

**BOARD OF SUPERVISORS MINUTES  
GILA COUNTY, ARIZONA**

Date: February 19, 2008

**JOSÉ M. SANCHEZ**  
Chairman

**STEVEN L. BESICH**  
Clerk of the Board

**TOMMIE C. MARTIN**  
Vice-Chairman

By: Marian Sheppard  
Chief Deputy Clerk

**SHIRLEY L. DAWSON**  
Member

Gila County Courthouse  
Globe, Arizona

---

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

**Item 1 – Call to Order – Pledge of Allegiance – Invocation**

The Gila County Board of Supervisors met in Regular Session at 10:00 a.m. this date. Supervisor Dawson led the Pledge of Allegiance and Pastor William Marshall of the Miami Church of Christ delivered the Invocation.

**Item 2 - Swearing-in ceremony of Sadie Jo Dalton as the new Gila County Recorder. A reception will be held after the ceremony.**

Chairman Sanchez called on Judge Patty Nolan who presided over the swearing-in ceremony of Sadie Jo Tomerlin Dalton as the new Gila County Recorder. A brief reception was held after the ceremony.

**Item 3 - Information/Discussion/Action to reaffirm Gila County Resolution No. 07-01-04, a resolution of the Board of Supervisors of Gila County, Arizona, accepting a Comprehensive Affordable Housing Plan and designating an Affordable Housing Priority Area in Gila County and to authorize the County Manager to sign a letter in support of the Madera Peak Vista application to the State of Arizona Housing Department.**

Steve Besich, County Manager/Clerk, advised that approximately one year ago, The Pacific Companies requested the Board of Supervisors' adoption of Resolution No. 07-01-04 accepting a Comprehensive Affordable Housing Plan and designating an Affordable Housing Priority Area in Gila County. This was necessary in order for The Pacific Companies to submit an application to the Arizona Department of Housing ("ADOH") for funding related to the proposed

Madera Peak Vista Apartment Development (“Development”), which will provide housing for eligible senior citizens and individuals with disabilities in the Globe area. (For the record – previous minutes refer to Globe Pacific Associates or Pacific West Communities, Inc. These companies and others comprise “The Pacific Companies.”) Mr. Besich advised that the initial application was not funded. Since that time some of the principals for this venture have changed and another application is being submitted to ADOH by Pacific West Communities, Inc. This is a competitive application process for the financing. Chairman Sanchez advised that this agenda item was not scheduled as a public hearing; however, he would allow members of the audience to briefly address the Board on this issue. Mr. Clay McReynolds, the developer of this proposed project, provided a PowerPoint presentation on the project and he showed some pictures of various developments that The Pacific Companies has been involved. He also provided an informational brochure on The Pacific Companies. In total The Pacific Companies has developed over 60 projects in 7 western states. Mr. McReynolds advised that Yarco Company will provide an in-house management team 24 hours per day at the Development. He also provided an overview of the housing situation for seniors in Gila County. At present there are only 3 family developments in the Globe-Miami area with no specific senior developments. The Payson area has 8 family developments with 4 senior developments. Mr. McReynolds explained the economic benefits that the Development would provide to the local area. He also explained the reason the age limit was lowered from the initial age requirement of 62 years of age to the present requirement of 55 years of age and older. Christine Wheelock, Regional Supervisor for the Yarco Company, provided some clarification on the definition of an eligible disabled client as was questioned by Chairman Sanchez. She also advised that she manages 13 low-income eligible properties throughout the southwest and she reviewed the strict requirements for being accepted into any of the facilities. Vice-Chairman Martin, Mr. McReynolds and Bob Gould, Gila County Community Development Division Director, entered into a brief discussion regarding the 18-month period of time that this proposed development was granted the R3 (Residence Three) zoning. Mr. McReynolds stated that he applied for financing on March 17<sup>th</sup> and a decision should be rendered by ADOH within the next two months. If approved, construction will commence around July 2008 and the actual leasing of apartments would begin in the spring of 2009. Mr. Robert Gillette, a Globe resident, spoke in opposition of this proposed Development and the issuance of a letter of support from Gila County as he believes that an elected government entity should not support a private enterprise such as this one. Mr. Neil Beydler, a Globe resident and who is in opposition to the proposed Development, was concerned that Supervisor Dawson recused herself from voting on previous related agenda items and he was concerned that she would vote on this agenda item. Supervisor Dawson advised that she would make a statement later in the meeting. Mr. Beydler also pointed out that previously Vice-Chairman Martin had made a statement that the zoning would not stand indefinitely and that it would eventually revert to the original zoning. Vice-

