OFFICE OF THE COCONINO COUNTY BOARD OF SUPERVISORS, THE BOARD OF EQUALIZATION AND THE BOARD OF DIRECTORS OF THE COCONINO COUNTY FLOOD CONTROL DISTRICT

SPECIAL EXECUTIVE SESSION AND REGULAR SESSION MINUTES

August 13, 2019

4:00 p.m. – Special Executive Session
6:00 p.m. – Regular Session
Executive Sessions continued

First Floor Board Room
219 E. Cherry Ave., Flagstaff, AZ

Present: Chairwoman Lena Fowler, Vice Chair Jim Parks, Supervisor Matt Ryan, Supervisor Elizabeth C. Archuleta and Supervisor Art Babbott.

Also Present: Deputy County Manager/Public Works Director Lucinda Andreani, Deputy County Manager Marie Peoples, Deputy County Manager Mike Townsend, Deputy County Attorney Rose Winkeler, Clerk of the Board of Supervisors Lindsay Daley and Deputy Clerk of the Board Valerie Webber.

Chair Fowler called the meeting to order at 4:05 p.m. and led the pledge of allegiance.

Upon inquiry from Chairwoman Fowler, Deputy County Attorney Rose Winkeler recommended the Board enter executive session for the remaining items on the agenda.

Motion: Enter executive session, Action: approve, Moved by: Supervisor Art Babbott, Seconded by: Supervisor Jim Parks. The motion passed unanimously.
Executive Session:

1. Consultation with attorneys for the Board to obtain legal advice. Pursuant to A.R.S. 38-431.03(A)(3) the Board may vote to enter executive session for this item. Treasurer

Present: Chairwoman Lena Fowler, Vice Chairman Jim Parks, Supervisor Elizabeth C. Archuleta, Supervisor Matt Ryan and Supervisor Art Babbott.

Also Present: Deputy County Manager/Public Works Director Lucinda Andreani, Deputy County Manager Mike Townsend, Deputy County Manager Marie Peoples, Deputy County Attorney Rose Winkeler, Parks and Recreation Director Cynthia Nemeth, Clerk of the Board Lindsay Daley and Deputy Clerk of the Board Valerie Webber.

The Board entered executive session at 4:06 p.m.

Chairwoman Fowler adjourned executive session on agenda item #1 at 4:25 p.m.

2. Discussion of purchase, sale or lease of real property and contract negotiations. The Board of Supervisors may convene in executive session pursuant to Ariz. Rev. Stat. 38-431.03(A)(7) and (A)(4) to discuss or consult with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property and to instruct its attorneys regarding the Board's position. Parks and Recreation

Present: Chairwoman Lena Fowler, Vice Chairman Jim Parks, Supervisor Elizabeth C. Archuleta, Supervisor Matt Ryan and Supervisor Art Babbott.

Also Present: Deputy County Manager/Public Works Director Lucinda Andreani, Deputy County Manager Mike Townsend, Deputy County Manager Marie Peoples, Deputy County Attorney Rose Winkeler, Parks and Recreation Director Cynthia Nemeth, Clerk of the Board Lindsay Daley and Deputy Clerk of the Board Valerie Webber.

The Board entered executive session at 4:26 p.m.

Chairwoman Fowler adjourned executive session on agenda item #2 at 5:07 p.m.

3. Discussion, consultation and possible direction with attorneys regarding case status and settlement negotiations in Navajo Nation v. Hobbs, et al., case number 3:18-cv-08329-DWL. Pursuant to ARS 38-431.03(A)(3) & (4) the Board may enter executive session for this matter. County Attorney

Present: Chairwoman Lena Fowler, Vice Chairman Jim Parks, Supervisor Elizabeth C. Archuleta, Supervisor Matt Ryan and Supervisor Art Babbott.
Also Present: Deputy County Manager/Public Works Director Lucinda Andreani, Deputy County Manager Mike Townsend, Deputy County Manager Marie Peoples, Deputy County Attorney Rose Winkeler, Recorder Patty Hansen, Public Affairs Director Eric Peterson, Clerk of the Board Lindsay Daley and Deputy Clerk of the Board Valerie Webber.

The Board entered executive session at 5:08 p.m.

The Board adjourned executive session on agenda item #3 at 5:33 p.m.

4. Discussion, consultation and possible direction with attorneys regarding status of, and County's position in, Sun State Towers, LLC v. Coconino County, case number CV-17-08075-PCT-GMS. Pursuant to ARS 38-431.03(A)(3) & (4) the Board may enter executive session for this matter. County Attorney

Present: Chairwoman Lena Fowler, Vice Chairman Jim Parks, Supervisor Elizabeth C. Archuleta, Supervisor Matt Ryan and Supervisor Art Babbott.

