

**TOWN COUNCIL OF DEWEY-HUMBOLDT
REGULAR MEETING NOTICE AND AGENDA**

Tuesday, September 3, 2019, 6:30 P.M.

**DEWEY-HUMBOLDT TOWN HALL
COUNCIL CHAMBERS
2735 S. HWY 69, SUITE 10
HUMBOLDT, ARIZONA 86329**

NOTICE OF MEETING OF THE DEWEY-HUMBOLDT TOWN COUNCIL

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Dewey-Humboldt Town Council and to the general public that the Town Council will hold a meeting open to the public on **Tuesday, September 3, 2019, at 6:30 p.m.**, at the **Dewey-Humboldt Town Hall Council Chambers, 2735 S. Highway 69, Suite 10, Humboldt, Arizona 86329**. As indicated in the agenda, pursuant to A.R.S. § 38-431.03(A)(7), the Town Council may vote to go into executive session, which will not be open to the public, to discuss certain matters.

DEWEY-HUMBOLDT TOWN COUNCIL REGULAR MEETING AGENDA

The issues that come before the Town Council are often challenging and potentially divisive. To make sure we benefit from the diverse views to be presented, the Council believes public meetings to be a safe place for people to speak, and asks that everyone refrain from clapping, heckling and any other expressions of approval or disapproval. Council may vote to go into Executive Session for legal advice regarding any matter on the open agenda pursuant to A.R.S. § 38-431.03(A)(3), which will be held immediately after the vote and will not be open to the public. Upon completion of the Executive Session, the Council may resume the meeting, open to the public, to address the remaining items on the agenda. Agenda items may be taken out of order. Please turn off all cell phones. Council Meetings are broadcast via live streaming video on the internet in both audio and visual formats. One or more members of the Council may attend either in person or by telephone, video or internet conferencing. **NOTICE TO PARENTS:** Parents and legal guardians have the right to consent before the Town of Dewey-Humboldt makes a video or voice recording of a minor child. A.R.S. § 1-602.A.9. Dewey-Humboldt Council Meetings are recorded and may be viewed on the Dewey-Humboldt website. If you permit your child to participate in the Council Meeting, a recording will be made. You may exercise your right not to consent by not permitting your child to participate or by submitting your request to the Town Clerk that your child not be recorded.

1. Call To Order

2. Roll Call Town Council Members: Karen Brooks, Lynn Collins, John Hughes, Amy Lance, Mark McBrady, Vice Mayor Victoria Wendt and Mayor Terry Nolan.

3. Pledge of Allegiance

4. Invocation

5. Announcements regarding Town Current Events; Guests; Appointments; and Proclamations

Announcements of items brought to the attention of the Mayor not requiring legal action by the Council. Guest Presentations, Appointments, and Proclamations may require Council discussion and action. Pursuant to the Arizona Open Meeting Law, the Town Council may present a brief summary of current events; however, the Council may not discuss, deliberate, or take legal action on any matter in the summary.

Page **A. Council announcements about outside meetings and committees**

5 **B. Interview and possible appointment of applicant (Darrell Wyatt) to fill the vacancy on the Planning and Zoning Advisory Commission**

13 **C. Proclamation – Prisoner of War (POW)/Missing in Action (MIA) Recognition Day**

6. Public Comment on Non-agendized Items

The Council wishes to hear from Citizens at each meeting. Those wishing to address the Council need not request permission or give notice in advance. For the official record, individuals are asked to state their name. Public comments may appear on any video or audio record of this meeting. Please direct your comments to the Council. Individuals may address the Council on any issue within its jurisdiction. According to the Arizona Open Meeting Law, Councilmembers may respond to criticism made by those who have addressed the public body, may ask Town staff to review a matter, or may ask that a matter be put on a future agenda; however, Councilmembers are forbidden from discussing or taking legal action on matters raised during Public Comment unless the matters are properly noticed for discussion and legal action. A **3 minute** per speaker limit shall be imposed. Everyone is asked to please be courteous and silent while others are speaking.

- 15 **A. Public Hearing on Re-Adoption of 2009 General Plan - Conduct public hearing and consider the adoption of Resolution No. 19-138, re-adopting the Town of Dewey-Humboldt 2009 General Plan.** (Staff CC)
 - Staff Report
 - Open Public Hearing and Receive Public Comments
 - Close Public Hearing
 - Council Discussion and Possible Action
- 75 **B. Conduct public hearing on proposal and consider the adoption of Ordinance No. 19-146 to amend the text of Town of Dewey-Humboldt Zoning Ordinance to amend the uses permitted in the C1 district to add “Museums” to the list.** (Staff CC)
 - Staff Report
 - Open Public Hearing and Receive Public Comments
 - Close Public Hearing
 - Council Discussion and Possible Action
- 81 **C. Conduct public hearing on request and consider the adoption of Ordinance No. 19-147 to amend the Town of Dewey-Humboldt zoning map to change the zoning for Assessor’s parcels 402-08-068E, 402-08-068G, 402-08-068L and 402-08-068K from C3 (Commercial and Minor Industrial) to M1 (Industrial; General Limited).** (Staff CC)
 - Staff Report
 - Open Public Hearing and Receive Public Comments
 - Close Public Hearing
 - Council Discussion and Possible Action

8. Consent Agenda

All those items listed below are considered to be routine and may be enacted by one motion. Any Councilmember may request to remove an item from the Consent Agenda to be considered and discussed separately.

- 91 **A. Approval of Minutes of April 16, 2019, Regular Council Meeting**
- 97 **B. Approval of Minutes of June 19, 2019, Study Session and Special Council Meeting**
- 103 **C. Approval of Minutes of August 6, 2019, Regular Council Meeting**

9. Town Manager’s Report

Update on Current Events. The Town Council may ask clarifying questions about any item listed on the agenda under Town Manager’s Report, or ask that any item listed on the agenda under Town Manager’s Report be placed on a future agenda for Council deliberation and action. No legal action will be taken on items listed under Town Manager’s Report. From time to time, as authorized by A.R.S. § 38-431.02(K), the Town Manager may present a brief summary of a current event that, due to its timeliness, is not listed on the agenda. In such cases, the Town Council shall not propose, discuss, deliberate or take legal action on the matter.

- A. Town Manager’s Report on the status of Firewise**
- B. Town Manager’s Report on the status of lease negotiations for the property located at 3650 South Highway 69, and on moving Town Hall from 2735 South Highway 69**

10. General Business Discussion and possible legal action may be taken.

- 107 **A. Discussion and possible action to accept one of the proposals received for the Town’s Request for Proposals for Architectural Design Services for the Town Hall Tenant Improvements Project. The Town received proposals from: Headwaters Architecture, P.C., Michael Taylor Architects, Inc., and Stroh Architecture, Inc.** (staff CC)
- 135 **B. Discussion and possible action for a limited waiver of the Executive Session privilege from the August 6, 2019, Executive Session, for the release of bullet points relating to moving from the current Town Hall location** (CAARF – Councilmember

- 137 **C. Discuss and set a date for the Volunteer of the Year Celebration** (Staff CC – from the August 6, 2019 Regular Meeting)
- 139 **D. Discussion and possible action relating to developing a precise procedure of transparency for selecting the Volunteer of the Year award** (CAARF – Councilmember Brooks)
- 143 **E. Discussion and possible action relating to the “Dewey-Humboldt Existing Zoning” Map in the 2009 General Plan, and the lack of an adopting ordinance, as required by Dewey-Humboldt Town Code of Ordinances, Section 153.018** (CAARF – Councilmember Collins)
- 157 **F. Discussion and possible action relating to the “Dewey-Humboldt Existing Zoning” Map in the 2009 General Plan, which in places requires 70,000 square-foot lots for public lands, while A.R.S. § 9-461.06(N) requires one-acre for public lands** (CAARF – Councilmember Collins)

11. Executive Session

Vote to recess to Executive Session

A. An Executive Session pursuant to A.R.S. § 38-431.03(A)(3), (4), and (7) for discussion, consultation for legal advice, consideration of Council’s position, and instruction with/to its attorney and designated representatives of the Town regarding negotiations for the lease of real property located at 3650 South Highway 69.

Close Executive Session/Reconvene Regular Meeting

12. Discussion and possible action relating to the lease of real property located at 3650 South Highway 69

13. Consideration of additional Special Session(s) Whether to hold and, if so, set the date

14. Adjourn

Persons with a disability may request reasonable accommodations by contacting the Town Hall at (928) 632-7362 at least 24 hours in advance of the meeting.

Certification of Posting

The undersigned hereby certifies that a copy of the attached notice was duly posted at the following locations: Dewey-Humboldt Town Hall, 2735 South Highway 69, Humboldt, Arizona, Chevron Station, 2735 South Highway 69, Humboldt, Arizona, Blue Ridge Market, Highway 69 and Kachina Drive, Dewey, Arizona, on the _____ day of _____, 2019, at _____ a.m./p.m. in accordance with the statement filed by the Town of Dewey-Humboldt with the Town Clerk, Town of Dewey-Humboldt.

By: _____, Town Clerk’s Office.

For Your Information:

- Next Planning & Zoning Meeting: Thursday, September 5, 2019, at 6:00 p.m.
- Next Town Council Study Session: Tuesday, September 10, 2019, at 6:30 p.m.
- Next Town Council Regular Meeting: Tuesday, September 17, 2019 at 6:30 p.m.

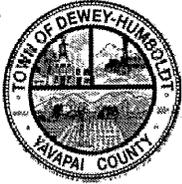
If you would like to receive Town Council agendas via email, please sign up at AgendaList@dhaz.gov and type Subscribe in the subject line, or call 928-632-7362 and speak with Tim Mattix, Town Clerk.

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RECEIVED

JUN 26 2019

Dewey-Humboldt



TOWN OF DEWEY-HUMBOLDT

Town Council, Commission, Boards and Committee Vacancy Application Form

Please complete this application form and thank you for your interest in serving.

Personal information:

Name: DARRELL WYATT email: [REDACTED]

Mailing & Physical Address: [REDACTED]

Phone Number: [REDACTED] Occupation: Retired
(please indicate home and work numbers)

How long have you lived in Dewey-Humboldt? 8 years. Are you over the age of 18? Yes No

Are any of your relatives, employed by the Town? Who/Where: NO

Emergency Contact: _____

Name	Phone	Relationship

Are you presently employed? (Check as many as apply)

Employed full-time Employed part-time Unemployed Retired

Employment experience relevant to the position applied for: see RESUME

Position applied for: Briefly describe your interest in volunteering for the Town's Council, Boards, Commissions and/or Committees. Describe your experience, education and /or other qualities that you feel would be of value to the Town. You may apply for more than one position. If doing so, please list in order of preference. If needed, you may attach a separate sheet of paper.

PLANNING & ZONING ADVISORY COMMISSION

I am retired and interested in volunteer work for my home town.

see attached RESUME for my qualifications.

Town of Dewey-Humboldt

Council, Boards, Commissions and Committees

(Please number in order of preference, 1st choice, 2nd choice, etc., if applying for more than one position)

COUNCIL- serves as the legislative body and primary authority of the Town.

_____ **Town Council**

COMMISSIONS - appointed by the Town Council and subject to open meetings law.

✓
_____ **Planning and Zoning Advisory Commission** – Seven member commission that hears requests for re-zonings, Planned Area Developments; makes recommendations to the Town Council. Term of appointment is four years. The Commission may set its own schedule but is required to meet at least quarterly or at the request of the Mayor, a Councilmember or applicant.

BOARDS - appointed by the Town Council and subject to open meetings law.

_____ **Board of Adjustment** – Five resident members that hear appeals by property owners regarding variances and interpretation of staff decisions regarding land use issues. Quasi-judicial, appeals of the Board's decisions are heard by Superior Court.

COMMITTEES – entirely voluntary and meet at their discretion based on interest and need.

_____ **Environmental Issues Advisory Committee** – Provides for the identification, assessment and monitoring of environmental and public health issues that may be of concern to the Town. Term of appointment is two years. Committee may set its own meeting schedule and shall meet at least quarterly or at the request of the Town Council.

_____ **Groundwater Resource Advisory Committee** – Provides for the collection of data, information and studies that will assist the Town in being a positive influence in the preservation of its citizens' rights to access groundwater and other appropriate water resources. Term of appointment is two years. Committee may set its own schedule and shall meet at least quarterly or at the request of the Town Council.

_____ **Clean Town Committee** – Provides organizational oversight of volunteer services to the Town and its citizens and assist in developing programs that address issues of accumulated trash, code enforcement and related concerns. Term of appointment is two years. Committee may set its own meeting schedule and shall hold at least one meeting per year.

_____ **Open Space & Trails Committee** – Provides volunteer services to the Town by interacting with the community, other similar area committees and agencies to further the implementation of the Town Open Space & Trails Master Plan and to compile findings and contact reports associated with its activities. It shall also plan any trail, refuge area or related facility within the vicinity of Chaparral Gulch that is suggested by Council to be named in memory of Emmett Trapp.

_____ **Other Committees as needed.**

Information for Applicants

Members of boards, commissions and committees are appointed by the Town Council and serve at the pleasure of the Council. The appointment process begins with the submission of an application. Applications will be retained for one year following submission. Applicants are subject to fingerprinting and background checks and are expected to be interviewed by the Chair of the board, commission or committee and the Town Council for appointment.

Voting members of boards, commissions and citizen committees must be residents of the Town. Non-voting members of Citizen Committees may be non-residents.

Appointees may serve an unlimited number of terms on a board, commission, or citizen committee, at the discretion of the Town Council.

Regular attendance is required for board, commission and committee members. If a member misses three meetings consecutively or within a calendar quarter and the chair recommends removal, his seat is deemed vacant upon declaration by the Council.

Board, commission and citizen committee members are required to comply with Arizona open meeting laws and public records laws and with the Town of Dewey-Humboldt Code of Ethics.

Consent to Background Check

I (print name) DARRELL WYATT, by signing this application, hereby grant the Town of Dewey-Humboldt, through its officers, agents and administrative staff, permission to conduct fingerprinting and a background check as authorized by the Dewey-Humboldt Town Code, § 31.17(D). The results of this check will be utilized to determine eligibility for membership on a Town board, commission, or citizen committee for which I have applied.

Signature and Verification

I hereby certify that all information contained in this application is true and complete and I understand that the information I have provided in this application may be verified by the Town of Dewey-Humboldt. I have read the information for applicants provided above and agree to comply with all the requirements for serving as a board, commission, or citizen committee member set forth above or as may be required by the Town Code and the laws of the State of Arizona.

6-26-19
Date

Darrell Wyatt
Signature

DARRELL WYATT

Dewey, Arizona 86327

Over thirty years as a professional manager in Manufacturing and Operations. Experienced in Wood, Metal, Acrylic, and Upholstery products. Experience in Store Fixtures and Millwork. Multi-plant, multi-shift operations. Residential and Office Furniture. Store fixtures and Millwork. Turn around existing operations. Design and install new major Manufacturing Facilities. Proven ability to select and develop effective management teams. Trained in Lean Manufacturing, JIT techniques, and supply chain management.

EXPERIENCE

Retired 2004.

Self employed as a part-time consultant to various Manufacturing companies. 2004-2007

Projects included sourcing and installing a new warehouse inventory management system, and a feasibility study of laminate flooring manufacturing for another client.

idX Baltimore (formerly Russell William Ltd) Odenton, MD 2000-2004

Vice President Operations

RWL, a manufacturer of store fixtures for major department stores and retail chains. Accounts include Sears, Target, Belk's, Kohl's, Federated, and other Mall chain stores. Manufacturing capability included fully equipped metal, wood, and acrylic production shops.

Responsible for Manufacturing, Production Planning, Engineering, Purchasing and Materials Management, Quality Assurance, Facilities and Maintenance, Shipping and Distribution, Safety and Hazardous Materials Compliance, Field Service and Installation.

Completed redesign of Production shops around Lean Manufacturing flow production principles and installed new layouts in Wood and Acrylic Shops.

Implemented Production Planning system and produced integrated shop schedules. Previously schedules were disorganized and poorly coordinated. Significantly cut late orders and back orders.

Reorganized Materials and Purchasing Department and reduced stock-outs by 90%, previously a major constraint on production output. This was accomplished without increasing raw material inventories. Hired new materials manager who saved \$200,000 per year in material costs in his first three months on the job.

Where necessary, replaced non-performing shop floor leadership, by promoting capable replacements. Trained and mentored new leadership in supervisory and leadership skills.

Implemented Lean Manufacturing Kaisen events and 5S programs in all shops. Developed process improvement teams with existing engineering group and started Continuous Improvement Program.

In less than nine months, reduced labor costs by 15% and increased throughput by 25%.

GENESIS FIXTURES, INC Fort Collins, CO 1998-2000

Manufacturing Manager

Genesis Fixtures, Inc, a manufacturer of store fixtures, movie concession stands, and custom kiosk displays. Accounts included Kinko's, Hollywood Video, Sunglass Hut, Cost Plus stores, and other retail chains. Products include wood solids and veneers, laminates, metal, glass, and plastics.

Responsible for Manufacturing, Production Planning, Engineering, Purchasing and Materials Management, Quality Assurance, Facilities and Maintenance, Shipping and Distribution, Safety and Hazardous Materials Compliance.

Developed team based management structure in the Production areas, including on-floor Job Teams and Team Leaders. Reduced direct labor costs by 20 %.

DARRELL WYATT

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Developed and implemented new Production Scheduling system which coordinated all production department schedules and integrated production plans with sales forecasts. In addition the system tracked actual and forecasted customer demand and allowed Master Scheduler to plan replenishment orders for inventory stocking programs. System included MRP features. After implementation, On- time delivery performance increased to 98% on time, 100% complete.

Reorganized Engineering Department, including installing new Engineering Schedule, and an Engineering Action Request procedure to coordinate Project Management and Engineering tasks on new projects.

Installed new 7 Day, 2 Rotation schedule in the Machining Department, which improved machine capacity and machine utilization by 35%, and eliminated previous high levels of overtime.

MILLROCK, INC., Sanford, Maine

1996-1998

Manufacturing Manager

Millrock, Inc., a manufacturer of store fixtures, point of purchase displays, refrigerated showcases, and architectural millwork. Accounts include Starbucks Coffee, Clinique, Blockbuster Video, Learningsmith stores, CVS Pharmacies, and many others. Millrock does work for coffee bars, stationary stores, video stores, custom supermarkets, banks, cosmetics company displays in department stores, and a wide range of custom projects. Business includes multi-store rollouts as well as "one-off" custom projects. Products include wood solids and veneers, laminates, metal, glass, refrigeration and lighting.

Responsible for Manufacturing, Production Control, Engineering, Quality Assurance, Facilities and Maintenance, Safety and Hazardous Materials Compliance.

- Developed team based management structure in the Production areas, including on-floor Job Teams and Job Leaders. Improved gross Profit Margins of three major programs.
- Implemented CAM project to program and direct download worklists and programs to CNC machines and to the CNC Saw. Included Optimization at the Saw. Reduced operator errors and increased utilization and output of key work centers.
- Reorganized Production Control Department. From being behind on processing orders and releasing shop orders late, Department is no longer a constraint on production, and is well ahead of the shop. Also revised the procedures for batching work to the mill, resulting in significant improvements in mill throughput and mill conformance to schedule. Implemented shop floor control procedures to schedule key work centers and insure parts kits are delivered complete to downstream assembly teams.
- Reorganized Finishing Department, increasing the output by 60% and eliminating it as a constraint work center.
- Organized Hazmat and EPA compliance programs and successfully obtained Air Emissions License from State of Maine Department of Environmental Protection.
- Organized new Safety program and improved the accident/injury rate and lowered workman's compensation costs.
- Organized Supervisor Training Program and upgraded the supervisory skills of first line leaders and supervisors. Upgraded the supervisory team through training and coaching, and where necessary changing assignments or making replacements.
- Developed Job Management Model which is a set of procedures to improve the coordination between Sales, Project Management, Engineering, Materials, Production Control, and the shop floor Job Team. The Model takes a Job from bidding through installation, coordinating all necessary steps through a cross-functional team, assigned to the job from beginning to end.

GLOBE BUSINESS FURNITURE, Moreno Valley, California

1991-1995

General Manager

Western Division of Globe, a Subsidiary of Haworth, Inc. a Fortune 500 Company. Division manufactured and distributed a broad line of Commercial-grade office furniture, including office seating, casegoods, and panel systems. Accounts included Sam's Club, Office Depot, Office Max and Staples. Division sales: \$35 million

Responsible for Manufacturing, Materials, Distribution and Shipping, Production Control, Engineering, Quality Control, Accounting and financial plans, M.I.S., and Human Resources.

- From a serious loss position in the previous three years, turned around the Division and exceeded Financial Plan earnings by the end of the first full year.
- Produced documented Cost Reductions of \$550,000 in 1992 and \$775,000 in 1993.
- Reduced Workman's Compensation cost by \$600,000 in 1992 and by \$1, 250,00 in 1993..
- Renegotiated leases with the landlord that resulted in savings of \$165,000 in both 1992 and 1993.
- Reorganized manufacturing operations resulting in substantial labor and overhead gains.
- In 1994, consolidated three antiquated facilities into a new 250,000 square foot building, resulting in a savings of \$320,000 per year in space cost and \$290,000 per year in operating costs. Move required the layout of the new plant and complete buildout of a shell building including design and installation of all support systems.
- New Plant Project involved negotiations with the City of Moreno Valley and the landlord which resulted in over \$500,000 of expense avoided or assumed by the landlord.
- Developed a relationship with a Mexican supplier of wood components and office chairs, which lead to a joint venture estimated to yield a financial benefit of \$11,300,000 to Globe in the first five years.

ANDERSON DESK, Ontario, California

1985-1991

Director of Operations

Subsidiary of Steelcase, Inc., a Fortune 500 Company. Manufactured Office seating and wood casegoods, both wood veneer and laminates. Plants in Ontario, CA and Tijuana, Mexico. Sales were \$32,000,000 to Office Superstores, Clubs, Wholesalers and Dealers.

Responsible for Manufacturing, Distribution and Shipping, Materials, Engineering, Production Control, Quality Control, M.I.S., Facilities and Maintenance, operating budgets and cost control, and product costing.

- Design and layout of new 270,000 square foot manufacturing and distribution center.
- Move from old plant to new facility. Move involved the relocation and setup of over 10 Million Dollars of large, computerized machinery and equipment, as well as the design and installation of all support systems. Also included the layout, sourcing, and installation of a new conveyerized finishing line. The move was accomplished with less than three weeks down time.
- Sourced and implemented IBM Mapics II software system.. Project was implemented in 18 months.
- Reduced direct labor cost by 20% as a result of a one year labor productivity project.
- Reduced raw material inventories by 25% as a result of reorganizing the Materials Department and utilizing the Mapics II capabilities.

PERFORMANCE MARKETING SERVICES, Los Angeles. California

1981-1985

President and one-third owner.

Started a new business which sold and distributed furniture and bedding products nationwide. Sales grew from \$3,000,000 in the first year of operation to \$15,000,000 in 1984. The company was profitable every year of my participation. Sold out my interests to my partners in 1985.

ROWE FURNITURE CORPORATION, Sylmar, California

1977-1981

Vice President - Manufacturing

Division of Rowe Furniture Corporation, Virginia. Division sales: \$24,000,000 Division manufactured wood and metal living room tables and occasional furniture. Facilities included a metal fabrication and finishing plant, a metal table assembly/pack plant, and a wood table assembly/finishing/pack plant.

Responsible for all Manufacturing, Materials, Industrial and Product Engineering, Maintenance, Production Control, operating budgets and cost controls, and product costing.

- Expanded wood plant capability and capacity to include new product categories, i.e. case pieces, bookcases, room dividers, and curios.
- Developed Industrial Engineering Department and installed direct labor incentive system using pre-determined time values/ motion analysis (BMT). Saved 25% of Direct Labor cost.
- Installed Quality Assurance Program in all plants,. Reduced Quality costs by 35%, and significantly improved finished product quality.
- Revamped Material Planning systems and developed new raw material sources. Saved indirect labor expense of 25% in the wood plant and 20% in the metal plant. Reduced raw material inventories by 37%.
- Standardized product sizes and began purchasing standard carton sizes, increasing carton lot sizes by as much as five times. Saved \$70,000 in first year, while reducing carton inventories by 20%.
- Brought the cutting of steel tubing in-house, saving \$50,000 per year and improving the quality of plated products.
- Brought the swiping of glass edges in-house, allowing the purchase of glass directly from manufacturers rather than fabricators/distributors. Saved \$75,000 per year.

MILITARY

U. S. ARMY Honorably discharged 5/14/67

EDUCATION

University of Nebraska, Lincoln, Nebraska
College of Arts and Sciences

1961-1964

TECHNICAL TRAINING

UCLA Extension, Los Angeles, California
Manufacturing Management Certificate Program
Industrial Engineering Program

UCLA Extension, Los Angeles, California Management by Objectives
Marketing by Objectives

New York University, New York City, N.Y. Cleaning, Coating, Finishing Metals

APICS, Los Angeles Chapter Master Production Schedule (MPS)
Material Requirements Planning (MRP)

IBM Training Center, Ft. Lauderdale, Fl. Implementing Mapics II

APICS, Orange County Chapter Systems and Technologies

Maryland Manufacturers Consortium Lean Manufacturing Certificate Program- Lean Expert Certification

Goldratt Institute, New Haven Ct. "Drum-Buffer-Rope (DBR) scheduling" and "Demand-Pull-Replenishment"
Supply chain management. (Eli Goldratt, the writer of The Goal.)

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Agenda Item 5.C.

PROCLAMATION

POW/MIA RECOGNITION DAY

Whereas, throughout American history members of America's armed forces have made uncommon sacrifices as Prisoners of War (POW), serving our country under conditions of extreme hardship, while remaining steadfast even when their treatment violated fundamental standards of morality and international codes of conduct; and,

Whereas, Americans held as POW and Americans Missing in Action (MIA) have earned our respect for their courage and devotion to the United States; and,

Whereas, we honor our POWs who, in the act of serving our Nation, relinquished their freedom to protect the liberty we enjoy; and,

Whereas, we also honor those MIAs, and should not forget the pain and suffering of war that continues for their families and friends and for all of us; and,

Whereas, because we must not neglect to honor the men and women who have served their country so faithfully, the United States Congress established the third Friday in the month of September as America's Annual National POW/MIA Recognition Day.

Now, Therefore, I, Terry Nolan, Mayor of the Town of Dewey-Humboldt, Arizona, do hereby proclaim September 20, 2019 as

POW/MIA RECOGNITION DAY

And call upon all those in the Town to join with Americans across the Nation in honoring all present and former American POWs and MIAs, and their families; and call upon state and local officials, active military, national guard and reserves, veterans, historians, educators, and private organizations to observe this day by flying the POW/MIA Flag, and by conducting appropriate ceremonies or activities in honor of these heroes.

Terry Nolan, Mayor

Timothy A. Mattix, Town Clerk

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COUNCIL COMMUNICATION

Regular Council Meeting Date: **September 3, 2019**

Agenda Item: **7.A.**

Submitted by: Edward L. Hanks, Jr., Town Manager

Subject:

Public Hearing on Re-Adoption of 2009 General Plan – Conduct public hearing and consider the adoption of Resolution No. 19-138, re-adopting the Town of Dewey-Humboldt 2009 General Plan.

Background:

State laws require that municipal general plans be adopted or re-adopted every 10 years. The 2009 General Plan was re-adopted by Council at the November 20, 2018 Regular Meeting following a public hearing. However, another public hearing scheduled at the November 8, 2019 meeting of the Planning and Zoning Commission did not take place, because the meeting that night was cancelled due to lack of a quorum.

State Statute in Section 9-461.06. [“Adoption and amendment of general plan; expiration and re-adoption”](#) stipulates that public hearings are required to be held by the Planning Commission and the Town Council on the proposed amendment or re-adoption of any general plan.

In light of those facts, and in the interest of erring on the side of caution, a set of hearings were properly advertised, Citizen Participation meetings scheduled, notices properly posted and published, and the meeting this evening provides the opportunity to conduct the public hearing before the Town Council. Following the public hearing, the Town Council will consider re-adoption of the 2009 General Plan.

Since the Planning and Zoning Advisory Commission public hearing, Resolution No. 19-138 has been modified to re-adopt the 2009 General Plan for a period of five years.

The statutory language referenced herein is provided below for your reference.

D. At least sixty days before the general plan or an element or major amendment of a general plan is noticed pursuant to subsection E of this section, the planning agency shall transmit the proposal to the planning commission, if any, and the governing body and shall submit a copy for review and further comment to:

- 1. The planning agency of the county in which the municipality is located.*
- 2. Each county or municipality that is contiguous to the corporate limits of the municipality or its area of extraterritorial jurisdiction.*
- 3. The regional planning agency within which the municipality is located.*
- 4. The Arizona commerce authority or any other state agency that is subsequently designated as the general planning agency for this state.*
- 5. The department of water resources for review and comment on the water resources element, if a water resources element is required.*

E. If the municipality has a planning commission, after considering any recommendations from the review required under subsection D of this section the planning commission shall hold at least one public hearing before approving a general plan or any amendment to such plan. When the general plan or any major amendment is being adopted, planning commissions in municipalities having populations over twenty-five thousand persons shall hold two or more public hearings at different locations within the municipality to promote citizen participation. Notice of the time and

place of a hearing and availability of studies and summaries related to the hearing shall be given at least fifteen and not more than thirty calendar days before the hearing by:

1. Publication at least once in a newspaper of general circulation published or circulated in the municipality, or if there is none, the notice shall be posted in at least ten public places in the municipality.

2. Such other manner in addition to publication as the municipality may deem necessary or desirable.

F. Action by the planning commission on the general plan or any amendment to the plan shall be transmitted to the governing body of the municipality.

G. Before adopting the general plan, or any amendment to it, the governing body shall hold at least one public hearing. Notice of the time and place of the hearing shall be given in the time and manner provided for the giving of notice of the hearing by the planning commission as specified in subsection E of this section.

Financial Impact:

There will be no anticipated financial impact resulting from the approval of the resolution re-adopting the 2009 General Plan.

Direction Requested:

Staff is seeking Council approval of the resolution re-adopting the 2009 General Plan for a period of five (5) years from May 19, 2019.

Planning Commission Recommendation:

On August 8, 2019, the Planning and Zoning Advisory Commission after holding a public hearing, voted unanimously to recommend to Town Council, approval of Resolution No. 19-138, re-adopting the 2009 General Plan for a term of three (3) years from May 19, 2019.

Since the Planning and Zoning Advisory Commission public hearing, Resolution No. 19-138 has been modified to re-adopt the 2009 General Plan for a period of five years.

Suggested Motion:

For: I move to approve Resolution No. 19-138, re-adopting the 2009 General Plan for a period of five (5) years from May 19, 2019.

Against: I move to deny Resolution No. 19-138.

Attachments:

Form of Resolution No. 19-138, re-adopting the 2009 General Plan for a period of five (5) years from May 19, 2019; 2009 General Plan; Citizen Participation Report.

RESOLUTION NO. 19-138

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF DEWEY-HUMBOLDT, ARIZONA, READOPTING THE 2009 TOWN OF DEWEY-HUMBOLDT GENERAL PLAN FOR THE TOWN TO BE EFFECTIVE UNTIL MAY 19, 2024 PURSUANT TO A.R.S. SECTION 9-461.06; AND PROVIDING THAT THIS RESOLUTION WILL BE EFFECTIVE AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW; AND PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the Common Council of the Town of Dewey-Humboldt (“Town Council”) adopted its first General Plan on May 19, 2009 (“2009 General Plan”); and

WHEREAS, the 2009 General Plan of the Town of Dewey-Humboldt has served the Town since its adoption on May 19, 2009 without any revision or amendment; and

WHEREAS, the Town Council believes the 2009 General Plan continues to reflect the Council’s vision for the Town as a low-density, rural community; and

WHEREAS, the Town previously published, in late 2018, the notice required by A.R.S. §9-461.06E for the November 8, 2018 and November 20, 2018 public hearings of the Planning and Zoning Advisory Commission and the Town Council, respectively, at which the proposed re-adoption of the 2009 General Plan would be considered; however, due to the lack of a quorum of the Planning and Zoning Advisory Commission for its November 8, 2018 meeting, no hearing was held by the Commission; and

WHEREAS, after a public hearing held pursuant to the notice required by A.R.S. §9-461.06E, the Town Council adopted Resolution No. 18-132 readopting the 2009 General Plan for a three-year period beginning May 19, 2019; and

WHEREAS, the Town Council desires that there be no question about the validity of the re-adoption of the 2009 General Plan, the notifications and publications about hearings have again occurred and a public hearing was held before the Planning and Zoning Advisory Commission on August 8, 2019, at which the Planning and Zoning Advisory Commission recommended the re-adoption of the 2009 General Plan from May 19, 2019 through May 19, 2022; and

WHEREAS, since 2009, State law has added new provisions, requirements and processes for the preparation, review and adoption of new general plan; and

WHEREAS, the Town of Dewey-Humboldt wishes to adopt a new comprehensive general plan in the most economically efficient manner but requires more time to do so and to obtain public input for a new general plan; and

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL of the Town of Dewey-Humboldt, Arizona, that Resolution N°. 19-138 is hereby adopted providing for the re-adoption of the Town of Dewey-Humboldt’s 2009 General Plan to be in effect from May 19, 2019 through May 19, 2024.

BE IT FURTHER RESOLVED, that Resolution No. 18-132 and any other resolutions and parts of resolutions in conflict with this Resolution are hereby repealed.

BE IT FURTHER RESOLVED that if any section, subsection, sentence, clause, phrase, or portion of this Resolution or any part of this Resolution, is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

BE IT FURTHER RESOLVED, that this resolution shall be effective at the soonest date after its passage and approval, according to law.

PASSED AND ADOPTED by a two-thirds vote of the Mayor and Town Council of the Town of Dewey-Humboldt, Arizona this ___ day of September, 2019.

AYES: _____

NAYES: _____

ABSENT: _____

EXCUSED: _____

ABSTAINED: _____

APPROVED this ___ day of _____, 2019

ATTEST:

Timothy A. Mattix, Town Clerk

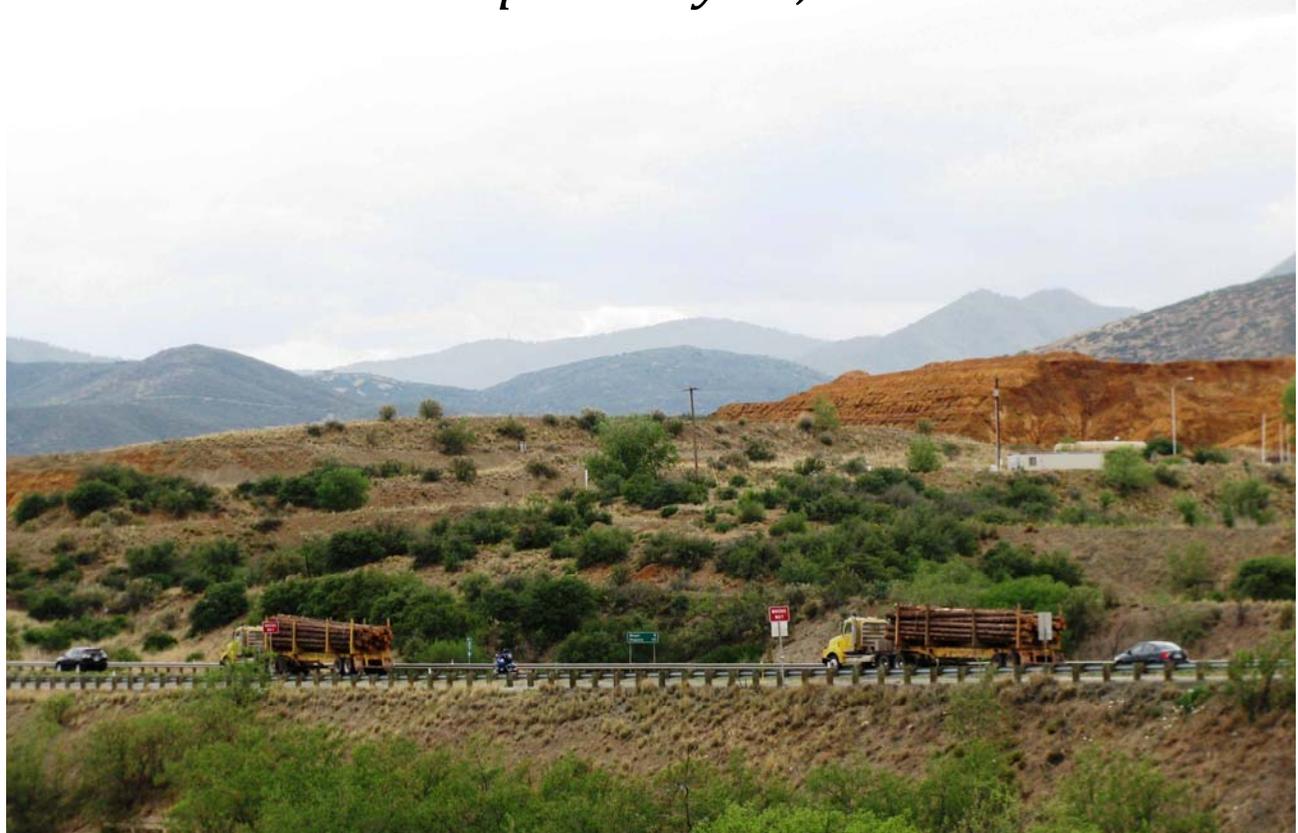
Terry Nolan, Mayor
APPROVED AS TO FORM:

Bigelow Law Offices, PLC
Town Attorney
By: Kay Bigelow



Town of Dewey-Humboldt 2009 General Plan

Adopted May 19, 2009



Acknowledgements

The 2009 Dewey-Humboldt General Plan was prepared through a diligent effort by the citizens of Dewey-Humboldt, members of the General Plan Citizens Advisory Committee, members of the Environmental Issues Advisory Committee, the Planning and Zoning Advisory Commission, the Town Council and Town Staff. The General Plan was officially adopted by Council Resolution No. 09-64 on May 19, 2009.

Mayor and Town Council

Mayor Earl Goodwin

Vice Mayor Warren Rushton

Len Marinaccio	Floyd Wright
Donald Tebbe	Nancy Wright
Denise Rogers	

Planning and Zoning Commission

Doyle Wiste - Current Chair

Terry Nolan - Former Chair

Bob Bowman	Mike Generalli
Lydia Chapman	Andy Peters
Joe Garcia	

General Plan Citizens Advisory Committee

Joe Chancerelle	Len Marinaccio
Jack Hamilton	Mike Randall
Betty Joy	

Environmental Issues Advisory Committee

Treesha deFrance, Chair	Len Marinaccio
Bob Bowman	Mike Randall
Lydia Chapman	Denise Rogers

Town Staff

William Emerson, Town Manager

Judy Morgan, Town Clerk

Dennis Price, AICP, Community Development Director

Kevin Manley, Public Works Supervisor

Consultants

Dava Hoffman

Dava & Associates, Inc.

