

**BOARD OF SUPERVISORS**

**GILA COUNTY, ARIZONA**

Date: January 9, 2007

**JOSÉ M. SANCHEZ**

Chairman

**TOMMIE C. MARTIN**

Vice-Chairman

**SHIRLEY L. DAWSON**

Member

**STEVEN L. BESICH**

Clerk of the Board

By: Marilyn Brewer  
Deputy Clerk

Gila County Courthouse  
Globe, Arizona

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PRESENT: Jose M. Sanchez, Chairman; Tommie C. Martin, Vice-Chairman (via video conferencing); Shirley L. Dawson, Member; Steven L. Besich, County Manager/Clerk; Marian Sheppard, Chief Deputy Clerk; and, Bryan Chambers, Chief Deputy County Attorney.

The Gila County Board of Supervisors met in Regular Session at 10:00 a.m. this date. Steve Stratton led the Pledge of Allegiance and Lt. Bruce Rogers of the Salvation Army delivered the Invocation.

Chairman Sanchez stated that Vice-Chairman Martin would be participating in the meeting via the new video conferencing system.

Steve Sanders, Public Works Division Deputy Director, requested approval of a public sale of an unnecessary public roadway known as a portion of Keye Drive and a portion of Paul Drive adjacent to Assessor's Parcel No. 302-31-130C and 302-31-026A of Tract F, East Verde Park, Official Map Nos. 144 and 503, Gila County Records. He stated that East Verde Park is located north of Payson on the East Verde River in Supervisorial District No. 1. It became a subdivision on June 1, 1958, when the roads were created. Keye Drive is a 40-foot-wide road and Paul Drive is a 30-foot-wide road. Portions of Keye Drive have previously been vacated by past Boards of Supervisors as an unnecessary roadway. Mr. Sanders stated that earlier this year he came to the Board asking that a portion of Paul Drive and Keye Drive be vacated as it had never

been constructed and was no longer needed as a public road and the Board had authorized the disposal. He stated that one bid on this portion of Keye and Paul Drives was received in the amount of \$50.00 from Lesley Reeves for the Reeves Family Trust, who own property on one side of Keye Drive (U.S.D.A. Forest Service on the other side) and also own the property on both sides of Paul Drive. Mr. Sanders recommended that the Board accept the Reeves bid for that portion of the road. Upon motion by Supervisor Dawson, seconded by Vice-Chairman Martin, the Board unanimously approved the public sale of an unnecessary public roadway shown as a portion of Keye Drive and a portion of Paul Drive adjacent to Assessor's Parcel No. 302-31-130C and 302-31-026A of Tract F, East Verde Park, Official Map Nos. 144 and 503, Gila County Records, to Lesley Reeves for the Reeves Family Trust in the amount of \$50.00.

Mr. Sanders requested approval to publicly sell an unnecessary public roadway known as a portion of Keye Drive adjacent to Assessor's Parcel No. 302-31-130E of Tract F, East Verde Park, Official Map Nos. 144 and 503, Gila County Records. He stated that this is the remaining unsold portion of Keye Drive, which is a roadway that was never constructed. It is located adjacent to property owned by the Cholewa family. The property has not been built on its undeveloped lot in the East Verde Park subdivision. He advised that the County posted a notice of the public sale on the subject road and in the newspaper, which is required by law and letters were sent to the Cholewa family, abutting owners of property to the subject road, and to the Reeves family, non-abutting owners of property near the subject road. Elaine K. Cholewa submitted a bid in the amount of \$500 on behalf of the Cholewa Family Trust. Lesley Reeves submitted a bid in the amount of \$152 on behalf of the Reeves Family Trust. The property owned by the Reeves family is south of this portion of Keye Drive and does not border this road. Mr. Sanders recommended that the Board accept the \$500 bid submitted by Ms. Cholewa because the Arizona Revised Statutes specify that abutting owners have preference rights to purchase and because they submitted the highest bid. Upon motion by Vice-Chairman Martin, seconded by Supervisor Dawson, the

Board unanimously approved the public sale of an unnecessary public roadway shown as a portion of Keye Drive adjacent to Assessor's Parcel No. 302-31-130E of Tract F, East Verde Park, Official Map No. 144 and 503, Gila County Records, to Elaine K. Cholewa for the Cholewa Family Trust in the amount of \$500. Mr. Sanders stated that at a future Board meeting, he would present the Quit Claim Deed, which deeds the property to the Cholewa Family Trust, for the Chairman's signature.

Steve Stratton, Public Works Division Director, requested the award of Request for Sealed Proposals No. 100206-1 for delivery and application of chip sealed oil and to authorize the Chairman's signature on the Contract. He stated that a couple of weeks ago the Board awarded a contract to a company for the purchase of chip seal oil. This Request for Sealed Proposals is to award a Contract to a company that will provide boot trucks to deliver and apply the oil. He stated that two bids were received as follows: 1) International Surfacing Systems at the average cost per ton per hour of \$165 (or an average delivery charge of \$28.73 and an average spreading charge of \$4,749.195) and 2) Cactus Transport, Inc. at the average cost per ton per hour of \$140 (or an average delivery charge of \$30.70 and an average spreading charge of \$4,298.00). He recommended that the Contract be awarded to Cactus Transport, Inc. Upon motion by Supervisor Dawson, seconded by Vice-Chairman Martin, the Board unanimously authorized the award of Request for Sealed Proposals No. 100206-1 for delivery and application of chip sealed oil to Cactus Transport, Inc. at the average cost per ton per hour of \$140.00 (or an average delivery charge of \$30.70 and an average spreading charge of \$4,298.00).