Also Present: Deputy County Manager/Public Works Director Lucinda Andreani, Deputy County Manager Mike Townsend, Deputy County Manager Marie Peoples, Deputy County Attorney Rose Winkeler, Clerk of the Board Lindsay Daley and Deputy Clerk of the Board Valerie Webber.

The Board entered executive session at 5:36 p.m.

There being no further discussion, Chairwoman Fowler adjourned executive session at 5:57 p.m.
Regular Meeting

August 13, 2019

6:00 p.m.

First Floor Board Room

Present: Chairwoman Lena Fowler, Vice Chairwoman Jim Parks, Supervisor Matt Ryan, Supervisor Elizabeth C. Archuleta and Supervisor Art Babbott.

Also Present: Deputy County Manager/Public Works Director Lucinda Andreani, Deputy County Manager Marie Peoples, Deputy County Manager Mike Townsend, Deputy County Attorney Rose Winkeler, Clerk of the Board of Supervisors Lindsay Daley and Deputy Clerk of the Board Valerie Webber.

Chair Fowler called the meeting to order at 6:08 p.m. and led the pledge of allegiance.

Call to the Public:

Bill Peterson, from the Arizona Historical Society Pioneer Museum, spoke about projects/events that have taken place over the last year. They are currently celebrating 21 resilient women in Flagstaff’s past and present; 1880’s to present. He passed out invitations to the Board.

Supervisor Babbott wanted to recognize the work being done at the Museum and shared his appreciation for bringing this to the Board’s attention.

Board of Supervisors Consent Agenda:

Motion: Move the Consent Agenda Items minus items 7 and 8 for approval, Action: approve, Moved by: Supervisor Art Babbott, Seconded by: Supervisor Matt Ryan. The motion passed unanimously.

5. Consideration and possible action regarding Ratify and/or approve warrants, electronic fund transfers, and other payments as listed on the agenda. An itemized list of the below-numbered claims is filed in the official records of the Coconino County Board of Supervisors.

<table>
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<th>Computer Register Totals</th>
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6. Consideration and possible action regarding adoption of Resolution 2019-28, approving the State Funding Agreement and Addendums for grant disbursements, in the amount of $2,519,709.00 for FY 2020, for contract services, salary, and
employee related expenses and approve the corresponding budget adjustment.

**Adult Probation**

7. Consideration and possible action to approve Community Grant funding from District 1, in the amount of $2,000.00, to the Arizona Historical Society to assist with costs for an exhibit marking the 100th anniversary of the passage of the 19th amendment. **Board of Supervisors**

Supervisor Archuleta requested to add additional funding in the amount of $700 from District 2.

**Motion:** Move the approval of item #7, making the total amount $2,700.00, **Action:** approve, **Moved by:** Supervisor Elizabeth Archuleta, **Seconded by:** Supervisor Art Babbott. The motion passed unanimously.

8. Consideration and possible action to approve Community Grant funding from District 1 in the amount of $1,000, District 3 in the amount of $2,000 and District 4 in the amount of $10,000, to the Mormon Lake Fire District to assist in paving the driveway/parking lot of the fire station. **Board of Supervisors**

Supervisor Archuleta requested to add $1,000.00 in additional funds from District 2, noting that District 5 would like to add $1,000.00; that making $1,000.00 from District 2, District 5 at $1,000.00, District 1 at $1,000.00, District 3 at $2,000.00 and reducing the amount from District 4 by $2,000.00, for a total of $13,000.00 in funds to Mormon Lake Fire District.

Supervisor Jim Parks moved to approve community grant funding from District 1 in the amount of $1,000.00, District 2 in the amount of $1,000.00, $2,000.00 from District 3 and $1,000.00 from District 5 and $8,000.00 from District 4, to the Mormon Lake Fire District to assist in paving the driveway/parking lot of the fire station, for a total of $14,000.00.

Supervisor Archuleta noted the total was $13,000.00, and said she moved to approve her previous motion. **Supervisor Parks moved to second Supervisor Archuleta’s original motion.**

Chairwoman Fowler called for the question; the motion passed unanimously.

Supervisor Parks thanked the Board for their contributions and noted this is a worthwhile project. The fact that there was a paving company already doing work in the area, saved several thousand dollars on the project.