Rick Counts

Counts Planning, LLC

RESOLUTION N^o 09-64

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF DEWEY-HUMBOLDT, COUNTY OF YAVAPAI, ARIZONA, ADOPTING A GENERAL PLAN FOR THE TOWN PURSUANT TO A.R.S. §9-461.06; PROVIDING FOR ENDORSEMENT; AND PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

Whereas, by the adoption of the “Growing Smarter Act” (1998 Ariz. Sess. Laws, Chap. 204, §21) as amended by 1999 Ariz. Sess. Laws, Chap. 222. §2, the Arizona Legislature required all cities and towns to adopt a General Plan;

Whereas, the Town Council believes that this 2009 General Plan accurately reflects the Council’s vision for the Town as a low-density, rural community;

Whereas, the Town Council believes that this 2009 General Plan is responsive to the opinions and analysis received from related agencies and through the public participation process;

Whereas, after the extensive public process in accordance with said enactments, a draft “2009 Dewey-Humboldt General Plan” was considered by the Dewey-Humboldt Planning and Zoning Commission at a public hearing held May 7, 2009, at the Dewey-Humboldt Town Hall, resulting in a vote by the Commission to recommend adoption of the same by the Town Council; and

Whereas, the Town Council considered the “2009 Dewey-Humboldt General Plan” at public hearings on May 12 and May 19, 2009, at the Dewey-Humboldt Town Hall, and adopted the same by this Resolution.

Now, Therefore, Be it resolved by the Mayor and Common Council of the Town of Dewey-Humboldt, Arizona:

1. General Plan Adoption. That certain document entitled "Town of Dewey-Humboldt 2009 General Plan", attached hereto and expressly made a part hereof, is hereby declared to be a public record within the meaning of A.R.S. §9-461.06, three copies of which are on file in the office of the Town Clerk and which are available for inspection by the public during normal business hours, and is hereby adopted as the new General Plan of the Town of Dewey-Humboldt, pursuant to ARS §§9-461.05 and 9-461.06.
2. Endorsement. That the Town of Dewey-Humboldt Town Clerk be authorized to endorse said 2009 General Plan to show that it has been duly adopted by the Town Council, pursuant to A.R.S. § 9-461.06(G).
3. Effective Date. That this Resolution shall be effective at the soonest date after its passage and approval, according to law.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Dewey-Humboldt, Arizona, this 19th day of May 2009.



Earl Goodwin, Mayor

ATTEST:



Judy Morgan, Town Clerk

APPROVED AS TO FORM:


Kenton Jones, Town Attorney

S:\2009 Town Meetings\2009 Council Regular Meetings\May 19 2009\8-1 Resolution General Plan Adoption.docx

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INTRODUCTION

The Town of Dewey-Humboldt has prepared this General Plan in conformance with State law. It is a statement of the community's aims in maintaining a distinctive living quality that is preferred by residents.

This initial section explains the General Plan's scope. First, the Town's planning directions are discussed from past, present, and future perspectives. Then information is provided regarding ways the General Plan may be used or changed to achieve planning goals stated for each of six major subject areas, the Elements:

- *Land Use*
- *Cost of Development*
- *Environmental Planning*
- *Circulation*
- *Open Space/Trails*
- *Water Resources*

General Plan Purpose and Context

The General Plan serves as an expression of municipal intent to maintain and improve the Town. It provides guidance to landowners, newcomers, conservation groups, and all citizens as to Dewey-Humboldt's expectations for sustaining the community.

A new Vision Statement outlining the General Plan's mission was prepared by the Town Council. Appearing on the following pages, it sets the tone for maintaining a community that wishes to remain distinctly different from other places. The Town emphasizes preservation of the existing lifestyle, but recognizes that there will be change.

Dewey – Humboldt Vision 2028

A Statement Describing the Next Twenty Years

The Town of Dewey-Humboldt was created in 2004 to preserve the low-density lifestyle that area residents came to enjoy, and were fearful of losing. People live in Dewey-Humboldt because they like a slower pace, more elbow room, and a more rural character. They like the freedom to be themselves, to respect and be respected regardless of their role in the community. They like the view of the mountains and want to know the skies will be clear, the water clean, and the air fresh. Keeping these attributes will make Dewey-Humboldt a jewel in the quad-cities. Growth projections for the State Route 69 corridor indicate significant pressure to develop over the next few years.

Therefore, the council's vision for Dewey-Humboldt is that it maintains its uniqueness to be the "crown jewel" in the predicted megalopolis that will stretch from Prescott to Nogales. We know and expect that...

1. Our population will grow in conformance with the General Plan. People will be attracted by our low-density residential community and small-town lifestyle.
2. Some commercial enterprises will be needed to help support the Town's population, but the locations of those businesses should be focused and concentrated.
3. Non-industrial type home-based businesses will be part of the future growth.
4. Some property owners will want to maximize the value of their land and make it available for development.
5. Water supply will be a limiting factor in our growth and development. We need to emphasize water conservation and reuse.
6. With increased growth, transportation and circulation need to be well planned.

No one can stop change from coming and not all change is bad. Therefore, we, the Town Council, will focus any changes we're asked to support on meeting the following fundamental criteria:

We promote...

1. Broad, inclusive and effective involvement by residents in all planning activities.
2. Development that will foster the look and feel of openness and protect the view-scape.
3. Codes, laws, standards and regulations that balance the rights of the individual and low-density residential living with the rights of the collective population.
4. Protection and non-destructive use of our natural resources including the surrounding mountains and hills, natural open space, public lands, rivers, and streams.

5. A balanced, cost-effective outlook to maintain a healthy environment and future development.
6. Public safety and the quiet enjoyment of this wonderful place by all that live or visit here.

Town Staff is responsible to identify how each proposed Council action relates to the following values:

- ✦ **Active Citizenship** – each Dewey-Humboldt citizen has the right and responsibility to participate in the governance of the Town.
- ✦ **Sustainable Development** – the land regulated by the Town should be developed such that it remains at least as valuable in future generations as it is today, *ceteris paribus*, with no additional external resources.
- ✦ **Creating Community** – Town activities should tend to create mutual respect and understanding between citizens; shared resources such as air, the river, the mountains, and the feeling of openness should be preserved by governance, public investment, and celebration.
- ✦ **Self-Reliance** – whenever civil, each person should earn the benefits and bear the burdens of his or her own actions.
- ✦ **Efficient Public Services** – the few services of the Town should be delivered as efficiently and fairly as possible, with strong fiscal discipline.
- ✦ **Limited Public Services** – the Town should only deliver those public services that cannot be efficiently provided by the private sector.
- ✦ **Durable Public Improvements** – the Town should deliver public services with the understanding that the Town will exist for as long as the State of Arizona exists.

Public Participation Process

Dewey-Humboldt prides itself on providing the public with ample opportunities to be heard on Town government matters. The Town General Plan, as a comprehensive guide to the future, requires active citizen participation both in creating the Plan and in making sure that it is followed. State statutes (A.R.S. §9-461.06.C-1) mandate an open General Plan process, as has been conducted here.

On November 18, 2008, the Town Council adopted Resolution No. 08-61 authorizing a Citizen Participation Plan. The Plan complies with State Statutes for continuous communication and opportunities for public involvement in the 2009 General Plan process. (Refer to the Appendix for the complete Resolution.)

Town Vision 2028, as above, was authorized by the Town to serve as a framework for revising the community's planning directions. Townspeople were again involved in Plan refinement. Another community-wide survey, more general in nature, has supplied additional information on peoples' opinions, attitudes and values to help reframe the Plan.

Citizen input on specific issues or Elements plays an important part in creating a General Plan that represents community preferences. Points for Environmental Planning emphasis, for example, were submitted by the Council's Environmental Issues Advisory Committee (EIAC), then reviewed by the Planning and Zoning Commission and Town Council prior to formatting into the Plan document.

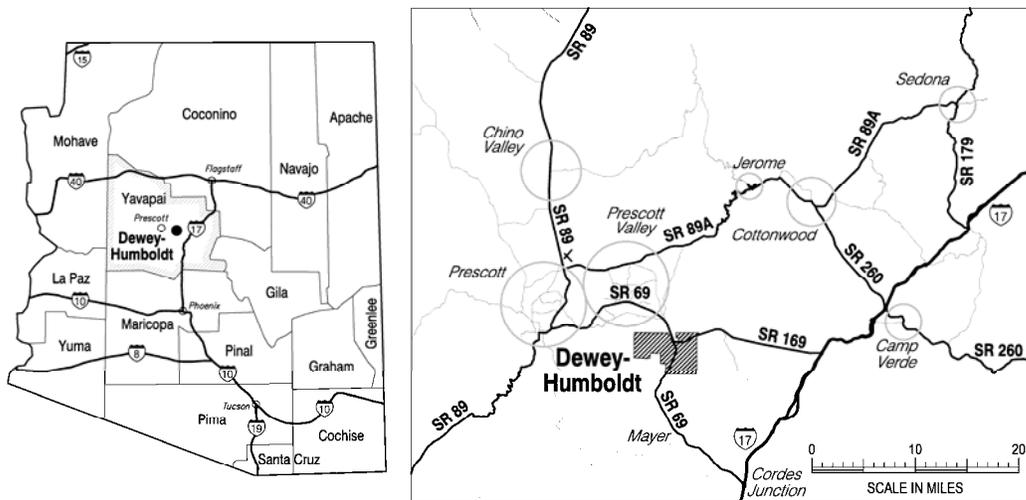
Refinements have been added through a series of working sessions, open to all members of the public. Meetings were conducted by the General Plan Citizens' Advisory Committee. Town staff and planning consultants supported them with technical assistance. Special review briefings and public hearings were hosted by the Planning and Zoning Commission and Town Council, respectively, to afford multiple opportunities for comments, questions, and suggestions from residents and business people.

The Town intends to have a citizen-driven planning process. This entails, first, building understanding and agreement on the Plan's principles. Then, on a continuing basis, local residents will be counted on to help steer its implementation strategies.

Town Location, Population and Background

The Town of Dewey-Humboldt is located in Central Yavapai County approximately 18 miles west of Interstate 17 and 15 miles east of the City of Prescott. Two major state highways, SR 69 and SR 169, transect the Town, providing access to services, employment, and transportation throughout the County and Arizona.

Vicinity and Location Maps



Dewey - Humboldt Vicinity Map

On December 20, 2004, the Town of Dewey-Humboldt was incorporated with an estimated population of approximately 4,005. The Arizona Department of Economic Security estimates the population of Dewey-Humboldt during its first 4 years since incorporation as shown in the following table. Also shown are the numbers of residential housing permits issued by the Town's Building Official.

As of July 1 st *	Population Estimates*	Percent of Change	Site-Built Residence	Manufactured Home	Total Single Family Units
2004	4,005				
2005	4,030	0.6%	½ year: 41	½ year: 8	½ year: 49
2006	4,230	5.0%	51	41	92
2007	4,434	4.8%	31	23	54
2008	4,452	0.4%	9	10	19

* Population Statistics Unit, Research Administration, Arizona Department of Economic Security, 2006-08

The Arizona Department of Economic Security estimates the 2008 population based on a total housing stock of 1,978 housing units in the Town of Dewey-Humboldt, with a 12% vacancy rate and a household size of approximately 2.56 persons per household residing in 1,740 occupied homes.

The national economic downturn in 2008 is reflected in the reduction of new housing permits and the reduction in population growth. Within Yavapai County and the Central Region, the estimated percentage of population changes from July 2007 to July 2008 declined dramatically from that of the change between 2006 and 2007 as shown in the following table.

Regional Population Estimates	July 1, 2006	July 1, 2007	% Change 2006-07	July 1, 2008	% Change 2007-08
Yavapai County	213,285	223,934	5.0%	227,714	1.7%
Dewey-Humboldt	4,230	4,434	4.8%	4,452	0.4%
Prescott Valley	35,740	38,357	7.3%	39,025	1.7%
Prescott	42,085	43,217	2.7%	43,347	0.3%
Chino Valley	12,700	13,098	3.1%	13,091	-0.05%

Population Statistics Unit, Research Administration, Arizona Department of Economic Security, 2007-08

Until the economy and the housing/mortgage industries become stable throughout the nation and the Central Yavapai County Region, population growth is expected to continue at a slow pace. Projections of future growth would be deferred until data from the 2010 US Census is available.

Background

The Town of Dewey-Humboldt's incorporation in December of 2004 combined two adjacent unincorporated communities: Dewey and Humboldt. These distinct but interconnected places share a rich history from the first non-Indian settlers in the area in the 1860's. The settlers found ruins providing evidence of Indians engaged in raising livestock, growing crops, and mining from 900 to 1300 A.D. Rock Art was left by the earliest of these people who may have been known as the "Tribe with White Dogs." It is believed that they were the Hohokom People, and were later followed by the Yavapai Tribe who inhabited the area and continued the agricultural and mining traditions.

The 1860's brought prospectors to Dewey and Humboldt in search of gold. The first of these was King Woolsey, whose house near the Agua Fria River was built from stones of Indian ruins on his property. Later, Levi Bashford built a small smelter that operated from 1876 through 1884. When it was destroyed by fire, the remains were bought and operated by a company that built the Val Verde Smelter, a larger operation running from 1899 until 1904. The company-owned town of Val Verde developed, including a post office.

After another fire and subsequent purchase of the land and water rights by the Arizona Smelting Company, a new and larger smelter was constructed in 1906, and the Town was renamed Humboldt, probably after the naturalist and explorer, Friedrich Heinrich Alexander Von Humboldt. This was the beginning of a period of growth and prosperity with the forming of the Humboldt Improvement District resulting in the building of a hospital, fire station, clubhouse, stores, large homes and a population over 1,000 in 1907. The area prospered until after World War I, when the demand for ore diminished and the population declined. The smelter's closing in 1930 was followed by the closings of the hospital and many businesses during the Depression years.

In the Dewey area, formerly known as Cherry Siding, settlers came for ranching and growing crops in addition to mining. With train and stage coach stations, Dewey expanded. Just prior to the turn of the 20th Century, there was a hotel, boarding house, saloons, livery stable, and grocery located near the present intersection of SR 69 and SR 169. After fires destroyed many buildings, the community rebuilt, including a schoolhouse that closed in 1931 during the Great Depression. Farming and ranching continued to be mainstays in the fertile, temperate area.

The populations of the Dewey and Humboldt communities continued to decline until the 1950's with the paving of SR 69, the rebuilding of the Humboldt Elementary School, and the Blue Hills subdivision. Other land divisions and the Lazy River Acres subdivision in the 1960's resulted in population growth through the area, even with the closing of the Iron King Mine and later removal of the railroad tracks in 1971.

Young's Farm, established by Elmer Young in 1946 at the intersection of SR 69 and SR 169, was the center of activity in the area, hosting a variety of activities including a farmer's market, corn festival, and the annual pumpkin festival which drew 150,000 people from throughout the state in the 1980's, and continued to prosper until it closed in 2006. Through those 30 years and into the present, the Dewey-Humboldt area enjoys slow growth, which ensures the survival and continuation of the Town's rural character.

GENERAL PLAN PROCESS

There are rules pertaining to General Plan development, application, and revision. Some are set by Arizona statutes; others, by people from the Town. This brief introduction to the planning procedures that the Town observes may help interested persons become active in the process.

General Plan Updating and Amendments

The General Plan is intended to be a living document that will change over time in response to changing conditions. From time to time planning transitions should be recorded by clarifying the Plan.

Updating Process

Some updating may take the form of "housekeeping" notations, such as checking off progress achievements or revising Action Steps in the Implementation Program.

Other editing may occur as a result of Major or Minor Plan Amendments. The amendment process, discussed below, acknowledges changes to the General Plan's graphics (e.g., Land Use Map) as well as to its text.

By law (A.R.S. §9-461.06.K), General Plans are supposed to undergo a comprehensive update at least every ten years. Town Council would re-adopt the General Plan in order to comply. The new General Plan could simply incorporate previously-recognized changes and retain the same basic principles. In the case of a rapidly-changing community, the General Plan update might entail extensive rewriting. The State provides for a voter approval option to complete the General Plan adoption process. Dewey-Humboldt has chosen to follow that option.

Amendment Process

There will be an annual review period for Major Amendments to the Plan. All proposed Major Amendments will be heard together, at one time. To ensure that the document and map continue to reflect a common understanding of community values, the amendment process will include early notification and ongoing public participation.

Any Major Amendment to the plan will have a formal public hearing by the Planning and Zoning Commission. Once the Commission has made a recommendation to the Town Council, a formal public hearing will be held by the Town Council. Citizen participation will be encouraged. Hearings will be advertised and posted at Town Hall and in public buildings throughout the Town. Members of the public will be invited to speak at the hearings.

Minor Amendments require only one Planning and Zoning Commission hearing, the 60-day notice period to inform other agencies is recommended but not required, and applications for Minor General Plan Amendments may be submitted at anytime during the year.

Major Amendments

Criteria defining Major Amendments:

- Any change that increases the density or intensity of a single parcel of land that is greater than thirty (30) acres in size.
- Any change where there is an observed cumulative impact that increases the density and/or intensity of an area comprised of multiple parcels of land that exceed thirty (30) acres in total size.
- Any change to an arterial or collector street depicted on the General Plan Circulation map (other than minor shifting or realignment to accommodate site conditions).
- Any text amendment that substantially alters the intent of the General Plan.

Exception for Major Amendments:

Any amendment to the General Plan Land Use Map that is initiated by a property owner and results in a decrease in land use intensity will not be considered to be a major amendment.

Considerations for Major Amendments:

The following factors will be considered in all major plan amendments:

- The potential impacts of the amendment to the General Plan and to the Town, include significant alterations to land use, the circulation system, drainage patterns, impacts on adjacent land uses, and/or infrastructure requirements.
- The benefits to the Town resulting from the amendment.
- Changes in conditions to adopted Town policy that may justify the amendment.
- The availability of alternate sites for the proposed development.

Minor Amendments

Criteria defining Minor Amendments:

- All proposed changes that are not classified as Major Amendments shall be considered a Minor Amendment, e.g., minor text changes and map adjustments or corrections that do not impact the land use balance of the General Plan.

Criteria for Reviewing Minor Amendments:

- The proposed amendment meets the intent and purpose of the General Plan's Goals and Policies.
- Approval of the amendment will provide an overall improvement to the General Plan's goals, policies, and anticipated land uses.
- The amendment will not negatively impact the community as a whole.
- A property owner may not circumvent the need for a Major General Plan Amendment by subdividing property into smaller parcels and then rezoning individually.
- The proposed amendment would fix an oversight, inconsistency, or a land use inequality within the Town.
- The proposed amendment would bring the General Plan up-to-date due to major changes which have occurred since adoption.

How to Use This Plan

Residents, owners of local businesses, prospective developers, and interest groups should refer to the Dewey-Humboldt General Plan as a statement of Town planning, preservation, and land use policy. The General Plan acts as an overview of the predominant development types, both existing and future, that are expected in the Town's various sub-areas. It doesn't focus on individual parcels, some of which may differ from the broader use category; nor does it affect current land use. Requests for zone changes should conform with the adopted Plan. If any proposal is outside the intent of the Plan, an amendment will be required.

Guidelines pertaining to Plan Elements (including Circulation, Cost of Development, Open Space/Trails, Environmental Planning, and Water Resources, as well as Land Use) should be observed. Private sector proposals, such as rezoning requests, are expected to contain indications of how the requests are consistent with and further General Plan goals and objectives.

Graphics, such as the Land Use Map, are not intended to dictate property owners' use or improvement of their homes, businesses, or land. These illustrations are meant to designate, generally, types and intensities of uses in various areas of the community. The Plan respects private property rights. No changes to existing zoning or development are required. Map designations may suggest the Town's receptivity to new zoning classifications; however, the

landowner would have to apply for rezoning. Approval is not guaranteed; each case would be decided on its own merits.

The Plan has flexibility. As mentioned above, changed conditions or approved development proposals are considered on a regular basis. Interested persons or groups, as well as the Town's advisory and decision-making bodies, are encouraged to participate in gathering information that will improve the document's use as an accurate expression of community policy.

Plan Implementation

Effective General Plans are those that have strong public support to carry out their planning priorities. The Dewey-Humboldt General Plan contains a step-by-step Implementation Program. It is intended to suggest specific ways for the community to respond to each Element's Goals and Objectives.

The Implementation Program has two parts. First, there is an outline strategy for setting the Town's planning preferences into action. Second, a recommended monitoring process describes how the General Plan's success may be measured.

LAND USE ELEMENT

The Town Vision 2028 statement suggests that our community prefers to retain its spacious, uncongested land use pattern. The commitment is to "Preserving Smarter" rather than "Growing Smarter."

This is a place for living. Homes, many on larger lots, represent the predominant land use activity. Jobs, shopping, and other businesses are provided on a small scale for the convenience of Town residents and visitors. Locations have been designated for these enterprises. Land Use Element goals and objectives support Dewey-Humboldt's desire to be different from neighboring communities.

GOAL: Preserve Dewey-Humboldt's low-density, rural small-town character.

Objective: Maintain the spacious residential setting.

Objective: Seek continued cooperation with land management agencies with holdings in and around the community.

Objective: Support privately- or grant-funded historic preservation efforts, such as in "downtown" Humboldt and elsewhere.

GOAL: Emphasize residential living quality.

Objective: Apply criteria to assure that future developments of varying intensity provide trade-offs that contribute to the community's excellence as a place to live.

Objective: Continue to be selective regarding the location, type, and scale of business zoning and use permitting.

Objective: Enhance neighborhoods by coordinating land use with other Elements' goals and objectives.

GOAL: Meet the needs and desires of the present without compromising the ability of future generations to meet their own needs.

Objective: Promote sustainable design for lasting quality in private and public land improvements.

Objective: Designate walkable, multiple activity areas where appropriate.

Objective: Stress the importance of compatibility among adjacent land uses.

Citizens in Dewey-Humboldt share community priorities that aim more at land stewardship than land use. Preferences for preserving open space, a clean environment, and historical resources are considered more important than development growth.

Many Town residents relocated from other places. Of those who have moved to the Town, some eighty percent came from places with populations of 50,000 or greater. For these people, moving to a smaller community was a deliberate choice for a specific way of life.

Living quality in a natural setting represents the theme of the Town's Vision 2028. As a result, local land use planning is understated to maintain a low density development pattern.

Current Land Use

Town residents are interested in controlling their own destiny. They want to maintain their individual property rights and sustain the community values that set Dewey-Humboldt apart. Planning can be a major factor not only for shaping land use in the Town, but also for influencing policies on nearby public lands and unincorporated areas.

Dewey-Humboldt's municipal boundaries contain a land area of about 12,000 acres, 18.9 square miles. Three-quarters of the Town is developed in, or designated for, single-family residential purposes. Less than five percent (compared with a typical community's 15-25%) is allocated to commercial and industrial uses. Acreage managed by public land agencies and lands contained in public rights-of way constitute almost a quarter of the Town. The following table shows a generalized acreage allocation which combines developed and vacant but designated (i.e., zones) land in each category.

Existing Land Use/Zoning 2009

LAND USE	ACRES	PERCENT
Single Family Residential	8,891	71.0
Commercial	188	1.6
Industrial	381	3.2
Public Lands & R/W	2,902	24.2
TOTAL	11,962	100

*Approximate totals based on Yavapai County Assessor Records

The General Plan considers a larger Planning Area that extends up to three miles beyond the Dewey-Humboldt corporate limits in order to consider the community's greater geographical context. Looking at more than one hundred square miles including this surrounding territory provides an opportunity to show how neighboring lands can be compatible in sharing the Town's Vision.

Most of the land within the Town is privately-owned. However, there are also significant amounts of land managed by public agencies as indicated in the table on the following page.

Land Ownership

OWNERSHIP	ACRES	PERCENT
Private	9,045	75.6
Public Agency (BLM)	754	6.3
Public Agency (State Trust Lands)	1,635	13.7
Right-of-Way	528	4.4
TOTAL	11,962	100

*Approximate totals based on Yavapai County Assessor Records

Existing land uses within the Town of Dewey-Humboldt include gentleman farms, some higher-density urban development with adjacent commercial uses and single-family residential neighborhoods.

Although this General Plan does not contain a separate Growth Areas Element, the subject is addressed as part of Land Use. The Town contains vacant land that is suitable for development, which could be considered for future growth areas. Given the unique features of individual Town subareas, every parcel will have a distinctly different development potential and will face unique planning needs in the future.

The Town of Dewey-Humboldt has very distinct areas of development. The east and west parts of Town include very low density residential development, and large parcels of vacant land. There is no commercial development in these areas.

Along Highways 69 and 169 and extending from each, development transitions from commercial and industrial uses to higher density residential development, and then medium- to low-density residential development.

The land intensity of these developments varies but stands in contrast to the far east and west sides of Town. The Town has multiple commercial nodes. These nodes are located at the intersection of Highways 69 and 169, near the south side of Town along Highway 69, and along Prescott and Main Streets.

Residential areas within Town contain a mixture of manufactured and site-built homes.

There are large tracts of public land (owned by either the Bureau of Land Management or the Arizona State Land Department) in and around the Town both on the east and west sides of Highway 69. These parcels vary in size with the largest inside the Dewey-Humboldt municipal limits being nearly 500 acres in area.

Along the southern side of Town are properties that have been developed with a number of high-intensive uses including mining sites, commercial and industrial uses, and the Town's most noticeable historic buildings (e.g., the Smelter). Many of these properties and buildings have potential to be redeveloped to preserve the historic structures. The Town may be in a position to apply for significant historic preservation grant funding.

There are two areas of Town where commercial and industrial uses are intermingled with residential development. Specifically, these blended uses are located near the intersection of Highways 69 and 169, and along Prescott and Main Streets. According to Town residents, these two areas would be good Community Core locations to accommodate a variety of activities such as public uses, elderly care facilities, corner store shopping (perhaps a Town Plaza), and professional offices.

In a recent referendum, twenty-eight acres near the 69/169 intersection received voter approval for commercial core development. The vicinity could attract a mix of business uses such as shops, services and offices.

Historic Downtown Humboldt could become an area for government/civic and cultural activities with limited commercial (neighborhood retail and services) and residential uses. Housing might range from dwellings over stores, two-story homes to townhomes or apartments. These core area uses would fit the small existing lot dimensions, and have architectural compatibility with historic buildings. The neighborhood might also possibly incorporate pedestrian walkways and a Town Plaza or other recreational area (e.g., a small park).

Land Use Designations

For General Plan purposes existing and future land use categories reflect simple, basic intensity gradations.

Multiple activity developments may be accommodated in the "Community Core" designation depicted conceptually on the Land Use graphic. (See last page of this Element). Where another type of use can be justified in combination with the broad, general category, it may be considered for inclusion, subject to General Plan Amendment criteria. (See Introduction, section B, General Plan Process.) Compatibility among uses must be demonstrated; "spot zoning" is not permitted. For example, a small feed store or seasonal produce stand might be considered (if properly located and buffered) in a Low-Density Residential area.

Low-Density Residential

The low-density designation is applied to approximately 86% of the residential land in the Town. The target residential density is one (1) dwelling per 70,000 square feet (almost two acres) of land area. Typical zoning districts applicable to this designation require a minimum lot size of 70,000 square feet and all other residential zones requiring greater lot sizes.

Medium Density Residential

The medium density residential designation serves as a transitional area surrounding the commercial and multiple use areas of the Town with a target Residential density of one (1) dwelling per 35,000 square feet (almost one acre). Neighborhood Commercial and Higher-Density Residential uses may be considered when property is adjacent to an area designated as General Commercial.

Density Caveat

Criteria to review proposals that would increase density above target goals for the LDR and MDR area designations (all criteria must be met):

- *A Proposed Development that meets or exceeds code requirements regarding setbacks, open space, public park/recreation areas, and also incorporates a mixture of public art and architectural design would be considered for increased density as an incentive for developers. The Proposed Development should be found to meet or exceed current land use planning principles for the built environment and growing smarter legislation.*
- *The Proposal for increased density will help meet the future population projection benchmarks and provide needed housing for all socio-economic levels.*
- *The Proposal maintains an overall target goal density of the LDR and MDR areas throughout the entire development, while allowing individual areas in each development to be clustered for greater density.*
- *The Development would preserve views, hilltops, and other environmentally significant resources.*

General Commercial

Land that is designated general commercial is intended for retail, office, and industrial uses. Typical zoning districts applicable to this designation include all commercial and industrial zones.

Community Core

In a central, easily accessible location, the Community Core designation may include governmental, cultural and civic activities; neighborhood retail and service businesses; as well as a range of residential uses such as single-family homes, apartments or living quarters above stores. Commercial and residential zoning districts would be appropriate in the core.

Special Study Area

Industrial-zoned lands that may be evaluated in the future for potential changes in use.

Open Space

Lands that are undeveloped and potentially obtainable for open space or recreational uses or in large acreage areas are depicted as open space. Bureau of Land Management holdings warrant this designation. Historic use areas such as the former smelter and Iron King Mine sites are included in the designation since residential use is prohibited. Private property classified as open space is considered to have low-density development rights, typical of the 70,000 square foot lot size and other large lot residential zoning.

Of note is the state law requirement that State Trust Lands can not be designated as open space, recreation, conservation or agriculture unless the Town provides an alternative, economically-viable designation allowing at least one residential dwelling per acre.

Future Land Use Plan

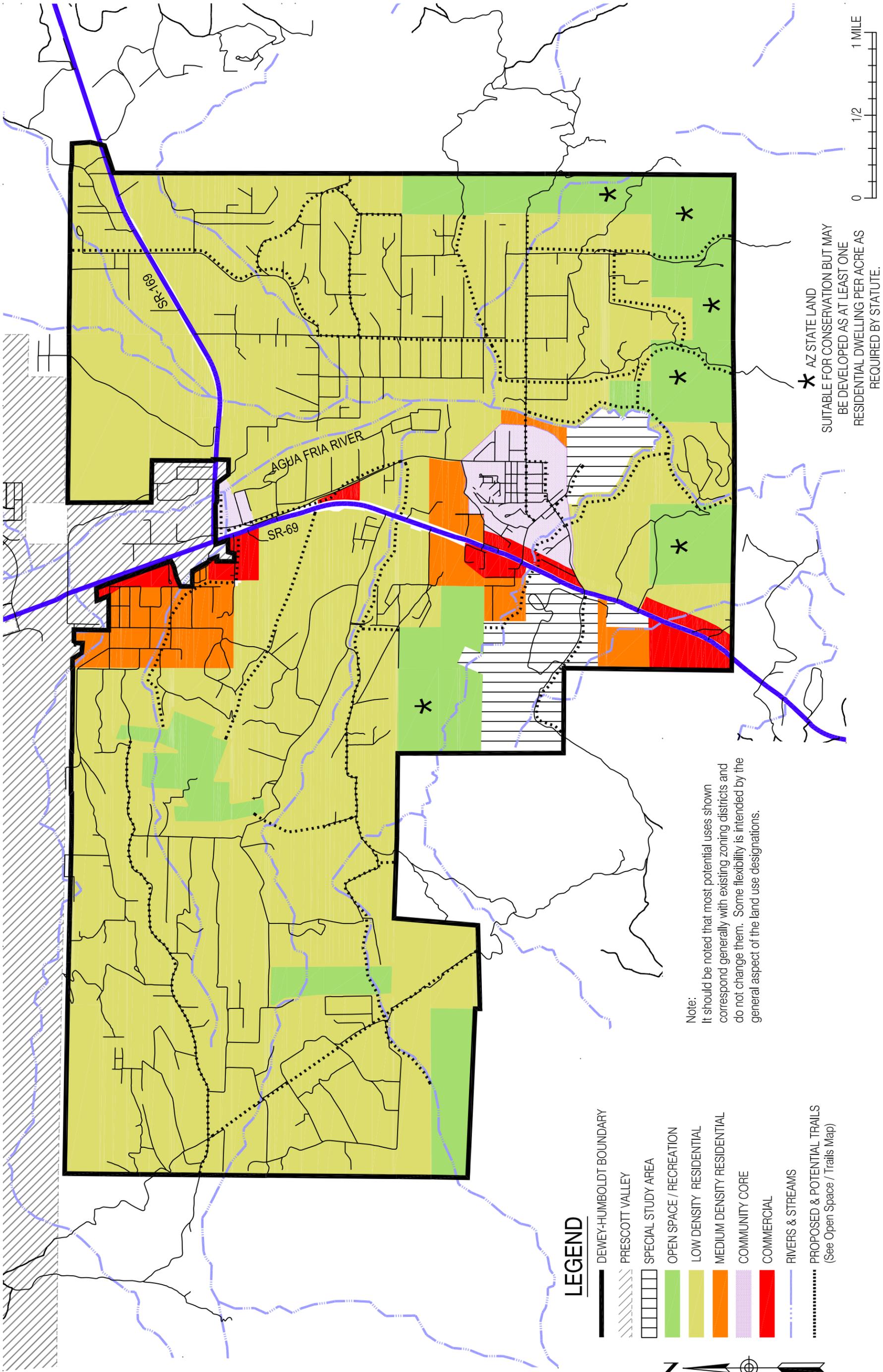
The Land Use Plan graphic is not intended to be a zoning map. However, when there is an application for rezoning, it should comply with the zoning ordinance and, as required by the Arizona Revised Statutes (A.R.S. §9-461.06.C-2-F), it should be consistent with the General Plan. Rezoning changes that differ from the planned land use designation may be granted by Town Council but may require an amendment to the General Plan.

Dewey-Humboldt's Land Use Plan recognizes existing neighborhoods' character. The land use pattern on the generalized map calls for development similar to the uses in place where new infill or outlying construction is proposed.

The Plan assumes the current proportions of land use will continue. That is, Dewey-Humboldt would be expected to retain its predominantly low-density residential status.

(See the following page for the Land Use map.)

LAND USE

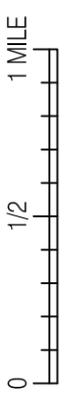


Note:
 It should be noted that most potential uses shown correspond generally with existing zoning districts and do not change them. Some flexibility is intended by the general aspect of the land use designations.

* AZ STATE LAND
 SUITABLE FOR CONSERVATION BUT MAY
 BE DEVELOPED AS AT LEAST ONE
 RESIDENTIAL DWELLING PER ACRE AS
 REQUIRED BY STATUTE.

LEGEND

- DEWEY-HUMBOLDT BOUNDARY
- PRESCOTT VALLEY
- SPECIAL STUDY AREA
- OPEN SPACE / RECREATION
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMUNITY CORE
- COMMERCIAL
- RIVERS & STREAMS
- PROPOSED & POTENTIAL TRAILS
 (See Open Space / Trails Map)



CIRCULATION ELEMENT

Citizens depend on their vehicles for commuting to work, shopping, and many other activities. Reliable personal transportation requires the municipality to do its part providing and maintaining roadways.

Transportation-related services hold a high priority among residents, business people, and Town leadership. Circulation improvements are fundamental to General Plan implementation.

GOAL: Promote a non-urban circulation system.

Objective: Design roads that are all-weather functional.

Objective: Provide multiple access points for emergency response vehicles and for residents' convenience.

Objective: Improve connectivity from highways to the network of arterial, collector, and residential streets, and to trail linkages.

Objective: Encourage multi-modal opportunities in the transportation system for pedestrians, cyclists, and equestrians.

GOAL: Bring roads up to approved standards for improved safety and mobility.

Objective: Effectively enforce existing engineering criteria, including drainage and alternative transportation needs in road design.

Objective: Use durable, cost-effective materials.

Objective: Employ a variety of funding sources to underwrite the Town's circulation system responsibilities.

Objective: Schedule improvement projects, particularly paving, to reduce negative environmental impacts.

GOAL: Expedite the orderly acquisition of private roads.

Objective: Consider priority for property owners willing to dedicate or otherwise contribute to resolving connection and access problems.

Objective: Evaluate the most cost-beneficial segments to obtain.

The Town of Dewey-Humboldt preserves and maintains an internal circulation system in a way that respects its rural character, without sacrificing public safety or acceptable design guidelines. Residents rely almost exclusively on private cars or trucks for transportation. Although there is access to a taxi service, there is no other public transportation, except for the town's participation in a transportation voucher program through local transportation assistance funding (LTAF). Other options (such as walking, biking or horseback) are limited to short trips. Town citizens have indicated that their main concerns regarding circulation are: emergency vehicle access, safe crossing of the highways and the river, and paving dirt roads.

The arterial spines of the Dewey-Humboldt circulation system are State Highways 69 and 169. Over the past decade, surrounding communities have experienced rapid population increases as noted in the Introduction section (see Page 5). This growth contributes to rising volumes of highway traffic passing through the Town. Future development in the Town and surrounding communities will place further demand on the region's major roadways.

It will be important to monitor and evaluate development impacts to public safety from both external growth and from any new development considered within the Town. Currently the two state highways carry substantial traffic as shown in the table below.

State Route and Section	Annual Average Daily Traffic	
	2006	2007
SR 69:		
I-17/Cordes Jct to Spring Ln/Spring Valley	14200	13900
Spring Ln to Copper Rd	14400	14700
Copper Rd to Main St/Humboldt	13600	13900
Main St to SR 169/Dewey	17400	17400
SR 169 North to Fain Rd/Western Way	24500	24400
SR 169:		
SR 69 to Orme Rd	9000	9100
Orme Rd to I-17	5700	5100

Source: Arizona Department of Transportation Multi-modal Planning Division 2006-2007 AADT's
November 19, 2008

Current Internal Circulation System Conditions

A mixture of publicly-owned collector and local streets and privately-owned streets exists throughout the Town of Dewey-Humboldt. Some of the key public collectors, which provide east-to-west connectivity west of SR 69, are Henderson Road and Kachina Place. On the east side, key public collectors are Main/Prescott/Lazy River Drive, Sierra Drive and Foothill Drive. The public collectors are mostly paved and maintained by the Town. Old Black Canyon Highway is used as a collector but is privately-owned.

Many roads west and east of Highway 69 are privately-owned and unpaved. Additionally, some roads in Town are prone to flooding which inhibits access to properties during rain events. Access to both Highways 69 and 169 is fair, although there is limited traffic control.

Traffic within the Town is light to moderate on most roads. Some traffic count data were provided in 2000, 2002 and 2004 for some local streets as shown in the following table.

Street Name & Location	Average Daily Traffic	Date	Average Daily Traffic	Date	Average Daily Traffic	Date
<i>Foothill Drive:</i>						
0.25mi N from AntelopeWy	1106	7-29-04	505	8-07-02	897	8-08-00
0.062mi from SR 169	1505	7-29-04	1295	8-07-02	1135	8-08-00
1.790mi from SR 169	604	7-29-04	496	8-07-02	506	8-08-00
<i>Henderson Road:</i>						
0.042mi W from MarthaWy	1149	7-29-04	867	7-29-02	1039	8-08-00
0.136 from Pony Place	1578	7-29-04	1515	7-29-02	1598	8-08-00
Horseshoe Ln 0.088 mi from Antelope Dr	1684	7-27-04	1582	7-29-02	1677	8-08-00
Kachina Place 0.24 mi from SR 69	2685	7-27-04	2436	7-29-02	NA	
Main St, Humboldt - 0.059mi from SR69	1931	8-02-04	1596	8-07-02	2186	8-09-00
<i>Old Black Canyon Hwy:</i>						
0.057mi from SR 169	149	7-27-04	288	7-29-02	108	8-08-00
1.629mi from SR 169	402	7-29-04	702	8-07-02	331	8-09-00
Outback Rd 0.05mi from SR 169	154	7-29-04	135	8-06-02	192	8-08-00
<i>Prescott St:</i>						
0.031mi from Main St	1617	8-02-04	1908	8-07-02	1786	8-09-00
0.057mi E from Jones St	995	7-29-04	869	9-12-02	NA	
River Dr 0.081mi from SR 169	593	7-29-04	615	7-29-02	607	8-08-00
Third St, Humboldt	108	8-2-04	205	8-07-02	117	8-09-00

The map below depicts the street rights-of-way owned by the Town of Dewey-Humboldt, shown in heavy line work. It should be noted that not all of the Town-owned public rights-of-way have been improved at this time.