Marian Sheppard, Chief Deputy Clerk, advised that William C. Phillips submitted a sealed bid for the purchase of tax parcel number 205-18-016-D-6, which is owned by the State. Ms. Sheppard presented the Board with a map and pictures of the subject property. She advised that the County has a policy, which states that the Board may consider a bid less than the total lien amount if proof of adjoining property ownership is presented with the sealed bid. Mr.

Phillips owns land that adjoins the subject property and he provided proof of ownership with the sealed bid. This property was deeded to the State in 2006 and it did not sell at the Boards' annual auction, which was held in December 2006. The property is comprised of a hillside behind a guard rail and a portion of land at the bottom of the hill. The total lien amount for this property is \$1,282.61. Ms. Sheppard opened the sealed bid envelope and read aloud the bid slip, which stated that a bid in the amount of \$100 was submitted by Mr. Phillips for the subject parcel of land. Ms. Sheppard advised that if Mr. Phillips' bid is accepted, he has agreed to combine the two parcels of land into one parcel, which will benefit the Assessor's Office and the Treasurer's Office with regard to the number of notices that must be mailed to property owners each year. Chairman Sanchez stated that it appears that everyone is probably thinking the same thing about the bid amount of \$100 versus the lien amount of \$1,282.61 and he requested that Ms. Sheppard enlighten the Board on past instances. Ms. Sheppard stated that in the past properties such as this one have sat on the Back Tax Land List for many years and when these properties have been sold, the price has ranged from \$25-\$50 per parcel. She explained that in 2003, the Board adopted a resolution for the sale of State owned land. The resolution specifies that an annual property tax sale is conducted each year by the Board for properties that have been newly deeded to the State. Any unsold properties are added to a list entitled the "Back Tax Land List". A person may submit a bid on any parcel listed on the Back Tax Land List at any time throughout the year. The resolution also states that a bid of no less than the total lien amount shall be presented for the Board's consideration with the exception of property owners who own land that adjoins any of the State-owned parcels. Part of the sealed bid process is that an adjoining land owner must submit proof of ownership of adjoining land at the time a sealed bid is submitted. Ms. Sheppard advised that most of the property listed on the Back Tax Land List is unusable and at the very least, it may only be of value to an adjoining land owner. She further advised that when a bid is placed by an adjoining land owner, a recommendation is given by her department to

combine the two adjoining parcels should the Board accept the bid. Ms. Sheppard stated that this is a “win-win” situation for the County because taxes will once again be collected on the property instead of the property remaining for sale. Upon motion by Vice-Chairman Martin, seconded by Chairman Sanchez, by a 2-1 vote the Board accepted the bid from William C. Phillips in the amount of \$100 for tax parcel number 205-18-016-D-6. Supervisor Dawson voted nay.

Upon motion by Supervisor Dawson, seconded by Vice-Chairman Martin, the Board unanimously approved Consent Agenda item numbers 6A-C, as follows:

- A. Approval of payment on the Municipal Lease-Purchase Agreement No. 4185 between Gila County and Multimedia Telesys, Inc. and authorization for the Chairman to sign a payment request form submitted by Government Capital Corporation, acting as escrow agent, to transfer the final 10% billing of equipment, supplies and services for the Video Visitation System at the Gila County Jail per Multimedia Telesys, Inc. invoice no. GC003 in the amount of \$20,697.20.
- B. Approval of the December 2006 monthly departmental activity report submitted by the Globe Regional Constable.
- C. Approval of the finance reports/demands/transfers for the weeks of December 25, 2006, and January 8, 2007 (separate handout) as follows:

**December 25, 2006**

\$726,150.70 was disbursed for County expenses by voucher numbers X154401 through X154553, X196971, X396803 through X397059, and X397062 through X397122. The hand-issued warrants listing is as follows: voucher number X154297 in the amount of \$630.00; voucher number X396480 in the amount of \$1,675.53; voucher numbers X396481 and X396485 in the amount of \$438.89; voucher number X396800 in the amount of \$133.47; voucher number X396801 in the amount of \$3,960.00; and, voucher number X396802 in the amount of \$100.00.

**January 8, 2007**

\$329,590.24 was disbursed for County expenses by voucher numbers X154644 through X154671 and X397335 through X397481. The hand-issued warrants listing is as follows: voucher number X397123 in the amount of \$176,800.00; voucher number X397124 in the amount of \$84.11; and voucher number X397125 in the amount of \$1,173.00. **(An itemized list of vouchers is permanently on file with the Board of Supervisors.)**

At this time each Board member and the Chief Administrator were presented the opportunity to give a brief summary of current events as allowed by A.R.S. §38-431.02(K). No action was taken by the Board.

There being no further business to come before the Board of Supervisors, Chairman Sanchez adjourned the meeting at 10:50 a.m.

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Jose M. Sanchez, Chairman

ATTEST:

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Steven L. Besich, County Manager/Clerk