9. Consideration and possible action regarding approval of Amendment #1 to Intergovernmental Agreement (IGA) D119-002201, between Coconino County and Arizona Department of Economic Security (DES), to provide an allocation of $1,072,703 for PY19/FY20 and re-allocation of $2,552 for PY18/PY19; approve the authorization for staff to sign documents associated with the IGA. **Career Center**
10. Consideration and possible action regarding adoption of Resolution 2019-30, approving a request for Final Plat approval for a 16 lot subdivision on a 160 acre parcel in the G (General, 10 acre minimum parcel size) Zone. The property is located just southwest of the Forest Highlands Subdivision and is identified as Assessor’s Parcel Number 116-06-002B; the applicant is Ben ‘Tres’ Brooks, Scottsdale, AZ. Community Development

11. Consideration and possible action to approve the payment of $47,375.04 to Election Systems and Software for sales tax on the purchase of the new voting and ballot tabulation equipment. Finance

12. Consideration and possible action regarding approval of the contract award to Squire, Patton and Boggs for bond counsel services for the FY20 Pledged Revenue Obligation issue for the financing of the King Street project, with fees estimated to be $35,000. Finance

13. Consideration and possible action to approve the award of RFP 2019-105 to Performance Staffing, LLC, and a contract for Fiscal Year 2020 to provide the County with Temporary Staffing Services. Human Resources

14. Consideration and possible action regarding approval of the first renewal for the Independent Contract between Coconino County Parks and Recreation and Brown's Amusements for the Coconino County Fair. Parks and Recreation

15. Consideration and possible action regarding approval of the Third renewal of the Agreement between Burgess & Niple, Inc., and Coconino County for on-call professional engineering services from August 1, 2019 to July 31, 2020, in an amount of up to $500,000 per project. Public Works

16. Consideration and possible action regarding approval of the Third renewal of the Agreement between Civil Design & Engineering, Inc. and Coconino County, for RFQ 2019-106 on-call professional engineering services from August 1, 2019 to July 31, 2020, in an amount of up to $500,000 per project. Public Works

17. Consideration and possible action regarding approval of the Third renewal of the Agreement between Civiltec Engineering, Inc. and Coconino County for on-call professional engineering services from August 1, 2019 to July 31, 2020, in an amount of up to $500,000 per project. Public Works

18. Consideration and possible action regarding approval of the Third renewal of the Agreement between Dibble Engineering and Coconino County, for on-call professional engineering services from August 1, 2019 to July 31, 2020, in an amount of up to $500,000 per project. Public Works
19. Consideration and possible action regarding approval of the Third renewal of the Agreement between Entellus, Inc. and Coconino County, for on-call professional engineering services from August 1, 2019 to July 31, 2020, in an amount of up to $500,000 per project. Public Works

20. Consideration and possible action regarding approval of the third renewal of the Agreement between HELM Consultants, LLC, and Coconino County for on-call professional engineering services, from August 1, 2019 to July 31, 2020, in an amount of up to $500,000 per project. Public Works

21. Consideration and possible action regarding approval of the Third renewal of the Agreement between JE Fuller Hydrology & Geomorphology, Inc. and Coconino County, for on-call professional engineering services from August 1, 2019 to July 31, 2020, in an amount of up to $500,000 per project. Public Works

22. Consideration and possible action regarding approval of the Third renewal of the Agreement between Kimley-Horn and Associates, Inc. and Coconino County, for on-call professional engineering services from August 1, 2019 to July 31, 2020, in an amount of up to $500,000 per project. Public Works

23. Consideration and possible action regarding approval of the Third renewal of the Agreement between Natural Channel Design, Inc., and Coconino County, for on-call professional engineering services, from August 1, 2019 to July 31, 2020, in an amount of up to $500,000 per project. Public Works

24. Consideration and possible action regarding approval of the Third renewal of the Agreement between Peak Engineering, Inc., and Coconino County, for on-call professional engineering services, from August 1, 2019 to July 31, 2020, in an amount of up to $500,000 per project. Public Works

25. Consideration and possible action regarding approval of the Third renewal of the Agreement between Stanley Consultants, Inc. and Coconino County, for on-call professional engineering services from August 1, 2019 to July 31, 2020, in an amount of up to $500,000 per project. Public Works

26. Consideration and possible action regarding approval of the Third renewal of the Agreement between Turner Engineering, Inc. and Coconino County, for on-call professional engineering services from August 1, 2019 to July 31, 2020, in an amount of up to $500,000 per project. Public Works