Roadway Designations

There are three main roadway classifications in the Town of Dewey-Humboldt and two subcategories:

Arterial Street

The purpose of an arterial street, designed to handle large volumes of traffic, is to provide circulation through the Town. At present, only SR 69 and SR 169 are classified as arterial streets, with no arterial streets designated within the Town of Dewey-Humboldt. Typically, arterial streets have right-of-way widths of at least 100 feet to accommodate multiple traffic lanes, turning lanes and adequate drainage facilities, as well as for future widening when necessary. Many arterial streets contain bicycle lanes, pedestrian sidewalks, and bus stop/turnouts.

Collector Street

Collector streets act as a network of feeder roadways which funnel traffic from narrower residential streets to arterial streets and highways.

Major Collector - typically has a minimum right-of way of 60 feet to accommodate two traffic lanes, a turning bay or median, adequate drainage facilities, pedestrian paths and possibly bicycle lanes.

Minor Collector – typically has a minimum right-of way width of 50 feet to accommodate two traffic lanes, adequate drainage facilities and possibly pedestrian paths.

Local Street

Local streets are roadways set in neighborhoods. They are meant to serve low traffic volumes in these smaller geographic areas. They are not designed for large volumes of traffic or heavy loads. The local streets are linked to collector streets which then provide connection to arterials and highways. Typically, local streets have a minimum right-of-way width of 50 feet for two traffic lanes, adequate drainage facilities, and pedestrian paths.

Future Internal Circulation Planning

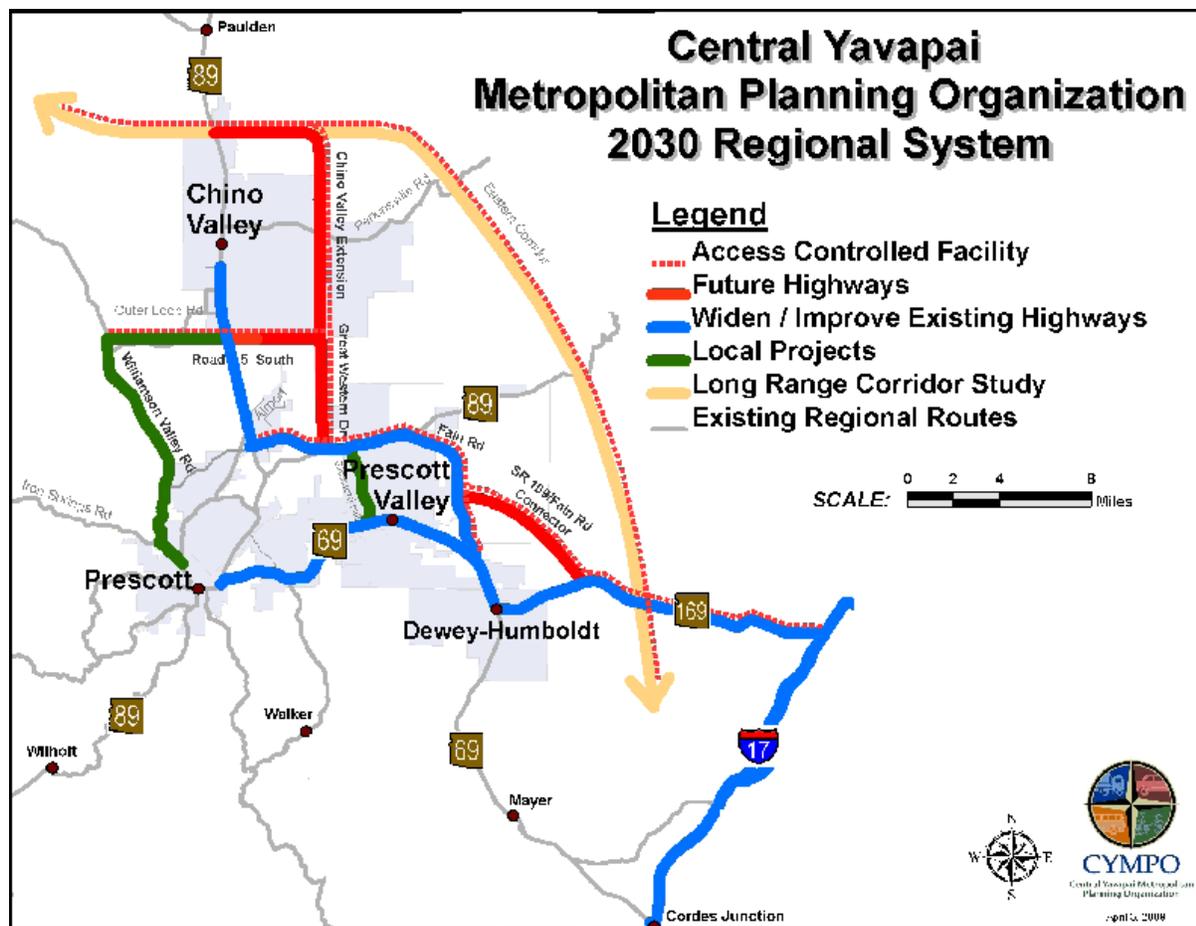
There is a lack of north-south connectivity in the Town of Dewey-Humboldt, particularly the area west of Highway 69, and only Foothill and Sierra on the east side. This could present a challenge for providing emergency services. The proposed Circulation Plan (see next page) is intended to help address this issue. Potential connector corridors are shown as wide swaths depicting the need for connections between existing roads for residential areas with limited access routes. The area of highest priority is on the west side of SR 69 where connectors are needed between Kachina Place and Prescott Dells Road which would provide two access points to SR 69.

Another possible problem area of importance is the potential for a bottleneck condition for the Town residents if the intersection of SR 69 and SR 169 were ever obstructed. Loop roads that would bypass the intersection would alleviate this potential problem. Cooperative efforts with adjacent governmental jurisdictions are necessary to accomplish this, but residents of Dewey-Humboldt, Prescott Valley and Yavapai County would all benefit. The potential loop bypasses are also shown in wide swaths on the Circulation Plan map.

It should be noted that the Potential Corridors are not meant to be actual alignments of future roadways. The actual alignments of the Potential Connectors and Potential Bypass Loops should be determined by study of terrain features, slopes, drainage and ownership for appropriate locations of the future routes. Acquisition, design and improvement of these rights-of-way (as well as for streets in all classifications) is intended to allow sufficient width for appropriate parallel improvements (e.g., pedestrian, bicycle, equestrian).

Future Regional Circulation Planning

The Town of Dewey-Humboldt is included in the transportation study area of the Central Yavapai Metropolitan Planning Organization (CYMPO). The agency was established in 2003 by federal mandate when the region's population exceeded 50,000 for the purpose of cooperatively planning future transportation in Central Yavapai County. In December 2006, CYMPO adopted the Metropolitan Transportation Plan (2030 Plan) which designates potential corridors for long range transportation planning. A future access-controlled highway known as the "SR 169–Fain Road Connector" is currently being studied to align in a northwesterly direction into the Town of Prescott Valley from a point on SR 169 east of the Dewey-Humboldt Town Limits. Additionally, a future long-range corridor study is planned to connect SR 169, further east, to SR 89 North in the Chino Valley/Paulden area. (See the CYMPO 2030 Regional System Map below.)



Transportation Alternatives

The Town's several different circulation alternatives besides streets designed for automobiles -- including bicycle paths, walking trails, and equestrian trails -- may be enhanced to reduce motor vehicle trips. Roadway improvements are intended to provide pathway connections. Trails planning, too, might facilitate "shortcuts" from residential areas to such in-town destinations as

shops, churches and schools. Specifications for arterial and collector roadways allow room in rights-of-way for separate trails, paths and/or adjacent bicycle lanes.

Transportation choice is especially important to persons who do not drive. A growing senior population as well as young people can take advantage of options for getting from place to place without being totally dependent on family members or neighbors. There is a regional transit study underway by the Central Yavapai Metropolitan Planning Organization (CYMPO) to provide bus services throughout the region which could be expanded in the future to include routes on the state highways in the Dewey-Humboldt area. Future planning for this option should be considered, including locations for bus stops.

COST OF DEVELOPMENT ELEMENT

The Town emphasizes self-reliance in all its services and plans. Property owners should expect to bear the costs associated with their use of the property, and any change in use that results in more costs to the community should be recovered by the community through the regulatory process.

Roadway improvements are the top priority. Transportation planning, road design, drainage design, private street conversion, and surfacing high-use unpaved roads are expected to be the Town's main infrastructure investment for the next several years.

GOAL: Require persons who use Town infrastructure or who initiate changes in land use to pay their fair share for costs to the community.

Objective: Evaluate each project's anticipated impact on Town facilities and services.

Objective: Coordinate infrastructure funding methods with the Town Fiscal Management process (e.g., Capital Improvement Program, impact fees).

GOAL: Keep municipal services simple and affordable.

Objective: Assess infrastructure investment proposals on a strict cost/benefit basis.

Objective: Support residents' self-sufficient use of wells and septic systems on larger lot properties.

The Town of Dewey-Humboldt is fiscally sustainable. Its fiscal decisions are based on residents' community values, such as the rural character of the Town, its historic buildings and artifacts, and, particularly, the natural environment.

Currently, most development costs borne by the Town are for the maintenance and improvement of existing Town roads. Many of the Town's roads, as explained in the Circulation Element, are underdeveloped, private, and unpaved. The Council has adopted policies, procedures and financing tools that will allow these roads to be improved and brought into the Town system.

Investment Priorities

Paving and related projects such as roadway drainage solutions are scheduled for completion in phases. The extent of demand for a road segment or connection, together with the availability of funding, contributes to determining which improvements come first.

The Town's Capital Improvement Program (CIP) outlines priority projects and their estimated costs intended for each of the next several years. The CIP is updated annually to acknowledge completed improvements and to reassess ongoing paving priorities.

Factors that may influence the pace of roadway improvements (or other capital expenditures if future, non-roadway investments are added) include: increase or decrease in financial resources, private sector contributions to expedite construction, or allocations of collected development impact fees.

Revenues and Expenditures

Funds for the local circulation system come from various sources. Mechanisms for funding infrastructure that are available to Arizona cities and towns, should they choose to use them, include:

Community Facilities Districts -- specific areas where a special tax is established to fund capital improvements through assessments to property owners.

Dedications -- as a condition of development approval, developers may dedicate and construct capital facilities needed to serve a particular development.

Development Agreements -- to ensure that capital facilities are adequate to serve new development, a developer may contribute to or construct capital facilities as a condition of development approval.

Development Impact Fees -- a municipality may assess development fees (A.R.S. §9-463.05) to offset costs to the municipality associated with providing necessary public services to a development. The Town of Dewey-Humboldt has a development fee program.

Exactions -- a dedication or payment as a condition of the right to proceed with a project requiring approval by the Town. The exaction must be directly related to the need created by the development -- a typical exaction would be the dedication and construction of the half-street adjacent to a development.

Franchise Tax -- gross sales tax generated by sales from all public utility providers within the jurisdiction.

General Obligations Bonds -- must be approved by the voters at a General Election. They are typically used to fund larger-scaled public facilities that have a Town-wide benefit, such as a community park or open space.

Improvement Districts -- Arizona towns have the ability to form an improvement district where a special tax is levied to provide capital facilities specifically for that area.

State-Shared Revenues -- cities and towns receive 10% of the State's 5% sales tax. The formula allocating a municipality's share of these funds is based on the population, as a percentage of the total State population.

Income Tax Revenues -- although local governments in Arizona do not have the authority to assess income tax, the State distributes 15% of the income tax (collected by the State in the year two years previous) to municipalities. This allocation is based on the Town's population as a percentage of total State population.

Transaction Privilege (Sales) Tax -- a municipality may assess a sales tax within its jurisdictional boundaries to fund a variety of capital facilities and services. The rates set by different Arizona cities and towns vary, ranging from a low of 1% in Dewey-Humboldt up to 3.5%.

Permit Fees -- include revenues from zoning permits, building fees and a variety of other programs.

Revenue Bonds -- for municipalities of under 75,000, revenue bonds can be issued for public utilities such as sewers and water mains, and for recreational facilities, such as ball fields, playgrounds or swimming pools. These do not require voter approval.

Specialty Industry Tax -- taxes that are assessed to a specific industry. Hotel or bed taxes are common examples.

Transportation Revenues -- the State provides revenues exclusively for street and highway funding from several sources: highway user revenue funds (HURF), local transportation assistance funds (LTAF) from the State gas tax, State lottery and vehicle license fees.

User Fees -- are paid by those wishing to use a facility, such as a park, thereby passing the cost of a given facility to only those who use it.

An Adequate Public Facilities Ordinance is not a revenue source; it is a mechanism to ensure that development does not outpace the facilities that are needed to serve it. Minimum service standards are established for different capital facilities impacted by growth. Subsequent new development must have a Town-approved plan to provide for any shortfalls that a development would create before building permits are issued.

OPEN SPACE/TRAILS ELEMENT

Open Space is the Element that most distinguishes Dewey-Humboldt from its neighbors. One of the main reasons for incorporating as a town was the value its residents put on retaining natural open space.

The hills, river, and stretches of undisturbed lands are, in many ways, more characteristic of the community than its human-built environment. Outdoor enjoyment, much of which has been lost or compromised elsewhere, is protected and prized here.

GOAL: Coordinate with neighboring jurisdictions and agencies to achieve regional open space goals.

Objective: Strive to retain spacious, scenic views among low density development, even along busy transportation corridors.

Objective: Respect State and Federal agencies' land management purposes, while gaining their recognition of the Town's open space planning.

GOAL: Protect scenic vistas, wildlife corridors and habitats, major washes, and riverbeds.

Objective: Identify the Town's natural resources that require protection.

Objective: Recognize State requirements for the preservation of cultural and historical resources.

Objective: Define guidelines for maintaining wash, viewshed, and other visually sensitive open space areas.

Objective: Limit development potential on sensitive lands such as steep terrain, floodplains, and locations where threatened, endangered, or desirable indigenous species may be found.

GOAL: Encourage accessibility to outdoor enjoyment by residents and visitors.

Objective: Develop appropriate entry points to public lands.

Objective: Develop or coordinate a comprehensive trail and trailhead system to provide access to the many adjacent public open spaces and forests.

Objective: Encourage proposals by organizations and land owners to conduct recreational activities on private sites.

Town citizens place a high value on the open, undeveloped areas that are integral to the community's rural character. Preferences run to celebrating the River, the hills and high desert spaces rather than formal parks or lush landscaping that are inconsistent with these surroundings.

The Town's topography ranges from picturesque valleys to steep slopes and hilly peaks. Steep hills, which slope downward toward the center of Town, are located along the eastern and western borders of the Town. There is some slightly sloped, nearly flat land in the northern part of Town near the intersection of Highways 69 and 169.

The Agua Fria River runs mainly north-south with several tributaries that branch off to the east and west. The river bottom is privately-owned. It is important to note that any development that occurs and impacts the soils of the riverbed would fall under the jurisdiction of Yavapai County Flood Control and Army Corps of Engineers.

Historic places such as the mines and smelter, the abandoned railroad, old ranches, and homesteads are more a part of Dewey-Humboldt than golf courses or cookie cutter subdivisions. Old Arizona is not being displaced here; it's being blended with present and future generations of residents.

Open space priorities relate closely with Environmental Planning Element goals and objectives. Together, they are the core components of the Dewey-Humboldt Town Vision 2028.

Existing Open Space

The Town's spaciousness results from a combination of privately-owned lands and tracts of undeveloped acreage controlled by public agencies. Large lot and rural residential homes, as the predominant land use, have established a low density living character. The holdings maintained by the Bureau of Land Management (BLM) and the Arizona State Land Department (ASLD) are currently preserved in their natural condition.

Most residents have ample room on their properties for outdoor enjoyment. Public lands, such as the Prescott National Forest and Bureau of Land Management properties, are available adjoining the Town with qualified access. Plans for trails and access points are intended to expand active and passive use of open lands by families and persons of all ages.

Organized recreational activities are provided by local schools, churches and youth-serving organizations. Citizen input has resulted in a draft comprehensive trails plan which provides access throughout the community and to other trails within Yavapai County and the Prescott National Forest. Trail locations on the Open Space/Trails map are similar to the conceptual roadway alignments appearing on the Circulation Plan map. Proposed trails may be shown on public or private lands but they are not meant to imply a taking of private property or condemnation by eminent domain. Future trails would run on public rights-of-way or on easements granted by property owners through public-private partnership arrangements or voluntary sale/lease of access rights.

Proposed trail networks are for non-motorized travel, such as hiking and equestrian, and are expected to largely follow existing roads and easements. The "Proposed Trails" designation

shown on the Open Space/Trails map (on the last page of this Element) are alignments which may be included in the Town's 2010-2019 Capital Improvement Program. "Potential Trails" are those which may occur in the future after further, detailed study has been conducted.

Future Open Space Considerations

Encouraging the continuation of Dewey-Humboldt's residential tradition in gentleman farms, ranchettes and clustered, cohesive neighborhoods surrounded by open spaces is an inherent General Plan policy. Individual properties' reliance on rural water and wastewater utility services helps to assure that home sites are well-separated with larger lots. Uncongested appearance, rural roadways and trails as well as mountain backdrops will preserve the Town's image of openness.

Additional land planning policies protect the area's views. Examples include:

- preventing strip commercial development along major roadways;
- restricting construction on steep slopes or along watercourses;
- influencing County decisions to prevent incompatible intensities on nearby unincorporated lands; and
- pursuing Town Vision 2028 to stand apart from other communities in halting urban sprawl.

Dewey-Humboldt residents recognize that State Trust Lands, both in town and beyond the municipality's borders, are not designated as public open space. They are held as assets for the Trust beneficiaries, such as Arizona's public schools.

That is, these properties may in the future be sold or leased for development with proceeds going to designated recipients. The Town should cooperate with the Arizona State Land Department to assure that any ultimate development would be consistent with the established low-density, residential character or be acquired by an open lands preservation organization.

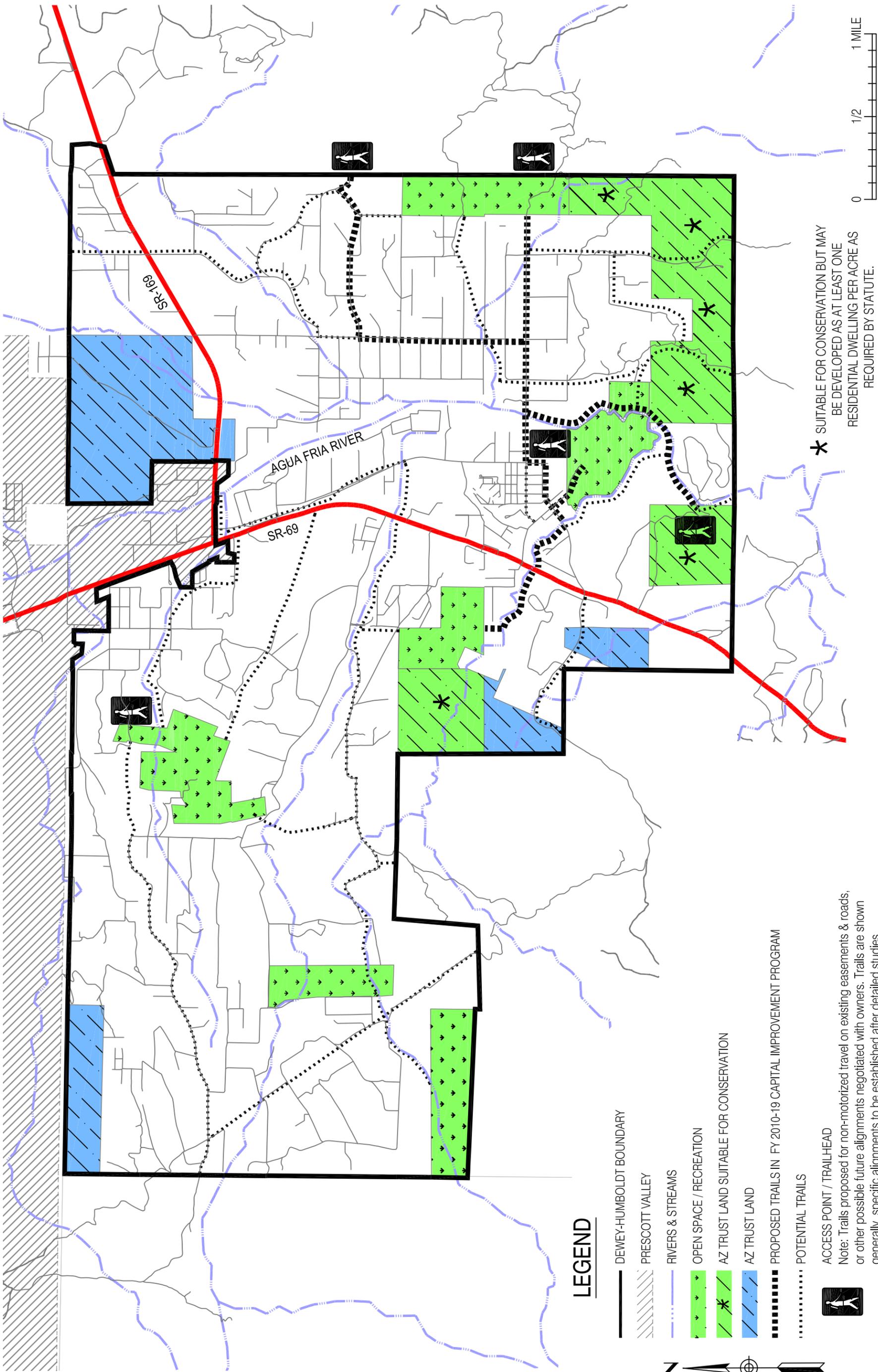
BLM lands, on the other hand, may be designated for recreational purposes. Acreage can be obtained by following a masterplanning and application process. Although improvement and maintenance costs needn't be great, a sponsoring entity would be desirable.

The Open Space/Trails map designates proposed Open Space for recreational uses on existing BLM lands and former mining sites which have use restrictions with the comprehensive proposed trails network connecting them. The Open Space/Trails map also notes that some of the Arizona State Trust Lands may be suitable for conservation; this may be shown if the Arizona State Lands Department consents to such designation, or if the Town provides an alternative designation allowing at least one residential dwelling per acre.

OPEN SPACE / TRAILS

DMVA & ASSOCIATES, INC.
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5/12/2009



LEGEND

- DEWEY-HUMBOLDT BOUNDARY
 - PRESCOTT VALLEY
 - RIVERS & STREAMS
 - OPEN SPACE / RECREATION
 - AZ TRUST LAND SUITABLE FOR CONSERVATION
 - AZ TRUST LAND
 - PROPOSED TRAILS IN FY 2010-19 CAPITAL IMPROVEMENT PROGRAM
 - POTENTIAL TRAILS
 - ACCESS POINT / TRAILHEAD
- Note: Trails proposed for non-motorized travel on existing easements & roads, or other possible future alignments negotiated with owners. Trails are shown generally, specific alignments to be established after detailed studies
- * SUITABLE FOR CONSERVATION BUT MAY BE DEVELOPED AS AT LEAST ONE RESIDENTIAL DWELLING PER ACRE AS REQUIRED BY STATUTE.

ENVIRONMENTAL PLANNING ELEMENT

Environmental issues, combined with Open Space and Water priorities, are recognized as important community values, as well as key General Plan subject matter. Town Vision 2028 underscores the necessity of protecting the natural surroundings for future generations' enjoyment.

As the Highway 69 Corridor continues to develop, clean air, spaciousness, water quality, and other positive environmental attributes will become increasingly at risk. The Town can take a leadership role in preserving the region's natural qualities.

GOAL: Highlight community sustainability by preserving the quality of air, water, and scenic resources.

- Objective:* Utilize all State and Federal resources to achieve clean water and air.
- Objective:* Publicize environmental quality efforts such as reducing dust, discouraging potentially polluting businesses, and fostering wellhead protection.
- Objective:* Protect viewsheds along scenic corridors (roads, trails, washes) and maintain vistas (Black Hills, Blue Hills).
- Objective:* Minimize light pollution to preserve the Town's "dark skies" character.
- Objective:* Continue to work with EPA and ADEQ on environmental quality compliance issues.

GOAL: Promote energy-efficient technologies.

- Objective:* Support "green building" practices (e.g., LEEDS and other national standards).
- Objective:* Encourage use of solar, wind and other alternative power sources by individual homeowners or neighborhood groups.

GOAL: Extend positive environmental influences beyond the Town's boundaries.

- Objective:* Participate in multi-jurisdictional planning coordination to address the impacts of growth on environmental quality.
- Objective:* Solicit view protection cooperation from the County and land management agencies.
- Objective:* Promote local residents' voluntary involvement with regional environmental initiatives such as trail system development and habitat/wildlife corridor protection.

The General Plan spells out the Dewey-Humboldt commitment to environmental excellence. The aim is to sustain healthful conditions for residents and visitors. Conserving natural resources is also an important objective.

Environmental Quality

Preserving the Town's natural attributes will assure continued property value. By reducing negative environmental impacts, residents' use and enjoyment of their properties is protected.

Air quality concerns need to be addressed to forestall degradation from all sources including combustion (e.g., vehicle emissions, wood burning) and airborne particulates from unpaved streets. The current lull in regional growth is a good time to put additional safeguards in place.

Attention to water quality ranges from wellhead protection to tracing larger point sources such as hazardous materials' leaching and Agua Fria River pollutants. Monitoring programs are being advocated.

Other environmental issues include: conserving both recent and ancient archaeological/cultural resources, "dark sky" protection against outdoor lighting glare, prevention of noise pollution and preserving wildlife corridors/habitat. This Element's implementation measures can also lend support to scenic views and multiple open space priorities.

Conserving energy is encouraged in the Dewey-Humboldt General Plan. Major contributions to Environmental Planning will be made by efficient building practices and adoption of alternative energy technologies. The Town's role would be to help facilitate, and consider adopting energy-saving measures.

Regional Initiatives

This community can help inspire pro-active environmental strategies, but interjurisdictional cooperation is necessary. Strategies need to be implemented on a regional basis.

Mitigating negative environmental impacts is one shared regional responsibility. Air and water pollution don't respect municipal boundaries, for example, so coordinated solution strategies must be devised.

Another example of multi-jurisdictional cooperation is sponsoring pro-active programs. Public education, regional projects (e.g., trails), or environmental excellence awards could be conducted on an area-wide basis.

WATER RESOURCES ELEMENT

Dewey-Humboldt is not legally empowered or fiscally structured to become a water provider; however, the Town has a significant role in encouraging appropriate water management.

GOAL: Maintain a sustainable supply of good quality water.

Objective: Participate in regional efforts addressing water-related issues.

Objective: Address potential water quality impacts such as stormwater runoff and disposal of potential polluting wastes (e.g., automotive, medications).

Objective: Foster neighborhood efforts for water re-use and/or recharge.

Objective: Continue local preferences for native landscaping.

GOAL: Develop water conservation policies.

Objective: Inform builders and remodelers about efficient water technologies.

Objective: Assist with water-saving educational programs.

GOAL: Monitor the regional water resources.

Objective: Cooperate with EPA and ADEQ initiatives to prevent groundwater and surface water contamination.

Objective: Strive to exceed minimum State and Federal quality standards.

Objective: Encourage voluntary well sampling for water quality.

GOAL: Protect and sustain the Agua Fria River's viability.

Objective: Monitor the River's surface water quality.

Objective: Maintain riparian habitat along the River and other watercourses.

Water is an important resource for any town. In Dewey-Humboldt, water ownership is in private hands. The Town does not have the ability at this time to provide a 100-year assured water source. Approximately eighty percent of Town residents rely on water rights from private exempt wells to provide for their needs. Other residents who live in the northern-central and southern-central areas of Town rely on one of two private water companies to provide for their water needs. The remaining residents have water hauled to their properties.

The Town does not have sewer mains or a wastewater treatment plant. Therefore, no treated effluent is available for irrigation re-use. Residents have installed septic sewer systems on their properties to serve their individual needs.

Current Water Availability

Two water companies supply a few hundred residents with their water needs. Significant numbers of individuals haul water from a standpipe which is supplied and maintained by the Wilhoit Water Company.

The remaining Town citizens are served by exempt wells, as defined by the 1980 Groundwater Management Act; that is, wells pumping fewer than 35 gallons per minute. A significant portion of the Town is within the Prescott Active Management Area (AMA). The Town has been involved in the regional discussion of water issues.

(See private water company districts and boundary of the Prescott AMA depicted on Water Resources map on the following page)

Sustainable Water Resources for the Future

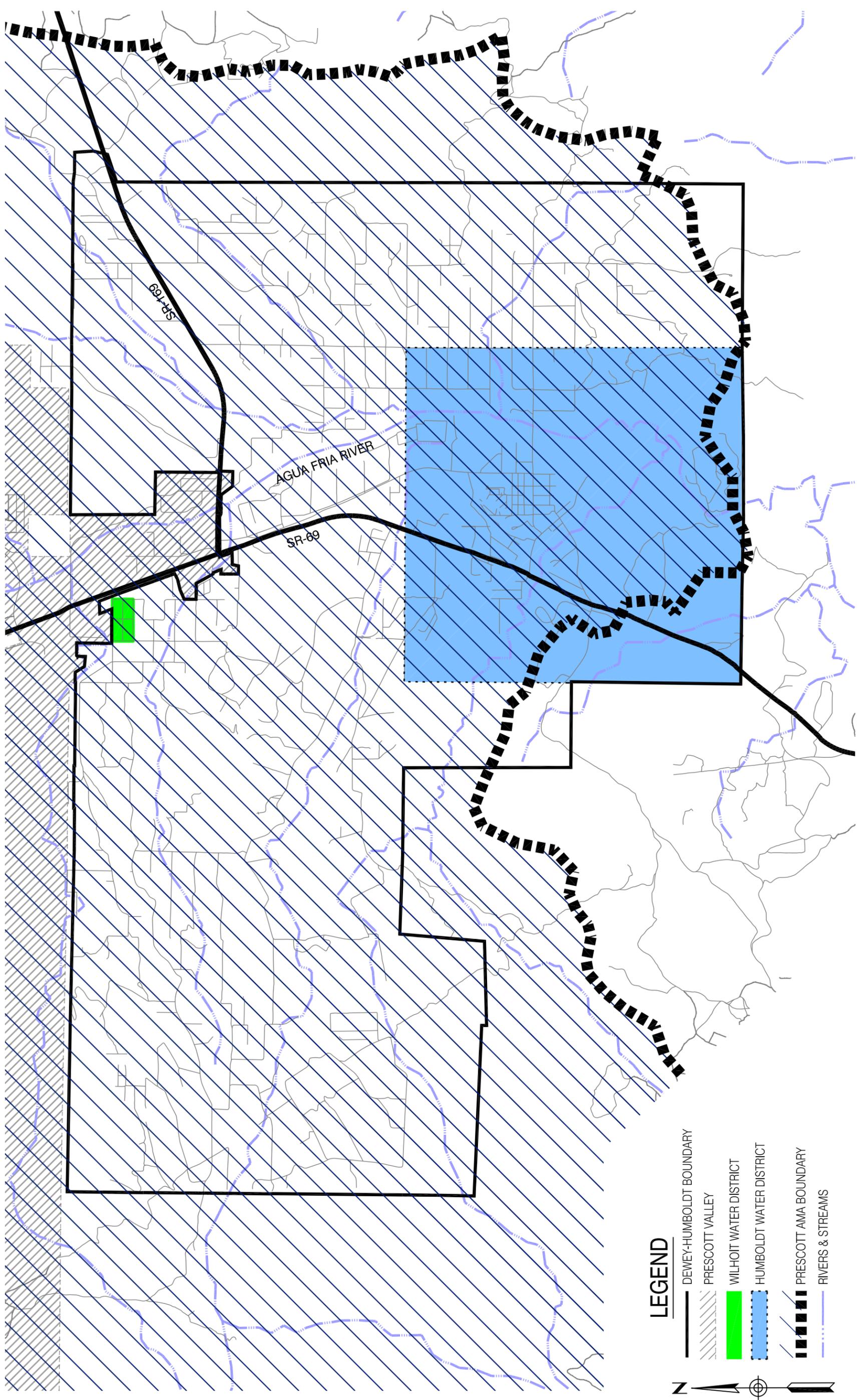
Maintaining groundwater levels sufficient to supply residents' wells is critical. In this regard, continued participation in AMA deliberations will be especially important. Dewey-Humboldt's low-density, low water use policies should be considered a positive factor benefiting the entire watershed.

In addition, water conservation measures could be developed for existing structures as well as new construction in both residential and commercial uses. These might include strategies such as grey water systems, household water conservation, and rainwater harvesting.

WATER RESOURCES

DVA & ASSOCIATES, INC.
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5/12/2009



LEGEND

- DEWEY-HUMBOLDT BOUNDARY
- ▨ PRESCOTT VALLEY
- WILHOIT WATER DISTRICT
- HUMBOLDT WATER DISTRICT
- ▬ PRESCOTT AMA BOUNDARY
- RIVERS & STREAMS

IMPLEMENTATION PROGRAM

General Plans are measured by the tangible results they produce. Vision, goals and objectives have to be acted on for community improvement. The Implementation Program serves as the delivery mechanism for Town planning.

The Program has two parts. First, a menu of strategic options lays out possible initiatives for achieving desired planning results. Town Council is not committed to enable any or all of the listed projects. In any event, it is unlikely that available resources would allow for all activities to be undertaken at the same time. The Implementation Program, however, represents a comprehensive response to the Plan Elements' goals and objectives -- with action recommendations growing out of every stated General Plan Goal.

Then, a simple measuring system provides the basis for determining whether, and how well, General Plan principles are being followed. By evaluating progress on a regular basis, Town citizens can determine which community issues are being addressed adequately, compared with those that had not received much attention.

Action Plan

The step-by-step Action Plan, outlined in the accompanying table, lists various initiatives for achieving General Plan goals and objectives. Recommendations from every Element receive proposed, feasible, implementing activities intended to accomplish the community directions established in Town Vision 2028.

Actions are arranged in short-, mid- and long-term stages. Early on, preparatory steps establish readiness to put progressive change into motion. An example would be prioritizing road segments for acquisition or improvement. Then follow-through begins -- such as construction design or educational activities; and, finally, in the longer term, new facilities are put into place.

The Program is coordinated to share priorities among all General Plan Elements. The Town, private sector interests, civic organizations, and/or other agencies are identified as responsible entities for overseeing Action achievement.

The Action Plan offers an array of choices. It provides a guide to Town decision-makers in making General Plan progress. Available resources will determine which steps should be pursued, and when.

Progress Monitoring

Citizens will want to gauge how well their General Plan is working. A straightforward performance evaluation can help to determine if Element recommendations are being properly followed. This would constitute basic Plan maintenance.

The General Plan deserves an "annual checkup" which could be included as part of the once-a-year General Plan Amendment exercise. An action step inventory should be taken to indicate the activities that have been started and how far along they are as well as those that may have been ignored. Town staff, using the Action Plan table as a checklist, would record progress, if any, on each recommended project. A brief report with explanatory comments would be prepared for Planning and Zoning Commission review. The Commission would then forward its status report findings for Town Council information.

A likely Plan Monitoring cycle might schedule evaluation and reporting to occur in advance of municipal budget preparation. That timing would allow the Council and staff to adjust and integrate General Plan implementation priorities during Capital Improvement Program and Fiscal Year General Budget deliberations.

As noted, some Action Program steps may need to be deferred; others, expedited. Changed conditions, such as new funding sources, could call for added Action Program projects. Regular review assures that the need for recalibrating the implementation schedule is considered on a comprehensive basis. Significant revisions may, if desired, be included in the General Plan Amendment process to document Implementation Program updates.

DEWEY-HUMBOLDT GENERAL PLAN IMPLEMENTATION PROGRAM

ELEMENT/GOALS	SHORT-RANGE (2009-2011)	MID-RANGE (2012-2015)	LONG-RANGE (2016+)	RESPONSIBILITY
LAND USE Preserve small town character Emphasize residential living quality Provide for future generations' needs/desires	Community Core Plan facilitate neighborhood clean-ups begin to address environmental hazards	neighborhood pedestrian connections coordinate homeowner representation continue hazard mitigation promote self-sufficiency (e.g., food, energy)	Town Plaza gathering place community quality events continue hazard mitigation confirm Sustainable Town policies	Planning and Zoning/Council civic organizations Town coordination with EPA/DEQ
CIRCULATION Promote non-urban circulation system Bring roads up to approved standards Expedite orderly acquisition of private roads	establish rural road standards paving plans; drainage/erosion controls adopt Master Streets/Transportation Plan private road acquisition/evaluation	increase CIP commitment for paving continue to implement Master Plan offer dedication incentives	prioritize program completion safety enhancements (e.g., visibility, signage) continue acquisition	Council/Town Engineer Town Engineer, Council CIP Town Engineer, Council approval
COST OF DEVELOPMENT Require infrastructure users to pay fair share of costs Keep municipal services simple and affordable	update development and user fees emphasize, prioritize road improvements	plan projects for landowner investment seek funds (e.g., recreation, open space)	facilitate grants, low-interest loans earmark funds for improvements, maint.	Town staff, Council approval Town CIP, other public and private funds
OPEN SPACE/TRAILS Coordinate with agencies to achieve regional O/S goals Protect scenic vistas, wildlife corridors and habitats Encourage accessibility to outdoor enjoyment	BLM master plan, ASLD designation hillside development guidelines adopt phased trails plan	solicit organizations to operate inventory sensitive resources plan/obtain sponsors for user amenities	seek funding for acquisition, O&M provide preservation incentives trail destinations (e.g., nature walk)	conservation organizations Town staff, P&Z + Council approval private organizations
ENVIRONMENTAL PLANNING Highlight community sustainability by preserving resources Promote energy-efficient technologies Extend positive environmental influences	dust control ordinance guidelines for wood-burning provide "green building" information protection for "dark skies" encourage natural wash preservation plan long-term riparian protection	Environmental Excellence award program consider LEED program assess private sewage treatment options continue riparian/wash protection	Town use of alternative energy energy-efficient Town vehicles publish Town "success" brochure	Town, private organizations Town, private organizations Council, committees
WATER RESOURCES Maintain a sustainable supply of good water quality Develop water conservation policies Monitor area water resources Protect and sustain Agua Fria River's viability	cooperate in pollutant abatement test river water quality/assess quantity test/monitor well depths promote neighborhood water recycling support low water use, native landscaping educate the public on well registration water resources newsletter encourage well, river measurements	awareness, education (e.g., nitrates) ongoing monitoring compare regional water consumption rates assess water table changes recommend mitigation steps, if necessary	continue pollutant abatement limit use of groundwater for turf establish voluntary consumption targets attain higher water quality standards	regional action plans, U of A Extension Council policy Prescott AMA, organizations interjurisdictional coordination, committees

note: these are suggestions only, the Town selects some -- but probably not all -- projects for implementation as resources permit.

Appendix

Glossary

1980 Groundwater Management Act -- led to development of Arizona's Groundwater Management Code, addressing three primary goals: 1) control severe overdraft occurring in many parts of the State; 2) provide means to allocate the State's limited groundwater more effectively; and 3) augment Arizona's groundwater through water supply development.

Acre -- One acre comprises 43,560 square feet or 4,840 square yards. Reference to "acre lots" for planning or zoning purposes considers 35,000 square foot lot sizes -- discounting for street, access easements for ingress/egress, utilities or other dedications -- as an acre.

