including the items listed and let them come up with some other ideas and ways of taking care of the needs and the money to do that. Chairman Springer said for clarification, she did not think it would be out of order to make the motion Supervisor Thurman had indicated in which was to eliminate Pioneer Park and if that was his initial intent and he was trying to fit it in to be with the letter of the law, then as Chairman, she could state a motion would be in order. Supervisor Thurman then he would also add he was not looking at building this complex at Pioneer Park - period! He said he also wanted to add he had said something about going out to Prescott Valley and he was not promoting a jail in Prescott Valley and said he had concerns about letting out detainees at night without transportation and wherever the jail goes, the safety of the folks was the main concern. Chairman Springer said she wanted to make sure it was understood what the motion was and that was taking Pioneer Park off as a potential site. Supervisor Davis asked about being able to make a motion since the agenda stated discussion and said he would second the motion with the addition to not move into negotiations with architects and cannot see buying the wagon without a horse. Supervisor Thurman said the Board still needed to make a motion for Item 4. Chairman Springer said the motion was to table Pioneer Park off the table for consideration as a site for the County Complex and she said she would second the motion. Supervisor Davis said he had already seconded the motion. Chairman Springer said records would show that Supervisor Davis had

seconded the motion.

- A4. Authorize negotiations for County Campus project at Pioneer Park with Dick & Fritsche Design Group. Denied by unanimous vote. Motion by Supervisor Thurman, second by Supervisor Davis.

Chairman Springer asked if the Board wanted to proceed with the needs assessment. Supervisor Davis said he would like to make a motion to not authorize negotiating with the architects until the Board comes to the conclusion of when, where and how the County is going to pay for these projects. Supervisor Thurman said when researching for Plan B, the County may be able to hire Mr. Manera or hire the architects by the hour and that the Board had not spoken with them regarding this item. Bill Otwell with Dick & Fritsche Design Group said this was what his company does was to determine the needs and to modify, add on or whatever would be needed. He said his company would pick up where the previous architect left off on the needs assessment once they have completed that. Supervisor Thurman said the Board was not sure what the needs were and what the costs would be so they could not approve a dollar amount until was known what the costs would be. Supervisor Davis said he wanted to withdraw his motion regarding the authorization to negotiate with the architects. Chairman Springer said she understood they were saying they wanted to enter into negotiations to establish a fee for reviewing the needs assessment and existing buildings and said she thought it would be appropriate but as a reminder, the work should be done independently and not with any single Board member. Mr. Hunt said since the potential work had been amended substantially, it would be better to come back with a scope of services and a proposed compensation plan and authorize that work then that might be the way to do it. Supervisor Thurman said he was not saying he was going to be the guru of designing buildings in Yavapai County but to come up with an educated guess to where this would be going. He said he would like this issue brought back up on the next agenda and wanted the Board and Dick & Fritsche Group to talk about their wants and the Boards wants. Chairman Springer asked Mr. Hunt if the Board needed to make a motion to allow him and Mr. Holst to redraft a scope of work. Mr. Hunt said no and since stopping this arrangement, to let him and Mr. Holst come forward with a proposal to the Board for consideration and approval at that time.

CLAIMS AGAINST YAVAPAI COUNTY

<u>ACCOUNT</u>	<u>AMOUNT</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
General Fund	2,769,955.35	Forest Projects	68,241.00
Jail District	563,670.67	District 2 Park Fund	47.24
District 3 Park Fund	523.56	Verde Valley Sr. Center	71.89
In Line Hockey	7,490.00	Adult Ctr. Cottonwood	61,894.10
WMD Planner	1,718.22	HS 2003 Supplemental	1,719.78
Improve. Of Education	3,013.89	Enhance Ed. Thru Tech	2,394.88
Read Specialist H&S	1,820.36	Adult Prob. Fee Over 40	1,255.94
Dewey Humboldt Agree.	8,590.42	Public Health Reserve	5,854.17
Environmental Health	14,750.69	Susan Komen Bst. Hth.	445.22
Medical Reserve Corps	863.27	Resp. Radiation Expose	472.42
Comm. Health Center	22,101.69	AMPPHI	1,412.47
Family Planning	3,699.08	MCH Programs	11,753.66
Breast Feed Counselor	3,773.81	Heath Promotion	3,128.11
Cost Allocation	7,186.66	Nutrition	393.74
TB Control	586.66	WIC Program	16,651.64
Title X Family Planning	4,236.48	Juv. Delinquent Reduct.	13,914.21
Juvenile IPS	17,942.26	Juvenile Food Program	1,658.42
Probation Service	4,493.50	Adult IPS	33,707.29
Adult Probation Fees	12,790.61	Prob Enhancement	42,193.86
Recorders Surcharge	31,993.78	Indigent DEF/DG	4,098.37
MISC Small Grants	12.33	Crim. Justice/Attorney	4,632.30
Bad Check Program	2,578.85	Juvenile Prob. Services	1,985.88
Commodity Food	259.40	Sexual Trans. Disease	125.04
Hi Risk Child Health	6,966.68	Clerks Storage	1,331.90
HIV Counsel & Testing	1,515.42	Atty Anti-Racketeering	10,011.10
PANT	8,454.66	Law Library	4,198.57
CASA	3,883.36	Case Processing	6,123.52
Prim. Care Verde Valley	6,767.25	Victim Witness Program	10,941.76