27. Consideration and possible action regarding approval of the Third renewal of the Agreement between The WLB Group, Inc. and Coconino County, for on-call professional engineering services from August 1, 2019 to July 31, 2020, in an amount of up to $500,000 per project. Public Works
28. Consideration and possible action regarding approval of the Third renewal of the Agreement between Woodson Engineering & Surveying, Inc. and Coconino County, for on-call professional engineering services from August 1, 2019 to July 31, 2020, in an amount of up to $500,000 per project. **Public Works**

29. Consideration and possible action regarding approval of the purchase of two (2) 2020 Chevy 12M53 4WT pickups, under State Contract No. ADSPO17-166120 from Courtesy Chevrolet, in the amount of $62,416.70. **Public Works**

30. Consideration and possible action regarding approval of the purchase of three (3) 2020 Chevy CK20943 1WT 4WD Crew Cab Pickups, under State Contract No. ADSPO17-166122 from Midway Chevrolet, in the amount of $97,934.52. **Public Works**

31. Consideration and possible action regarding approval of the purchase of six (6) 2020 Chevy Tahoe 1FL SSV, under State Contract No. ADSPO17-166116 from O’Rielly Chevrolet, in the amount of $224,266.32. **Public Works**

32. Consideration and possible action regarding approval of the purchase of five (5) 2020 Chevy Traverse 1NV56 1FL, under State Contract No. ADSPO17-166120 from Courtesy Chevrolet, in the amount of $153,859.55. **Public Works**

33. Consideration and possible action regarding approval of the purchase of one (1) 2019 Caterpillar standard tandem Motor Grader Model #140M3, under City of Tucson Contract No. 161534 from Empire Southwest, in the amount of $376,829.00. **Public Works**

Chairwoman Fowler stated the Board needs to resolve as the Flood Control District Board of Directors.

**Motion:** So moved, **Action:** approve, **Moved by:** Supervisor Matt Ryan, **Seconded by:** Supervisor Elizabeth Archuleta. The motion passed unanimously.

**Flood Control Consent Agenda:**

**Motion:** Move approval of the Consent Agenda, **Action:** approve, **Moved by:** Director Matt Ryan, **Seconded by:** Director Elizabeth Archuleta. The motion passed unanimously.

34. Consideration and possible action regarding approval of the Third Amendment of the Agreement between Burgess & Niple, Inc. and the Coconino County Flood Control District, for on-call professional engineering services from August 1, 2019 to July 31, 2020, in an amount of up to $500,000 per project. **Flood Control**
35. Consideration and possible action regarding approval of the Third Amendment of the Agreement between Civil Design & Engineering, Inc. and the Coconino County Flood Control District, for RFQ 2019-106 on-call professional engineering services from August 1, 2019 to July 31, 2020, in an amount of up to $500,000 per project. Flood Control

36. Consideration and possible action regarding approval of the Third Amendment of the Agreement between Civiltec Engineering, Inc. and the Coconino County Flood Control District, for on-call professional engineering services from August 1, 2019 to July 31, 2020, in an amount of up to $500,000 per project. Flood Control

37. Consideration and possible action regarding approval of the Third Amendment of the Agreement between Dibble & Associates Consulting Engineers, Inc. and the County Flood Control District for on-call professional engineering services from August 1, 2019 to July 31, 2020, in an amount of up to $500,000 per project. Flood Control

38. Consideration and possible action regarding approval of the Third Amendment of the Agreement between Entellus, Inc. and the Coconino County Flood Control District, for on-call professional engineering services from August 1, 2019 to July 31, 2020, in an amount of up to $500,000 per project. Flood Control

39. Consideration and possible action regarding approval of the third renewal of the Agreement between HELM Consultants, LLC and the Coconino County Flood Control District, for on-call professional engineering services from August 1, 2019 to July 31, 2020, in an amount of up to $500,000 per project. Flood Control

40. Consideration and possible action regarding approval of the Fourth Amendment of the Agreement between JE Fuller Hydrology & Geomorphology, Inc. and the County Flood Control District for on-call professional engineering services from August 1, 2019 to July 31, 2020, in an amount of up to $500,000 per project. Flood Control

41. Consideration and possible action regarding approval of the Third Amendment of the Agreement between Kimley-Horn and Associates, Inc. and the Coconino County Flood Control District, for on-call professional engineering services from August 1, 2019 to July 31, 2020, in an amount of up to $500,000 per project. Flood Control