ADEQ -- Arizona Department of Environmental Quality -- established in 1986 in response to growing concerns about groundwater quality, ADEQ today administers a variety of programs to ensure that Arizona's air, land and water resources meet healthful, regulatory standards.

AMA -- Active Management Area -- pertaining to water resources, Arizona's Active Management Areas were established to provide long-term management and conservation of their limited groundwater supplies. In order to accomplish this, the AMAs administer state laws, explore ways of augmenting water supplies to meet future needs, and routinely work to develop public policy in order to promote efficient use and an equitable allocation of available water supplies.

ARS -- Arizona Revised Statutes -- state laws, Title 9, Cities and Towns, provide for municipal planning and zoning authority.

ASLD -- Arizona State Land Department -- agency responsible for oversight on Arizona State Trust Lands.

BLM -- Bureau of Land Management -- A federal agency in the Department of the Interior responsible for managing natural resources including forests, rangelands, fish, wildlife and plant conservation.

Caveat -- a caution or warning, an explanation to prevent misinterpretation.

Ceteris paribus -- other things being equal

CIP -- Capital Improvement Program -- a financing plan, usually projected over five or six years, to prioritize a municipality's planned public improvement investments, such as infrastructure expansion.

Community Core -- a grouping of mixed land use activities -- shops, services, civic events, work, recreation, living quarters -- usually in a central location, that is accessible and convenient to local residents and visitors.

CYMPO -- Central Yavapai Metropolitan Planning Organization -- a partnership of jurisdictions responsible for transportation planning in the region that includes Dewey-Humboldt.

Dark sky (dark skies) -- a policy to preserve night time tranquility whereby lights installed on a structure or property are placed so that the light faces downward and stays within the boundary of the property.

Density -- a measure of residential development intensity, usually expressed in average numbers of dwelling units per acre.

Development Impact Fees -- see Impact Fees

Downtown Humboldt -- an area in the vicinity of the original mining townsite, today's Main-Prescott Street area -- a portion of a designated Community Core.

EIAC -- Environmental Issues Advisory Committee -- Citizen Committee formed to provide for the identification, assessment and monitoring of environmental/public health issues of concern to the Town.

Elements -- General Plan Elements -- the principal components, or topical subjects, of a municipal General Plan. Arizona Statutes have previously required Land Use and Transportation (Circulation) Elements for all communities. Other Elements that are now required include: Growth Areas (part of Land Use), Water Resources, Costs of Development, Environmental Planning, and Open Space. (See: Growing Smarter and Growing Smarter Plus)

Eminent domain -- acquiring private property, through just compensation, for public use. Not intended in the General Plan.

EPA -- Environmental Protection Agency -- a Federal agency charged with protecting the environment and maintaining it for future generations.

Fiscally sustainable -- evaluating a proposed municipal investment or program to determine whether the project can become self-supporting as opposed to requiring continuing subsidy.

Land Use Map -- a generalized graphic illustration showing the desired development pattern by land use category (such as residential, commercial or open space) including existing and future uses.

General Plan -- a formal, adopted document that expresses a jurisdiction's intent for preserving or improving local conditions; or "a municipal statement of land development policies, which may include maps, charts, graphs and text which set forth objectives, principles and standards for local growth and redevelopment" --ARS 9-461. Public hearings are held by the Planning and Zoning Commission and Town Council before a General Plan may be adopted or amended.

Growing Smarter -- Arizona legislation (1998) requiring municipalities with a population above 2,500 persons and experiencing growth to update General Plans with additional considerations: Growth Areas, Costs of Development, Environmental Planning and Open Space.

Growing Smarter Plus -- builds upon the 1998 Growing Smarter Act and became effective in May 2000. Added Water Resources Element, General Plan Amendment criteria and guidelines for submitting General Plan to voters.

Goals -- statements of fundamental aims for civic accomplishments through public and private actions. (See, also: Objectives)

GPCAC -- General Plan Citizens Advisory Committee -- One of the Town's Ad Hoc Committees formed to advise the Town regarding development of the General Plan.

Green building -- A comprehensive approach to building that results in increased energy and water efficiency, a healthier and more pleasant indoor environment and a sustainable site design, all accomplished while minimizing construction waste and using environmentally-sensitive building materials.

HURF -- Highway User Revenue Funds -- money raised primarily from gasoline taxes that is distributed by the State to local governments to be spent for transportation-related purposes.

Home-based business -- limited commercial activity that may be conducted from a residence, in accordance with municipal zoning and other regulations.

Impact fees -- fees assessed to require fair share contributions from property developers to extend infrastructure or provide other municipal services to benefit the development's end users. (also Development Impact Fees)

Implementation Program -- suggested actions, often phased over time, intended to achieve planning objectives and goals.

Indigenous species -- wildlife or plant materials growing, living, or occurring naturally in a particular region or environment.

Infrastructure -- Municipal infrastructure generally includes public works systems such as roads, water/wastewater and drainage. Public utilities -- electricity, gas, cable -- are often considered as part of infrastructure.

Intensity -- relative impacts arising from the type and extent of development: building bulk or height, numbers of dwelling units, lot coverage, residential or employee population, traffic generation, etc.

LEEDS -- Leadership in Energy and Environmental Design -- U.S. Green Building Council's program which provides standards for environmentally sustainable construction.

LTAF -- Local Transportation Assistance Funding -- funds to be used for transportation purposes derived from State Lottery proceeds and distributed to local governments on the basis of population.

Objectives -- specific steps toward achieving planning goals -- including programs (such as street-widening) or performance standards (as accident reduction). (See, also: Goals)

Quad-cities -- four central Yavapai County Arizona communities consisting of Prescott, Prescott Valley, Chino Valley and Dewey-Humboldt.

Regulatory process -- steps necessary to comply with code or ordinance requirements; for example: application, preparing plans and studies, document review, public hearings and appeals.

Rural -- country living often with agricultural activities such as raising crops or livestock.

Spot zoning -- a rezoning classification on an individual property that permits uses that likely would not be compatible with surrounding development.

Sustainable design -- incorporation of efficient, lasting features that are economical and environmentally-sound in building, architecture, public works and site plans.

Urban development -- construction that converts much of the natural environment to man-built structures, roadways and facilities intended to accommodate places for human activities -- living, working, recreating -- in compact arrangements.

Urban sprawl -- In land planning, "sprawl" or "leapfrog development" refers to rapid, outlying construction proceeding on non-contiguous parcels of land, which may result in inefficient, costly infrastructure extensions.

Vision Statement -- citizens' definition of the distinctive attributes of their community that should be fostered or preserved by the General Plan.

Wellhead protection -- a strategy developed to protect the quality of drinking water supplies by curtailing potential sources of contaminants that might otherwise pollute the earth around wells pumping groundwater.

RESOLUTION № 08-61

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF DEWEY-HUMBOLDT ADOPTING A CITIZEN PARTICIPATION PLAN PURSUANT TO STATE LEGISLATION FOR THE PURPOSE OF ENSURING AN OPEN PROCESS FOR DEWEY-HUMBOLDT CITIZENS TO BECOME ACTIVELY INVOLVED IN THE PREPARATION OF THE DEWEY-HUMBOLDT GENERAL PLAN.

Whereas, the Town of Dewey-Humboldt desires to inform and empower its citizens to participate in the preparation of the Dewey-Humboldt General Plan by encouraging all to provide vision, direction and guidance to the planning process;

Whereas, outreach communication, education and opportunities for involvement in the processes of local government is a fundamental principle of democracy;

Whereas, the Town is committed to complying with the spirit and intent of Arizona's "Growing Smarter" legislation, including public consideration of proposed General Plan elements and implementation strategies, with opportunities for Town-wide discussions, meetings, public hearings, education, information, and interactive communication; and consideration of citizen input regarding General Plan development; and

Whereas, Arizona Revised Statutes § 9-461.06 requires that the Town Council adopt written procedures to provide "effective, early and continuous public participation in the development and major amendment of the General Plan from all geographic, ethnic and economic areas" of the Town.

Now, Therefore, Be It Resolved that the Town Council of the Town of Dewey-Humboldt, State of Arizona, adopts the following procedures to promote effective, early and continuous public participation in the development, adoption and major amendments to the Dewey-Humboldt General Plan.

1. **Purpose.** The purpose of General Plan "Citizens' Participation Plan" is to receive public input for directing Town growth and development in accord with the following factors:
 - 1.1. **Project Scope.** The Dewey-Humboldt General Plan process constitutes a new draft of the General Plan, including at least the following elements:
 - 1.1.1. Land Use;
 - 1.1.2. Circulation;
 - 1.1.3. Cost of Development;
 - 1.1.4. Open Space and Environment; and
 - 1.1.5. Water Resources.
 - 1.2. **Policy Direction.** Public expressions of preference offer guidance to their elected and appointed officials in matters pertaining to living quality, type and intensity of proposed development, preservation of the environment, and other matters of public health, safety and welfare.

2. **Citizen Participation Activities.** The following activities are expected to enable participation among a broad base of residents; business people; persons representing a range of cultural, ethnic, economic and generational interests is a key aspect of the Citizens’ Participation Plan. Among opportunities for General Plan involvement by individuals or groups are:
 - 2.1. **Written comments.** Written comments are encouraged to be submitted to Dewey-Humboldt Town Hall.
 - 2.2. **General Plan Committee Meetings.** Public input and participation meetings with the “General Plan Committee.” This ad hoc Committee will be comprised of 1-2 members of the Planning Commission appointed by Council, 1-2 members of the Town Council appointed by the Mayor, and 2-3 concerned citizens appointed by Council. It should meet at least monthly, and for no more than 6 months. The Committee’s role is to provide for discussion and public input on:
 - 2.2.1. Vision and Goals; and
 - 2.2.2. Policy opinion regarding draft Goals and Objectives.
 - 2.3. **Public Hearings.** All public hearings will be noticed a minimum of 15 days in advance of said hearing. The notice will be published in the newspapers of general circulation in Yavapai County. Public hearings are expected to provide an opportunity for citizen testimony regarding the Dewey-Humboldt General Plan document. A minimum of 1 public hearing each will be held by the:
 - 2.3.1. Dewey-Humboldt Planning and Zoning Advisory Commission; and
 - 2.3.2. Dewey-Humboldt Town Council.
 - 2.4. **Election.** Once the Plan is approved by Council, it will be presented to the electorate at the next available election occurring more than 120 after final adoption (as required by State law).
3. **Agency and Entity Participation Activities.** The Dewey-Humboldt General Plan is intended to consider input from other governments, planning organizations, and information sources.
 - 3.1. **Jurisdictions/Agencies.** Among entities required to be contacted to assure joint planning compatibility are:
 - 3.1.1. Yavapai County;
 - 3.1.2. Northern Arizona Council of Governments;
 - 3.1.3. Adjacent municipalities;
 - 3.1.4. Arizona Department of Commerce;
 - 3.1.5. Arizona State Land Department;
 - 3.1.6. Bureau of Land Management; and
 - 3.1.7. Prescott National Forest.
 - 3.2. **Entities.** As a supplement to scheduled community and public body meetings, targeted outreach efforts strive for inclusiveness from Town organizations and agencies. Efforts extended to encourage participation by major stakeholders and interest groups include solicitation of input from:
 - 3.2.1. School and College Districts;

3.2.2. Public Utilities; and

3.2.3. Chambers of Commerce

3.3. **Draft Plan Review.** Draft General Plan documents are to be provided to agencies and jurisdictions and to persons requesting copies in writing, for the required 60 day review period preparatory to required notice of the Planning Commission's consideration of General Plan for recommendation to the Town Council.

3.4. **Plans Incorporation.** Planning studies adopted or in progress are to be cross-referenced or integrated into the General Plan, including documents provided by the agencies listed above.

4. **Citizen Information Activities.** Several communication methods will be used to reach a broad cross-section of Dewey-Humboldt.

4.1. **Citizen Information.** Opportunities for citizen expression of opinion and findings of fact summaries are typically distributed at public and General Plan Committee meetings and other planning events.

4.1.1. Citizen Surveys. Surveys are being mailed to Dewey-Humboldt residents, which will be analyzed and reported, and a portion of which applies to planning values;

4.1.2. Newsletter. Background Information on General Plan Processes, Elements and related components will be published in the "Dewey-Humboldt Newsletter;" and

4.1.3. Electronic Media (as outlined below).

4.2. **Electronic Media Access.** Electronic information will be provided.

4.2.1. General Plan Web Page. Announcements and project status updating will occur regularly; summaries and data from draft General Plan Elements are provided on the Town of Dewey-Humboldt's web site (www.dhaz.gov) with visual and audio presentation of General Plan meetings and hearings for all residents, which will be available at home or on Town Library computers; and

4.2.2. Meeting Recording and Broadcast. Live internet broadcast of public hearings and other meetings held at Town Hall.

4.3. **Mass Media Notification.** Public notice of meetings and information articles on status of the General Plan will be provided to newspapers of general circulation and local radio stations, when possible.

4.4. **Notice.** A mailing list of interested parties will be maintained by the Dewey-Humboldt Town Manager's Office, and those on the list will be notified of community meetings and public hearings. Announcement of all community meetings will be posted and advertised using the Town's customary methods for public meetings.

5. **Authorization to Prepare Documents.** The Town Manager, Town Clerk, Town Attorney, Town Planner, and any other necessary persons are hereby authorized to prepare the agreements, forms and instruments contemplated to be used by the Town in implementing the provisions of the Citizens' Participation Plan.

6. **Effective Date.** This Resolution shall be effective immediately.

Passed and Adopted by the Mayor and Town Council of the Town of Dewey-Humboldt, Arizona, this 18th day of November 2008.

/s/ _____
Earl Goodwin, Mayor

ATTEST:

APPROVED AS TO FORM:

/s/ _____
Judy Morgan, Town Clerk

/s/ _____
Kenton Jones, Town Attorney

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Citizen Participation Report
Re-adoption of the Town of Dewey-Humboldt 2009 General Plan

Town of Dewey-Humboldt Town Code Section 153-023 stipulates that the applicant shall provide a written report on the results of his or her citizen participation effort prior to the notice of public hearing. This report will be included in the information provided to the Planning and Zoning Commission by the Zoning Administrator at the public hearing on the matter.

- Details of techniques the applicant used to involve the public, included:
 - Citizen Participation Meetings noticed and held on the following dates, times and locations:
 - Wednesday, June 12, 2019, at 4:30 p.m. at Town Hall Council Chambers at 2735 S. State Route 69 in Dewey-Humboldt.
 - Wednesday, June 19, 2019, at 4:30 p.m. at Town Hall Council Chambers at 2735 S. State Route 69 in Dewey-Humboldt.
 - Notice of both these meetings was published as a 1/8 page display ad, in the Prescott Courier on May 31, 2019.
 - Notice was posted on three (3) crier boards located at strategic locations within the community on May 31, 2019.
 - On June 5, 2019, notice and copies of the 2009 General Plan were mailed along with a copy of the notice for the two Citizen Participation Meetings to the following agencies:
 - Northern Arizona Council of Governments
 - Arizona Department of Water Resources
 - Yavapai County Development Services Department
 - Town of Prescott Valley Development Services Department
 - Arizona Department of Commerce
 - The number of people that participated in the process in each of the Citizen Participation Meetings is:
 - June 12, 2019 attendance was: 0
 - June 19, 2019 attendance was: 2
 - The following is a summary of concerns, issues and problems expressed during the process, including:
 - The question was asked, whether the circumstances have left the Town with a General Plan in place as of this evening.
 - Staff indicated that the circumstances were such that the 2009 General Plan had expired.
 - It was pointed out that there was a sentence that had been removed from the Vision on page 2, after the adoption of the General Plan initially, that still appeared in the text;
 - Staff indicated that note would be made of this oversight and pointed out to the editors during the update of the General Plan.



COUNCIL COMMUNICATION

Regular Council Meeting Date: **September 3, 2019**

Agenda Item: **7.B.**

Submitted by: Edward L. Hanks, Jr., Town Manager

Subject:

Conduct public hearing on proposal and consider the adoption of Ordinance No. 19-146 to amend the text of Town of Dewey-Humboldt Zoning Ordinance to amend the uses permitted in the C1 district to add "Museums" to the list.

Background:

The Town Council has directed staff to prepare a Request to amend the Town of Dewey-Humboldt, Arizona Code of Ordinances, Title XV Land Usage, Chapter 153 Zoning Regulations, Section 153.042 C1 District (Neighborhood Sales and Services); Paragraph (B) to add new Paragraph (17) to read as follows (additions in ALL CAPS; deletions in ~~strikeout~~):

(17) MUSEUMS

The Town initiated this Text Amendment to allow Museums as permitted uses in the C1 District. The proposal if approved, would add MUSEUMS to the C1 District (Neighborhood Sales and Services, and would also permit MUSEUMS in the C2 District (Commercial; General Sales and Services) and the C3 District (Commercial and Minor Industrial).

Financial Impact:

There will be no anticipated financial impact to the Town resulting from the approval of the amendment to the Zoning regulations as requested.

Direction Requested:

Staff is seeking Council direction on the proposed text amendment.

Planning Commission Recommendation:

On August 8, 2019, the Planning and Zoning Advisory Commission, after holding a public hearing, voted unanimously to recommend to Town Council, approval of Ordinance No. 19-146, amending Chapter 153 Zoning Regulations, Section 153.042 C1 District (Neighborhood Sales and Services); Paragraph (B) to add new Paragraph (17) to read as follows "MUSEUMS".

Suggested Motion:

For: I move to approve Ordinance No. 19-146, amending Chapter 153 Zoning Regulations, Section 153.042 C1 District to add new Paragraph (17) to read as set forth in Ordinance No. 19-146.

Against: I move to deny Ordinance No. 19-146.

Attachments:

Ordinance No. 19-146, Citizen Participation Report

Town of Dewey-Humboldt
P.O. Box 69
Humboldt, AZ 86329

Phone: 928-632-7362 | Fax: 928-632-7365

September 3, 2019
www.dhaz.gov

ORDINANCE No.19-146

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF DEWEY-HUMBOLDT, COUNTY OF YAVAPAI, ARIZONA, AMENDING THE TOWN OF DEWEY-HUMBOLDT, ARIZONA CODE OF ORDINANCES, TITLE XV LAND USAGE, CHAPTER 153 ZONING REGULATIONS, BY AMENDING § 153.042 C1 DISTRICT (COMMERCIAL; NEIGHBORHOOD SALES AND SERVICES) PARAGRAPH (B) TO ADD NEW PARAGRAPH (17) TO PERMIT MUSEUMS AS PERMITTED USES, WHICH WILL ALSO PERMIT MUSEUMS AS PERMITTED USES IN C2 DISTRICTS (COMMERCIAL; GENERAL SALES AND SERVICES) AND C3 DISTRICTS (COMMERCIAL AND MINOR INDUSTRIAL)

Whereas, the Town of Dewey-Humboldt Town Council desires to permit museums in C1 Districts (Commercial; Neighborhood Sales and Services) as well as in the less restrictive districts of C2 (Commercial; General Sales and Services) and C3 (Commercial and Minor Industrial) and believes it to be in the best interest of the Town and its residents to do so.

Now, Therefore, Be it ordained by the Mayor and Common Council of the Town of Dewey-Humboldt, Arizona, as follows:

In General

The Town of Dewey-Humboldt, Arizona Code of Ordinances, Title XV Land Usage, Chapter 153 Zoning Regulations, Section 153.042 C1 District (Commercial; Neighborhood Sales and Services), is hereby amended to add a new permitted use to read as follows (additions in ALL CAPS; deletions in ~~strikeout~~):

153.042 C1 DISTRICT (COMMERCIAL; NEIGHBORHOOD SALES AND SERVICES).

Permitted uses for the C1 District (Commercial; Neighborhood Sales and Services) are as follows in this section.

(A) (1) Permitted uses and structures shall be compatible with the neighborhood development. Storage of materials and supplies, displays (other than signs) and other nonresidential uses are restricted to buildings closed on all sides (except as may otherwise be permitted). Intoxicating beverage sale restricted to that of off-site consumption only.

(2) Where no density district has been combined, then the provisions of Density District 2 shall prevail for dwelling units, hotels and motels (see § [153.069](#), most common ones shown in chart below).

(B) (1) All principal and accessory uses permitted in any more restrictive zoning district, except accessory dwelling units; and providing further that,

unless specifically provided to the contrary, the requirements for an administrative review (except for lots contiguous to residential districts) are waived;

(2) Mobile home courts, subject to administrative review with comment period;

(3) Retail sales, restricted to on-site sales only;

(4) Commercial art galleries;

(5) Restaurants and cafes, but prohibiting vending from openings in buildings (no drive-through windows);

(6) Business offices, banks and similar;

(7) Custom service and craft shops as follows, limited to 3,000 square feet of shop floor area: barber, beauty, massage, tailor and cleaning pickup, key and gun, photographic, fixit (home appliance, saw, mower, clock, radio, TV and similar) precision and musical instrument, optical;

(8) Laundrettes, limited to machines not exceeding 25 pounds capacity according to manufacturer's rating;

(9) Dancing, art, music and business schools (prohibiting public recitals, concerts or dances);

(10) Automotive service stations, see § [153.074](#);

(11) Parking facilities limited to no more than two trucks for any one commercial project;

(12) Signs, see §§ [153.125](#) through [153.130](#);

(13) Bed and breakfast country inns, as defined under § [153.005](#);

(14) Hotel/motel/resorts;

(15) Retail liquid propane dispensing stations on the premises and as an accessory to an allowed retail commercial use subject to design and siting approval and inspection by the Office of the Arizona State Fire Marshal and/or the applicable Fire District. See performance criteria in § [153.081](#); ~~and~~

(16) Lodging and timeshares; AND

(17) MUSEUMS

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Dewey-Humboldt, Arizona, this ____ day of _____, 2019, by the following vote:

AYES: _____

NAYES: _____ ABSENT: _____

EXCUSED: _____ ABSTAINED: _____

APPROVED this ____ day of _____, 2019.

Terry Nolan, Mayor

ATTEST:

Timothy A. Mattix, Town Clerk

APPROVED AS TO FORM:

Bigelow Law Offices, PLC
Town Attorney
By Kay Bigelow

I, TIMOTHY A. MATTIX, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. 19-146 ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF DEWEY-HUMBOLDT, ARIZONA ON THE ____ DAY OF _____, 2019, WAS POSTED IN THREE PLACES ON THE ____ DAY OF _____, 2019.

Timothy A. Mattix, Town Clerk

Citizen Participation Report
Zoning Code Amendment Adding Museum

Town of Dewey-Humboldt Town Code Section 153-023 stipulates that the applicant shall provide a written report on the results of his or her citizen participation effort prior to the notice of public hearing. This report will be included in the information provided to the Planning and Zoning Commission by the Zoning Administrator at the public hearing on the matter.

- Details of techniques the applicant used to involve the public, included:
 - Citizen Participation Meeting noticed and held on the following dates, times and locations.
 - Wednesday, May 29, 2019, at 4:30 p.m. at Town Hall Council Chambers at 2735 S. State Route 69 in Dewey-Humboldt.
 - Notice of both this meeting was published as a 1/8 page display ad, in the Prescott Courier on May 31, 2019.
 - Notice was posted on three (3) crier boards located at strategic locations within the community on May 31, 2019.
 - On June 5, 2019, a copy of the notice was mailed to the following agencies:
 - Northern Arizona Council of Governments
 - Arizona Department of Water Resources
 - Yavapai County Development Services Department
 - Town of Prescott Valley Development Services Department
 - Arizona Department of Commerce
 - The number of people that participated in the process of the Citizen Participation Meetings is:
 - May 29, 2019 attendance was: 1
 - There were no comments, issues or concerns raised with the proposal.

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COUNCIL COMMUNICATION

Regular Council Meeting Date: **September 3, 2019**

Agenda Item: **7.C.**

Submitted by: Edward L. Hanks, Jr., Town Manager

Subject:

Conduct public hearing on request and consider the adoption of Ordinance No. 19-147 to amend the Town of Dewey-Humboldt zoning map to change the zoning for Assessor's parcels 402-08-068E, 402-08-068G, 402-08-068L and 402-08-068K from C3 (Commercial and Minor Industrial) to M1 (Industrial; General Limited).

Background:

The applicants are the owners of four tracts of land near the southern boundary of the Town of Dewey-Humboldt, with access from State Route 69. It is the applicant's belief that the current C3 zoning is hindering their ability to market his properties, and thus have requested to change the zoning for their property from C3 Commercial to M1 Industrial.

Staff points out that these properties are adjacent to existing M1 zoning and share an access with other properties from State Route 69, limiting transportation conflicts, and no new improvements are proposed. The industrial development on this M1 zoning would be subject to less traffic than a commercial use would likely generate.

Financial Impact:

There will be no anticipated financial impact to the Town resulting from the approval of the amendment to the Zoning regulations as requested.

Direction Requested:

Staff is seeking Council direction on the proposed map change.

Planning Commission Recommendation:

On August 8, 2019, the Planning and Zoning Advisory Commission after holding a public hearing, voted unanimously to recommend to Town Council, approval of Ordinance No. 19-147, changing the zoning district for four parcels from C3 (Commercial and Minor Industrial) to M1 (Industrial; General Limited).

Suggested Motion:

For: I move to approve Ordinance No. 19-147 as written.

Against: I move to deny Ordinance No. 19-147.

Attachments:

Ordinance No. 19-147, Citizen Participation Report

Town of Dewey-Humboldt

P.O. Box 69

Humboldt, AZ 86329

Phone: 928-632-7362 | Fax: 928-632-7365

September 3, 2019
www.dhaz.gov

ORDINANCE NO. 19-147

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF DEWEY-HUMBOLDT, COUNTY OF YAVAPAI, ARIZONA, AMENDING THE OFFICIAL ZONING MAP OF DEWEY-HUMBOLDT, ARIZONA BY CHANGING THE ZONING CLASSIFICATION OF PROPERTY CONSISTING OF APPROXIMATELY 10.86 ACRES LOCATED AT 3546, 3600, 3650 AND 3692 S. STATE ROUTE 69 IN ZONING CASE Z-19-190090 FROM C3 (COMMERCIAL AND MINOR INDUSTRIAL) TO M1 (INDUSTRIAL; GENERAL LIMITED).

WHEREAS, the Town Council has determined that this amendment to the Official Zoning Map conforms with the Town of Dewey-Humboldt General Plan; and

WHEREAS, all required public notice was provided and all required public meetings and hearings were held in accordance with applicable state and local laws; and

NOW THEREFORE BE IT ORDAINED by the Common Council of the Town of Dewey-Humboldt, Arizona, as follows:

The Official Zoning Map of the Town of Dewey-Humboldt, Arizona is hereby amended by changing the zoning classification of property consisting of approximately 10.86 acres described in Exhibit 1 attached hereto and incorporated herein by this reference (the "Property"), from C3 (Commercial and Minor Industrial) to M1 (Industrial; General Limited).

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Dewey-Humboldt, Arizona, this ___ day of _____, 2019, by the following vote:

AYES: _____

NAYES: _____ ABSENT: _____

EXCUSED: _____ ABSTAINED: _____

APPROVED this ___ day of _____, 2019.

ATTEST:

Terry Nolan, Mayor
APPROVED AS TO FORM:

Timothy A. Mattix, Town Clerk

Bigelow Law Offices, P.L.C., Town Attorney
Kay Bigelow

I, TIMOTHY A. MATTIX, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. 19-147 ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF DEWEY-HUMBOLDT, ARIZONA ON THE ____ DAY OF _____, 2019, WAS POSTED IN THREE PLACES ON THE ____ DAY OF _____, 2019.

Timothy A. Mattix, Town Clerk

Exhibit 1

402-08-068E

LAND DESCRIPTION

Lot 1, Sw $\frac{1}{4}$ Section 22, Township 13 North, Range 1 East,
Gila and Salt River Meridian, Arizona

3.35 Acres more or less

LS. 24522

Beginning at the West $\frac{1}{4}$ Corner of Section 22, T 13 N, R1 E, Yavapai County, go South 89 00' 08" East 516.46 feet, Thence South 02 029' 01" East 274.45 feet, Thence South 22 26' 17" East 480.57 to the point of beginning;

Thence North 84 44' 36" East 75.64 feet;

Thence South 69 25' 00" East 398.91 feet;

Thence South 20 10' 58" West 238.45 feet;

Thence South 21 17' 16" West 250.52 feet;

Thence North 68 10' 04" West 169.06 feet;

Thence North 01 56' 32" West 262.11 feet;

Thence North 22 16' 17" West 287.47 feet to the point of beginning.

This lot has a 50.00 foot road and utility easement along the south, west, and that portion of the north boundary line to allow the 50.00 foot access to Lot 2.

402-08-068G

Beginning at the West ¼ Corner of Section 22, T 13 N, R1 E, Yavapai County, go South 89 00' 08" East 516.46 feet,

Thence South 02 029' 01" East 274.45 feet;

Thence South 22 26' 17" East 480.57 feet;

Thence North 84 44' 36" East 75.64 feet to the point of beginning;

Thence North 37 56' 40" East 229.07 feet;

Thence South 84 34' 59" East 117.96 feet;

Thence South 70 01' 51" East 73.12 feet;

Thence South 40 45' 31" East 26.41 feet;

Thence South 74 34' 39" East 119.15 feet;

Thence South 20 10' 58" West 246.34 feet;

Thence North 69 25 00" West 398.91 feet to the point of beginning.

Reserving unto the grantors, its successors and assigns a 50.00 foot roadway easement along the west boundary line.

Reserving unto the grantor, its successors and assigns the following easements for road, utilities and waterline.

Beginning at the Northwest corner of the above described property, Go South 84 34' 59" East 62.09 feet to the beginning and centerline of a 10.00 foot waterline easement.

Thence South 24 39' 10" West 220.43 feet to the 15.00 foot road and utility easement described as follows;

A 15.00 foot road and utility easement beginning at the southwest corner of the above described property.

Thence South 69 25' 00" East 295.23 feet to the end of this easement along the South boundary of the above described property.

402-08-068K

Parcel 1:

A portion of the Southwest Quarter of Section 22, Township 13 North, Range 1 East of the Gila and Salt River Base Meridian, Yavapai County, Arizona, Described as follows;

Beginning Section 22, Township 13 North, Range 1 East of the Gila and Salt River Base Meridian, Yavapai County, Arizona;

Thence South 89 00' 08" East 928.59 feet to the point of beginning;

Thence South 89 00' 08" East 541.65 feet to Highway 69 right of way;

Thence along Highway 69 right of way, a curve to the left, D=0213' 53", R= 5399.58 feet, L= 210.28, chord bearing = South 22 30' 09" west, chord length= 210.27 feet;

Thence South 21 32' 17" West 102.35 feet;

Thence South 20 10' 58" West 118.01 feet;

Thence South 67 29' 51" West 419.28 feet;

Thence North 01 02' 51" West 169.06 feet;

Thence North 01 56' 32" East 249.23 feet to the point of beginning.

(Also known as lot 4)

Except all coal, oil, gas and other minerals as reserved from said land.

Parcel 2:

A 50.00 foot road and utility easement as described in instrument recorded in Book 3949 of Official records, page 178, 179 and 180, records of Yavapai County, Arizona

Excepting therefrom any portion lying within Parcel 1 above.

402-08-068L

Parcel 1:

Commencing at the West $\frac{1}{4}$ corner of Section 22, Township 13 North, Range 1 East of the Gila and Salt River Base Meridian, Yavapai County, Arizona,

Thence South 89 00' 08" East 928.59 feet;

Thence South 01 25' 51" West 249.23 feet to the point of beginning;

Thence South 67 29' 51" East 419.28 feet;

Thence South 20 10' 58" West 214.80 feet;

Thence North 74 34' 39" West 119.15 feet;

Thence North 40 45' 31" West 26.41 feet;

Thence North 70 01' 51" East 73.12 feet;

Thence North 84 34' 59" West 117.96 feet;

Thence North 01 02' 51" East 274.33 feet to the point of beginning.

(Also known as lot 4)

Except all coal, oil, gas and other minerals as reserved from said land.

Parcel 2:

A 50.00 foot road and utility easement as described in instrument recorded in Book 3949 of Official records, page 178, records of Yavapai County, Arizona.

Parcel 3:

A 50.00 foot road and utility easement as described in instrument recorded in Book 3949 of Official records, page 179, records of Yavapai County, Arizona.

Parcel 4:

A 50.00 foot road and utility easement as described in instrument recorded in Book 3949 of Official records, page 180, records of Yavapai County, Arizona.

Excepting therefrom any portion lying within Parcel 1 above.

Parcel 5:

A 10.00 foot water line easement with the centerline described as follows:
Commencing at the Northwest corner of the above described Parcel 1:
Thence South 67 29' 51" East 56.22 feet to the true point of beginning;
Thence North 01 04' 32" West 168.83 feet to the end of this easement.

Parcel 6:

An easement for a Water Tank and Pump House described as follows:

Commencing at the Northwest corner of the above described Parcel 1:

Thence North 01 02' 51" East 249.23 feet to the Northwest corner of that parcel
described in Book 3949 of Official Records, page 181 and the True Point of Beginning;

Thence South 89 00' 08" East 77.66 feet;

Thence South 05 11' 43" West 101.79 feet;

Thence North 88 03' 31" West 70.30 feet;

Thence North 01 02' 51" East 100.36 feet to the True Point of Beginning.

Citizen Participation Report **Re-Zone from C3 to M1**

Town of Dewey-Humboldt Town Code Section 153-023 stipulates that the applicant shall provide a written report on the results of his or her citizen participation effort prior to the notice of public hearing. This report will be included in the information provided to the Planning and Zoning Commission by the Zoning Administrator at the public hearing on the matter.

- Details of techniques the applicant used to involve the public, included:
 - Citizen Participation Meeting noticed and held on the following date, time and location:
 - Thursday, May 23, 2019, at 1:00 p.m. at Town Hall Council Chambers at 2735 S. State Route 69 in Dewey-Humboldt.
 - Notice of the meeting was mailed to all property owners within 300 feet of the subject property, based on a list provided by the Town of Dewey-Humboldt.
 - The number of people that participated in the process at the Citizen Participation Meeting was:
 - May 23, 2019 attendance was: 1
 - The following is a summary of concerns, issues and problems expressed during the process, including:
 - There were no comments from the one attendant..

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**TOWN OF DEWEY-HUMBOLDT
TOWN COUNCIL
REGULAR COUNCIL MEETING MINUTES
APRIL 16, 2019, 6:30 P.M.**

A REGULAR COUNCIL MEETING OF THE DEWEY-HUMBOLDT TOWN COUNCIL WAS HELD ON TUESDAY, APRIL 16, 2019, AT TOWN HALL AT 2735 S. STATE ROUTE 69, DEWEY-HUMBOLDT, ARIZONA. MAYOR TERRY NOLAN PRESIDED.

1. **Call To Order** Mayor Nolan called the meeting to order at 6:30 p.m.
2. **Roll Call** Town Council Members: Karen Brooks, Lynn Collins, John Hughes, Amy Lance, Mark McBrady, Vice Mayor Victoria Wendt and Mayor Terry Nolan were present. Council Member Amy Lance arrived late at 6:35 p.m.
3. **Pledge of Allegiance** Randy Elliot, Commander of American Legion Post 78, led the Pledge.
4. **Invocation** Given by VM Wendt.
5. **Announcements regarding Current Events; Guests; Appointments; and Proclamations**

Announcements of items brought to the attention of the Mayor not requiring legal action by the Council. Guest Presentations, Appointments, and Proclamations may require Council discussion and action.

A. Appointment of Douglas Suits as Dewey-Humboldt Presiding Magistrate Judge, Oath of Office and signing of Code of Ethics

Mayor Nolan presented a plaque to Judge Catherine Kelley for her years of service and dedication to the Town of D-H.

Judge Kelley gave the Oath of Office to Douglas Suits as Presiding Magistrate Judge of the Town of D-H.

B. Interview and possible appointment of applicant for the Board of Adjustment vacancy

Nancy Wright talked about living in D-H since 1999 and previously served on the Town Council for eleven years. The Council said that Nancy had been on the Board of Adjustment previously and thanked her for volunteering. VM Wendt made a motion to accept Nancy Wright's application to the BOA, seconded by CM Brooks. Mayor Nolan called for the vote: CM Brooks – aye; CM Collins – aye; CM Hughes – aye; CM Lance – aye; CM McBrady – aye; VM Wendt – aye; Mayor Nolan – aye. The motion passed unanimously.

C. American Legion Centennial Day Proclamation

Mayor Nolan read the American Legion Proclamation and presented the Proclamation to Randy Elliot, Commander of American Legion Post 78, along with other dignitaries with the American Legion.

D. Fair Housing Act Proclamation

Mayor Nolan read the Fair Housing Proclamation. There were no dignitaries in attendance.

E. Presentation by a representative(s) of West Yavapai Guidance Clinic on Updates

Kelly Legler, Chief Clinical Officer, gave a presentation on West Yavapai Guidance Clinic. She stated that the majority of their patients (both adult and children) are on Medicare, Medicaid and AHCCCS insurance. They provide counseling, case management, peer support, psychiatric services, substance abuse disorder and 24-hour crisis intervention. Last year they served over 7,000 people, with 1,200 children. They opened the Crisis Stabilization Unit in 2017 and Law Enforcement uses this for drop-offs of patients. They now have paramedics on site that are under the supervision of Yavapai Regional Medical Center and they also have peers on site for support. They now offer Suboxone and Narcan to assist patients with opioid detox. Patients are referred to Southwest Behavioral Health & Services for follow up.

In response to the Council, Ms. Legler stated the facility is very active, as we are the only one in the area. She also said they have seen an increase in return visits by patients getting attached to Suboxone, if they are not participating in a program. Their job is to educate them on what they need to do.

A question from the public was asked regarding having secured and unsecured units. Ms. Legler said that they do have a padded room. Another question from the public was asked about local veterans using the facility. Ms. Legler said they have a lot of the connections with the Veterans Administration.

F. Presentation by a representative(s) of Yavapai Regional Transit (5311 Grant)

Ron Rumley, Founder and Chairman of the Board for Yavapai Regional Transit (YRT) spoke about bringing transit to D-H. They started with two buses in Chino Valley and they continue to serve the public with volunteers and staff. They are a 501(c)(3) non-profit organization. There are two types of Grants, a 5307 Urban Grant and a 5311 Rural Grant. Grants are based on population, with 50,000 or less being a 5311 Rural Grant. YRT is a 5311 Rural Grant. A rural system will collect people and take them to a town where an urban system would take over, but Prescott and Prescott Valley do not have a transit system. YRT is doing as much as they can with Arizona Department of Transportation's (ADOT) permission. Non-profit organizations cannot become a 5307 Urban Grant. Implementing D-H is a major concern for YRT with many issues involved, including cash. They have to rely on grants and sponsors. Over the last eighteen months, they have applied for forty-seven grants, but only won five. Their budget is around \$400,000 a year and last year it was cut by 40%. They are currently in negotiations with ADOT, but that doesn't include D-H. If they are going to include D-H, they would have a lot of planning to do prior to going to ADOT.

In response to the Council, Mr. Rumley said, in order to work in this area, they would start with one day a week. He stated he could provide us with the dollar amounts, if needed. He also stated all day rides are \$2 and rides for veterans are free.

There was further Council discussion with Mr. Rumley regarding what all is involved in getting YRT in D-H.