Chairman Martin clarified that she does want the R3 zoning to revert to the previous zoning designation only if this project is not developed within the required time frame. Mr. Edmund Loew, Jr., a Globe resident, spoke in opposition of this proposed Development. He stated that on July 31, 2007, the Board voted against issuing a letter of support and he questioned the reason the Board would consider sending one at this time. He requested that the Board not issue a letter of support. He also advised the Board that he met with the previous land owner after the Board's first public hearing on the rezoning issue to see whether it was possible for Habitat for Humanity (a non-profit group Mr. Loew is involved with) to purchase the property. Ms. Bessie Dooly, a Claypool resident, spoke in favor of the proposed Development. Mr. Floyd Krank, who is in favor of the proposed Development and is the person who is working with the developer, handed out some Payson housing statistics that he obtained from Bethany Beck of the Town of Payson. Mr. Krank advised that the Town of Payson has 151 senior housing units, whereas Globe has none at this time. Supervisor Dawson advised that the transfer of title for the property her brother-in-law owned has taken place so she no longer has a conflict of interest issue with this agenda item because her brother-in-law no longer owns the property. She provided an example of her own personal experience with her aging mother. She advised that there are no adequate facilities for the aged who are unable to continue living in their homes alone, but who would benefit from living in the proposed Development with other senior citizens rather than entering a nursing facility. Supervisor Dawson advised that she would recuse herself from voting on this agenda item. Supervisor Martin believes that the community's senior citizens are sorely underserved and the proposed Development would be a benefit to the community. She believes the situation is much worse than a year ago. She suggested meeting with other municipalities to explore other locations should this Development not be built. Chairman Sanchez asked for a Board motion at this time. Upon motion by Vice-Chairman Martin, seconded by Chairman Sanchez, the Board reaffirmed Gila County Resolution No. 07-01-04 and authorized the County Manager to sign a letter in support of the Madera Peak Vista application to the State of Arizona Housing Department. Supervisor Dawson did not vote on this issue.

#### **Item 4 - Information/Discussion/Action to approve the Code of the West.**

Bob Gould, Community Development Division Director, presented this agenda item. He explained that the Code of the West is a 5-part document and the whole intent and purpose of the document is to inform new residents of the differences in living in rural areas than in urban or metropolitan areas. The document is divided into 5 areas that address access issues; cultural issues; utility services; mother nature issues such as noxious weeds, flooding, wildfires, etc.; and, the impacts wide open spaces have on building permits, easements, etc. He advised that not all sections of the document are current; however, his Division could provide the updates and present them later for Board approval. Supervisor Dawson inquired about the distribution of the Code

of the West document. Mr. Gould replied that it will be made available to the public on the County website and in hard copy at the Division's offices in Globe and Payson. Vice-Chairman Martin emphasized that the Code of the West is a "living document" and that it should be changed as situations and issues change. She recommended not making a large number of copies as the document will continue to be revised. Chairman Sanchez referred to the section which addresses floodplains and he advised that the biggest problem being faced is safety. He also agreed that this document should be made available to the public at various locations and on the website. Upon motion by Supervisor Dawson, seconded by Vice-Chairman Martin, the Board unanimously approved the Code of the West.

**Item 5 – Information/Discussion/Action to authorize the Chairman's signature on a Grant Application to the Arizona Department of Environmental Quality (ADEQ) for a plastic recycling program in the amount of \$40,000 with a \$20,000 in-kind match requirement.**

Sharon Winters, Solid Waste Department Manager, presented this agenda item. She advised that the County is partnering with Freeport-McMoRan Miami Operations on this plastic recycling program which will be a pilot program in the Globe-Miami area. Freeport-McMoRan Miami Operations will provide the compactor for the plastic recycling program and the compacted plastic will then be taken to the Phoenix area for recycling. Gila County is applying for \$40,000 of grant funds from ADEQ in order to purchase bins for the public's use. Of the total amount, \$20,000 will be provided by ADEQ and \$20,000 will be provided by Gila County as in-kind funds as stated in the Grant Application. The in-kind match requirement will consist of labor and hauling fees. The goal is to have a bin and compactor in place by Earth Day and once the funds have been allocated, three more bins will be purchased. Supervisor Dawson stated that she is excited about this program. Vice-Chairman Martin reiterated Supervisor Dawson's comments and stated that she expects to receive inquiries from her constituents as to the time a similar program will be implemented in northern Gila County. Chairman Sanchez thanked Ms. Winters and her staff for initiating this program and, in general, for doing a great job. Upon motion by motion by Vice-Chairman Martin, seconded by Supervisor Dawson, the Board unanimously authorized the Chairman's signature on the ADEQ Recycling Program Grant Application.