42. Consideration and possible action regarding approval of the Third Amendment of the Agreement between Natural Channel Design, Inc. and the Coconino County Flood Control District, for on-call professional engineering services from August 1, 2019 to July 31, 2020, in an amount of up to $500,000 per project. Flood Control
43. Consideration and possible action regarding approval of the Third Amendment of
the Agreement between Peak Engineering, Inc. and the Coconino County Flood
Control District, for on-call professional engineering services from August 1,
2019 to July 31, 2020, in an amount of up to $500,000 per project. **Flood Control**

44. Consideration and possible action regarding approval of the Third Amendment of
the Agreement between Stanley Consultants, Inc. and the Coconino County
Flood Control District, for on-call professional engineering services from August 1,
2019 to July 31, 2020, in an amount of up to $500,000 per project. **Flood Control**

45. Consideration and possible action regarding approval of the Third Amendment of
the Agreement between Turner Engineering, Inc. and the Coconino County Flood
Control District, for on-call professional engineering services from August 1,
2019 to July 31, 2020, in an amount of up to $500,000 per project. **Flood Control**

46. Consideration and possible action regarding approval of the Third Amendment of
the Agreement between The WLB Group, Inc. and the Coconino County Flood
Control District for on-call professional engineering services from August 1, 2019
to July 31, 2020, in an amount of up to $500,000 per project. **Flood Control**

47. Consideration and possible action regarding approval of the Third Amendment of
the Agreement between Woodson Engineering & Surveying, Inc. and the
Coconino County Flood Control District, for on-call professional engineering
services from August 1, 2019 to July 31, 2020, in an amount of up to $500,000
per project. **Flood Control**

48. Consideration and possible action regarding approving an increase of $55,000.00
to a purchase order with the total amount of $100,000.00 for cinder sand with The
Landscape Connection for FY20. **Flood Control**

**Motion:** Resolve as the Board of Supervisors, **Action:** approve, **Moved by:** Director Elizabeth
Archuleta, **Seconded by:** Director Art Babbott. The motion passed unanimously.

**Action Items:**

49. Consideration and possible action regarding appointment of Vickie Parks,
precinct 92, and Joseph Donaldson, precinct 8, as Republican Precinct Committee
Persons, for a term to expire October 1, 2020 and as requested by the Coconino
County Republican Party to fill a vacancy from a lack of candidates during the
2018 election. **Board of Supervisors**

Clerk of the Board Lindsay Daley explained the request received by the Clerk’s Office to appoint
vacancies to the Republican Precinct Committee Persons, which resulted from a lack of
candidates from 2018.
Supervisor Parks recused himself as Vickie Parks is his wife and left board room at 6:19 p.m.

Clerk Daley noted the Recorder verified that the requested appointments are registered Republicans within said Precincts.

**Motion:** Appoint Vickie Parks, precinct 92, and Joseph Donaldson, precinct 8, as Republican Precinct Committee Persons, for a term to expire October 1, 2020 and as requested by the Coconino County Republican Party to fill a vacancy from a lack of candidates during the 2018 election, **Action:** approve, **Moved by:** Supervisor Matt Ryan, **Seconded by:** Supervisor Elizabeth Archuleta. The motion passed with Supervisors Ryan, Archuleta, Fowler and Babbott voting “ayes” with one abstention/recusal from Supervisor Parks.

Supervisor Parks returned to the meeting at 6:21 p.m.

**Motion:** Resolve as the Board of Equalization, **Action:** approve, **Moved by:** Supervisor Elizabeth Archuleta, **Seconded by:** Supervisor Art Babbott. The motion passed unanimously.

**Board of Equalization Public Hearing:**

50. Consideration and possible action to adopt Board of Equalization Resolution 2019-02 to receive and accept the Hearing Officer's recommendation of no change to the Full Cash Value and Limited Property Value of APN 104-19-166 (Account #R0351026) for the Tax Year 2016 property tax assessment. **Board of Equalization**

Hearing Officer Chuck Johnson appeared telephonically at 6:20 p.m.

Board of Equalization Attorney Patrice Horstman traded places with Deputy County Attorney Rose Winkeler at the dais.

Clerk of the Board Lindsay Daley explained the Hearing Officer’s determination of no change to the Full Cash Value and Limited Property Value assessed by the Assessor for 2016 taxes. She noted the appellant did not attend the hearing.

Chairwoman Fowler opened the public hearing at 6:22 p.m. for public comment; seeing none, she closed the public hearing.