G. Presentation by a representative(s) of Arizona Department of Transportation (5311 Grant)

ADOT Transit Director, Jill Dusenberry, spoke on the 5311 Rural Grant. The state does not receive any funding for the urban areas. The Federal Transit Administration apportions funds to states for rural transit services. ADOT allocates those funds based upon an application process. In 2018, the state was allocated a little over 12.5 million dollars for rural funding for transit services, 10% of that is used to manage the program on the state's behalf. They are required to allocate 15% to intercity funding for transporting individuals from rural communities to large urban areas. They have a maximum funding level for specialized services and they receive 1 million dollars of State Highway dollars, to help fill the gap to fund services. In addition to the 12.5 million dollars, they were able to recover money in old unused grants for a total of 14.7 million dollars. Last year, the rural agencies requested 18 million dollars, so they were not able to fund all of the requests. ADOT distributes funds through a competitive application process every two years, with the next application cycle being January 2020. We encourage partnerships with agencies that can provide services. ADOT provides rural administrative funding with an 80/20 match, the operating match is 58/42 and the capital match is 80/20, or 90/10, if they are able. A local transit plan must be developed before operational funds can be made available. Funding is very competitive, as they don't receive enough money for the demand. Money can be used to help people get around D-H, among rural communities, and between rural communities and urbanized areas, but it cannot be used to take people around in urban areas.

In response to the Council, Ms. Dusenberry stated transit to medical appointments from rural areas to urban areas is fine.

Ms. Dusenberry also spoke about Central Yavapai Metropolitan Planning Organization (CYMPO) who is working on a transit plan. Their plan is focused on how transit services could be developed for Prescott, Prescott Valley and D-H. D-H will need to develop a partnership with YRT and develop a plan for transit services through CYMPO. This fall, ADOT makes funding available for plans. D-H could come up with a plan of their own and apply for funds through CYMPO. She stated a partnership with YRT would probably be the most affordable.

In response to the Council, Ms. Dusenberry stated CYMPO is a planning agency. She would recommend further discussions with CYMPO on partnering for the development of D-H's service plan. YRT is the only transit operator of 5311 in this area and they are working with CYMPO to identify their service needs. She stated starting a service is very expensive. If you work with CYMPO for a plan and partner with YRT, you could get a structure of how to start small.

Wayne Bottomfield asked if this would be cheaper than getting an Uber. Mayor Nolan replied that it does cost money. If you are going to help the citizens, you have to spend money.

- H. Firewise Quarterly Report** Topics for possible discussion include: January Planning Workshop update; Pending Grant Application re: road/address signs; 501(c)(3) application; abatement updates and Blue Hills water tanks update

Carole Stensrud, Firewise Board Chair updated the Council on activities involving the Firewise Board. In January, they had a workshop with 20 people attending. At the workshop, they came up with three pillars to focus on Education, Evacuation and Abatement/Mitigation (EEA/M). Since January, their Board has given 1360 volunteer hours, and since last November, 2000 volunteer hours. They are in the process of becoming a 501(c)(3).

Ronnie Donovan, Firewise Board Member spoke regarding the Education pillar. She stated we go door to door and provide information to the homeowners and we have covered 157 parcels. We note which parcels need 911 emergency address signs. We have brochures and donation jars are in several local businesses. We have delivered 21 welcome packages to new residents. She stated donations are needed and said they would like to organize some type of fund raising event for Firewise.

In response to the Council, Ms. Donovan stated doctor's offices declined displaying the brochures, but there are 10 businesses have them.

Mike Donovan, Firewise Board Member spoke regarding the Evacuation pillar. We are working with Arizona Communities Organization to get a grant from the Arizona Community Foundation (ACF). We are requesting \$20,000 for 160+ road signs for non-town owned roads and residential reflective sign kits. As of this date, the ACF has not yet rejected their submittal. We are searching for other sources of grant and donation funding.

Ron Miller, Firewise Board Member spoke regarding the Abatement/Mitigation pillar. We currently have two grants available (Yavapai County Title III Forest (Title III) and Prescott Area Wildland Urban Interface Commission (PAWUIC)). They are both 90/10 grants, with the homeowner responsible for 10%. The Title III Grant is for \$2,000/acre with 13 available (total of \$25,000). The PAWUIC Grant is for \$1,500/acre, 9 acres in the Blue Hills and 7 acres in the Foothills (total of \$24,000). On the PAWUIC Grant, multiple grants can be used for more than one acre and it can be used on properties with no residences.

In response to the Council, Mr. Miller stated they have applied for an extension of the Blue Hills area down to State Route 69 and we are waiting on a response.

Ms. Stensrud stated the four water tanks have been installed in the Blue Hills. The dedication ceremony is on May 22 from 10:00 a.m. – 11:00 a.m. She thanked Leigh Cluff for helping Central Arizona Fire & Medical Authority (CAFMA) to get an easement to the property. Leigh went door-to-door until she found someone that would give them an easement. Fire Chief Scott Bliss told Ms. Stensrud, 'This is a big deal!' She stated the Firewise Board needs help with everything.

6. Consent Agenda

All those items listed below are considered to be routine and may be enacted by one motion. Any Council Member may request to remove an item from the Consent Agenda to be considered and discussed separately.

A. Approval of Meeting Minutes:

- 1. Study Session & Special Meeting of February 5, 2019**
- 2. Special Council Meeting of February 18, 2019**
- 3. Study Session Meeting of April 2, 2019**

CM Brooks made a motion to approve the Minutes of February 5, 2019, Study Session & Special Meeting; February 18, 2019, Special Council Meeting; and April 2, 2019, Study Session Meeting, seconded by CM Lance. Mayor Nolan called for the vote: CM Brooks – aye; CM Collins – aye; CM Hughes – aye; CM Lance – aye; CM McBrady – aye; VM Wendt – aye; Mayor Nolan – aye. The motion passed unanimously.

7. Public Comment on Non-Agendized Items

Jason Chisholm said there is a sign missing at the corner E. Kloss Ave. and S. Bailey Hill Rd. He said there was a medical emergency last week and the fire department was late getting there due to the sign being down. TM Hanks stated the sign has been ordered.

Barton Lee McClain spoke regarding the Heli Swift permit. She said that Planning & Zoning (P&Z) had recommended that the Special Use Permit for Heli Swift be denied and that it was approved over their objections. She spoke about a Manufactured Home (MH) permit that was approved, but then rescinded, because all of the neighbors complained. Before Heli Swift was granted their Use Permit, over 50 people signed a petition protesting against it. Every property owner contiguous to Heli Swift submitted a legal protest in compliance with Arizona

State Statues that was ignored by Council. These circumstances are identical, except that a helicopter has a much larger impact on a residential neighborhood than a MH. She said the same procedure should be applied to Heli Swift and demanded they stop all construction.

Leigh Cluff spoke regarding the status of the recall of the Mayor.

8. General Business Discussion and Possible Legal Action may be taken

A. Discussion and possible approval of funding assistance for Firewise 501(c)(3) start-up costs

TM Hanks spoke on funding assistance for Firewise 501(c)(3). He said that in last year's budget, Council approved giving Firewise \$2600 to get the 501(c)(3) started. There has been a number of additional expenses that have come up that they were not prepared for, totaling roughly \$3800. He stated we could pull money from a few Community Development line items that came in under budget.

In response to the Council, TM Hanks stated this is close to the maximum, it may vary a little bit.

VM Wendt stated she handed out to the Councilmembers the Yavapai County Multi-Jurisdictional Hazard Mitigation Plan, which is the FEMA Plan that must be approved and in place in order to be qualified for FEMA. We are now to the point where we need have this 501(c)(3) for the stability of the Community. We need the Town's help to become stable, so we do not rely so heavily on the Town.

Carole Stensrud said when we become a 501(c)(3) we can get liability insurance. We are guesstimating the cost to be \$1500-\$2000 per year. For operations, we need an address for our mail. We are guesstimating office supplies to be \$900. We have an attorney that charged a flat fee of \$2500 and \$400 for publishing and other incidentals. For bookkeeping and financials, which includes software, etc., we are guesstimating \$1200. For marketing materials, we are asking for \$900. She said she added on \$2000 to get a fund raising event started. We are a pass through for grants and we work with ACF, but until we get to \$25,000, we cannot touch the money.

In response to the Council, Ms. Stensrud stated we have already been given the \$2500 for the attorney fee, \$7,400 is what we are asking for now.

In response to the Council, Ms. Stensrud stated we are not looking for an office, as they currently meet in Board member's homes.

In response to the Council, TM Hanks stated \$3800 in non-allocated funds is through the end of the budget year.

Ms. Stensrud said that in order to be a viable as a non-profit, you have to raise money.

Town Attorney Goodwin said she recommended Firewise become a stand-alone 501(c)(3) organization and have an accountability contract.

Mayor Nolan made a motion to allocate \$3800 in funds to Firewise and prepare an accountability contract with them, seconded by CM McBrady. Mayor Nolan called for the vote: CM Brooks – aye; CM Collins – aye; CM Hughes – aye; CM Lance – aye; CM McBrady – aye; VM Wendt – aye; Mayor Nolan – aye. The motion passed unanimously.

B. Discussion of an alternate zoning code format for identifying allowed non-residential uses (CAARF – CM Collins)

CM Collins stated this is about our commercial zoning code, which is hard to understand. She said she wants something that is easier to understand. She asked Councilmembers to review it.

In response to the Council, CM Collins stated she wanted to repeal and replace our existing zoning code with something that is easier to understand.

C. Discussion to allow public access to agenda committee meetings by putting audio recordings online with Town website (CAARF – CM Collins)

CM Collins asked if the Agenda Committee Meeting audio could be added to the Town Meeting Documents and Video's area on the Town's website.

TM Hanks said that the Agenda Committee Meeting is primarily between the Staff, Mayor and Vice Mayor to go over what will be on the next Agenda.

CM Collins stated she would like to see something more public, as it might improve community involvement.

There was further Council discussion about making the Agenda Committee Meeting audio available. No motion was made.

Public Comment

Nancy Wright and Carole Stensrud spoke about the process involved with the Agenda Committee Meeting.

D. Executive Session

Council may vote to hold an Executive Session for the purpose of obtaining legal advice from the Town's attorney on any matter listed on the agenda pursuant to A.R.S. § 38.431.03(A)(3).

Vote to recess to Executive Session

CM Collins stated the discussion on the Town Manager position should be done in the public meeting. Mayor Nolan stated dealing with wages and salaries has to be in an Executive Session.

CM Lance left the meeting at 8:44 p.m.

Public Comment

Nancy Wright stated if you are just doing a discussion, you can do that in a public meeting.

Town Attorney Goodwin said that you can hold the discussions in a public meeting, but you are authorized to hold them in Executive Session. You are not required to go into Executive Session. There are good reasons to do that and that is why you have the ability to go into Executive Session.

Mayor Nolan asked for a motion to recess to Executive Session at 8:52 p.m.

CM McBrady made a motion to go into Executive Session, seconded by VM Wendt. Mayor Nolan called for the vote: CM Brooks – nay; CM Collins – nay; CM Hughes – aye; CM McBrady – aye; VM Wendt – aye; Mayor Nolan – aye. CM Lance was absent. The motion passed 4-2.

All Councilmembers were present for Executive Session.

1. **An Executive Session pursuant to A.R.S. § 38-431.03 (A) (3) for discussion or consultation with the Town Attorney regarding legal issues dealing with possibly missing Town Manager applications (CAARF – CM Collins)**
2. **An Executive Session pursuant to A.R.S. § 38-431.03 (A) (1) for discussion and consideration of the continued appointment of the Town Attorney (CAARF – CM Collins)**
3. **An Executive Session pursuant to A.R.S. § 38-431.03 (A) (1) for discussion or consideration of employment, assignment, appointment and salaries of Alan D. Lanning and Richard J. Marsh, Jr. as Town Manager.**
4. **An Executive Session pursuant to A.R.S. § 38-431.03 (A) (4) for discussion or consultation with the Town Attorney in order to consider its position and instruct the Town Attorney regarding the Town's position regarding a Town Manager contract with Alan D. Lanning or Richard J. March that is the subject of negotiations.**

Close Executive Session/Reconvene Regular Meeting

Mayor Nolan closed the Executive Session and reopened the Regular Meeting at 9:48 p.m.

CM Lance was present for the Executive Session.

E. Discussion and possible action regarding possibly missing Town Manager applications

There was Council discussion regarding the possibility of missing Town Manager applications. Council determined this has been resolved.

Public Comment

Leigh Cluff asked what was resolved. There was Council discussion and they agreed this was resolved.

F. Discussion and possible action regarding the Town Attorney contract with Gust Rosenfeld, PLC

CM Lance made a motion to advertise and open a contract period for a Letter of Interest from May 1 to May 30 to any interested Attorney firms, seconded by CM Collins.

There was further Council discussion with Town Attorney Goodwin regarding the Town Attorney contract with Gust Rosenfeld, PLC.

Public Comment

Leigh Cluff asked why can't we advertise for a new Town Attorney right now. Council replied that you don't advertise for a new Town Attorney until you are ready to hire. We are still determining where we are with the current Town Attorney.

CM Lance raised a point of order; Mayor Nolan recognized CM Lance. CM Lance said she did not say we would not be hiring or firing the Town Attorney. She said we should put out an interest ad if this attorney decides they want to engage in it. She didn't understand why there was an automatic renewal every two years. It should be discussed and it has never been discussed as long as she had been a Council member. Mayor Nolan stated, prior to you being a Council member, it was discussed.

CM McBrady stated, as he understands the contract, there is no automatic renewal. Town Attorney Goodwin stated that each June 30, it automatically renews, unless sooner terminated by written notice from one party to the other. So, the contract goes on without any action, but at any point during the year, you can decide to terminate the services. There is no penalty to terminate the contract.

CM Lance stated that she didn't feel she could trust someone who does not tell the truth. Town Attorney Goodwin stated that she has never lied to the Council. She said there was a miscommunication and she would take her share of the blame for that. She stated she has never lied to one member of the Council or tried to lead them in a way that wasn't within the law.

CM McBrady spoke to Town Attorney Goodwin saying that we need her at this point.

Mayor Nolan called for the vote: CM Brooks – aye; CM Collins – aye; CM Hughes – nay; CM Lance – aye; CM McBrady – nay; VM Wendt – nay; Mayor Nolan – nay. The motion failed 4-3.

G. Discussion and possible action regarding appointment of Alan D. Lanning or Richard J. Marsh, Jr. as Town Manager and direction to Town Attorney regarding terms of employment and preparation of a contract

CM Lance made a motion to do background checks on both of the candidates to further any employment offers, seconded by CM Collins. Mayor Nolan called for the vote: CM Brooks – aye; CM Collins – aye; CM Hughes – nay; CM Lance – aye; CM McBrady – nay; VM Wendt – nay; Mayor Nolan – nay. The motion failed 4-3.

CM McBrady made a motion to do a background check on Mr. Lanning and offer the contract, as discussed in Executive Session, to Mr. Lanning, seconded by John Hughes. Mayor Nolan called for the vote: CM Brooks – aye; CM Collins – nay; CM Hughes – aye; CM Lance – nay; CM McBrady – aye; VM Wendt – aye; Mayor Nolan – aye. The motion passed 5-2.

CM Brooks made a motion to re-announce the Town Manager contract and ask for new applications, seconded by CM Lance. Mayor Nolan called for the vote: CM Brooks – aye; CM Collins – aye; CM Hughes – nay; CM Lance – aye; CM McBrady – nay; VM Wendt – nay; Mayor Nolan – nay. The motion failed 4-3.

9. Consideration of additional Special Session(s)

No further meetings were scheduled.

10. Adjourn Mayor Nolan adjourned the meeting at 10:10 p.m.

Terry Nolan, Mayor

ATTEST: _____
Beth Evans, Administrative Assistant II

**TOWN OF DEWEY-HUMBOLDT
TOWN COUNCIL
STUDY SESSION AND SPECIAL MEETING MINUTES
JUNE 19, 2019, 6:30 P.M.**

A STUDY SESSION AND SPECIAL MEETING OF THE DEWEY-HUMBOLDT TOWN COUNCIL WAS HELD ON WEDNESDAY, JUNE 19, 2019, AT TOWN HALL AT 2735 S. STATE ROUTE 69, DEWEY-HUMBOLDT, ARIZONA. MAYOR TERRY NOLAN PRESIDED.

1. **Call To Order.** Mayor Terry Nolan called the meeting to order at 6:30 p.m.
2. **Roll Call.** Councilmembers Karen Brooks, Lynn Collins, Amy Lance, Vice Mayor Victoria Wendt and Mayor Terry Nolan were present. Councilmember John Hughes arrived at 6:48 p.m. Councilmember Mark McBrady was absent.
3. **Study Session.** No legal action to be taken.

A. FY 2019/20 Budget – Overview and Discussion of Interim Town Manager’s Recommended Budget

Ed Hanks, Town Manager, stated that after the June 11, 2019, Council meeting, staff made the recommended adjustments and adjusted the staffing. This shifted the bottom line to \$276,698 in the negative, counting the \$200,000 contingency fund. The bulk of the adjustments were payroll and benefits; dependent coverage for staff was removed, and staff is recommending that the 4 open positions, Building Official, Inspector, Planner and Code Enforcement, be part-time.

By state House Bill 2748, the Town is receiving an additional \$197,802 from the state General Fund that is to be used and treated as if it were Highway User Revenue Funds (“HURF”). The revenue is a new line item, General Fund, 10-100-3430. The expenses are in General Fund, Engineering, account 10-430-5001 - \$60,000 for fire road surveys and \$50,000 for the Clearview survey. The balance was added to Public Works, Facilities, Right-of-Way Acquisition, 10-431-7001. It can be used for the additional Blue Hills Fire Road, or for road maintenance on Town-owned roads. Mickey Moore, Town Accountant, explained that having the funds under these line items allows the Town to track the funding as required.

In response to the Council, Mr. Hanks stated that regarding the line item for OS Trails and Parks, Council discussed reducing it to \$4,000, but then added \$2,000 for the flag pole and solar lights. This funding will not be used until after there is a signed contract with the Town’s landlord. The open fourth Public Works position for road work is included in the budget for when the Town is ready to fill the position. The Town will delay filling that position for a short time; Jason Berg will be moved into the Supervisor position. Other positions are more critical to focus on first. Most of the line items don’t have a lot of wiggle room, until the Donations part of the budget.

Councilmembers discussed the \$5,000 that is budgeted for water testing, including possibly putting it at \$2,000, testing was recently done, ordering a minimum number of tests to have in case somebody feels that their water needs to be tested, the number of tests included in the \$5,000, and how many tests were done in the past. Mr. Hanks stated that about 500 tests would be covered, and he thinks between 450 and 500 people tested last time. Ms. Moore stated that there have been some calls this year asking for testing. Council requested staff to provide, at the next budget meeting, the number of tests that \$5,000 would cover.

In response to the Council, Mr. Hanks and Ms. Moore indicated that account 10-465-5501, Library Renting and Repair, includes the contracted rent amount (\$27,552), rounded up to cover the amount that the Town is required to spend on repairs.

Mr. Hanks noted that staff added \$25,000 under HURF expenditures, account 20-431-7008, for yard improvements; it was shifted into HURF from the General Fund because there is room in HURF. HURF funds can be used for this.

In response to the Council, Ms. Moore confirmed that the Town is still over budget by \$276,000; however, because the Town has a healthy fund balance (\$4.5 million), it is considered a balanced budget. Without a fund balance, it would need to be brought down to zero. Changing positions to part-time and removing the dependent care benefit reduced the budget by \$306,000. The budget includes a 2% Cost of Living Adjustment and 3% merit; this has been the Town’s normal practice. The budget includes the donations as they were listed in the Council packet materials.

In response to the Council, Ms. Moore clarified that the listed donations reflect what was asked for, including Mayer Area Meals on Wheels (MAMOW), which was increased to \$5,500. Councilmembers discussed \$5,500 being roughly one-dollar-plus for each meal, MAMOW received \$4,000 last year, the Northern Arizona Council of Governments (NACOG) covered MAMOW’s expenses, and that MAMOW is looking for a cushion. Ms. Moore stated that last year, there was \$4,000 for a donation, and a separate \$7,500 for meal purchase that was never used. Councilmembers discussed reducing it to \$4,000, and a memo from MAMOW stating that MAMOW’s reimbursement for drivers has almost doubled. There was further discussion about the appropriate amount to donate, MAMOW serving surrounding

areas, and that volunteer drivers use their own cars and only get reimbursed for minimal gas, not for wear and tear. In response to the Council, staff will specify that the \$300 in the donations line item is for Mayor/Manager community breakfasts.

Councilmembers discussed the donation to the Dewey-Humboldt Historical Society (DHHS), which has received property donations. DHHS is requesting \$2,500 for the Agua Fria Festival, \$4,800 for storage reimbursement and \$5,000 for the outdoor museum. The Agua Fria Festival raises money for DHHS; Council may need to look at gutting the storage donation or donating permits, as DHHS will be building a new building. The Firewise request is double what was asked for last year.

Councilmembers discussed a recommendation from Brian Beck, environmental consultant, for the Town to get an environmental attorney related to the Town's liability at the Superfund sites, and including a consultation fee in the budget. As the Town looks at the Town Attorney RFQ responses, there may be a firm with an environmental attorney on staff. Staff will contact environmental attorneys to ask about consultation costs.

Councilmembers discussed the two Town Cleanup Days ("Cleanup") per year, for which \$15,000 is budgeted; if that is cut in half, Firewise could have the additional funding they are requesting and then look to find a grant for the Town for additional Cleanup days. In response to the Council, Mr. Hanks stated that the Cleanup includes household items; there was 118,000 pounds in the May, 2019, Cleanup. Councilmembers continued the discussion about Cleanup days and Firewise, including Cleanup being for the entire Town; Cleanup being an ongoing encouragement to clean the Town up; and, Cleanup removes debris that could cause fires. In response to the Council, Mr. Hanks stated that there may have been a few commercial people dumping at the Cleanup; staff turned a couple of people away because it was obvious that they were commercial. There may be times commercial people are working on behalf of individuals who can't physically do the job themselves; staff tries not to deter people, but asks if it's obvious.

Councilmembers continued the discussion, including: Cleanup being important to people; people waiting on doing work until a Cleanup is approaching; some people not wanting to go out to the dump; and, Cleanup may help deter illegal dumping. In response to the Council, Mr. Hanks stated that staff tries to get a rough address for people coming in to a Cleanup; there may be a few residents who come in from outside of the Town. The County and Prescott Valley take Town residents also, so that they are not picking up things from the side of the road. The Town does not ask for identification or proof of residence.

The Council noted that the Town is \$76,000 over budget and asked what can be done. Ms. Moore stated that the Town can leave it as-is; there is enough fund balance to cover the difference should everything be spent, in which case the fund balance would decrease by \$76,000. There have been several years where the Town's bottom line number was just the contingency money. Typically, the Town does not expend every line item to zero and is able to add a little to the fund balance at the end of each year. In the current fiscal year, as of June 11, 2019, the General Fund net revenue over expenses is \$274,000, while the budget was \$348,000 over expenditure; the Town will not use all of the budgeted funds from last year.

In response to the Council, Mr. Hanks noted that the Clearwater improvement is still in the budget; it is flagged as part of the \$197,000 that needs to be used as if it were HURF funds. There is nothing in the requirements that the Town will lose the \$197,000 if it is not spent during the current fiscal year.

B. FY 2019/20 Budget – Discussion and Direction to Staff regarding Budget Allocations in the Community Outreach/Donations line item, Account number 10-465-6950

Item 3B1 was considered first, leading into the discussion on item 3B.

B1. Updated FY 2019/20 Budget Request – Presentation by Carole Stensrud, Firewise

The meeting recessed at 7:14 p.m. and reconvened at 7:17 p.m. Councilmembers Brooks, Collins, Hughes, Lance, Vice Mayor Wendt and Mayor Nolan were present. Councilmember McBrady was absent.

Carole Stensrud, Dewey-Humboldt Firewise ("Firewise") Chair, gave a PowerPoint presentation and noted that after last week's budget meeting, Council had questions about the funding to be considered for Firewise, giving Firewise an opportunity to revisit some things. Firewise realized that there is a need for a written document about the relationship with the Town. The Yavapai County Multi-Jurisdictional Hazard Mitigation Plan (the "Plan"), created using FEMA standards, requires that mitigation standards set by individual communities must be met in order to receive FEMA disaster funding. One of the Town's key responsibilities is for the safety of the citizens. If it were a criminal action, the Town would take responsibility for criminal safety; in natural disasters, the Town is also required to meet the needs. Firewise has provided a primary role on behalf of the Town for fire safety. Tonight, Firewise is withdrawing the first request and submitting a new request that is in keeping with the actual needs.

Before the fiscal year is over, Firewise will have provided over \$78,000 in mitigation grants and contributed nearly \$124,000 worth of volunteer time, totaling over \$200,000 of fire safety benefit. When Firewise acquires 501(c)(3) status, it will need help to get underway. Firewise's purpose is advocacy to save lives and help people be prepared for fire safety. Firewise received positive feedback from the Ranger who spoke at the June 18, 2019, Council Meeting and a speaker at the May 22, 2019, water tank dedication.

Ms. Stensrud displayed a map from the Arizona Department of Forestry and Fire Management showing fire danger; the Town is at a 20% threat of a wildfire. It will be a while before the Forest Service is able to do any treatments to the Town. The primary reason Cleanup Days happened was because in 2016, Central Arizona Fire & Medical Authority (CAFMA) identified Blue Hills and Foothills as the highest danger areas. Firewise still seeks to reach out to the whole community and intends and intends to start next year on the central part of Blue Hills.

The Plan's purpose is to identify hazards, assess vulnerability and risk, develop strategies for mitigation, and document the planning process. A 2005 FEMA study found on average each dollar spent saves an average of \$4 in avoiding future losses. Ms. Stensrud outlined strategies and objectives of the Plan and compared them to Firewise's purposes. In the Plan, the Town identified Enforcing Building Codes, Public Outreach and education, and Firewise Community Certification. The Town said it would give \$5,000 semi-annually for public outreach; the Town worked with Firewise to start community certification and agreed to contribute staff time, which it did, with Community Development. The Plan says that the community certification will be developed with resident participation and then residents taking over the lead, which is difficult because funding is needed. The Plan also requires the Annual Cleanup Program and ditch and channel cleanup and repair. Six Firewise board members and one volunteer contributed 147 hours at Cleanup day; Firewise helps manage it.

Ms. Stensrud provided statistics: nearly 90 properties abated in the last 22 months; between January and April, 196 properties in Blue Hills canvassed; over \$116,000 in abatement grants in the last 22 months; a grant of \$12,500 for fire protection, preparation, and address and road signs. Firewise worked 433.93 hours per month and \$51,000 of volunteer hours between January and May; distributed over 1,750 pieces of material in the past eight months; has 152 Facebook followers and 418 people on the monthly Town email blast. Firewise had 20 community information workshops in the last 22 months; six newsletter inserts in the past six months, and almost 2,900 pieces of mail. Volunteers have given over \$1,800 out of pocket. Over the year, Firewise will contribute over \$200,000 to the Town.

The Firewise board is committed to, being a 501(c)(3). 501(c)(3)'s have to report how they received and spent funds to the federal government. Fundraising is uncertain and there are responsibilities that 501(c)(3)'s cannot get out of.

Firewise is asking for \$20,000 and for the Town to provide staffing resources. If staff support is not included, Firewise will need at least \$16,000 more. Firewise cannot operate as a 501(c)(3) and hold money for residents. The \$20,000 is for Firewise to have a place to work from, with computers to secure documents on and printers. Firewise needs \$28,000 total this year to get off the ground and is asking the Town for \$20,000.

Ron Miller, Firewise, stated that the Forestry Service commented about how widely Dewey-Humboldt Firewise is recognized and known. Areas most prone to fire will be responded to equally as they would anybody else. The Forestry Service is making time to drive through Blue Hills with Firewise. A lot of people are coming to him for help, but there are not grants for certain areas.

Debbie Miller, Firewise, read through roles in Firewise and the number of people on each committee, and spoke of the Goodwin fire and being able to get out. Everyone has an individual responsibility to be a hero in the community; the entire community's involvement is needed. People don't know what Code Red is, about the community meeting Firewise held recently, or about the abatements that are available. Not everybody uses computers or cellphones; the message needs to get out to everyone. The Millers visited homes in the farthest eastern part of the foothills; Mr. Miller received a call within several minutes by a person who was excited about the package left on her fence and who had no idea about abatements or Firewise.

In response to the Council, Ms. Moore stated that Beth Evans, Administrative Assistant II, works an average of one hour per day assisting Firewise, and Ms. Moore's hours are more sporadic. Staff will provide information to Council about the amount of time that staff puts in to support Firewise. The Town would need to revisit staffing, because in preparing the budget, staff operated under the impression that the 501(c)(3) would relieve Town staff.

Councilmembers discussed the following: Firewise's background, the reasons Firewise started as a non-Town committee, and if they were developing the 501(c)(3) to be self-sufficient; the Plan requires the Town to have an active Firewise committee in order to receive FEMA funding; FEMA funding could be substantially reduced or eliminated, and for failing to follow the Plan. Firewise will not function well if it cannot get the funding. During fire season, Ms. Evans averages about 15 hours weekly on abatement grant processing. Firewise does not have the money to process PAWUIC grants; without staffing support, residents won't use the grants because they can't wait

for reimbursement. Other available grants are restricted and can't be used for everyday business. Firewise has no other way but to ask the Town for help.

Councilmembers discussed that when the 501(c)(3) started, Firewise made clear to the Town that they did not want Town involvement, but then received assistance from the Town Planner, Public Works, Finance, Ms. Evans, and whoever was needed, and the understanding that Firewise would be self-sufficient once it became a 501(c)(3). Councilmembers suggested asking Prescott Valley to start a Firewise of their own and begin contributing and asked for information about costs of Town support to Firewise.

Councilmembers discussed this being a bad budget time; and, the Superfund sites, including people still getting sick, the Town needing research and answers, and if first responders know the Superfund sites exist. The Superfund sites have been neglected for about 10 years and also need to be funded.

Mr. Hanks clarified that Council wants staff to provide time and cost estimates used for Firewise and rough cost estimates on consultation with an environmental attorney for the next meeting. Ms. Moore confirmed that donation requests are included as part of the negative \$76,000 budget, and clarified what is included in that account. Firewise is asking for \$7,500 additional funding. Staff will need to revisit the personnel; the Town cannot continue at the current personnel number.

Councilmembers discussed comping permit fees for DHHS; there was an agreement with DHHS for the storage donation because they had to move out.

Ms. Stensrud stated that in order to be a 501(c)(3), Firewise needs a board. Firewise has no liability coverage; that is the main reason that they wanted to become a 501(c)(3). The Firewise Board doesn't know if they will continue forward. A 501(c)(3) does not automatically have all of the means and funds. If the Town cannot say that Firewise is important to continue, Firewise will ask for 60 days to meet with Mr. Hanks to try to find a solution for the Town to take it back. If a Town committee, Firewise can only have three people together at the same time. Firewise wants to help the Town but cannot continue to do so out of nothing. If Firewise does not have Town office support, \$16,000 will need to be added to the \$20,000 request.

Councilmembers discussed giving the Little League \$20,000 last year with comped permits this year, the requested donation to DHHS, possibly comping DHHS permits as part of the donation; and, studying the Firewise request so as to not strap Town staff any more. Ms. Moore clarified that whatever Council decides on the donation, the staff will still be needed. Councilmembers continued the discussion relating to the Firewise request, including staffing, and that the reason Firewise did not want to be a Town committee was because they did not want to be told what they can and cannot do. Now, with becoming a 501(c)(3), Firewise is asking for more, and said that they are doing the Town's Public Works Department's job.

In response to the Council, Ms. Stensrud stated that Firewise is not being Public Works but is doing a significant portion of the Town's responsibility for fire safety; since the Town can't go in and abate properties, the 501(c)(3) is required. Firewise began in June, 2015; of those years, the Town has contributed three years.

Councilmembers discussed the DHHS request, relating to the \$5,000 portion of the request and possibly donating permit fees. In response to the Council, Mr. Hanks stated that permit fees are calculated based on a number of factors. Councilmembers discussed DHHS potentially using the \$5,000 for a fence around the museum, as in Prescott, and the benefits that the museum can bring to the Town.

Councilmembers continued the discussion about Firewise and liability being the reason that Firewise was working towards becoming a 501(c)(3) rather than a Town Committee. If Firewise becomes a Town Committee, the Town would still be processing grants or be at risk violating the Plan and having restricted FEMA funding coverage.

Councilmembers discussed the property donation that DHHS received, which is not cash; cash is required to develop the property; property requires DHHS to pay more in taxes; and, DHHS tries to bring awareness of the Town to more people and promote tourism. Councilmembers also discussed the additional information that staff will provide regarding Firewise and requested that the information include staff hours; moving a part-time position to full-time will have a substantial cost.

Leigh Cluff addressed the Council relating to the Firewise endowment fund, the amount in the fund, and possibly adding money to it to get it to the \$25,000 amount required to draw money from. In response, Ms. Stensrud stated that there is about \$13,000 in the fund; Firewise has tried to raise funds, but it is very difficult. Ms. Stensrud also spoke regarding the budget request, and the difficulty to raise money for operations rather than programs. \$10,000 is needed for Firewise to have a location.

4. Special Meeting. Legal action may be taken.

- A.** Review and possible adoption of FY 2019/20 Tentative Budget by Funds and Departments (General Fund – Revenues, Expenditures; Town Council and Management, Town Clerk, Finance, Legal, IT, Magistrate Court, Public Safety, Engineering, Public Works, and Community Development, non-Departmental; HURF – Revenues, Expenditures: Engineering, Public Works; Grant Fund)

Based on the previous agenda item discussions and the information requested of staff, there was no action tonight.

5. Adjourn.

The meeting was adjourned at 8:54 p.m.

Terry Nolan, Mayor

ATTEST: _____
Timothy A. Mattix, Town Clerk

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**TOWN OF DEWEY-HUMBOLDT
TOWN COUNCIL
REGULAR COUNCIL MEETING MINUTES
AUGUST 6, 2019, 6:30 P.M.**

A REGULAR COUNCIL MEETING OF THE DEWEY-HUMBOLDT TOWN COUNCIL WAS HELD ON TUESDAY, AUGUST 6, 2019, AT TOWN HALL AT 2735 S. STATE ROUTE 69, DEWEY-HUMBOLDT, ARIZONA. MAYOR TERRY NOLAN PRESIDED.

1. **Call To Order** Mayor Nolan called the meeting to order at 6:30 p.m.
2. **Roll Call** Town Council Members: Karen Brooks, Lynn Collins, John Hughes, Amy Lance, Mark McBrady, Vice Mayor Victoria Wendt and Mayor Terry Nolan were present. Councilmember Amy Lance arrived at 6:31 p.m.
3. **Pledge of Allegiance** Audience member Glen Blomgren led the Pledge.
4. **Invocation** Given by CM Lance.
5. **Announcements regarding Town Current Events; Guests; Appointments; and Proclamations**
Announcements of items brought to the attention of the Mayor not requiring legal action by the Council. Guest Presentations, Appointments, and Proclamations may require Council discussion and action. Pursuant to the Arizona Open Meeting Law, the Town Council may present a brief summary of current events; however, the Council may not discuss, deliberate, or take legal action on any matter in the summary.

A. Council announcements about outside meetings and committees

Councilmember Collins noted a Community Meeting for the Humboldt Superfund Awareness and Research Team, on August 15, 2019, at 7:00 p.m. at Mortimer Farms Barn.

B. Cancellation of August 20, 2019, Town Council Regular Meeting, pursuant to the Dewey-Humboldt Town Code of Ordinances § 30.105(A)

Mayor Nolan that the August 20, 2019 Council Meeting is cancelled due to the League of Arizona Cities and Towns Annual Conference.

C. Magistrate Court Quarterly Report presented by Town Magistrate Douglas Suits

Town Magistrate Douglas Suits stated that he reviewed the quarterly report provided by the Yavapai County Sheriff's Office two weeks earlier and has no reason to dispute the numbers. The last three and a half months, he has learned Court procedures and some areas of misdemeanor criminal law that he was not familiar with. He has developed a coterie of four judges who have practiced this type of judging for many years. He expressed gratitude for Therese Christopher, Court Administrator. The Administrative Office of the Courts (AOC), which creates the rules that limited jurisdictions have to follow, instituted a multi-year security review and process. The Magistrate Court received a grant for just under \$6,000 that is earmarked for six cameras around the building, four panic buttons, and a beeper wand. The idea is for the Court to have a volunteer from the Sheriff's Department as the Court's security/bailiff on Court days. There has never been a serious problem in the Court, but it behooves everyone to be prepared. If there is a security problem, the administrative offices of the Town may also be impacted. Town Manager Ed Hanks, Mr. Suits, Ms. Christopher, the Sheriff's Office, and Superior Court are trying to schedule a meeting for September to discuss the grant, how best to utilize the cameras and panic buttons, and the most efficient use of the money, keeping in mind the safety of staff and the public.

The AOC recently provided a fiscal year review of all courts in the state. The Court stays relatively constant. In 2017, the revenue generated from fines, sanctions, forfeitures, surcharges, fees and other was \$99,135; in 2018, it was \$97,946. In 2017, revenue from bail bonds, restitution payments and other unspecified trust payments was \$5,300; in 2018, it was \$8,700. Between 2012 and 2018 there was an average of 512 filings per year; the Court is also terminating on average 549 files per year, meaning the Court is working efficiently and within the general timeframe set by the Arizona State Supreme Court.

In response to the Council, Mr. Suits indicated that the grant is \$5,900; he will ask confirm with Ms. Christopher if it includes installation and will provide the answer to Council through Mr. Hanks. The Court currently puts signs out on Court days to let people know they can't bring in weaponry. While there hasn't been a problem, but the worst-case has to be considered. Mr. Suits indicated that he is unable to provide the number of cases, criminal and civil, that came through the Court. In future presentations, he will provide a PowerPoint that breaks down the total revenue. In 2018, there were two official cases for injunction against harassment, 14 orders of protection, 14 criminal failures to appear, 3 DUI's, 38 other criminal traffic, 97 other misdemeanors, and 296 civil traffic. There is a fair amount of local animal issues; most of those are resolved before going to Court.

Gary Mortimer spoke about the agenda item, and asked a question about the possibility of having statistics on the revenue and different areas compared to other towns of similar size. Mr. Suits stated that he does not know

whether statistics are broken down that way; demographics and geographics may not be the same. He can provide the full report to Mr. Hanks, which breaks down the Town's revenue and the other jurisdictions' courts, but is not sure how much value the Council may find in the full report.

D. Proclamation – August, 2019, Child Support Awareness Month

Mayor Nolan read a proclamation declaring August, 2019, as Child Support Awareness Month in the Town of Dewey-Humboldt.

E. Proclamation – August 7, 2019, Purple Heart Day

Mayor Nolan read a proclamation declaring August 7, 2019, as Purple Heart Day in the Town of Dewey-Humboldt.

6. Public Comment on Non-agendized items

The Council wishes to hear from Citizens at each meeting. Those wishing to address the Council need not request permission or give notice in advance. For the official record, individuals are asked to state their name. Public comments may appear on any video or audio record of this meeting. Please direct your comments to the Council. Individuals may address the Council on any issue within its jurisdiction. According to the Arizona Open Meeting Law, Councilmembers may respond to criticism made by those who have addressed the public body, may ask Town staff to review a matter, or may ask that a matter be put on a future agenda; however, Councilmembers are forbidden from discussing or taking legal action on matters raised during Public Comment unless the matters are properly noticed for discussion and legal action. A **3 minute** per speaker limit shall be imposed. Everyone is asked to please be courteous and silent while others are speaking.