Council Court	5,725.00	Enhance Drug Court	2,891.30
Inmate Health Services	2,394.43	Drug Enforce Funding	1,988.36
Probate Fund	883.77	Primary Care Services	13,701.99
PC Fees Verde Valley	545.40	Local ADR	364.72
Victims Rights IMPL	3,231.43	JAIBG Juv Acct P. IV	1,844.41
Yavapai Indian Agree.	1,520.07	Dietetic Intern	622.10
Immunization Service	3,444.44	Personal Care Service	3,089.58
IDEA Preschool	1,253.90	Public Defender Train	570.01
Substance Abuse Dare	335.04	Chemical Abuse	446.68
Family Drug Court	1,364.03	JUV DET/PACE	7,542.17
Collab. Comp. Rev. GR	1,158.98	Special Program	15,907.22
Small Schools ECIA	611.29	SM Schools BEHA	24,276.98
Fill the Gap-Courts	8,640.37	HURF Road Fund	823,492.26
Assessor Surcharge	8,340.57	Assessor APP DEV	9,954.07
Health Fund	163,083.09	Jail Commissary	6,895.95
Landfill Administration	51,156.37	Judge Pro TEM DIV B	10,687.72
Water Advisory Comm.	16,690.29	Tire Recycle	20,497.79
Safe School Program	8,678.84	ADHS-SVC COORD	775.55
Local Incentive Awards	158.09	Fill Gap-Co. Attorney	5,040.64
Family Law Commission	7,564.34	Community Punish Pro.	8,814.99
Juv. Detention ED Pro.	1,488.29	Regional Road Project	819,958.99
Library Auto Consor	462.50	Sterilization Services	1,307.00
Health Start	2,604.26	Victim Comp. ACJC	5,451.42
DUI Comm. GOV Office	3,611.01	Interstate Comp. Prog.	2,021.08
Ryan White II	3,985.19	Prepare Bioterror	26,499.58
ST Grant IN Aid	975.04	Primary Care Fees	138,937.81
Perinatal Block	3,921.32	Well Woman Health CK.	5,851.88
Tobacco Education	14,974.93	Victim Assist. ACJC	442.06
St. Implement. Grant	5,375.00	School Resource-Mayer	989.38
Direct Treat ED Fund	2,937.81	Mental Health RWJF	3,280.47
Mental Health Partners	3,280.46	Field Trainer	2,430.80
Attendant Care	23,508.17	Children's Justice	2,486.58
Child SUP & VIS	840.63	Domestic Relations ED	599.23
Self Service	803.83	VOCA	9,218.81
LTAF VLT Local Trans	175,365.01	JTSF Treatment	5,919.85
Diversion Consequence	1,160.16	Tobacco Donation Fund	1,489.00
Ash Fork ST Light Dist.	1,123.03	Coyote Springs	700.07
Prescott East Operating	202.70	Yarnell Street District	582.96
Seligman St. Light Dist.	843.75	Flood Control	63,508.48
Seligman Sanitary Dist.	47.33	Pine Valley ST ID	110.75
Library District	26,599.94	Inmate Food	3,027.07
Court Imp. Project	1,696.27	Auto Theft Authority	3,027.07
Jail Construction	305.00	ALTCS	1,011,716.77
Help Debt Serve Loans	190,312.50		

In addition, payroll was issued on October 28 for the pay period ending October 22; warrant numbers 2456703 through 2457055, in the amount of \$297,161.10. Jury certificates issued during this time; 6873073 through 6873343. Warrants issued for November 7 Board day, 4252315 through 4252725; 4252726 through 4253215; 4253216 through 4253622.

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

ATTEST:

Clerk _____Chairman