Board of Equalization Attorney Horstman noted this is an appeal from a Notice of Proposed Correction from the Assessors Office. The Boards Hearing Officer heard evidence, however the property owner did not appear or present any evidence at the hearing. The Hearing Officer heard evidence from Assessor and entered a no change. She explained the Board’s limited authority in this matter and noted the tax payer may appeal to the tax court.
Motion: Adopt Board of Equalization Resolution 2019-02 to receive and accept the Hearing Officer’s recommendation of no change to the Full Cash Value and Limited Property Value of APN 104-19-166 (Account #R0351026) for the Tax Year 2016 property tax assessment, Action: approve, Moved by: Director Matt Ryan, Seconded by: Director Elizabeth Archuleta. The motion passed unanimously.

Deputy County Attorney Rose Winkeler returned to the dais.

Motion: Resolve as the Board of Supervisors, Action: approve, Moved by: Director Art Babbott, Seconded by: Director Elizabeth Archuleta. The motion passed unanimously.

Public Hearing:

51. Public Hearing, consideration and possible adoption of Ordinance 2019-12, approving a change of zoning regulations in the PC (Planned Community) Zone from CH-10,000 (Commercial, Heavy) standards to modified RM-20/A (Residential, Multi-family 20-units per acre) standards with approval of a Master Development Plan for a 94-unit townhome development on 8.02 acres in Bellemont; the property is located on the north side of Shadow Mountain Drive, east of the Pilot Travel Center and the Days Inn and is identified as Assessor’s Parcel Numbers 203-47-001F and a 1.02-acre portion of 203-47-001M; the applicants are Flagstaff Meadows, LLC, Queen Creek, AZ (203-47-001F) and McCleve LC and DR Revocable Living Trust DTD, Queen Creek, AZ (203-47-001M). Community Development

Presenter: Assistant Community Development Director Jess McNeely.

Presentation: Shadow Mountain Village at Bellemont Change of Zoning Regulations and Preliminary Subdivision Plat.

Assistant Community Development Director Jess McNeely noted items 51 and 52 will be represented together. He highlighted the request to change of zoning regulations in the PC (Planned Community) Zone from CH-10,000 (Commercial, Heavy) standards to modified RM-20/A (Residential, Multi-family 20-units per acre) standards with approval of a Master Development Plan for a 94-unit townhome development and explained the findings that need to be made to approve the request.

Applicant Lonnie McCleve of Queen Creek, Arizona, noted he met with many individuals regarding the Bellemont Area Plan and tried to develop something in conjunction with what the new plan calls for. It seems like there is a real opportunity for employment and housing in the area. The development offers a variety in housing units that will be a positive in the community. He noted Daren Smith helped with the design and his son was the builder; both were present.

Upon inquiry from Supervisor Babbott, Mr. McCleve said he identified several commercial activities, which included at minimum of a coffee shop that could be expanded into a full-service restaurant. A key part of his plan was to allow connection of the pedestrian sidewalks and
roundabout to the other developments. He also owns property directly South and hopes to see additional commercial there.

Chairwoman Fowler opened the public hearing for public comment at 6:50 p.m.

Eric Gherharter, resident of Bellemont, expressed his support of the project. He is a neighbor and adjacent property owner who feels the plan is beneficial to the community. If someone has the resources, there is the ability to build something to the likes of a Loves Truck Stop. The development will benefit the flow of the community. He again expressed his support for the project.

Chairwoman Fowler closed the public hearing at 6:52 p.m. as there were no further comments from the public.

Supervisor Ryan spoke about the proposed development, the neighborhood meetings and how the applicant was bringing in a new, urbanist design. He expressed his appreciation of the neighborhood amenities and mixed uses.

Upon inquiry from Chairwoman Fowler, Assistant Director McNeely noted the Joint Land Use Study (JLUS) was only recently adopted. He affirmed that the applicant’s lighting plan is dark sky compatible.

Supervisor Babbott agreed with Supervisor Ryan and noted he can make the findings. There is a variety of needs for housing and this will help meet those needs. He thanked the applicant for working with Supervisor Ryan and, the for the work he did at community meetings.

Chairwoman Fowler thanked the applicant for a well-developed plan and for paying attention to the Area and JLUS Plan and, for working with the community.

**Supervisor Ryan noted he could make the findings and moved to adopt Ordinance 2019-12**, approving a change of the zoning regulations in the PC Zone from CH 10,000 standards to modified RM-20/A standards with approval of a Master Development Plan for parcel numbers 2003-47-001F and at one point, 02 acre portion of parcel 2003-47-001M, that 8.02 acres in Bellemont.

Supervisor Elizabeth Archuleta seconded the motion.