Ashley Preston spoke and encouraged the Council to come to the Community Meeting announced by Councilmember Collins. There will be an update on the non-profit status, on the contact with the Environmental Protection Agency, and a medical questionnaire for people to complete and take to Family Medical Walk In for bloodwork, to start compiling data.

7. Consent Agenda All those items listed below are considered to be routine and may be enacted by one motion. Any Council Member may request to remove an item from the Consent Agenda to be considered and discussed separately.

A. Approval of Minutes of March 19, 2019, Regular Council Meeting

B. Approval of Minutes of July 2, 2019, Regular Council Meeting

C. Approval of Minutes of July 11, 2019, Special Council Meeting

It was noted that Councilmember Brooks has not received the generic letter sent out to property owners of rights-of-way, as noted in the March 19, 2019, Regular Council Meeting minutes.

Councilmember Brooks moved to approve the consent agenda items as presented; second by Vice Mayor Wendt. Motion passed unanimously on a voice vote 7-0. CM Brooks – aye; CM Collins – aye; CM Lance – aye; CM Hughes – aye; CM McBrady – aye; CM Lance – aye; VM Wendt – aye; Mayor Nolan – aye.

8. General Business Discussion and possible legal action may be taken.

A. Discussion and possible action relating to the 2018 Volunteer of the Year (VOTY) – staff update, acceptance of the VOTY Committee recommendation of Mike and Ronnie Donovan as 2018 VOTY, and determination of the type and date of celebration (Staff CC)

In response to the Council, Ed Hanks, Town Manager, stated that the nomination submitted by Councilmember Brooks prior to the nomination deadline was received; the decision to note in the May Newsletter that the VOTY nomination period was extended had to be made prior to the deadline to submit nominations.

Leigh Cluff addressed the Council relating to the VOTY and their time in Firewise; a couple of years ago, it was given to everyone in Firewise, and she hoped that the Town Council would consider everyone in Firewise. Vice Mayor Wendt noted that it was not just for Firewise, but for the amount of time spent in the community, walking through the community and picking up trash.

Mayor Nolan moved to accept Mike and Ronnie Donovan as Volunteers of the Year for 2018; seconded by Vice Mayor Wendt. The motion passed unanimously on a voice vote, 7-0. CM Brooks – aye; CM Collins – aye; CM Lance – aye; CM Hughes – aye; CM McBrady – aye; CM Lance – aye; VM Wendt – aye; Mayor Nolan – aye.

Councilmembers discussed staff contacting the VOTY recipients and nominees to ensure everyone is able to attend. The ceremony could be scheduled either at Town Hall or at the Park. Past events have included cake and refreshments at Town Hall and a barbeque at the park. Staff will coordinate everyone's availability and return to Council to set a date for the ceremony.

B. Discussion about the 2015 Town Hall Space Study Preliminary Report and previous Town Council discussions on the Town Hall Space Study, for background discussion prior to agenda items 9, 11 and 12.

The Council agreed to move item B down so that agenda items will be grouped together, so that this item can be discussed after Executive Session.

10. Discussion and possible action to approve the Agreement for Town Attorney Services with Bigelow Law Offices, PLC. (Item taken out of order)

The Council agreed that Executive Session item 9.A. was not necessary and considered agenda item 10 prior to the Executive Session.

Councilmember Brooks moved to accept the contract as presented, to accept Bigelow Law Offices as the new Town Attorney; seconded by Councilmember Hughes. Motion passed unanimously on a voice vote 7-0. CM Brooks – aye; CM Collins – aye; CM Lance – aye; CM Hughes – aye; CM McBrady – aye; CM Lance – aye; VM Wendt – aye; Mayor Nolan – aye.

9. Executive Session

Vote to recess to Executive Session

Vice Mayor Wendt moved to go into Executive Session on the other two items [9.B. and 9.C.]; seconded by Councilmember Brooks. Motion passed on a voice vote 5-1. CM Brooks – aye; CM Collins – nay; CM Lance – aye; CM Hughes – aye; CM McBrady – abstain; CM Lance – aye; VM Wendt – aye; Mayor Nolan – aye.

The Regular Meeting adjourned into Executive Session at 6:58 p.m. Councilmember McBrady left the meeting.

A. An Executive Session pursuant to A.R.S. § 38-431.03(A)(1) to discuss and consider the appointment of and employment/Agreement for Town Attorney Services with Bigelow Law Offices, PLC.

B. An Executive Session pursuant to A.R.S. § 38-431.03(A)(7) for discussion with designated representatives of the Town in order to consider its position and instruct its representatives regarding negotiations for the potential purchase of real property located at 2735 South Highway 69.

C. An Executive Session pursuant to A.R.S. § 38-431.03(A)(7) for discussion with designated representatives of the Town in order to consider its position and instruct its representatives regarding negotiations for the potential lease of real property located at 3650 South Highway 69.

Close Executive Session/Reconvene Regular Meeting

The Regular Meeting reconvened at 8:01 p.m. All Councilmembers were present.

8.B. Discussion about the 2015 Town Hall Space Study Preliminary Report and previous Town Council discussions on the Town Hall Space Study, for background discussion prior to agenda items 9, 11 and 12. (Item taken out of order)

Councilmember Collins stated that she wanted to make sure that everyone had the same information; the Space Study provides a ball-park figure as to the size needed, as discussed at the time of the study. Councilmember Collins was commended for studying the item and providing the information to Council.

10. Discussion and possible action to approve the Agreement for Town Attorney Services with Bigelow Law Offices, PLC. (Item taken out of order)

See page 3 for discussion and action.

11. Discussion and possible action relating to the potential purchase of real property located at 2735 South Highway 69.

Councilmember Brooks moved to direct the Town Manager to contact the Town Attorney to notify the landlord in writing that the Town will not purchase the property; seconded by Councilmember Collins. Motion passed on a voice vote 6-0. CM Brooks – aye; CM Collins – nay; CM Lance – aye; CM Hughes – aye; CM McBrady – abstain; CM Lance – aye; VM Wendt – aye; Mayor Nolan – aye.

12. Discussion and possible action relating to the potential lease of real property located at 3650 South Highway 69.

Councilmember Hughes moved to direct the Town Manager to proceed with the Town Attorney to do negotiations on a lease agreement and to get estimates on tenant improvements; second by Councilmember Collins. Motion

passed on a voice vote 6-0. CM Brooks – aye; CM Collins – nay; CM Lance – aye; CM Hughes – aye; CM McBrady – abstain; CM Lance – aye; VM Wendt – aye; Mayor Nolan – aye.

13. Consideration of additional Special Session(s) Whether to hold and, if so, set the date.

Councilmembers discussed if there was a need to set a tentative date in case the Town Manager needs Council action in light of the vote on items 11 and 12. Mr. Hanks stated that he doesn't think it needs to be decided tonight; staff will look at dates of availability after the League of Arizona Cities and Towns Conference.

14. Adjourn The meeting was adjourned at 8:06 p.m.

Terry Nolan, Mayor

ATTEST: _____
Timothy A. Mattix, Town Clerk



COUNCIL COMMUNICATION

Regular Council Meeting Date: **September 3, 2019**

Agenda Item: **10.A.**

Submitted by: Edward L. Hanks, Jr., Town Manager

Subject:

Discussion and possible action to accept one of the proposals received for the Town's Request for Proposals for Architectural Design Services for the Town Hall Tenant Improvements Project. The Town received proposals from: Headwaters Architecture, P.C., Michael Taylor Architects, Inc., and Stroh Architecture, Inc.

Background:

At the August 6, 2019, Council Meeting, Council directed staff to begin negotiations and to obtain estimates on tenant improvements for use of the building located at 3650 South Highway 69.

In order to provide cost estimates for tenant improvements, staff issued a request for proposals (RFP) for cost quotations for architectural design services to four firms who first met with staff to discuss project details. The RFP is for design services of all plans and specifications necessary for construction. The plans and specifications will be used by the Town to bid for construction services for the tenant improvements.

Under Town Administrative Regulation AR09-01, due to the cost amount of the proposals received, Council must approve the purchase.

Financial Impact:

- Headwaters Architecture P.C. – \$34,800
- Michael Taylor Architects, Inc. – \$34,200
- Stroh Architecture, Inc. – \$32,000

Sufficient funding for RFP award and contract is included in the current fiscal year's budget; however, should Council wish to proceed, a separate Council action at a future meeting is required for a budget transfer for the costs.

Direction Requested:

Staff is seeking Council acceptance of a response from one of the firms in order to move the process forward.

Staff recommends that Council accept the proposal of Michael Taylor Architects, Inc.

Suggested Motion:

For: I move to accept the proposal submitted by (Company Name), contingent on the Town Council's approval of a contract with (Company Name) and its approval of a lease for new Town Hall facilities at 3650 South Highway 69.

Against: I move to reject the proposals received, and to direct the Town Manager to resolicit for architectural design services.

Attachments:

Architectural design services RFP; RFP responses.

Town of Dewey-Humboldt

P.O. Box 69

Humboldt, AZ 86329

Phone: 928-632-7362 | Fax: 928-632-7365

September 3, 2019
www.dhaz.gov



**REQUEST FOR PROPOSALS
ARCHITECT SCOPE OF WORK
FOR DESIGN OF TOWN HALL TENANT IMPROVEMENTS**

This document is a request for proposals for Design Services, as detailed below. Responses shall include a cost estimate for services as detailed below as well as a not-to-exceed two-page biography of the architect that includes the architect's background, the name and contact information of the primary contact person who will be doing the work, verification that the person contains all certifications required to perform the work, a list of two relatable projects that the architect has completed, and two to three contractors the Architect recommends.

For questions or requests for additional information please contact:

Tim Mattix
Town Clerk
Phone – (928) 632-7362
Fax – (928) 632-7365
Email – TimMattix@dhaz.gov

All responses are due by Wednesday, August 28, 2019 at 5:00 PM. Emailed copies to TimMattix@dhaz.gov are preferred. Firms may also deliver the responses by fax or delivery/mail to Dewey-Humboldt Town Hall, P.O. Box 69, 2735 S. Hwy. 69, Humboldt, AZ 86329.

A. GENERAL

1. The Project is generally described as follows: New Town Hall Tenant Improvements.
2. ARCHITECT is responsible for the preparation of floor plans, construction plans and construction specifications for required tenant improvements for the new Dewey-Humboldt Town Hall, located at 3650 S. Highway 69, Dewey, AZ 86327.
3. ARCHITECT is responsible for the professional quality, technical accuracy and the coordination of all projections, plans, designs, drawings, specifications and other Services furnished by ARCHITECT under this Contract. ARCHITECT shall, without additional compensation, correct or revise any errors or omissions in its projections, plans, designs, drawings, specifications and other Services.
4. ARCHITECT shall maintain a log of all meetings, site visits or discussions held in conjunction with the Services, with documentation of major discussion points, observations, decisions, question or comments. These shall be furnished to TOWN for inclusion in the overall Project documentation.
5. All Services performed under this Contract shall be performed by or under the direct supervision of persons then licensed in the State of Arizona to perform these Services.
6. All plans, designs and specifications prepared by ARCHITECT shall comply with applicable engineering and design standards.

7. If ARCHITECT provides defective, incomplete, unclear, or uncoordinated documents in preparing the specifications and Contract Documents, all costs of responding to any protest or appeal or of any necessary rebidding will be borne by ARCHITECT.
8. Time is of the essence in this contract.

B. DESIGN PHASE

1. GENERAL

The proposed improvements are more specifically described as follows:

Provide all required documents (floor plans, construction plans and construction specifications, etc.) for the Town of Dewey-Humboldt to use to solicit bids for construction services for tenant improvements for the new Town Hall location, to be constructed at 3650 S. Highway 69, Dewey, AZ 86327. Plans and specifications provided by the ARCHITECT will be used by the construction contract selected through a process to complete the tenant improvements.

2. COST ESTIMATES

The ARCHITECT will prepare detailed cost estimates and provide such estimates to TOWN in response to this Request for Proposal. The cost estimate for the ARCHITECT'S services shall be all inclusive and include taxes and reimbursables.

The Response must include both the ARCHITECT'S costs for performing services as well as an estimated cost to construct the tenant improvements according to the ARCHITECT'S plans.

3. SPECIFICATIONS

ARCHITECT will provide all necessary documents for a contractor to construct the tenant improvements according to the ARCHITECT'S design. ARCHITECT will include a brief, not-to-exceed two-page summary of the ARCHITECT'S background, the name and contact information of the person who will be doing the work and verification that the person contains all certifications required to perform the work, a list of two relatable projects ARCHITECT completed, and two to three contractors the ARCHITECT recommends for the construction project.

ARCHITECT will be responsible for working with the Town of Dewey-Humboldt Manager and Building Official throughout the design phase. Building codes in effect at the Town of Dewey-Humboldt and to which the ARCHITECT must design all plans and specifications:

- Administrative Code (2012)
- International Building Code (2012)
- International Residential One- and Two-Family Dwelling Code (2012)
- International Plumbing Code (2012)
- International Mechanical Code (2012)
- Electrical Code (2006 ICC Electrical Code Administrative Provisions/2011 National Electrical Code)
- International Fuel Gas Code (2012)
- International Property Maintenance Code (2012)

- Grading Ordinance (2006)
- International Energy Conservation Code (2006)
- Arizonans with Disabilities Act

Additional information about the codes are available online, at [http://library.amlegal.com/nxt/gateway.dll/Arizona/deweyhumboldt_az/townofdewey-humboldtazcodeofordinan?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:deweyhumboldt_az](http://library.amlegal.com/nxt/gateway.dll/Arizona/deweyhumboldt_az/townofdewey-humboldtazcodeofordinan?f=templates$fn=default.htm$3.0$vid=amlegal:deweyhumboldt_az).

4. DELIVERABLES

ARCHITECT shall be responsible for providing three complete sets of paper floor plans, construction plans and specifications, as well as one digital copy of each document in a PDF format.

C. BIDDING PHASE

1. ARCHITECT shall assist TOWN in preparing documents required for the construction bid.
2. ARCHITECT shall respond to inquiries related to the Contract Documents. ARCHITECT shall tabulate and maintain a summary of the inquiries received (verbal and written) and the responses made.
3. ARCHITECT shall review Addenda for clarity, consistency and coordination among the bidders.
4. ARCHITECT shall assist TOWN in conducting the bid opening and shall evaluate the bids for bidder responsibility (including previous experience, capabilities and reputation for similar work), bidder responsiveness (including conformance to instructions, specifications and financial data required) and price. ARCHITECT shall also advise TOWN of the acceptability of subcontractors and material suppliers proposed by bidders. ARCHITECT shall make recommendations to TOWN concerning the acceptance or rejection of bids.

D. CONSTRUCTION PHASE

ARCHITECT shall make itself available to respond to questions regarding design or specifications, from the TOWN or the contractor during the construction phase.

PAYMENT SCHEDULE

A. COMPENSATION AND METHOD OF PAYMENT

1. The consideration of payment to ARCHITECT, as provided herein shall be in full compensation for all of ARCHITECT'S work incurred in the performance hereof, including offices, travel, per diem or any other direct or indirect expenses incident to providing the services.
2. ARCHITECT shall be paid in full for Design Phase work upon receipt of all required documents and acceptance by the Town Building Official.
3. Invoices shall be on a form and in the format provided by TOWN and are to be submitted to TOWN via TOWN'S authorized representative.
4. For work completed pursuant to Sections C and D, upon receipt and approval of ARCHITECT'S invoices, TOWN agrees to make payments within thirty days of receipt of the invoice.

C. REIMBURSABLE COSTS

ARCHITECT will be reimbursed for expenses incurred under Sections C and D. All reimbursable costs must be submitted monthly and itemized as to costs. The items allowable for reimbursement are as follows:

1. Costs of outside printing services, as required by the contract.
2. Cost of long-distance telephone, postage, courier, UPS, Federal Express, etc. to the extent such item is specifically quantified and estimated for this project.
3. Cost of other items as required, with prior approval from TOWN.



Building Great Relationships, Builds Great Projects

220 West Goodwin St. Prescott, AZ 86303, 928.776.7180
info@headwatersarch.com

Name Tim Mattix, Town Clark
Address P.O. Box 69, 2735 S. Hwy 69
Humboldt, AZ 86329

Date: 8/28/19

Tim,

Thank you for considering us for your new exciting expansion plans. We are poised and ready to meet your project schedule as discussed. As we talked you will be directly dealing with myself on this project and my engineering consultants. I think your schedule is aggressive but with proper time management very possible. We pride ourselves to be time efficient and good listeners to design the correct layout for you and your town culture. Your investment for architectural services is outlined below.

Proposal for costs

This proposal is for architectural services

Interior Phase :

Remodel interior office space (approx 10,000 sf)

Our proposal includes: Electrical Engineering and Mechanical Engineering.

is a lump sum of \$34,800.00

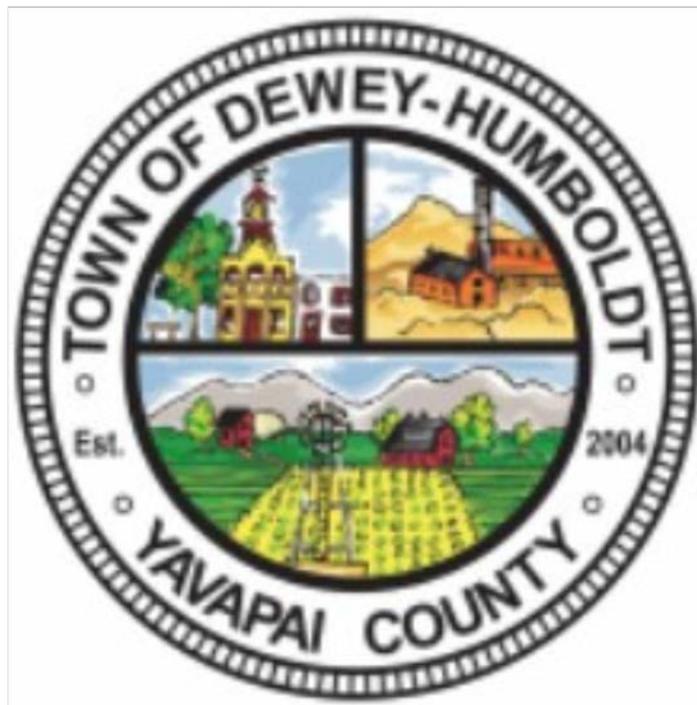
If you have ny questions regarding this please call

Take Care,

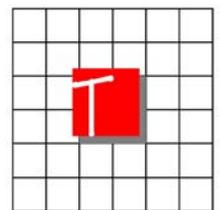
Todd Marolf

**STATEMENT OF QUALIFICATIONS
IN RESPONSE TO:
REQUEST FOR PROPOSALS
FOR
ARCHITECT SCOPE OF WORK FOR
DESIGN OF TOWN HALL TENANT
IMPROVMENTS**

DUE: AUGUST 28, 2019 5:00PM



PRESENTED BY:
MICHAEL TAYLOR ARCHITECTS, INC
PRESCOTT, ARIZONA



**Michael Taylor
Architects, Inc.**

Town of Dewey/Humboldt

August 28, 2019

Tim Mattix, Town Clerk
Town of Dewey-Humboldt
2735 S. Hwy 69
Humboldt, Arizona 86329

RE: New Town Hall Tenant Improvements

Mr. Mattix and members of the selection committee,

We are please to submit the following proposal. It is intended to formally introduce our team to the selection committee and to highlight our unique qualifications with similar projects in Yavapai County.

MTAI was formed in 1996 for the sole purpose of providing high-level architectural services throughout Yavapai County and beyond. We have provided those services for numerous clients over the years including a number of projects for various municipalities, school districts, churches and private entities.

Over the years we have assembled a staff of dedicated professionals with an average employment term at MTAI of over 11 years. This long-term commitment translates into a team that has built a considerable body of knowledge and consistency that we bring to bear on all our projects.

Our team currently numbers 7 in-house staff with two additional contract production drafters available on an as-needed basis. Our team is one of depth and variety. MTAI is a Yavapai County firm with the sensitivities of the region, considerable experience on similar projects, and the horsepower, resources and desire to perform for our clients.

I hope you will agree that the MTAI team is uniquely qualified with a passion for our work, a devotion to our communities and the staff and skill set necessary to perform.

We look forward to the next steps in your selection process and appreciate the opportunity to submit this packet.

Respectfully submitted,

Michael Taylor, AIA
Michael Taylor Architects, Inc.

• Firm Information:

- A. Company Name- Michael Taylor Architects, Inc.
- B. Address- 118 South Pleasant Street, Prescott, Arizona 86303
- C. Telephone Number- 928.445.0626
- D. Email Address- Michael@mtai.net
- E. Number of years in business- 24 years
 - 4 years as a partner in RTB Architects
 - 9 years as principal in Taylor Architects
 - 15 years as principal in Michael Taylor Architects, Inc.
- G. The downtown Prescott location of Michael Taylor Architects, Inc. (MTAI) is the only office for the firm.
- H. MTAI is incorporated in the State of Arizona as an "S" Corporation. Michael Taylor is the President of the Corporation.

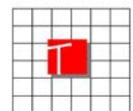
Throughout the firm's history, the underlying theme of our projects has been one of **service** to our clients. Committing to serving the various entities in our region takes a team with this service approach as the projects may take several forms. Many of our governmental clients prefer to hire local design professionals for their project needs. This allows quicker and more affordable responses during these times of diminishing budget allocations.

MTAI carries a \$2M/\$2M Professional Liability (errors and omissions) insurance policy, MTAI also carries other insurance to meet or exceed the limits required by most clients and the State.

Michael is a member of the American Institute of Architects (AIA) in good standing. Through the AIA, staff at MTAI are exposed to several continuing education opportunities each year.

Michael is engaged in the community not only through the work of MTAI but as a Board Member of the Mountain Institute JTED. Michael has served on this board for nine years.

Our unique qualifications include experience with projects of a similar nature, projects in this climatic zone, considerable experience with projects in Yavapai County, experience working with public entities and other clients on similar projects. Our firm is the right size and located conveniently for this project. Our firm is one dedicated to service and follow through and our long-term relationships with repeat clients bears this out.



Basic Qualifications



Principal in Charge

Michael Taylor, AIA

Registered Architect
Michael Taylor Architects, inc.

Years of experience: 34 years
Years with Firm: 23 years

Education:

A.A.S. Degree/Construction Graphics, Yavapai College, Prescott Campus
1985

Professional Registrations:

Architecture: AZ #24683

Memberships:

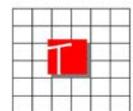
American Institute of Architects
Mountain Institute JTED Governing Board Member
Central Arizona Partnership
Yavapai County Contractors Association

Relevant Professional Experience:

- Heights Church Tenant Improvements, Prescott Valley
- Prescott City Hall Programming Study, Prescott
- Prescott Unified School District Office Tenant Improvement (old Washington School), Prescott
- Davidson's Tenant Improvements, Prescott
- City of Prescott Wastewater Collections expansion, Prescott
- Armed Forces Recruiting Center Tenant Improvement, Prescott Valley
- Prescott Rodeo Grounds ADA improvements, Prescott
- Prescott Airport Restaurant Tenant Improvements, Prescott
- Granite Mountain Hotshot Memorial, Yavapai County Courthouse
- Prescott College Penstemon Building Tenant Improvements, Prescott
- Boys and Girls Club remodel, Prescott
- Southwest Behavioral Tenant Improvements, Kingman

Community involvement/past and present:

- Prescott Valley Chamber of Commerce
- Prescott Preservation Commission
- Prescott Jaycees
- Prescott Urban/Wildland Interface Commission
- Prescott Valley Economic Development Foundation



PROPOSAL FOR PROFESSIONAL SERVICES BETWEEN ARCHITECT AND CLIENT

Project: New Town Hall Tenant Improvements
Town of Dewey-Humboldt

Location: 3650 S. Highway 69, Dewey, Arizona 86327

Client: Town of Dewey-Humboldt
Attn: Mr. Tim Mattix, Town Clerk
2735 S. Highway 69
Humboldt, Arizona 86329

Architect: Michael Taylor Architects, Inc.
118 South Pleasant Street
Prescott, Arizona 86303

Project Description:

A remodel of an existing building at 3650 S. Highway 69, Dewey, Arizona. Remodel will be to convert the former 9,500 square foot "Trike Shop" into the new town hall for the Town of Dewey-Humboldt. Remodel will include development of a council chambers/courtroom, 3-offices, a reception area, workstation area for Community Development and possibly some shop space. Also included will be a conference room, restrooms and a depot for the YCSO.

Compensation:

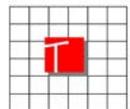
Compensation for the stated scope of services to be performed under this Agreement shall be as follows:

For services through Construction Documents including mechanical/plumbing/electrical Engineering and architectural services including three complete sets of Construction Documents and specifications and pdf copies of all documents: \$30,400
For Bidding and limited Construction Administration services: \$ 3,800

Additional Fees/Supplemental Services:

Should supplemental services beyond those listed in this agreement be requested or become necessary and be approved by the Client, our hourly billing rates for those services are as follow:

	<u>Standard Rates</u>
Architect	\$120/hour
Project Manager	\$ 95/hour
Drafting/Technical	\$ 80/hour
Clerical	\$ 50/hour



Exclusions:

- Offsite improvements design including utility main extensions
- Boundary or topographic surveys
- Geotechnical soils investigation
- Landscape Design
- Truss engineering
- Destructive or invasive testing of any existing materials or construction.
- Hazardous materials testing or investigation
- Town and ADEQ certifications
- Rezoning services
- Municipal fees
- Services beyond those listed herein

Article 1

Architectural Services: Scope of Services

Schematic Design Phase – 30%

The Architect shall evaluate the Clients program and budget and become familiar with the site. The Architect will prepare a preliminary design illustrating the scale and relationships of the Project components.

This preliminary design will be presented to the Client for review and approval.

Upon Client approval of the preliminary design the Architect will prepare Schematic Design Documents consisting of building plans, study models, selections of major building systems and materials of construction.

A final Schematic Design package shall be submitted to the Client for final approval.

Design Development Phase – 60%

Based on the approved Schematic Design Documents, the Architect will prepare Design Development documents illustrating the continued development of the Schematic Design. These documents may include building sections, elevations, typical construction details and diagrammatic layouts of major building systems (structural, including structural support of the well pad).

Draft specifications will also be prepared as a part of the Design Development phase.

A final Design Development package shall be submitted to the Client for final approval.

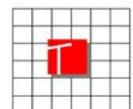
Construction Documents – 90%

Based on the approved Design Development documents, the Architect will prepare Construction Documents illustrating and describing the further development of the approved Design Development documents.

Construction Documents shall consist of drawings and specifications setting forth in detail the quality levels and performance criteria of materials and systems and other requirements for the construction of the Work.

The Architect shall incorporate the design requirements of governmental authorities having jurisdiction over the Project into the Construction Documents.

A final Construction Documents package shall be submitted to the Client for final approval.



Bidding Phase Services

- a. The Architect shall assist the Town in preparing documents required for the bidding process.
- b. The Architect will organize and conduct a pre-bid conference for prospective bidders.
- c. The Architect shall prepare responses to questions from prospective bidders and provide interpretations of the Bidding Documents in the form of addenda.
- d. The Architect shall schedule and facilitate a bid opening and review results with the Client and will evaluate the bidder qualifications and their responsiveness and price. The Architect

Construction Phase Services

- A. The Architect shall be available to respond to questions regarding design or specifications from the Town or contractor during the construction phase.

Article 2

Client's Responsibilities

2.1 Information

The Client shall provide site and other information on which the design is to be based as well as a defined budget for the Project. The Architect shall be entitled to rely on the accuracy and completeness of information provided by the Client.

2.2 Budget

The Architect shall make every effort to provide designs that conform to the Client's budget. Opinions of probable cost may be provided as a part of services only to assist the Client with budget planning. Such opinions shall not be construed to provide a guarantee or warranty of the actual cost of construction.

2.3 Approvals

The Client's decisions, approvals, reviews and responses shall be communicated to the Architect in a timely manner in order to not delay the project.

Article 3

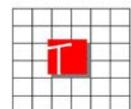
Ownership of Documents

- 3.1 The Architect shall be deemed the author and owner of all documents and deliverables developed pursuant to this Agreement and State Law. Subject to payment by the Client of all fees the Architect grants to the Client a non-exclusive license to reproduce the documents solely for the construction of the Project.

Article 4

Compensation

- 4.1 The Architect will invoice the Client monthly for work completed during the previous month. Invoices will be based on the percentage of work completed, Supplemental Services performed (if any) and reimbursable expenses incurred.
- 4.2 Payments are due and payable 30 days from the date of the Architect's invoice. Invoices or portions of invoices unpaid after 30 days from the due date will be deemed to be past due and will accrue interest at 2% of the unpaid balance per month. Past due amounts may be cause for termination of this agreement.



**Article 5
Indemnification**

5.1 The Client and Architect agree to indemnify and hold harmless the other, and their respective officers, employees, agents and representatives from and against liability for all claims, losses, damages and expenses including reasonable attorney’s fees to the extent such claims, losses, damages and expenses are caused by the joint or concurrent negligence of Client or Architect, they shall be borne by each party in proportion to it’s negligence.

**Article 6
Limit of Liability Statement:**

6.1 In recognition of the relative risks and benefits of the project to both the client and the architect, the risks have been allocated such that the client agrees, to the fullest extent permitted by law, to limit the liability of the architect to the client for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorney’s fees and costs and expert witness fees and costs, so the that total aggregate liability of the architect to the client shall not exceed the architect’s total fee for services rendered on this project. It is intended that this limitations apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

**Article 7
Suspension/Termination**

7.1 Either party may terminate this Agreement upon not less than seven days written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.
7.2 All terms of this agreement including compensation shall remain in place up to the day of notice of termination.

**Article 8
Other Terms and Conditions**

8.1 Neither party shall assign their interest in this Agreement without the express written consent of the other party.
8.2 The law in effect at the Architects principal place of business shall govern this Agreement.

**Article 9
Scope of this Agreement**

9.1 This Agreement represents the entire and integrated agreement between the Client and Architect and supersedes all prior negotiations, representations or agreements either written or oral. This agreement may be amended only by written instrument signed by both parties.

Michael Taylor Architects, Inc.

Architect

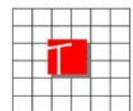
Client

By:

By:

Date:

Date:



Misc. RFP Responses

- A.
2. The Architect will prepare floor plans, construction documents and specification as required per the RFP.
 3. The Architect will follow professional standards of care in preparation of all Construction Documents.
 4. The Architect will log all communications, meetings, decisions and approvals and will be forwarded to the Town for inclusion in their Project documentation.
 5. All services performed by MTAI fall under the direct supervision of Michael Taylor, AIA, an architect registered in the state of Arizona (lic # 24683).
 6. All Construction Documents prepared by MTAI will comply with applicable standards.
- B.
2. Cost estimates were requested for Design as well as Construction portions of the Project. Design fees are stated elsewhere in this proposal. An estimate of probable construction costs would be provided within our proposed fee structure and could be provided at the completion of the design phase of the work.
 3. Two relatable projects that MTAI is currently working on would include:
 1. Lab Corp Tenant Improvements, Prescott. This T.I. is for a 4,500 sf building formerly used as a store. It is being repurposed into a smaller store, a medical lab facility and vacant tenant spaces for future use.
 2. Heights Church Tenant Improvements. This T.I. is for the former Albertson's grocery store in Prescott Valley. We are repurposing the entire space for a satellite campus for the Heights Church. Included will be a 600 seat sanctuary, classroom/meeting spaces, coffee shop and restroom facilities.

Additional similar projects are noted on my resume, included in this RFP

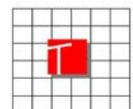
Three Contractors we might recommend for this project would include:

Haley Construction, Prescott
Jeff Falls 928.445.1281

B's Contractors, Prescott
Brian Bombarieri 928.771.9240

Ridegeline Builders, Prescott
Dave Franz 928.710.7194

Additional references are available if needed.





STROH ARCHITECTURE INC.

August 20, 2019

Tim Mattix, Town Clerk
Dewey-Humboldt Town Hall
P.O. Box 69, 2735 S. Hwy 69
Humboldt, AZ 86329

RE: New Town Hall Tenant Improvements

Dear Mr. Mattix,

This is a very important project for the Dewey-Humboldt community. We are pleased to submit the qualifications of Stroh Architecture Inc. We have designed numerous council chambers and courtrooms throughout Arizona in the past.

Founded in 1987, the Firm has designed over 160 projects for Public Sector clients in the Southwest including numerous projects throughout Yavapai County.

Our Team has practiced sustainable architecture and engineering for many years. Our projects are well known not only for their design achievements, but also for their durability, passive and active solar strategies, energy efficiency and low water use.

We are focused on achieving the goals of the project as outlined in the request for proposal, and we are organized by the process and work plan with which we intend to make your project a success.

Principal Douglas Stroh and Project Architect William Waldrom will be managing the design and production of your Town Hall project. We have the staff capacity to complete this project in four to six weeks based on timely responses from the Town.

We are good listeners and proud of our record of working cooperatively with Board of Directors, City Councils, Tribal Councils, building committees and other user groups. Recognition earned by our projects is evidence of the success of our methods and efforts. You will find a list of our achievements on our website at> <https://stroharchitectureinc.com/gallery> .



STROH ARCHITECTURE INC.

We recommend contacting the following excellent General Contractors that we have worked with in the past:

1. Jeb Johnson, Jebco Construction at jeb@jebco.com or (928) 778-7976
2. Art Case, Low Mountain Construction at acase@lowmountain.com or (602) 265-2201
3. Brian Bombardieri, B's Construction at brianbscont@qwestoffice.net or (928) 445-5105

I will be your single point of contact for our team throughout the entire design and construction process.

Sincerely,

Douglas Stroh, NCARB
Principal Architect in Charge
Stroh Architecture, Inc.

Enclosures:

- Stroh Architecture Proposal
- Stroh Architecture Firm Profile
- Douglas Stroh, Resume
- William X Waldrom, Resume



STROH ARCHITECTURE INC.

August 20, 2019

Tim Mattix, Town Clerk
Dewey-Humboldt Town Hall
P.O. Box 69
2735 S. Hwy 69
Humboldt, AZ 86329

Re: Design of Dewey-Humboldt Town Hall Tenant Improvements

PROPOSAL

The preliminary scope of services as we know it is as follows:

Produce preliminary design and construction documents to build approximately 8,500 SF of tenant improvements for a new Town Hall for Dewey-Humboldt.

▣ Basic Services ▣

The Architect's Basic Services consist of: architecture; mechanical, plumbing and electrical engineering.

Communications

Architect shall maintain a log of all meetings, site visits or discussions held in conjunction with the Services, with documentation of major discussion points, observations, decisions, questions or comments. These shall be furnished to TOWN for inclusion in the overall Project documentation.

Programming

The Architect shall provide, through a site investigation and addressing the Owner's needs, a program of space, approximate size, functional relationship and character of each space required for the Project.

Schematic Design Phase

The Architect shall review the program with the Owner as developed by the Architect to ascertain the requirements of the Project and shall arrive at a mutual understanding of such requirements with the Owner.

The Architect shall review with the Owner alternative approaches to design and construction of the Project.

The Architect shall prepare, for approval by the Owner, Schematic Design Documents consisting of drawings, colored renderings and other documents illustrating the scale and relationship of the Project's components.

Design Development Phase

Based on the approved Schematic Design documents and any other adjustments authorized by the Owner in the program, the Architect shall prepare, for approval by the Owner, Design Development documents consisting of drawings and other documents to affix and describe the size and character of the Project as to architectural, materials and such other elements as may be appropriate. A finish materials and colors board will be provided as part of this phase. A construction cost estimate will be provided at the conclusion of this phase.

Construction Document Phase

Based on the approved Design Development documents and any further adjustments in scope or quality of the project authorized by the Owner, the Architect shall prepare, for approval by the Owner, Construction Documents consisting of drawings and specifications setting forth in detail the requirements for the construction of the Project.

The Architect shall submit the drawings to the Town's Planning & Zoning and Building Departments for a building permit and the Architect shall follow through with any revision required to obtain said permit. The Owner shall pay all building permit fees.

Construction Documents

One set of electronic PDF drawings and specification book as well as three (3) paper copies will be delivered to the Town.

Bidding Phase

Architect shall assist Town in preparing documents required for the construction bid.

Architect shall respond to inquiries related to the Contract Documents. Architect shall tabulate and maintain a summary of the inquiries received (verbal and written) and the responses made.

Architect shall review Addenda for clarity, consistency and coordination among the bidders.

Architect shall assist Town in conducting the bid opening and shall evaluate the bids for bidder responsibility (including previous experience, capabilities and reputation for similar work), bidder responsiveness (including conformance to instructions, specifications and financial data required) and price. Architect shall also advise Town of the acceptability of subcontractors and material suppliers proposed by bidders. Architect shall make recommendations to Town concerning the acceptance or rejection of bids.

Construction Services Phase

The Architect will provide administration of the contract between the Owner and Contractor. The Architect will review all shop drawings and product submittals from the Contractor. The Architect will review the progress of the construction and the Contractor's pay requests monthly and provide any clarifications requested by the Contractor.

▣ Additional Services ▣

The Additional Services described, but not necessarily limited to the following, are not included in the Basic Services and shall be considered extras to this Agreement and shall be paid for by the Owner. The Additional Services shall only be provided if confirmed in writing by the Owner.

- Making revisions in the Drawings, Specifications or other documents when such revisions are inconsistent with approvals or instructions previously given by the Owner, including revisions made necessary by adjustments in the Owner's program or Project budget.

- Providing special surveys, environmental studies and submissions required for approvals of the governmental authorities or others having jurisdiction over the Project.
- Providing any other services not otherwise included in this Agreement or not customarily furnished in accordance with generally accepted architectural practice.

Hourly Rates for Additional Services:

Principal Architect	\$ 150 / hour
Principal Engineer	\$ 150 / hour
Project Manager	\$ 120 / hour
Architectural Production	\$ 100 / hour
Engineering Production	\$ 100 / hour
Clerical Production	\$ 55 / hour

▣ Owner's Responsibilities ▣

The Owner shall provide full information regarding requirements for the Project, which shall set forth the Owner's objectives, schedule, constraints and criteria, including space requirements, special equipment, systems and site requirements.

The Owner shall furnish the services of an Audio Video consultant and IT consultant.

▣ Opinions of Probable Construction Cost ▣

In providing opinions of probable construction cost, the Client understands that the Architect has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Architect's opinions of probable construction costs are made on the basis of the Architect's professional judgment and experience. The Architect makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Architect's opinion of probable construction cost.

▣ Summary of Services Included ▣

Basic Services Included:

- **Architecture**
- **Mechanical Engineering**
- **Plumbing Engineering**
- **Electrical Engineering**
- **Errors & Omissions Insurance**

Compensation for the Basic Services listed above shall be as follows:

Project to be billed monthly based on percentage of completion.

Design Development Phase Complete	\$ 8,700.00
Construction Documents Complete	\$ 21,300.00
Bidding Services	\$ 1,000.00
Construction Services	\$ 1,000.00
Total Compensation	\$ 32,000.00

Professional fees are due and payable 10 days from the date billed.

In the event of termination, suspension or abandonment of the project, which is not the fault of the Architect, the Architect shall be compensated for services performed prior to the termination, suspension or abandonment, together with any reimbursable expenses.