**Item 6 – CONSENT AGENDA ACTION ITEMS:**

- A. Approval of the Gila County Cooperative Extension Office's request to use the Fairgrounds Exhibit Hall on February 21, 2008, for the Collaborative Conflict Management and Natural Resource Dispute Management Workshops sponsored by the University of Arizona with a waiver of fees.**

**B. Approval of the January 23, 2008 and February 5, 2008, BOS meeting minutes.**

**C. Approval of the January 2008 monthly departmental activity reports submitted by the Globe Regional Justice of the Peace and the Clerk of the Superior Court.**

**D. Approval of personnel reports/actions for the week of February 19, 2008.**

Departure from County Service:

1. Administrative Clerk Senior – Public Works/Sheriff's Facilities – 2-29-08  
– Facilities Management Fund – Nicole Mobley – DOH 6-29-05 – Resigned

Hire to County Service:

2. Community Health Assistant Senior – Health and Community Services –  
2-19-08 – Teen Pregnancy Prevention Services Fund – Nancy Rutherford  
– Grant Funded Position

End Probationary Period:

3. Animal Regulation Enforcement Officer – Health and Community  
Services – 2-18-08 – Rabies Control Fund – Devin Chavez
4. Property Appraiser – Assessor – 2-4-08 – General Fund – Sue Pontel

Position Review:

5. Board Approved 2.5% Step Increase – Career and Employment Specialist  
– Health and Community Services – 2-18-08 – WIA Fund 25% - JTPA  
Title III Program Fund 75% - Leo Thomas
6. Board Approved 2.5% Step Increase – Administrative Clerk Senior –  
Health and Community Services – 2-18-08 – WIA Fund – Judy Gonzales
7. Board Approved 2.5% Step Increase – Administrative Clerk Senior –  
Health and Community Services – 2-18-08 – WIA Fund – Patricia Chavez
8. Board Approved 2.5% Step Increase – Career and Employment Specialist  
– Health and Community Services – 2-18-08 – WIA Fund – Mary Dixon
9. Board Approved 2.5% Step Increase – Deputy REPAC Program Manager –  
Health and Community Services – 2-18-08 – WIA Fund – Christina  
Throop
10. Board Approved 2.5% Step Increase – Accounting Clerk Senior – Health  
and Community Services – 2-18-08 – WIA Fund – Dana True
11. Board Approved 2.5% Step Increase – Accountant – Health and  
Community Services – 2-18-08 – WIA Fund – Joanne Zache
12. Board Approved 2.5% Step Increase – REPAC Program Manager –  
Health and Community Services – 2-18-08 – WIA Fund – Diana Russell
13. Board Approved 2.5% Step Increase – Career and Employment  
Specialist Senior – Health and Community Services – 2-18-08 – WIA  
Fund – Dave Ferrell
14. Board Approved 2.5% Step Increase – Career and Employment  
Specialist Senior – Health and Community Services – 2-18-08 – WIA  
Fund – Donna Smith

15. Board Approved 2.5% Step Increase – WIA Program Manager – Health and Community Services – 2-18-08 – WIA Fund – Barbara Valencia

Request Permission to Post:

16. Building Safety Assistant – Community Development – Position vacated by Darlene Martin and Joey Castaneda

17. Administrative Clerk Senior – Public Works/Facilities Management – Position vacated by Nicole Mobley

**SHERIFF'S PERSONNEL ACTION ITEMS:**

End Probationary Period:

18. Sheriff's Records Supervisor – Sheriff's Office/Globe – 2-18-08 – General Fund – Peggy Huggins

**E. Approval of the finance reports which lists disbursements that will be issued during the week of February 19, 2008. (separate handout)**

\$455,537.29 was disbursed for County expenses by check numbers 205985 through 206328. **(An itemized list of disbursements is permanently on file in the Board of Supervisors' Office.)**

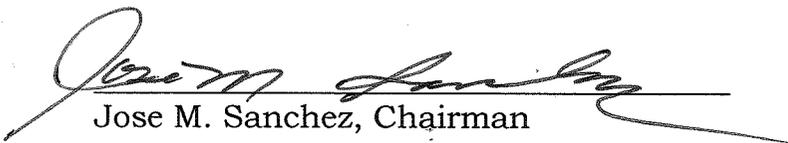
Upon motion by Supervisor Dawson, seconded by Vice-Chairman Martin, the Board unanimously approved Consent Agenda action items 6A-6E.

**Item 7 - At any time during this meeting pursuant to A.R.S. §38-31.02(K), members of the Board of Supervisors and the Chief Administrator may present a brief summary of current events. No action may be taken on issues presented.**

Each Board member and Mr. Besich presented information on current events.

There being no further business to come before the Board of Supervisors, Chairman Sanchez adjourned the meeting at 11:51a.m.

**APPROVED:**

  
Jose M. Sanchez, Chairman

**ATTEST:**

  
Steven L. Besich, County Manager/Clerk