**Supervisor Parks said he would like to make a correction in the motion, its parcels numbers 203 not 2003, its 203-47-001F and 203-47-001M.**

**Supervisor Ryan agreed with the change to his motion as noted in the record. Supervisor Archuleta agreed with her second to the motion.**

Chairwoman Fowler called for the question; the motion passed unanimously.

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*August 13, 2019 – Special and Regular Session Minutes*

*Approved September 24, 2019*
52. Public Hearing, consideration and possible adoption of Resolution 2019-27, approving a Preliminary Plat for a 94-unit townhome development on individual lots on 8.02 acres in Bellemont; the property is located on the north side of Shadow Mountain Drive, east of the Pilot Travel Center and the Days Inn and is identified as Assessor’s Parcel Numbers 203-47-001F and a 1.02-acre portion of 203-47-001M; the applicants are Flagstaff Meadows, LLC, Queen Creek, AZ (203-47-001F) and McCleve LC and DR Revocable Living Trust DTD, Queen Creek, AZ (203-47-001M). **Community Development**

**Supervisor Matt Ryan moved the approval of Resolution 2019-27**, approving the Preliminary Plat for a 94-unit townhouse development on individual lots, on 8.02 acres in Bellemont for parcels number 203-47-001F and a 1.02-acre portion of 203-47-001M.

**Supervisor Parks seconded the motion.**

Chairwoman Fowler called for the question; the motion passed unanimously.

Deputy County Manager/Public Works Director Lucinda Andreani addressed the Board to note that in addition to this, the County is making a major investment with the roundabout in Bellemont and has entered a Development Agreement with Mr. Cleve to secure easements needed to construct the roundabout and relocate utilities.

53. Public hearing, consideration and possible adoption of Resolution 2019-29, approving a request for a final plat amendment to relocate a utility easement, Case No. SUB-19-002; property is located at lots 194 and 195, 17390 and 17400 South Stallion Drive Pinewood Arizona 86017 Unit 12 subdivision and is identified as Assessor's Parcel numbers 400-69-138 and 400-69-139. **Community Development**

**Presenter:** Community Development Director Jay Christelman.

**Presentation:** Pinewood Unit 12 Plat Amendment – Utility Easement Relocation.

Community Development Director Jay Christelman noted the applicant is not present and highlighted the request for a final plat amendment to relocate a utility easement, Case No. SUB-19-002; the property is located at lots 194 and 195 of Pinewood Unit 12 subdivision in Munds Park. He reviewed the findings that need to be met to amend the final plat.

Supervisor Ryan noted the other lot being reduced is still a buildable lot.

Director Christelman affirmed they are both still conforming lots.

Chairwoman Fowler opened the public hearing for public comment at 7:09 p.m.; seeing none, she closed the public hearing.
Supervisor Ryan stated he could make the findings as outlined by staff and moved to approve Resolution 2019-29, approving a request for a final plat amendment to relocate a utility easement, Case No. SUB-19-002, the property is located at lots 194 and 195, 17390 and the next number 17400 South Stallion Drive Pinwood Arizona 86017, this is in Unit 12 subdivision and is identified as Assessor's Parcel numbers 400-69-138 and 400-69-139.

Supervisor Elizabeth Archuleta seconded the motion.

Chairwoman Fowler called for the question; the motion passed unanimously.

54. Public Hearing, consideration and possible adoption of Ordinance 2019-11, approving a zone change from G (General, 10-acre minimum parcel size) Zone and CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) to RR 2 ½ (Rural Residential, 2 ½ acre minimum parcel size) for continued and future residential use on 7.5 acres in Mountainaire, the property is located at 1393 Mountainaire Road and is also identified as Assessor’s Parcel Number 115-06-001A; the applicant is Naomi Patton Watkins, Cottonwood, AZ. Community Development

Presenter: Community Development Director Jay Christelman and Assistant Community Development Director Jess McNeely.


Community Development Director Jay Christelman introduced the applicants request to change zoning from split zone, General and CG-10,000 changed to RR-2 ½, for a total of 7.5 acres. He provided a vicinity map of the property spoke about the existing parcels. The request will alleviate a non-conformity and provide an alternate access to the existing home.

Upon inquiry from Supervisor Babbott, Director Christelman affirmed there is alternate access through an easement.

Director Christelman spoke about the neighborhood meeting that was conducted and explained that the changes are consistent with the goals of the Mountainaire Area Plan. He further reviewed the findings that need to be met to approve the request and answered questions related to ingress and egress on the sharp access curve and safety issues related to same; the speed limit is reduced quite significantly.

Upon inquiry from Chairwoman Fowler, the applicant did not have any questions or comments for the Board.