Reimbursable Expenses shall be as follows:

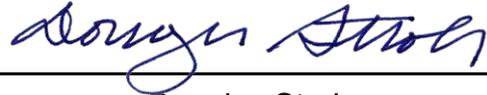
- **Printing Expenses:** At cost
- **Mailing and Shipping Expenses:** At cost
- **Site Trip** \$0.60 per mile
- **Additional Services of Consultants** At cost

This Agreement entered into on the 20th day of August in the year 2019.

Owner

Architect

Town of Dewey-Humboldt



Douglas Stroh
STROH ARCHITECTURE, INC.



STROH ARCHITECTURE, INC.

Description of Firm & Team Experience

Stroh Architecture, Inc. originated in 1992 in Prescott, Arizona. Principal Douglas Stroh offers 42 years of professional experience. The Firm has successfully completed numerous projects for governmental clients including over 115 projects for Native American Communities, including the following:

Ak-Chin Indian Community	Fort Mojave Indian Tribe	Town of Prescott Valley
Arizona Dept. of Transportation	Havasupai Indian Tribe	Town of Safford
Chemehuevi Indian Tribe	Hopi Tribal Housing Authority	Town of Snowflake
City of Phoenix	Hualapai Indian Tribe	U.S. Veterans Administration
City of Prescott	Maricopa Water District	Ute Mountain Ute Tribe
City of Sedona	Navajo Nation	White Mountain Apache
City of Somerton	State of Arizona	Williams Housing Authority
City of Williams	Town of Camp Verde	Yavapai-Apache Nation
City of Winslow	Town of Chino Valley	Yavapai College
Coconino County	Town of Parker	Yavapai County
Colorado River Indian Tribes	Town of Pinetop-Lakeside	Yavapai-Prescott Indian Tribe

We have been recognized in numerous publications and honored with many design awards including the following:

- 2019 *Metal Architecture* Design Award - Colorado River Indian Tribes Fire Safety Substation
- **2018 Governor's Heritage Preservation Award for the renovation of Navajo Council Chambers, located in Winslow, Arizona**
- 2015 Master Builder Award from Star Building Systems for Little Dealer Little Prices in Prescott Valley, AZ. Selected Best of the Auto Dealership Category.
- **2014 Governor's Heritage Preservation Award for the renovation and adaptive reuse of the McHat Inn, now known as the Wagon Wheel Winery, located in Pittman Valley, Arizona.**
- **2009 Governor's Heritage Preservation Award for the renovation and adaptive reuse of the Lorenzo Hubbell Trading Post, located in Winslow, Arizona.**
- **2007 Governor's Housing Hero Award for the Ak-Chin Homes II (Tax Credit Housing)**
- **2006 Governor's Heritage Preservation Award for the adaptive reuse of the Clemenceau Smelter Building, now known as the Verde Valley Senior Center, located in Cottonwood, Arizona.**
- **The City of Prescott's 2006 Preservation Award for the adaptive reuse of the Yavapai College Rock House.**
- **The Prescott Valley Economic Development Foundation's 1998 Beautification Award for Outstanding Architectural Design for the National Bank.**
- The prestigious 1994 Arizona Masonry Guild Merit Award for design of the Arizona Institute of Medicine and Surgery, located in Kingman, Arizona.
- 1991 Silver Award for the best new office building in Las Vegas, Nevada, for the 50,000 square foot Flamingo Place.
- **Southwest Contractor, "Native American Construction on the Rise", April/May, 2010.**
- **Engineering News-Record, "Indian Tribes Put \$3 Billion in Stimulus Funds to Work", June 7, 2010.**

The ability to consistently design and produce buildings within an established budget is of critical importance to our clients, particularly in these times of volatile materials costs and labor fluctuations. Cost control is a discipline that cuts across all phases of project development. Our approach to cost control has resulted in an enviable record of success in designing projects at or under budget. Our Team approaches the task of cost control by first establishing, in conjunction with WMAHA, a realistic budget based on specific requirements of the project and current costs for comparable construction. Stroh Architecture Inc. has never been involved in errors and omissions litigation.



DOUGLAS STROH
PRINCIPAL ARCHITECT

Douglas Stroh is the President of Stroh Architecture, Inc. The Firm is well known for its Public Sector design work as well as historic renovation and sustainable energy-efficient, low maintenance buildings. After receiving his architectural degree, Mr. Stroh moved to Phoenix where he worked for several prominent Architects. Stroh Architecture was established in Prescott Arizona in 1992 and has since designed over 60 projects for Cities and Counties in Northern Arizona. Mr. Stroh has designed 18 historic preservation / adaptive re-use projects and was on the City of Prescott Historic Preservation Commission for 13 years.

EDUCATION

- University of Nebraska,
 College of Architecture
 Bachelor of Architecture 1975

CERTIFICATIONS

- Arizona Architect License 13991
 Year Registered 1981
- National Council of Architectural
 Registration Boards (NCARB)
 License 28557, Registered 1983

AWARDS

- 2019 Metal Architecture Design Award for
 Colorado River Indian Tribes Fire Safety
 Substation
- 2018 Governor’s James W. Garrison
 Heritage Award for the restoration of the
 Navajo Nation Council Chamber located in
 Scottsdale, AZ
- 2015 Master Builder Award, STAR Building
 Systems for Little Dealer Little Prices,
 Prescott Valley, AZ
- 2014 Governor’s Heritage Preservation
 Award for the renovation and adaptive
 reuse of the McHat Inn, now known as the
 Wagon Wheel Winery located in Pittman,
 AZ
- 2009 Governor’s Award for the renovation
 and adaptive reuse of the Lorenzo Hubbell
 Trading Post, located in Winslow, AZ
- 2007 Governor’s Housing Hero Award for
 the Ak-Chin Homes II (Tax Credit Housing)
- 2006 Governor’s Heritage Preservation for
 the adaptive reuse of the Clemenceau
 Smelter Building, now known as the Verde
 Valley Senior Center, located in
 Cottonwood, AZ
- 2006 City of Prescott Preservation Award
 for the adaptive reuse of the Yavapai
 College Rock House

EXPERIENCE

- Architectural Industry since 1975
- President, Stroh Architecture since 1987

SELECTED PROJECT EXPERIENCE

- Town of Camp Verde
 - Courthouse & Marshals Offices (11,000 SF)
 - Library / Town Hall Design (30,000 SF)
- Town of Chino Valley
 - Aquatic Center (8,000 SF Water area, 5,500 SF Building)
 - Head Start Center (4,004 SF) *now Boys & Girls Club*
 - Library Renovation and addition
 - Park & Aquatic Center Master Plan (50 acres)
 - Round About Public Art Project Procurement
- City of Prescott
 - Activities Center Renovations (15,000 SF)
 - Antelope Hills North Clubhouse Addition/Renovation (4,800 SF)
 - Library Addition/Renovation (14,000 SF)
 - Library Expansion (25,000 SF)
 - Rowle P. Simmons Community Center (21,000 SF)
 - Sundog Office Building (1,600 SF) *
 - Water Warehouse (3,000 SF) *
- Town of Prescott Valley
 - Senior Center Addition (6,000 SF)
 - Civic Center Remodel (22,000 SF)
 - Civic Center Bandshell
 - Police Building Expansion
 - Boys & Girls Club
 - Treatment Plan Equipment Storage Building
- Prescott
 - Coldwell Banker Office building (8,356 SF)
 - Communications Data Service Facility (40,000 SF)
 - Burmister Mercantile Building (10,000 SF)
 - Goldwater Building Historic Renovations (7,000 SF)
 - Owl Drugs Building / Keller Williams Realty (5,000 SF)
 - Prescott Armory (10,000 SF)
 - Yavapai College Rock House and ADOT Buildings
 Renovation (5,037 SF)

PROJECT EXPERIENCE CONTINUED

- Prescott Valley
 - Little Dealer Little Prices RV Dealership (22,000 SF) *
 - Asphalt Paving & Supply Corporate HQ (10,200 SF) *
 - National Bank (12,580 SF)
 - Superior Industries (52,000 SF)
- City of Cottonwood Civic Center Renovation (6,000 SF)
- City of Sedona
 - Adult Center Addition (2,000 SF) *
 - City Hall Remodel (4,000 SF)
 - Council Chambers Renovation (2,000 SF)
 - ADOT, Payson Equipment Shop (10,000 SF) *
 - City of Somerton: Desert Valley Senior Center (4,000 SF) *
 - City of Surprise: Community Center (6,200 SF) *
- City of Williams
 - Aquatic Center (13,940 SF) *
 - Housing Authority Administration Building (1,400 SF)
 - Housing Authority, Housing Renovations (38 Units)
- City of Winslow: Lorenzo Hubbell Trading Post & Warehouse (5,821 SF)
- Coconino County: Tusayan Fire Station (6,000 SF) *
- La Paz County
 - Parker Post Office (9,000 SF)
 - Quartzsite Food Bank (2,000 SF) *
- Las Vegas, NV: Envirotech Corporate Headquarters & Addition (64,000 SF) *
- Lincoln County, NV: Caliente Post Office (4,400 SF)
- Maricopa County: Wittman Fire Station Renovation (2,200 SF) *
- Maricopa Water District: Pleasant Harbor Recreational Park, Aquatic Center & RV Resort (11,000 SF) *
- Navajo County: Snowflake Post Office (7,300 SF)
- Northern Arizona Council of Governments (NACOG): Prescott Valley Infant & Toddler Head Start Facility (2,600 SF)
- Taylor-Shumway Historical Society: Shumway one-room brick schoolhouse (800 SF)
- Town of Parker
 - Food Bank (2,999 SF) *
 - Library Addition (1,000 SF)
 - Senior Center Addition (2,600 SF) *
- Town of Pinetop-Lakeside: Community Center Master Plan & Park (50 acres)
- Town of Safford: Library Design (20,852 SF)
- U. S. Department of Veterans Affairs: Phoenix Veterans Administration Hospital Building 21 (18,000 SF)
- U.S. Forest Service: Bradshaw Ranger Station Remodel (3,000 SF)
- Yavapai County
 - Cornville Community Park Phases I & II (10 acres)
 - Seligman Post Office (5,400 SF)
 - Verde Valley Senior Center (8,558 SF)



William X Waldrom
PROJECT ARCHITECT

William X Waldrom has been practicing architecture in the state of Arizona since 1983. Most of his work has been done in the Metro Phoenix Area, but it also extends throughout the state. Concentrating on public work early on, then expanding to industrial, health care, retail and office type projects over the years. Mr. Waldrom believes that architecture is a very important part of the environment and works to create good design in even the smallest projects.

EXPERIENCE

- Stroh Architecture, Inc. since 2016
- Business Owner: 2008–2013
WXW Architects Phoenix, AZ
Principal Architect
Operated full service firm, including ground up retail/office projects
- Architect since 1983

EDUCATION

- University of Arizona
Bachelor of Architecture 1979

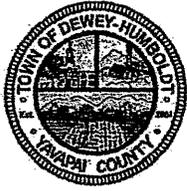
AFFILIATIONS

- License Architect Arizona # 28033

SELECTED PROJECT EXPERIENCE

- Arizona Institute of Medicine and Surgery, Kingman, AZ
- Ak-Chin Greenhouse
- AMI ERT
- Arizona Dermatology
- AZ Dept. of Child Safety, Tenant Improvement
- Canyon Plaza Resort – Restaurant Remodel, Tusayan, AZ
- Colorado River Indian Tribe Fire Substation, Parker, AZ
- Colorado River Indian Tribe Head start Facility, Parker, AZ
- Community Loans of America Tenant Improvement
- Dept. of Economic Security, Prescott Valley, AZ
- Gila River Indian Community Utility Authority Warehouse
- Havasupai Head Start, Village of Supai, AZ
- Law Offices, Tenant Improvement, Prescott Valley, AZ
- Lake Valley Well House, Town of Prescott
- Montezuma Heights Apartments, Prescott, AZ
- Navajo Nation Council Chamber – Historic Building Renovation, Window Rock, AZ
- Orchard Park Clubhouse , Prescott Valley, AZ
- Prescott Adult Daycare Center
- Prescott Plaza Hotel, Prescott, AZ
- Printpak, Prescott Valley, AZ
- Residential Custom Homes, Prescott, AZ
- Restrooms, Kayenta, AZ
- Scooter's Coffee Shop, Chino Valley, AZ
- Scooter's Coffee Shop, Prescott Valley, AZ
- Scooter's Coffee Shop, Prescott, AZ
- Southwest Gas, Pima County, AZ
- Superstition Meadery, Phoenix, AZ
- Surgery Center, Prescott, AZ
- Thermal Vac
- Town of Prescott Lake Valley Well House
- Town of Prescott Valley Boys & Girls Club Expansion
- Town of Prescott Valley Police Building Expansion
- Well House #4, Chino Valley, AZ
- Well House #5, Chino Valley, AZ

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TOWN OF DEWEY-HUMBOLDT
P.O. BOX 69
HUMBOLDT, AZ 86329
Phone 928-632-7362 • Fax 928-632-7365

RECEIVED

AUG 20 2019

Dewey-Humboldt

COUNCIL AGENDA ACTION REQUEST FORM

Meeting Type: Regular Special Work Session

Meeting Date: Sept 3, 2019

Date of Request: August 20, 2019

Requesting: Action Discussion or Report Only

Type of Action: Routine/Consent Agenda Regular

Agenda Item Text (a brief description for placement on the agenda; please be exact as this will be the wording used for the agenda):

BULLET POINTS FOR CONSIDERATION OF MOVING
FROM CURRENT TOWN HALL LOCATION

Purpose and Background Information (Detail of requested action).

NOT FOR PUBLIC DISCUSSION BUT JUST A
LIST OF BULLET POINTS THAT WERE INTRODUCED
INTO DISCUSSION DURING EXECUTIVE SESSION

Staff Recommendation(s):

Budgeted Amount:

List All Attachments:

Type of Presentation: ORAL

Special Equipment needed: Laptop Remote Microphone

Overhead Projector Other:

Contact Person: Karen Brooks

Note: Per Town Code §30.105(D): Any new item will be placed under "New Business" for the council to determine its disposition. It can be acted upon at that meeting, sent to staff for more work, sent to the appropriate board or commission, set for a work session or tabled for a future date, etc.



COUNCIL COMMUNICATION

Regular Council Meeting Date: **September 3, 2019**
Agenda Item: **10.B.**

Submitted by: Edward L. Hanks, Jr., Town Manager

Subject:

Discussion and possible action for a limited waiver of the Executive Session privilege from the August 6, 2019, Executive Session, for the release of bullet points relating to moving from the current Town Hall location.

Background:

On August 6, 2019, Council met in Executive Session, under the authority of A.R.S. § 38-431.03(A)(7) for the following two purposes:

- To consider its position and instruct its representatives regarding negotiations for the potential purchase of real property located at 2735 South Highway 69;
- To consider its position and instruct its representatives regarding negotiations for the potential lease of real property located at 3650 South Highway 69.

Should Council wish to release bullet points discussed during the August 6, 2019, Executive Session, the Town Council must approve the waiver of the Executive Session privilege in order for the bullet points to be publicly disclosed.

Financial Impact:

There is no financial impact associated with the waiver of Executive Session privilege.

Direction Requested:

Not applicable.

Suggested Motion:

For: I move to allow a limited waiver of the Executive Session privilege from the August 6, 2019, Executive Session to allow Council to release bullet points Council took into consideration relating to the purchase of the existing Town Hall facilities versus the move of Town Hall to new rented facilities.

Against: I move to not allow a limited waiver of the Executive Session privilege.

Attachments:

None. Should Council vote in favor of waiving the Executive Session privilege, Council may release bullet points as desired.



COUNCIL COMMUNICATION

Regular Council Meeting Date: **September 3, 2019**

Agenda Item: **10.C.**

Submitted by: Edward L. Hanks, Jr., Town Manager

Subject:

Discuss and set a date for the Volunteer of the Year Celebration.

Background:

Following Council approval on August 6, 2019, staff has notified Mike and Ronnie Donovan who are the winners of the 2018 VOTY. Mike and Ronnie were chosen for their hard work with the Firewise Board, informing residents about being Firewise and abatement, researching and writing grants, developing fund raising ideas and their love and dedication to our Town. Staff thanked them for their volunteerism to the Town.

Staff has also contacted the other nominees to let them know of their nomination and thank them for their volunteerism to the Town.

They have all been invited to come to Town Hall on October 1, 2019 for a late afternoon celebration where they will be recognized for their volunteerism. Following the celebration, they are invited to attend the Town Council meeting where they will be awarded certificates of appreciation.

Financial Impact:

- Anticipated to be less than \$100, including plaque and celebration.

Sufficient funds for the anticipated expenditures in the current fiscal year were budgeted in the General Fund, account number 10-465-6950.

Direction Requested:

Staff is seeking Council approval to set October 1, 2019, as the celebration date.

Suggested Motion:

For: I move to set October 1, 2019, as the celebration date for the 2018 Volunteer of the Year nominees.

Attachments:

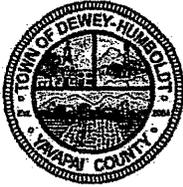
None.

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RECEIVED

AUG 13 2019

Dewey-Humboldt



TOWN OF DEWEY-HUMBOLDT
P.O. BOX 69
HUMBOLDT, AZ 86329
Phone 928-632-7362 • Fax 928-632-7365

COUNCIL AGENDA ACTION REQUEST FORM

Meeting Type: Regular Special Work Session

Meeting Date: SEPT. 3, 2019

Date of Request: August 13, 2019

Requesting: Action Discussion or Report Only

Type of Action: Routine/Consent Agenda Regular

Agenda Item Text (a brief description for placement on the agenda; please be exact as this will be the wording used for the agenda):

DEVELOP A PRECISE PROCEDURE OF TRANSPARENCY FOR SELECTING THE VOLUNTEER OF THE YEAR AWARD

Purpose and Background Information (Detail of requested action).

DEVELOP A PROCESS AND PROCEDURE THAT IS TRANSPARENT FOR THE VOLUNTEER OF THE YEAR AWARD

Staff Recommendation(s):

Budgeted Amount:

List All Attachments:

Type of Presentation: Oral

Special Equipment needed: Laptop Remote Microphone Overhead Projector Other:

Contact Person: KAREN BROOKS

Note: Per Town Code §30.105(D): Any new item will be placed under "New Business" for the council to determine its disposition. It can be acted upon at that meeting, sent to staff for more work, sent to the appropriate board or commission, set for a work session or tabled for a future date, etc.



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www.dhaz.gov

2019 Volunteer of the Year (VOTY) – Current Process

The VOTY process begins with the following information printed in the January/February Dewey-Humboldt Newsletter.

Who is eligible? The nomination is open to all Dewey-Humboldt residents who have volunteered in the 2019 calendar year. Nominees need to have been volunteers for organizations that directly benefit the citizens of the Town of Dewey-Humboldt. The organization can be the Town Council, Town Boards/Commission/Committees, including the Planning and Zoning Commission, Open Space and Trails Committee, Firewise, Volunteers for the Town’s Activity Center, the Town Library, the Historical Society, Humboldt Elementary School and other Agencies that have programs benefiting the citizens of the Town of Dewey-Humboldt.

Nomination Process: The process is simple. State the Nominee’s name, volunteer organization where the Nominee volunteered in 2019 and why you believe the individual should be nominated, such as how his/her efforts volunteering in the specific organization have made a profound difference in citizens’ lives. Additional Nominees should be submitted on a separate form. Nominations can be delivered to Beth Evans at Town Hall, emailed to bethevans@dhaz.gov, or faxed to 928-632-7365 by 5:00 p.m. Thursday, March 5, 2020.

Honoree Selection: The Town Manager appoints a Citizen Committee to review the Nominees and make a recommendation to the Town Council. The Citizen Committee shall be comprised of a diverse group of individual/organizations who are involved in the community. Members do not have to be a Dewey-Humboldt resident. One Councilmember liaison will serve on the committee as an arbitrator only. Nominees will be judged on their outstanding service to the citizens of Dewey-Humboldt. After review of the nominations, the Citizen Committee will make their recommendation to the Town Council.

Recognition: The Honoree of the “Volunteer of the Year” Award, along with all that have been nominated, will be recognized by the Town Council at an upcoming Town Council meeting where they will be awarded certificates of appreciation. Nominees’ guests and other dignitaries will be able to express their appreciation for the Nominee. The Volunteer of the Year plaque will be updated with the Honoree’s name and date. This plaque is displayed in Town Hall. This is a wonderful way for the Town to express its sincere appreciation for our volunteers and a great opportunity for volunteers to inspire others through their stories.

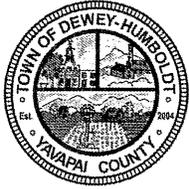
Possible Considerations

- Timeline
 - Calendar Year vs. Fiscal Year
 - Target April/May timeframe for ceremony
- Advertise nomination period
 - Newsletter
 - Website
 - Social Media
 - Newspaper publication – weekends?
 - Other?
- Guidelines for Nominations
 - Volunteer for organizations – individuals not associated with an organization?
 - Nomination form?
- Guidelines for forming Nomination Committee
 - Council to appoint? – Ad Hoc Citizen Committee, subject to Open Meeting Law
 - Each appoint one member?
 - Council select Chairperson?
 - Town Manager to appoint? Inform Council of Committee members
 - Councilmember to serve as arbitrator/facilitator/witness?
 - Councilmember must not have nominated anyone?
 - What if all Councilmembers have nominated someone?
- Establish selection criteria
 - Received more than one nomination
 - Type of volunteer work
- Standard celebration and award/plaque?
- Ways to announce/publicize winner and nominees
- Other?

Potential Timeline – Calendar Year

- October – Council reviews guidelines for submitting a nomination and timelines, and revises as desired
- November – December – Volunteer of the Year advertised
- January – nomination submittal period – Due by January 31
- January – Nomination Committee formed
- February – Nomination Committee meets and selects a Volunteer of the Year
- March – Council reviews committee recommendation and sets a date for celebration
- April/May – celebration and publicize winner and nominees

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Dewey-Humboldt

AUG 21 2019

Received

COUNCIL AGENDA ACTION REQUEST FORM

Meeting Type: Regular Special Work Session

Meeting Date: 9-3-19

Date of Request: 8-21-19

Requesting: Action Discussion or Report Only

Type of Action: Routine/Consent Agenda Regular

Agenda Item Text (a brief description for placement on the agenda; please be exact as this will be the wording used for the agenda):

Discuss Det. "Existing Zoning" map dated 3-3-05 on A 51 in on-line copy of general plan, and lack of adopting ordinance ^{required} 153.018

Purpose and Background Information (Detail of requested action). The map wasn't officially adopted by ordinance 09-57 as part of gen. plan since according to council minutes for 6-12-12, town code 10.1 allowed immediate enforcement, violating ARS 19-142, that required ordinance 12-91 to fix it

Staff Recommendation(s): _____

Budgeted Amount: _____

List All Attachments: code 153.018, ordinance 09-57, minutes, 6-12-12, ARS 19-142, ordinance 12-91

Type of Presentation: _____

Special Equipment needed: Laptop Remote Microphone
 Overhead Projector Other: can we show the zone map on that?

Contact Person: Lynn Collins

Note: Per Town Code §30.105(D): Any new item will be placed under "New Business" for the council to determine its disposition. It can be acted upon at that meeting, sent to staff for more work, sent to the appropriate board or commission, set for a work session or tabled for a future date, etc.

§ 153.018 ZONING MAP.

Any map officially adopted delineating the locations and boundaries of the various "use" and "density" districts within any portion of the incorporated area of jurisdiction, together with subsequent supplementary maps, shall be known collectively as the Zoning Map for the Town of Dewey-Humboldt, Arizona and becomes an official record, as part of this chapter, as if the matters and information set forth by the map were fully described in this chapter. Where a use district has been adopted but not combined with a specific density district, then the provisions of Density District 2A (§ 153.069) shall govern. Until such a time as an official Zoning Map is adopted, all of the incorporated portion of the town is hereby deemed to be zoned RCU (§ 153.039) the same as though that zone were shown on an official map.

(A) District boundary determination. The district boundaries on the map are intended to follow lot lines, subdivision lines, section lines or centerlines of streets, alleys or other rights-of-way (or extensions thereof) as they existed at the time of the enactment of the Map, except where referenced by dimensions thereon. Uncertainty of location of a district boundary shall be determined by the Town Council unless same can be resolved to the satisfaction of the Zoning Administrator and persons of interest by using the scale of the map. Where such boundary scales to within 25 feet of a common division line or a right-of-way, then it shall be deemed as following the division line or the center of the right-of-way, as the case may be.

(B) Abandoned rights-of-way. Where a public street or alley or other right-of-way is officially abandoned, the abutting district boundaries shall automatically extend to the centerline thereof.

ORDINANCE NO 09-57

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF DEWEY-HUMBOLDT, COUNTY OF YAVAPAI, ARIZONA, ADOPTING A TOWN CODE; AND PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

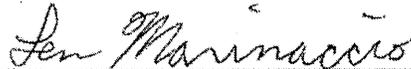
Whereas, the codification (or organization) of the Town's ordinances is an essential part of the governmental function;

Whereas, such codification provides both the Town and its citizens with a body of current, enforceable laws, in a way that makes the code easy to use and reference.

Now, Therefore, Be it ordained by the Mayor and Common Council of the Town of Dewey-Humboldt, Arizona:

1. Adoption. That the document attached hereto as **Exhibit A** is the Town Code, as amended from time to time by the adoption and eventual automatic codification (currently, on a quarterly basis) of new ordinances and other legal authorities of general application.
2. Effective Date. That this Ordinance shall be effective at the soonest date after its passage and approval, according to law.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Dewey-Humboldt, Arizona, this 6th day of October 2009.

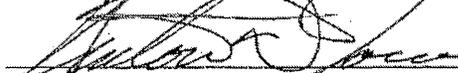


Len Marinaccio, Mayor

ATTEST:


Judy Morgan, Town Clerk

APPROVED AS TO FORM:


Kenton Jones, Town Attorney

S:\2009 Town Meetings\2009 Council Regular Meetings\Oct 6 2009\6-1 Ordinance Town Code.doc

**TOWN OF DEWEY-HUMBOLDT
TOWN COUNCIL
SPECIAL STUDY SESSION MINUTES
TUESDAY, JUNE 12, 2012, 2:00 P.M.**

A SPECIAL STUDY SESSION OF THE DEWEY-HUMBOLDT TOWN COUNCIL WAS HELD ON TUESDAY, JUNE 12, 2012, AT TOWN HALL AT 2735 S. HIGHWAY 69, DEWEY-HUMBOLDT, ARIZONA. MAYOR TERRY NOLAN PRESIDED.

1. **Call To Order.** The meeting was called to order at 2:02PM.

2. **Roll Call.**

2.1. Town Council. Town Council Members David Hiles, Mark McBrady, Dennis Repan, Denise Rogers, Nancy Wright; Vice Mayor John Dibble; and Mayor Terry Nolan were present.

3. **Public Hearing.**

3.1. Budget Public Hearing #2. The public hearing was opened at 2:03PM.

Jerry Brady spoke on funding entitlements for the Town of Dewey-Humboldt that should be incorporated into the budget; a seminar in Prescott over the next three days providing information on sources of funding for historic preservation for Towns; and a recent newspaper article indicating Agua Fria River as an inland navigable waterway.

David Nystrom thanked the Council for the funding allotted for the Historical Society in the upcoming budget.

Jack Hamilton spoke on the public hearing being a formality and the line item for Kachina Place is underfunded in the budget therefore it is not a balanced budget.

Carl Marsee thanked the Council for the funding allotted for the Historical Society in the upcoming budget.

Andy Peters spoke on the newsletter budget of \$15,000 and suggested allowing people to indicate whether they want to receive it in printed form or electronically to save funds.

The public hearing was closed at 2:14PM.

4. **Special Session.**

4.1. Minutes. Councilmember Repan made a motion to approve the minutes from the May 15, 2012 Regular meeting and May 22, 2012 Special meeting, seconded by Vice Mayor Dibble. The motion passed unanimously.

4.2. Arizona Natural Resources Protection Act. Mayor Nolan spoke on being approached by several towns in the Verde Valley about this Act and it is coming up in the next election. It allows children to enter state parks for free and guarantees \$4 million to cities and towns, asking for an optional \$14 donation when renewing a license. He asked Council to approve having Staff develop a resolution to bring back for approval at the next meeting. The Town Attorney stated she was concerned about any action that the Council may take other than declaring support. She noted there is a prohibition against using Town resources to influence the outcome of an election which could pose a problem if asking staff to prepare a resolution. There was discussion about endorsing

the Act versus creating a resolution for it. Mayor Nolan stated the idea is to support this Act so it gets on the ballot and the public has an opportunity to cast their vote.

Public comment was taken on this item.

Jack Hamilton spoke against not taking the Attorney's advice.

Bart Brush spoke in favor of the Act and the Council endorsing it.

Vice Mayor Dibble spoke on it being a question of whether to ask staff to prepare a resolution or endorse it, the Council has been advised not to do it and suggested a verbal endorsement.

4.3. Considerations of Solicitation of Request for Qualification proposals for Engineering/Planning Services. Town Manager Kimball gave an overview about developing a list for on-call Engineering/Planning service firms so Council has a list of firms available so they have more of a choice depending on the work to be done. She spoke on receiving direction from Council whether they saw the need for doing this and then outlining the process which is no different from any other RFQ process. There was discussion about the selection committee, if the firms would submit a price list and selection based on qualifications. The Town Attorney referenced A.R.S. § 34-603(C)(3) regarding the selection committee which indicates the Town should initiate an appropriate qualified selection committee, leaving the decision to the Town to determine what would be an appropriate selection committee. She also spoke on a provision in the statute which does not allow the Town to look at the cost or consider the fees when selecting firms for the list, instead look at the criteria as set forth in the RFQ, when reviewing bids/awarding is when you can consider cost.

Councilmember Hiles spoke in favor of a list of Engineering/Planning services.

Councilmember Hiles made a motion to direct staff to proceed with the RFQ process for Engineering/Planning services, seconded by Councilmember Repan.

Mayor Nolan noted on page 23, paragraph 1.3.2 it states, "If at any time during the design of the Project it appears the cost of construction may exceed the construction budget, Consultant shall immediately notify the Town. If the construction budget is exceeded, Consultant shall value the Project at no additional cost to the Town", should be changed to "not to exceed the bid" as it is vague and it is not the intent. He noted a typo on page 27, paragraph 4.11.2 Professional Liability – "consultants shall maintain professional liability insurance covering errors and admissions", it should be "omissions". There was discussion about the repercussions of having/not having the O&E insurance. Mayor Nolan stated this would require an additional policy that would cover the cost of anything that went wrong and expressed concern that local contractors would not be able to bid due to cost.

Public comment was taken on this item.

Jack Hamilton spoke on the Council voting on that to see if the O&E should be taken out, seems like it is a protection for the Town and expressed concern over removing it.

David Nystrom spoke on the Town Manager presenting a reasonable plan while allowing Council to make final decision. He suggested in addition to Town staff for the selection committee there may be local engineers who would be interested in committee and have the Attorney advise you of any risks with removing the O&E.

Jerry Brady spoke on comprehensive liability insurance, the complexity of the law and suggested checking with the Arizona State Insurance Commission. He also spoke on contractors having a lot of ways to get government assistance with this bonding issue.

Vice Mayor Dibble spoke against not having this insurance in the RFQ and the possibility of modifying it at a later date if necessary. There was further discussion about this item. Town Manager Kimball noted the list would be good for two years and spoke in favor of keeping the insurance to protect the Town.

Public comment was taken on this item.

Bart Brush spoke on the feasibility of letting contractor's know that they will have to get this insurance if they are selected.

Councilmember Wright asked the Attorney if anybody else leaves O&E insurance out. The Town Attorney responded she would not recommend leaving this insurance out, it is an important provision to protect the interests of the Town.

Councilmember McBrady suggested taking a vote to see what happens. Town Manager Kimball stated it is Council's choice to use the list or go out for additional firms if necessary.

Jack Hamilton spoke on legal requirements to have an engineer on call.

Jerry Brady spoke on Yavapai County Contractor's Association's fund for startup businesses that have not established a relationship with an insurer. Yavapai College Small Business Development office provides training on these issues.

The motion to direct staff to proceed with the RFQ process for Engineering/Planning services passed by a unanimous vote.

Town Manager Kimball asked Council for direction on the selection committee, currently comprised of Town Manager Kimball, Ed Hanks, Public Work Supervisor and citizen Jack Hamilton. She explained her desire to keep Mr. Hanks on the selection committee, possibly adding someone with more Engineering experience and advertising for a volunteer to serve on the selection committee if the Council desires.

Public comment was taken on this item.

Jack Hamilton spoke on preferring the Town find someone who has engineering experience but he would serve on the committee. Town Manager Kimball spoke on selecting Mr. Hamilton and commended his involvement with the Town.

Councilmember Rogers spoke on putting an article in the newsletter if only local people. The Town Attorney indicated advertising in the newsletter would be appropriate.

Councilmember Repan made a motion to allow the Town Manager to proceed with the selection committee at her discretion, seconded by Councilmember Wright.

Councilmember McBrady spoke in favor of allowing local engineers to volunteer to sit on the selection committee.

Public comment was taken on this item.

Lydia Chapman spoke in favor of allowing the Town Manager to proceed with the selection committee at her discretion and spoke in favor of Mr. Hamilton sitting on the selection committee.

The motion to allow the Town Manager to proceed with the selection committee at her discretion passed unanimously.

4.4. Ordinances 12-91 Amend Town Code Provisions 10.05 Definitions, 10.15 Effective Date of Ordinances, and 30.018 Council Actions.

Town Manager Kimball gave an overview on this item. At the June 5th Council meeting, Councilmember Wright submitted a request to amend Town Code. Councilmember Wright inquired why Chapter 19 of the ARS was attached on page 46. The Town Attorney explained that in the request received there was a statement that the way the code is currently written, all ordinances become immediately effective which is in violation of this statute. Statute states that Town ordinance shall not become operative until 30 days after its passage unless it is passed over the Mayor's veto or except for emergency measures necessary for the immediate preservation for the peace, health or safety of the Town. Arizona law says your ordinances and resolutions cannot become effective until the passage of 30 days, reason is to refer the measure to the voters by referendum process which they have 30 days after approval of ordinance to obtain signatures to put it on the ballot for approval by the voters. Councilmember Wright stated Town Code says if it does not require publication it can become effective immediately. Town Attorney your code previously said ordinances that do not require publication would become immediately effective and that is what is being fixed.

Councilmember Wright stated some towns keep a separate list of ordinances and resolutions and inquired if that was appropriate. She also stated that sometimes resolutions become part of ordinances when it is not an ordinance and inquired if that needed to be changed. The Town Attorney stated generally, ordinances are used for laws, so if you are changing your code it would be an ordinance. Oftentimes Towns use resolutions to adopt policies, personnel policies, taxes and fees; zoning, annexation and code amendments are done by ordinance. If improperly done in the past the Town Attorney would have to research that. Councilmember Wright stated sometimes Council passes via motion to change the code and the code does not change because it was not done in the form of an ordinance, she inquired how to correct that. The Town Attorney suggested doing an ordinance to amend the code in the way it was intended to be amended.

Councilmember Wright made a motion to approve ordinance 12-91, seconded by Councilmember Repan. The motion passed unanimously.

5. Study Agenda.

5.1. Discussion of ARS 9-244 (Implementation of property taxes to support infrastructure), 9-471-02 (Deannexation), 9-102 (Disincorporation). Councilmember Repan explained during the last meeting he stated he was trying to come up with ideas in terms of being proactive in the Town's future. He also spoke on the Town being a hybrid department of transportation because there is heavy emphasis on roads and maintenance. We either cannot or do not consider some of the other aspects of becoming a full-fledged town. He questioned what the philosophy of the Town is and if we continually take money out of savings, there will come a point when the expenses and revenues do not match.

Vice Mayor Dibble spoke on creating a directory of businesses and putting together training classes to help businesses grow. He suggested people put forth any ideas due to having a small staff and an unpaid Council.

Public comment was taken on this item.

Danny Tomerlin spoke on his wife being rejected by the Town for a business license. The Town Manager stated it was likely a home occupation permit and noted if at any time the public feels something was handled incorrectly they can appeal staff decisions to the Council. She told Mr. Tomerlin if his wife is still interested, staff will review it.

Jerry Brady spoke on the Town's funding issue is due to the General Plan being an administrative document and does not have the legal status achieved by going through the proper agencies.

David Nystrom spoke in favor of the context of this discussion and encouraged Council and community to have patience to evolve over the next few years.

Jack Hamilton spoke on the philosophy of this town being rural, not dense housing. He also spoke on putting businesses near Mortimer Farms to attract more customers.

Councilmember Wright spoke in favor of doing a survey so the public can give feedback. She noted Town Hall has information from a grant class she attended in February and the need to provide for public safety, roads and the library. She explained the Town supports having businesses in the designated commercial areas and encouraged everyone to support local business. She spoke in favor of having another business summit and being more positive.

Councilmember McBrady spoke on the Town currently not being in debt and working with what it has. He encouraged public input on this item and spoke in favor of creating an economic development plan. He noted he planned to attend the Jerome Historical meeting to learn about their history.

Jerry Brady spoke on the Director of Research Division at ADOT being a presenter on history-based tourism at the three day Prescott conference; most Town roads are designated fire roads; the need for a General Plan; and Jerome's history-based tourism.

Councilmember Repan spoke on forming a grant committee to review issues and ideas that are brought forth.

Bart Brush spoke on the population not able to support businesses in Town and the possibility for niche stores similar to Jerome.

Mayor Nolan suggested bringing this topic to a study session in the future to discuss further.

5.2. Discussion and possible action to direct the Town Attorney to find out the legal status of Old Black Canyon from Edd's Sand Trail to Highway 169. Councilmember Wright stated the Town has spent a lot of time on whether to maintain Old Black Canyon Highway and she spoke in favor of resolving the issue, of finding out the status and whether to leave it status quo or move forward. The Town Attorney noted that it is currently at a standstill, but it appears to be similar to the Kachina Place as portions are owned by the Town, private property used as a road and Town property used as private property. There was discussion on cost comparison for maintenance on a dirt road versus a paved road, maintaining the shoulder and safety concerns.

Public comment was taken on this item.

Lydia Chapman spoke on being told by County and Town staff the road was originally a County road, therefore it became a Town road.

David Nystrom spoke on the Town making a decision whether they own the road and take care of it or not and he will ask for the documentation that the Town owns Old Black Canyon.

Jerry Brady spoke on mixed-land use, encroachment on the land that the Town owns, planning for it in the Budget and restoring the Town's fire access roads and fire reservoir.

Councilmember Hiles left the meeting at 4:23PM.

Danny Tomerlin spoke on his family paying taxes on that property for the last 30 years and the previous owner paid before that. He noted the road is a shortcut and suggested the Town not do maintenance, cut the road off and make it local traffic only.

Jack Hamilton spoke against blocking the road off since it is public access. He also spoke on the history of the road and the assumed liability.

Walt Statler spoke on the history of the road and his family has owned that piece of property since the 1930's. He spoke in favor of the Town purchasing the road but he does not intend to walk away from it.

Andy Peters spoke in favor of getting a legal opinion considering the complexities of the issue.

Jerry Brady spoke on taking under consideration any prior decisions made by the Supreme Court. He spoke on Old Black Canyon Highway as a frontage road for Highway 69; once a permit is received for development within ½ mile of the boundary of the road, the frontage road must be back to legal status and suggested budgeting to rebuild it.

There was discussion about researching this issue, the Town's liability, whether the Town can abandon it. The Town Attorney stated she would research the issue and come back to Council in July with options, assessment of liabilities and costs.

6. Comments from the Public.

Jerry Brady spoke on National Defense Highways and abandoning a frontage road also abandons Town interests in it and will grossly impair ability to subdivide or issue permits within ½ mile of the highway.

Jack Hamilton spoke on Arizona Department of Water Resources Groundwater Users having a meeting on June 19th at 10AM at the Town of Prescott Valley Civic Center.

7. Adjourn. The meeting was adjourned at 4:50PM.

Terry Nolan, Mayor

ATTEST:

Judy Morgan, Town Clerk

19-142. Referendum petitions against municipal actions; emergency measures; zoning actions

A. The whole number of votes cast at the citywide or townwide election at which a mayor or councilmen were chosen last preceding the submission of the application for a referendum petition against an ordinance, franchise or resolution shall be the basis on which the number of electors of the city or town required to file a referendum petition shall be computed. For the purposes of this section, a citywide or townwide election is an election at which all of the qualified electors of a city or town are eligible to vote for a mayor or members of the city or town council. The petition shall be filed with the city or town clerk within thirty days after passage of the ordinance, resolution or franchise.

B. A city or town ordinance, resolution or franchise shall not become operative until thirty days after its passage by the council and approval by the mayor, unless it is passed over the mayor's veto, and then it shall not become operative until thirty days after final approval and until certification by the clerk of the city or town of the minutes of the meeting at which the action was taken, except emergency measures necessary for the immediate preservation of the peace, health or safety of the city or town. An emergency measure shall not become immediately operative unless it states in a separate section the reason why it is necessary that it should become immediately operative, and unless it is approved by the affirmative vote of three-fourths of all the members elected to the city or town council, taken by ayes and noes, and also approved by the mayor.

C. At the time a person or organization intending to file a referendum petition against an ordinance or resolution applies for the issuance of an official number pursuant to section 19-111, the city or town clerk shall provide such person or organization with a full and correct copy of the ordinance or resolution in the form as finally adopted. If the copy of the ordinance or resolution proposed as a referendum is not available to such person or organization at the time of making application for an official number or on the same business day as the application is submitted, the thirty-day period prescribed in subsection A of this section begins on the day that the ordinance or resolution is available from the city or town clerk, and the ordinance or resolution shall not become operative until thirty days after the ordinance or resolution is available.

D. Notwithstanding subsection C of this section, a person or organization may file a referendum petition against the rezoning of a parcel of property on the approval by the city or town council of the ordinance that adopts the rezoning or on the approval of that portion of the minutes of the city or town council that includes the council's approval of the rezoning, whichever occurs first. The thirty day period prescribed in subsection A of this section begins on the day that the rezoning ordinance or approved minutes or portion of the approved minutes are available from the city or town clerk and the ordinance is not operative until thirty days after the ordinance or minutes are available.

ORDINANCE N^o. 12-91

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF DEWEY-HUMBOLDT, COUNTY OF YAVAPAI, ARIZONA, AMENDING THE TOWN OF DEWEY-HUMBOLDT, ARIZONA CODE OF ORDINANCES, TITLE 1 GENERAL PROVISIONS, CHAPTER 10 RULES OF CONSTRUCTION: GENERAL PENALTY, BY AMENDING SECTION 10.05 DEFINITIONS TO ADD DEFINITIONS OF "MOTION", "ORDINANCE", "PROCLAMATION" AND "RESOLUTION" AND SECTION 10.15 EFFECTIVE DATE OF ORDINANCES TO CONFORM TO STATE LAW; AND AMENDING TITLE II ADMINISTRATION, CHAPTER 30 TOWN COUNCIL AND OFFICIALS, BY AMENDING SECTION 30.018 COUNCIL ACTIONS RELATED TO THE PROCEDURE TO ADOPT ORDINANCES; PROVIDING FOR A SAVINGS CLAUSE; AND PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES

Now, Therefore, Be it ordained by the Mayor and Common Council of the Town of Dewey-Humboldt, Arizona, as follows:

Section I. In General

The Town of Dewey-Humboldt, Arizona Code of Ordinances, Title 1 General Provisions, Chapter 10 Rules of Construction: General Penalty, Section 10.05 Definitions is hereby amended to add the following definitions as follows (additions in ALL CAPS; deletions in ~~strikeout~~):

§ 10.05 Definitions.

* * *

MOTION. A PROPOSAL BY A MEMBER OF THE COUNCIL TO TAKE OFFICIAL ACTION.

* * *

ORDINANCE. A LAW PASSED BY THE COUNCIL.

* * *

PROCLAMATION. A PUBLIC OR OFFICIAL ANNOUNCEMENT MADE BY THE MAYOR THAT IDENTIFIES PARTICULAR DAYS OR EVENTS OF SPECIAL INTEREST.

* * *

RESOLUTION. AN OFFICIAL EXPRESSION OF THE OPINION OR WILL OF THE COUNCIL.

* * *

The Town of Dewey-Humboldt, Arizona Code of Ordinances, Title 1 General Provisions, Chapter 10 Rules of Construction; General Penalty, Section 10.15 Effective Date of Ordinances is hereby amended to read as follows (additions in ALL CAPS; deletions in ~~strikeout~~):

§ 10.15 Effective Date of Ordinances.

(A) All ordinances, RESOLUTIONS AND FRANCHISES ~~passed~~ APPROVED by the legislative body ~~requiring publication shall take effect from and after the due publication thereof, unless otherwise expressly provided. Ordinances not requiring publication shall take effect from their passage, unless otherwise expressly provided.~~ SHALL NOT BECOME OPERATIVE UNTIL 30 DAYS AFTER ITS PASSAGE BY THE COUNCIL AND APPROVAL BY THE MAYOR, EXCEPT EMERGENCY MEASURES NECESSARY FOR THE IMMEDIATE PRESERVATION OF THE PEACE, HEALTH OR SAFETY OF THE TOWN.

(B). ALL ORDINANCES AND RESOLUTIONS EXCEPT EMERGENCY ORDINANCES AND RESOLUTIONS, SHALL REQUIRE THE AFFIRMATIVE VOTE OF A MAJORITY OF A QUORUM OF THE COUNCILMEMBERS PRESENT AT ANY REGULAR OR SPECIAL COUNCIL MEETING IN ORDER TO BECOME EFFECTIVE. EMERGENCY ORDINANCES AND RESOLUTIONS SHALL REQUIRE THE AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL THE MEMBERS OF THE COUNCIL. NO ORDINANCE SHALL BE PASSED UNLESS ALL COUNCILMEMBERS PRESENT AT THE MEETING ARE IN POSSESSION OF COPIES OF SUCH ORDINANCE.

The Town of Dewey-Humboldt, Arizona Code of Ordinances, Title II Administration, Chapter 30 Town Council and Officials, Section 30.018 Council Actions is hereby amended to read as follows (additions in ALL CAPS; deletions in ~~strikeout~~):

§ 30.018 Council Actions

(A) Legislative actions by the Town Council ~~can~~ MAY be taken by means of ordinance, resolution, or ~~minute-action~~ MOTION duly made and passed by ~~the~~ majority OF THE COUNCILMEMBERS PRESENT (unless, otherwise ~~provided~~ REQUIRED IN THIS CODE OR BY STATE OR FEDERAL LAW). ALL AMENDMENTS TO THE TOWN CODE SHALL BE ACCOMPLISHED BY APPROVAL BY

THE TOWN COUNCIL OF AN ORDINANCE SETTING FORTH THE AMENDMENT IN FULL OR ADOPTING THE AMENDMENT BY REFERENCE, AS AUTHORIZED BY ARIZONA LAW.

* * *

Section II. Savings Clause

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance as amended is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Ordinance.

Section III. Repeal of Conflicting Ordinance

All other code provisions, ordinances, or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed as of the effective date hereof.

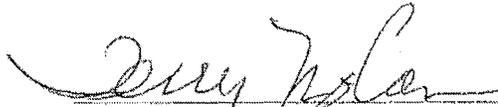
PASSED AND ADOPTED by the Mayor and Common Council of the Town of Dewey-Humboldt, Arizona, this 12th day of June, 2012, by the following vote:

AYES: 7

NAYES: 0 ABSENT: 0

EXCUSED: 0 ABSTAINED: 0

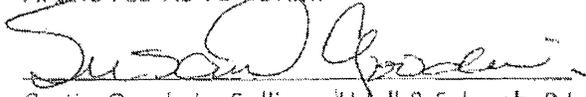
← APPROVED this 12th day of June, 2012 →


Terry Nolan, Mayor

ATTEST:


Judy Morgan, Town Clerk

APPROVED AS TO FORM:


Curtis, Goodwin, Sullivan, Udall & Schwab, P.L.C.
Town Attorneys
By Susan D. Goodwin

I, JUDY MORGAN, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. _____ ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF DEWEY-HUMBOLDT, ARIZONA ON THE ____ DAY OF _____, 2012, WAS POSTED IN THREE PLACES ON THE ____ DAY OF _____, 2012.

Judy Morgan, Town Clerk



TOWN OF DEWEY-HUMBOLDT
P.O. BOX 69
HUMBOLDT, AZ 86329
Phone 928-632-7362 • Fax 928-632-7365

Dewey-Humboldt

AUG 22 2019

Received

COUNCIL AGENDA ACTION REQUEST FORM

Meeting Type: Regular Special Work Session

Meeting Date: Sept. 9, 2019

Date of Request: _____

Requesting: Action Discussion or Report Only

Type of Action: Routine/Consent Agenda Regular

Agenda Item Text (a brief description for placement on the agenda; please be exact as this will be the wording used for the agenda):

Discuss if we need to address problems on "existing zoning" map in Gen. Plan requiring 70000 sq ft lots but ARS 9-461-06(N) requires 1 acre

Purpose and Background Information (Detail of requested action). At the May 7 2009 P-2 meeting it was discussed on video (10 min into it) that State Land Dept. dis approved of density on a map and referred to A.R.S. Also p.16 in Plan text says BLM land is 70,000 sq ft lots

Staff Recommendation(s): _____

Budgeted Amount: _____

List All Attachments: _____

Type of Presentation: _____

Special Equipment needed: Laptop Remote Microphone
 Overhead Projector Other: _____

Contact Person: _____

Note: Per Town Code §30.105(D): Any new item will be placed under "New Business" for the council to determine its disposition. It can be acted upon at that meeting, sent to staff for more work, sent to the appropriate board or commission, set for a work session or tabled for a future date, etc.

Open Space

Lands that are undeveloped and potentially obtainable for open space or recreational uses or in large acreage areas are depicted as open space. Bureau of Land Management holdings warrant this designation. Historic use areas such as the former smelter and Iron King Mine sites are included in the designation since residential use is prohibited. Private property classified as open space is considered to have low-density development rights, typical of the 70,000 square foot lot size and other large lot residential zoning.

Of note is the state law requirement that State Trust Lands can not be designated as open space, recreation, conservation or agriculture unless the Town provides an alternative, economically-viable designation allowing at least one residential dwelling per acre.

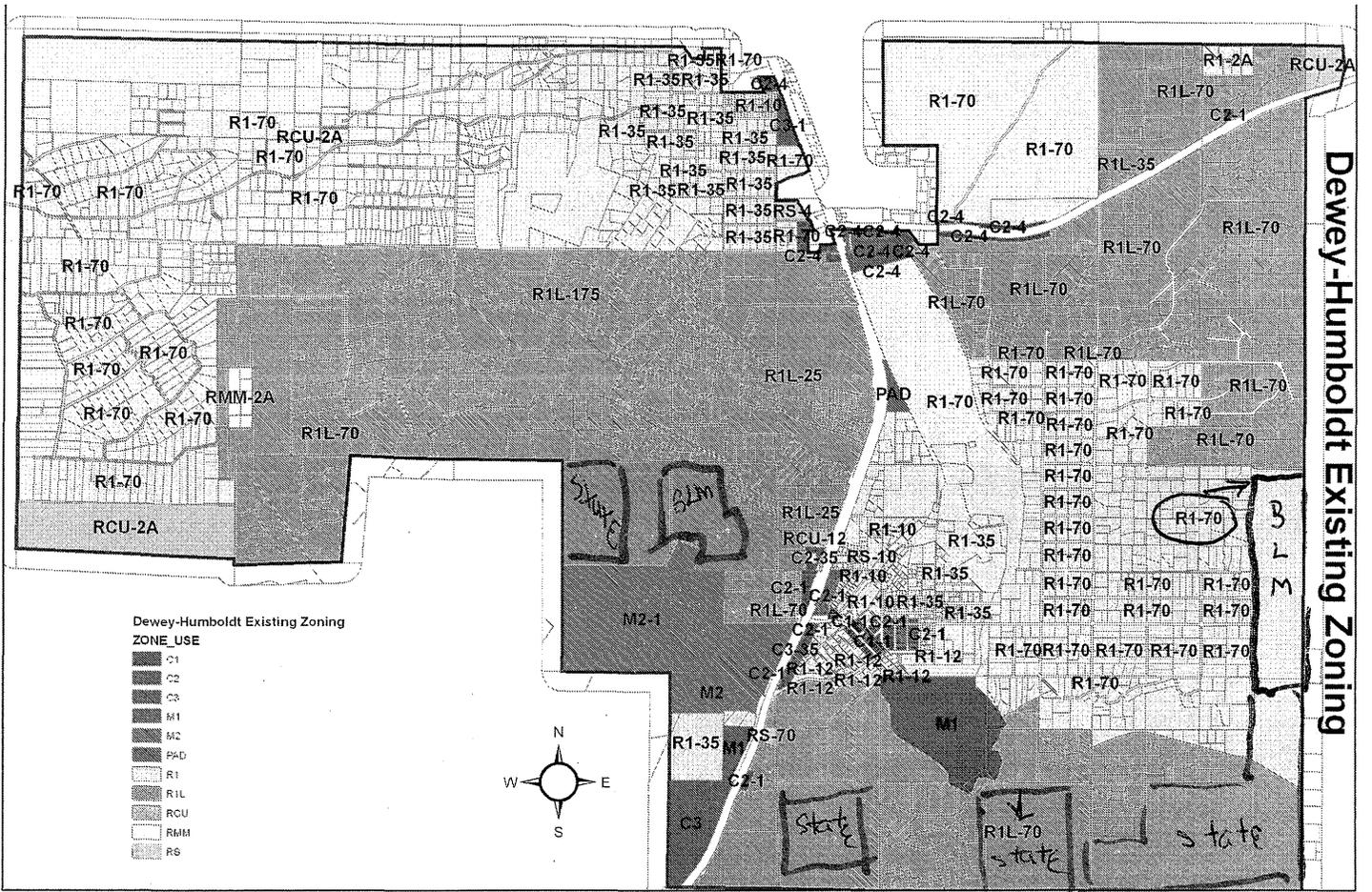
Future Land Use Plan

The Land Use Plan graphic is not intended to be a zoning map. However, when there is an application for rezoning, it should comply with the zoning ordinance and, as required by the Arizona Revised Statutes (A.R.S. §9-461.06.C-2-F), it should be consistent with the General Plan. Rezoning changes that differ from the planned land use designation may be granted by Town Council but may require an amendment to the General Plan.

Dewey-Humboldt's Land Use Plan recognizes existing neighborhoods' character. The land use pattern on the generalized map calls for development similar to the uses in place where new infill or outlying construction is proposed.

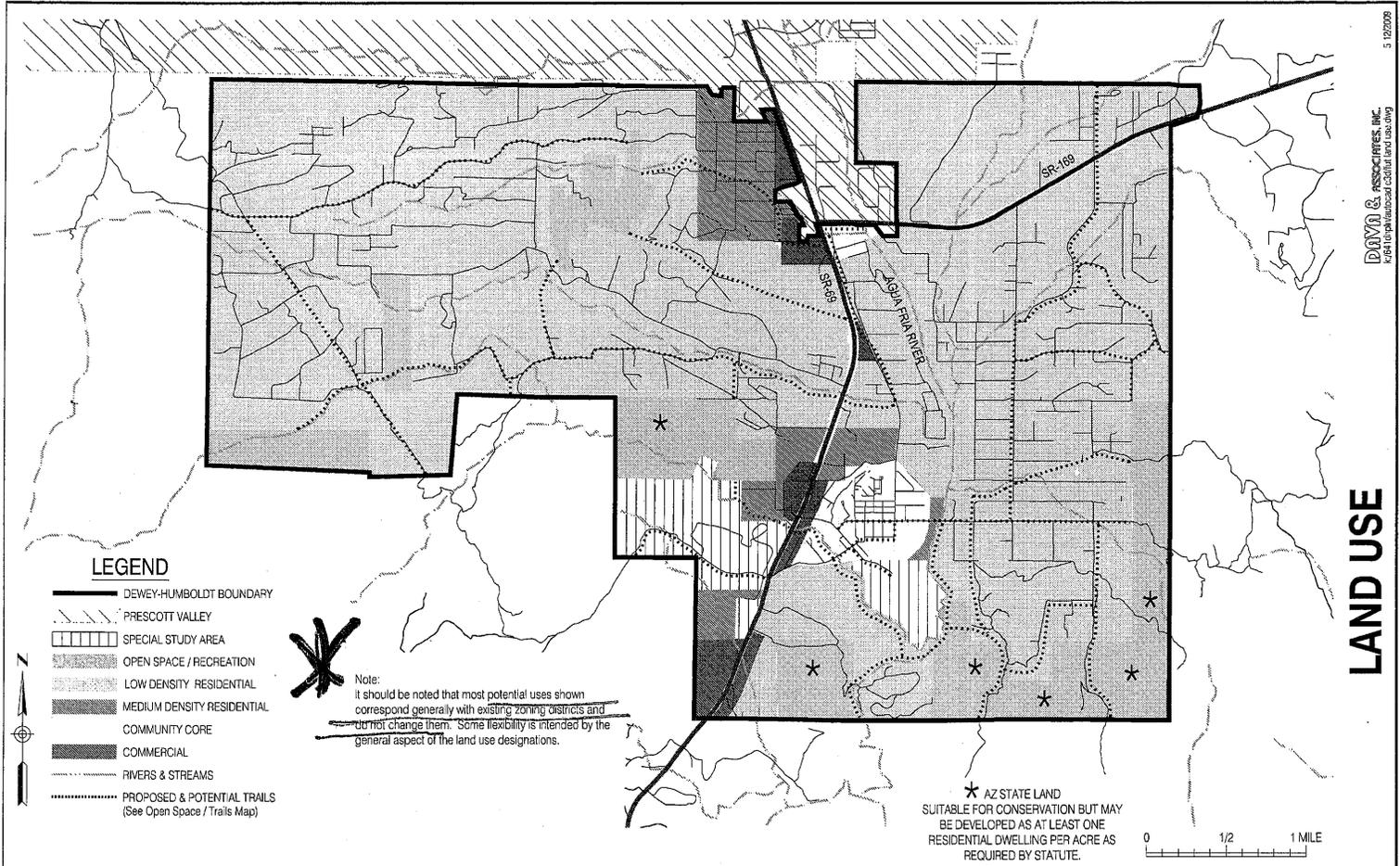
The Plan assumes the current proportions of land use will continue. That is, Dewey-Humboldt would be expected to retain its predominantly low-density residential status.

(See the following page for the Land Use map.)



"Existing Zoning Map"

LAND USE



From
 p-17
 L.U. Map

Town of Dewey-Humboldt Density Regulations

(Table from 153.069)

Dewey-Humboldt - Land Usage

(B) Requirements of the density regulations are set forth in the table that follows.

Density Regulations

Legend: A = Acres

Dist.	Min Lot Size (in Sq. Ft.)	Min Area per dwelling	Min Lot Width and Depth	Min ⁽¹⁾ Yard Set-backs Front	Min ^(1,2) Yard Set-backs Rear	Min ^(1,2) Yard Set-backs Interior	Min ⁽¹⁾ Yard Set-backs Exterior	Max Build-in g Height (Stories)	Max Build-i ng Height (Feet)	Max Lot Cover- age (%)	Min Build-i ng Spac-in g (Feet)
1	7,500	1,000	75	20	25	7	10	4 ⁽³⁾	50	50	10
2	7,500	2,000	75	20	25	7	10	3 ⁽³⁾	40	50	10
3	7,500	3,000	75	20	25	7	10	2	30	50	10
4	7,500	4,000	75	20	25	7	10	2	30	50	10
5	7,500	5,000	75	20	25	7	10	2	30	50	10
7.5	7,500	7,000	75	20	25	7	10	2	30	50	10
10	10,000	10,000	80	20	25	7	10	2	30	40	10
12	12,000	12,000	90	20	25	7	10	2	30	40	10
18	18,000	18,000	100	30	30	10	15	2	30	25	10
25	25,000	25,000	130	30	30	10	15	2	30	20	10
35	35,000	35,000	145	40	40	20	20	2	30	15	10
70	70,000	70,000	200	50	50	25	30	2	30	15	10
2A	87,120	87,120	225	50	50	25	30	2	30	10	10
175	175,000	175,000	300	50	50	30	50	2	30	10	10
5A	217,800	217,800	325	50	50	40	50	2	30	10	10
10A	435,600	435,600	500	50	50	50	50	2	30	5	10
36A	1,568,160	1,568,160	500	50	50	50	50	2	30	5	10

Notes:

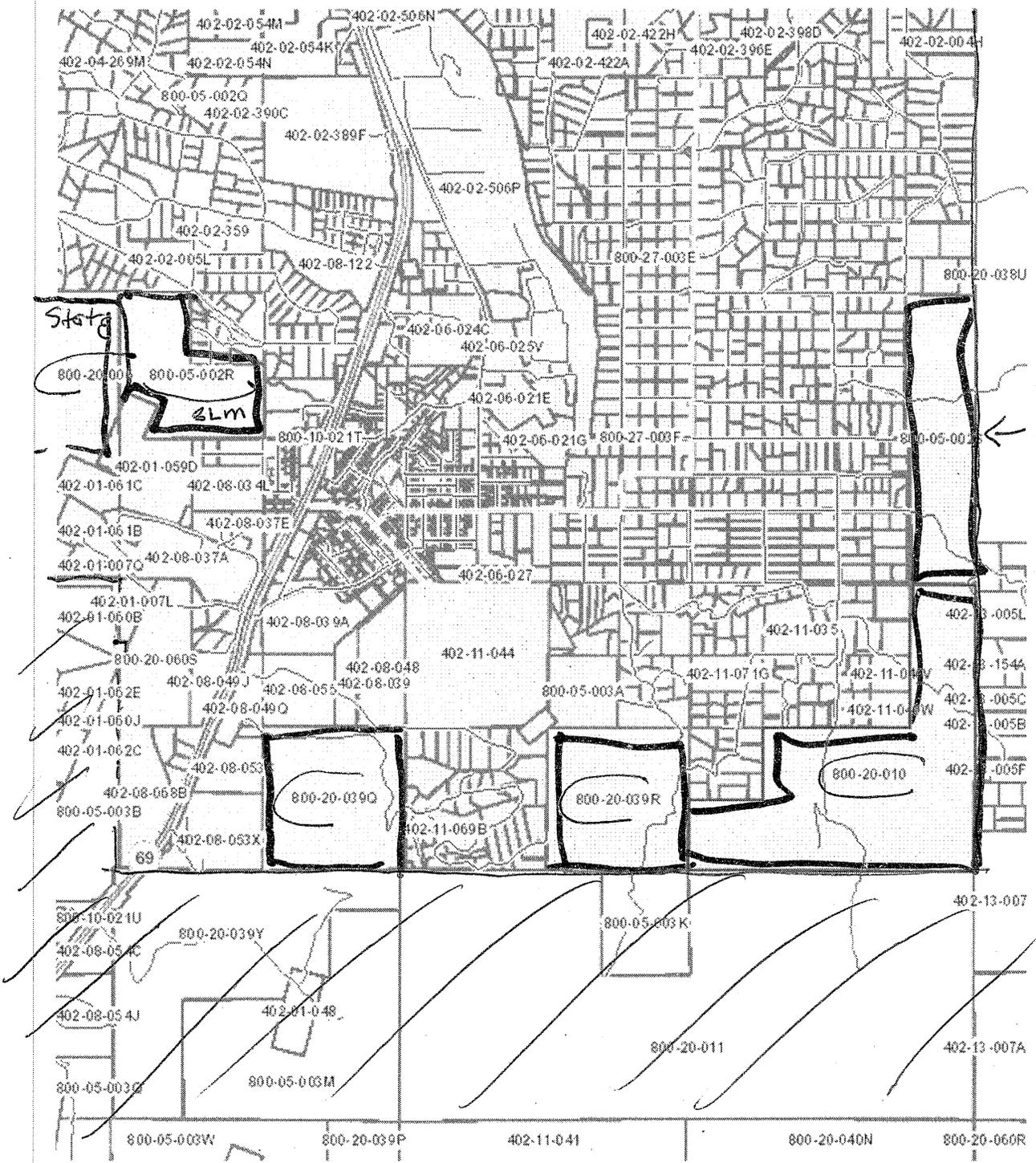
(1) See yards and courts in § 153.093 for exceptions, deviations, and encroachments from minimum yard (setback) requirements.

(2) For C1, C2, C3, M1 and M2 Districts: Minimum interior side and rear yard requirements are waived if the yard is contiguous to C1, C2, C3, M1 or M2 zoned property. A setback of 20 feet shall be required whenever a lot zoned commercial or industrial abuts a lot zoned for residential purposes. Front and exterior side yard requirements shall be observed in all cases.

(3) Use permit required to exceed two stories.

(C) Detached accessory structures, other than structures housing animals, may encroach within five feet to rear lot line to maintain a ten-foot building separation. All other setbacks and building spacing separations must be achieved.

State Land Dept parcels



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 8.22.2019

9-461.06. Adoption and amendment of general plan; expiration and readoption

A. In municipalities that have territory in a high noise or accident potential zone as defined in section 28-8461, the legislature finds that in general plans and amendments to general plans land use compatibility with the continued operation of a military airport or ancillary military facility as defined in section 28-8461 is a matter of statewide concern.

B. The general plan and any amendment to such plan shall be adopted or readopted in the manner provided in this article.

C. The governing body shall:

1. Adopt written procedures to provide effective, early and continuous public participation in the development and major amendment of general plans from all geographic, ethnic and economic areas of the municipality. The procedures shall provide for:

- (a) The broad dissemination of proposals and alternatives.
- (b) The opportunity for written comments.
- (c) Public hearings after effective notice.
- (d) Open discussions, communications programs and information services.
- (e) Consideration of public comments.

2. Consult with, advise and provide an opportunity for official comment by public officials and agencies, the county, school districts, associations of governments, public land management agencies, the military airport if the municipality has territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, other appropriate government jurisdictions, public utility companies, civic, educational, professional and other organizations, property owners and citizens generally to secure maximum coordination of plans and to indicate properly located sites for all public purposes on the general plan.

D. At least sixty days before the general plan or an element or major amendment of a general plan is noticed pursuant to subsection E of this section, the planning agency shall transmit the proposal to the planning commission, if any, and the governing body and shall submit a copy for review and further comment to:

1. The planning agency of the county in which the municipality is located.
2. Each county or municipality that is contiguous to the corporate limits of the municipality or its area of extraterritorial jurisdiction.
3. The regional planning agency within which the municipality is located.
4. The Arizona commerce authority or any other state agency that is subsequently designated as the general planning agency for this state.
5. The department of water resources for review and comment on the water resources element, if a water resources element is required.

6. If the general plan or an element or amendment of the general plan is applicable to territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, the military airport.

7. If the general plan or an element or major amendment of the general plan is applicable to property in the high noise or accident potential zone of a military airport or ancillary military facility as defined in section 28-8461, the attorney general. For the purposes of this paragraph, "major amendment" means a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element.

8. Any person or entity that requests in writing to receive a review copy of the proposal.

E. If the municipality has a planning commission, after considering any recommendations from the review required under subsection D of this section the planning commission shall hold at least one public hearing before approving a general plan or any amendment to such plan. When the general plan or any major amendment is being adopted, planning commissions in municipalities having populations over twenty-five thousand persons shall hold two or more public hearings at different locations within the municipality to promote citizen participation. Notice of the time and place of a hearing and availability of studies and summaries related to the hearing shall be given at least fifteen and not more than thirty calendar days before the hearing by:

1. Publication at least once in a newspaper of general circulation published or circulated in the municipality, or if there is none, the notice shall be posted in at least ten public places in the municipality.

2. Such other manner in addition to publication as the municipality may deem necessary or desirable.

F. Action by the planning commission on the general plan or any amendment to the plan shall be transmitted to the governing body of the municipality.

G. Before adopting the general plan, or any amendment to it, the governing body shall hold at least one public hearing. Notice of the time and place of the hearing shall be given in the time and manner provided for the giving of notice of the hearing by the planning commission as specified in subsection E of this section.

H. The adoption or readoption of the general plan or any amendment to such plan shall be by resolution of the governing body of the municipality, after notice as provided for in subsection E of this section. The adoption or readoption of or a major amendment to the general plan shall be approved by affirmative vote of at least two-thirds of the members of the governing body of the municipality. All major amendments to the general plan proposed for adoption by the governing body of a municipality shall be presented at a single public hearing during the calendar year the proposal is made. The general plan, or any amendment to the plan, shall be endorsed in the manner provided by the governing body to show that it has been adopted by the governing body. If the municipality includes property in the high noise or accident potential zone of a military airport or ancillary military facility as defined in section 28-8461, the governing body of the municipality shall send notice of the approval, adoption or readoption of the general plan or major amendment to the general plan to the attorney general by certified mail, return receipt requested, within three business days after the approval, adoption or readoption. If the attorney general determines the approval, adoption or readoption of the general plan or major amendment to the general plan is not in compliance with section 28-8481, subsection J, the attorney general shall notify the municipality by certified mail, return receipt requested, of the determination of noncompliance. The municipality shall receive the

notice from the attorney general within twenty-five days after the notice from the municipality to the attorney general is mailed pursuant to this subsection. The effective date of any approval, adoption or readoption of, or major amendment to, the general plan shall be thirty days after the governing body's receipt of the attorney general's determination of noncompliance. Within thirty days after the receipt of a determination of noncompliance by the attorney general as prescribed by this section, the governing body of the municipality shall reconsider any approval, adoption or readoption of, or major amendment to, the general plan that impacts property in the high noise or accident potential zone of a military airport or ancillary military facility as defined in section 28-8461. If the governing body reaffirms a prior action subject to an attorney general's determination of noncompliance pursuant to this section, the attorney general may institute a civil action pursuant to section 28-8481, subsection L. If the governing body timely sends notice pursuant to this subsection and the attorney general fails to timely notify the governing body of a determination of noncompliance, the general plan or major amendment to the general plan shall be deemed to comply with section 28-8481, subsection J. If the motion to adopt or readopt a general plan or an amendment to the general plan fails to pass, the governing body may reconsider the motion in any manner allowed by the governing body's rules of procedure, but any subsequent motion for the adoption or readoption of the general plan or a major amendment to the general plan must be approved by an affirmative vote of at least two-thirds of the members of the governing body. For the purposes of this subsection, "major amendment" means a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element. The municipality's general plan shall define the criteria to determine if a proposed amendment to the general plan effects a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element.

I. If the municipality does not have a planning commission, the only procedural steps required for the adoption of the general plan, or any amendment to such plan, shall be those provided in this article for action by the governing body.

J. A copy of the adopted general plan of a municipality shall be sent to the planning agency of the county within which the municipality is located, and such plan or any portion of the plan may be adopted as a part of the county general plan.

K. A general plan, with any amendments, is effective for up to ten years from the date the plan was initially adopted and ratified pursuant to subsection M of this section, or until the plan is readopted pursuant to this subsection and ratified pursuant to subsection M of this section or a new plan is adopted pursuant to this subsection and ratified pursuant to subsection M of this section, and becomes effective. On or before the tenth anniversary of the plan's most recent adoption, the governing body of the municipality shall either readopt the existing plan for an additional term of up to ten years or shall adopt a new general plan as provided by this article.

L. Except for general plans that are required to be submitted to the voters for ratification pursuant to subsection M of this section, the adoption or readoption of a general plan, and any amendment to a general plan, shall not be enacted as an emergency measure and is subject to referendum as provided by article IV, part 1, section 1, subsection (8), Constitution of Arizona, and title 19, chapter 1, article 4.

M. The governing body of a city or town having a population of more than two thousand five hundred persons but less than ten thousand persons and whose population growth rate exceeded an average of two per cent per year for the ten year period before the most recent United States decennial census, and any city or town having a population of ten thousand or more persons, shall submit each new general plan adopted pursuant to subsection K of this section to the voters for ratification at the next

regularly scheduled municipal election or at a special election scheduled at least one hundred twenty days after the governing body adopted the plan pursuant to section 16-204. The governing body shall include a general description of the plan and its elements in the municipal election pamphlet and shall provide public copies of the plan in at least two locations that are easily accessible to the public and may include posting on the municipality's official internet website. If a majority of the qualified electors voting on the proposition approves the new plan, it shall become effective as provided by law. If a majority of the qualified electors voting on the proposition fails to approve the new plan, the current plan remains in effect until a new plan is approved by the voters pursuant to this subsection. The governing body shall either resubmit the proposed new plan, or revise the new plan as provided by this section, for subsequent submission to the voters at the next regularly scheduled municipal election or at a special election scheduled at least one hundred twenty days after the governing body readopted the new or revised new plan. All subsequent adoptions and submissions of the new plan or revised plans must comply with the procedures prescribed by this section until the plan is ratified.

N. In applying an open space element or a growth element of a general plan a municipality shall not designate private land or state trust land as open space, recreation, conservation or agriculture unless the municipality receives the written consent of the landowner or provides an alternative, economically viable designation in the general plan or zoning ordinance, allowing at least one residential dwelling per acre. If the landowner is the prevailing party in any action brought to enforce this subsection, a court shall award fees and other expenses to the landowner. A municipality may designate land as open space without complying with the requirements of this subsection if the land was zoned as open space and used as a golf course pursuant to a zoning ordinance adopted pursuant to article 6.1 of this chapter before May 1, 2000 and the designation does not impose additional conditions, limitations or restrictions on the golf course, unless the land is state trust land that was not planned and zoned as open space pursuant to title 37, chapter 2, article 5.1.

O. A person, after having participated in the public hearing pursuant to subsection H of this section, may file a petition for special action in superior court to review the governing body's decision that does not comply with the mandatory requirement prescribed in section 9-461.05, subsection C, paragraph 1, subdivision (g) within thirty days after the governing body has rendered its decision. The court may affirm, reverse or remand to the governing body, in whole or in part, the decision reviewed for further action that is necessary to comply with the mandatory requirements prescribed in section 9-461.05, subsection C, paragraph 1, subdivision (g).

**TOWN OF DEWEY-HUMBOLDT
PLANNING & ZONING
REGULAR MEETING MINUTES
MAY 7, 2009, 6:00 P.M.**

A REGULAR MEETING OF THE DEWEY-HUMBOLDT TOWN COUNCIL WAS HELD ON THURSDAY, MAY 7, 2008, AT TOWN HALL AT 2735 S. HIGHWAY 69, DEWEY-HUMBOLDT, ARIZONA. CHAIR DOYLE WISTE PRESIDED.

1. **Call To Order at 6:33 p.m.**
2. **Opening Ceremonies**
 - 2.1. Invocation led by Commissioner Chapman.
 - 2.2. Pledge of Allegiance. Made.
3. **Roll Call-** Commissioners Lydia Chapman, Andy Peters, Terry Nolan and Chair Doyle Wiste were present. Commissioners Bob Bowman, Joe Garcia, and Mike Generalli were absent.

4. **Announcements Regarding Current Events.** None.

5. **Consent Agenda**

- 5.1. Minutes Minutes from the March 5, 2009 and April 9, 2009, Regular Meetings.

Commissioner Nolan made a motion to Approve 5.1. Minutes Minutes from the March 5, 2009 and April 9, 2009, Regular Meetings. Commissioner Peters seconded the motion. It was approved unanimously.

6. **Discussion Agenda - Unfinished Business.** None.

7. **Discussion Agenda - New Business.** None.

8. **Public Hearing Agenda**

- 8.1. GP09-01 Draft 2009 General Plan Public Hearing A Public Hearing to review comments from agencies and the public, and to receive further public input, deliberate and recommend approval of the 2009 General Plan to Town Council. Comments were received in February, March and April from state and local reviewing agencies, and from meetings and outreach programs conducted on the Draft February 5, 2009 General Plan including from community organizations, individuals, "coffees" with the Mayor, newsletters, comment cards, website FAQ's, summaries, and blogs. Meetings and outreach programs were conducted to solicit comments and further understanding of the General Plan.

Town Planner, Hoffman gave an overview of the process with the General Plan so far, including public outreach. She reviewed the changes/comments to the draft as suggested by the Public and Agencies.

There was discussion on the Land Use map showing land ownership and land use. Town Planner Hoffman will change map to reflect Arizona State lands as conservation lands and green areas will have a note that states the conservation use. Arizona land ownership designation will be removed from this map.

The Public Hearing was opened at 7:03 p.m.

Denise Rogers spoke on her confusion with current zoning and the Land Use map. She stated 10 acres should trigger a major amendment, rather than 60.

Town Planner Hoffman spoke on State land conservation requiring 1 dwelling per acre, while other State land can show correct zoning range.

Sandra Goodwin spoke on trails for hikers and riders along roads.

Ray Henshaw spoke on the study area for the mine and smelter area and the good work done on the General Plan.

The Public Hearing was closed at 7:12 p.m.

Chair Wiste brought up the comments regarding major amendment acre size. There was discussion regarding input on this from Yavapai County Flood Control and the Public. There was discussion about lowering the acreage size and how that might affect development since a major amendment can only occur once a year.

Commissioner Chapman made a motion to Approve 8.1. GP09-01 Draft 2009 General Plan, amending the General Plan text stating: Major Amendment-Any change that increases the density or intensity of a single parcel of land that is greater than 30 acres in size or any change where there is an observed cumulative impact that increases the density and/or intensity of an area comprised of multiple parcels of land that exceed 30 acres in total size. Commissioner Peters seconded the motion. Motion failed on a 2-2 vote, Commissioner Nolan and Chair Wiste voting against.

Commissioner Peters made a motion to Approve 8.1. GP09-01 Draft 2009 General Plan, amending the General Plan text stating: Major Amendment-Any change that increases the density or intensity of a single parcel of land that is greater than 40 acres in size or any change where there is an observed cumulative impact that increases the density and/or intensity of an area

compromised of multiple parcels of land that exceed 40 acres in total size. Commissioner Chapman seconded the motion. A vote was taken and carried with a (3-1) vote in favor, Chair Nolan voting against.

Commissioner Nolan stated he voted no as the 40 acre limit is too small and will hurt developers.

Commissioner Peters stated he made the motion to amend as it is not an unreasonable size based on the size of the town.

Commissioner Chapman made a motion to Approve 8.1. GP09-01 Draft 2009 General Plan - Send with recommendations to the Council as written and corrected including revisions reviewed at this meeting and revisions to the map. Commissioner Peters seconded the motion. It was approved unanimously.

9. Comments from the Public. None.

10. Town Planner's Report. Update on Current Events.

Town Planner Hoffman announced the General Plan will be on the Town Council Special Meeting agenda Tuesday, May 12th at 6:30 p.m. and published for a May 19th adoption by Council. She asked the Commission if they wanted to consider changing the summer months meeting dates. Chair Wiste recommended rescheduling to June 18th and August 6th, skipping a July meeting. Commission feedback will be requested via email.

11. Adjourned at 7:42 p.m.

Doyle Wiste, Chair

ATTEST:

Judy Morgan, Town Clerk