Chairwoman Fowler opened the public hearing for public comment at 7:19 p.m.; seeing none, she closed the public hearing.
Supervisor Ryan stated he can make the findings and moved to adopt Ordinance 2019-11, approving a zone change from G (General, 10-acre minimum parcel size) Zone and CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) to RR 2 ½ (Rural Residential, 2 ½ acre minimum parcel size) for the continued and future residential use on 7.5 acres in Mountaineer, the property is located at 1393 Mountaineer Road and is also identified as Assessor’s Parcel Number 115-06-001A, the applicant is Naomi Patton Watkins from Cottonwood, Arizona.

Supervisor Parks stated he can make the findings and seconded the motion.

Chairwoman Fowler called for the question; the motion passed unanimously.

55. Public Hearing, consideration and possible adoption of Ordinance 2019-13, approving a zone change from CG-10,000 (Commercial General) to AR (Agricultural Residential, one acre minimum parcel size) for improvements and additions to a residential property; the property is located at 1151 Ragweed Trail in Forest Lakes and is also identified as Assessor’s Parcel Number 403-50-072; the applicants are Michael and Andrea O’Brien, Phoenix, AZ. Community Development

Presenter: Assistant Community Development Director Jess McNeely.


Assistant Community Development Director Jess McNeely reviewed the request for a zone change from CG-10,000 (Commercial General) to AR (Agricultural Residential, one acre minimum parcel size) and provided an aerial photo of the proposed property. He provided background on the property and reviewed the findings required to approve the applicants request.

Applicant Mike O’Brien of Phoenix, Arizona, noted the project took a lot longer than he expected when he purchased the property. He expressed his appreciation of Planning and Zoning staff.

Chairwoman Fowler opened the public hearing for public comment at 7:27 p.m.; seeing none, she closed the public hearing.

Supervisor Parks noted he can make all three of the findings and moved to adopt Ordinance 2019-13, approving a zone change from CG-10,000 (Commercial General) to AR (Agricultural Residential, one acre minimum parcel size) for improvements and additions to a residential property; the property is located at 1151 Ragweed Trail in Forest Lakes and is also identified as Assessor’s Parcel Number 403-50-072; the applicants are Michael and Andrea O’Brien, Phoenix, Arizona.

Supervisor Ryan seconded the motion.

Chairwoman Fowler called for the question; the motion passed unanimously.
Motion: Resolve as the Flood Control District Board of Directors, Action: approve, Moved by: Supervisor Elizabeth Archuleta, Seconded by: Supervisor Art Babbott. The motion passed unanimously.

Flood Control District Discussion and Possible Direction:

56. Discussion, update and possible direction regarding the Museum Fire and Flood mitigation effort and tax assessment notice for the impacted area. Flood Control

Deputy County Manager/Public Works Director Lucinda Andreani noted she has been in discussions with the Assessor and Treasurer to address the opportunity to re-value the properties if there is a flood event as a result of the Museum Fire. She spoke about communication to be relayed to impacted neighborhoods.

Assessor Armando Ruiz spoke about options that are available in the event of a flood. It would require a lot of resources to review the impacted properties to make sure they meet statutory requirements for a re-valuation.

Upon inquiry from Supervisor Babbott, Assessor Ruiz noted the statute allows the Assessors Office to evaluate properties physically damaged for immediate relief. Long-term, the Assessors Office is constantly reviewing the neighborhood market data, there may be some long term adjustments made.

Supervisor Archuleta noted it was very helpful that this was done during the Schultz Fire.

Chairwoman Fowler noted the Board is always looking for ways to help the residents and to find relief. She recognized all staff for the work done on the Museum Fire and to Supervisors Archuleta and Babbott for being out there every day.

Motion: Resolve as the Board of Supervisors, Action: approve, Moved by: Director Elizabeth Archuleta, Seconded by: Director Jim Parks. The motion passed unanimously.

There being no further discussion, Chairwoman Fowler adjourned the meeting at 7:36 p.m.

COCONINO COUNTY BOARD OF SUPERVISORS

(SEAL)

Lena Fowler, Chair

ATTEST:

Lindsay Daley, Clerk of the Board of Supervisors

August 13, 2019 – Special and Regular Session Minutes

Page 17 of 17

Approved September 24, 2019
Warrant listing for 8/1/19 as required by ARS-11-217.D
The minutes shall include all demands and warrants approved by the board in excess of one thousand dollars and multiple demands and warrants from a single supplier or individual under one thousand dollars whose cumulative total exceeds one thousand dollars in a single reporting period.

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