



Agenda

Work Study and Possible Executive Session Queen Creek Town Council

Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
September 4, 2013
5:30pm

1. Call to Order

2. Roll Call (one or more members of the Council may participate by telephone)

3. Motion to adjourn to Executive Session (to be held in the Saguaro Conference Room of the Municipal Services Building) for the following purposes:

A. Discussion and consultation with the Town's attorney for legal advice and with the Town's representatives to consider the Town's position and instruct its representatives regarding agreements that are the subject of negotiations related to Town Center projects. A.R.S. § 38-431.03(A)(3) and (4).

ITEMS FOR DISCUSSION These items are for Council discussion only and no action will be taken. In general, no public comment will be taken.

4. Presentation on the Town's Disaster Management Program.

5. Presentation by Jason Barney on Greater Phoenix Economic Council (GPEC) Board activities.

6. Presentation on the zoning ordinance update.

7. Presentation on public outreach plan for capital projects.

8. Adjournment



Agenda

Regular and Possible Executive Session Queen Creek Town Council

Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
September 4, 2013
7:00 p.m.

1. Call to Order

2. Roll Call (one or more members of the Council may participate by telephone)

3. Pledge of Allegiance:

4. Invocation:

5. Ceremonial Matters: Presentations, Proclamations, Awards, Guest Introductions and Announcements.

- Recognition of Queen Creek area charter schools for receiving "A" ratings
- Proclamation – Boys & Girls Club Day for Kids
- Recognition of Fire Chief Van Summers (reception to follow immediately)

6. Committee Reports

A. Council summary reports on meetings and/or conferences attended. This may include but is not limited to Phoenix-Mesa Gateway Airport; MAG; East Valley Partnership; CAG. The Council will not propose, discuss, deliberate or take legal action on any matter in the summary unless the specific matter is properly noticed for legal action.

B. Partner agencies quarterly or periodic updates to Council. This may include but is not limited to Queen Creek Chamber of Commerce; Queen Creek Performing Arts Center; Boys & Girls Club of East Valley; and Maricopa or Pinal County Board of Supervisors or other governmental agencies. The Council will not propose, discuss, deliberate or take legal action on any matter in the summary unless the specific matter is properly noticed for legal action.

C. Economic Development Commission – August 28, 2013

7. Public Comment: Members of the public may address the Town Council on items not on the printed agenda and during Public Hearings. Please complete a "Request to Speak Card", located on the table at the rear of the Council Chambers and turn it in to the Town Clerk prior to the beginning of the meeting. There is a time limit of three minutes for comments.

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Queen Creek Town Council
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8. Consent Calendar: Matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion and one vote. Public Hearing items are designated with an asterisk (*). Prior to consideration of the Consent Agenda, the Mayor will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Council and or staff may remove any item for separate consideration.

A. Consideration and possible approval of expenditures over \$25,000: **TAB A**

1. Toter, Inc. – purchase 624 carts (312 trash/312 recycle): \$34,262 (*budgeted FY13/14*)

B. Consideration and possible approval of the purchase of a 2013 Chevrolet ¾ ton crew cab pick-up truck through Arizona State Contract #ADSSP012-016667 from Courtesy Chevrolet and a John Deere 210LI Loader Tractor from RDO Equipment in the amount of not to exceed \$122,500 to replace existing Truck #43 and Tractor #200. (*This is an amended request from August 21, 2013*) **TAB B**

C. Consideration and possible approval of a contract in the amount of \$133,000 with Truesdell Corporation for Ocotillo Road Bridge repairs. (*budgeted in FY13/14*) **TAB C**

D. Consideration and possible approval of the Economic Development Commission FY13/14 Work Plan. **TAB D**

E. Consideration and possible ratification of the appointment of Lee Ester as Chair and Carson Brown as Vice Chair of the Economic Development Commission. **TAB E**

F. Consideration and possible approval of the re-appointment of Nichelle Williams and Steve Conklin to the Transportation Advisory Committee for a two-year term expiring on August 31, 2015. **TAB F**

G. Consideration and possible approval of the re-appointment of Kyle Robinson, Alex Matheson, Ryan Nichols and Gregory Arrington to the Planning and Zoning Commission for a three-year term expiring on August 31, 2016. **TAB G**

H. Consideration and possible approval of **DR13-031 “Maracay at Hastings Farms Parcel D”**, a request for approval of two additional standard floor plans with three elevations each to be constructed on 344 lots zoned R1-7 and R1-9 located on the north side of Cloud Road at the Crismon Road alignment. **TAB H**

I. Consideration and possible approval of **Resolution 966-13** authorizing the abandonment of surplus roadway within the Pecans of Queen Creek subdivision. **TAB I**

PUBLIC HEARINGS: If you wish to speak to the Council on an item listed as a Public Hearing, please complete a Request to Speak Card and turn it in to the Town Clerk. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.

None.

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FINAL ACTION: If you wish to speak to the Council on an item listed under Final Action, please complete a Request to Speak Card and turn it in to the Town Clerk. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.

8. Discussion and possible approval of the re-appointment of Jason Barney to the Greater Phoenix Economic Council (GPEC) Board of Directors for FY13/14. *This item was continued at the August 21, 2013 Council meeting.* **TAB J**

ITEMS FOR DISCUSSION: These items are for Council discussion only and no action will be taken. In general, no public comment will be taken.

9. Presentation on the Town's Disaster Management Program. *(If necessary)*

10. Presentation on the zoning ordinance update. *(If necessary)*

11. Presentation on public outreach plan for capital projects. *(If necessary)*

12. **Motion to adjourn to Executive Session:** The Council may reconvene the Executive Session for any of the items listed on the Work Study Executive Session Agenda.

13. **Adjournment**



Requesting
Department:
Management Services

TO: HONORABLE MAYOR AND TOWN COUNCIL
THROUGH: JOHN KROSS, TOWN MANAGER
FROM: KIM CLARK, SR. FINANCIAL SERVICES ANALYST
RE: CONSIDERATION AND POSSIBLE APPROVAL OF EXPENDITURES \$25,000 AND OVER
DATE: September 4, 2013

Staff Recommendation:

Staff recommends approval of expenditures \$25,000 and over, pursuant to Town's purchasing policy.

Proposed Motion:

Move to approve Town expenditures \$25,000 and over, pursuant to Town purchasing policy.

Discussion:

The following item listed below was authorized and approved as part of the Town's FY 13/14 operating budget. The item is will be purchased from a cooperative in order to obtain the lowest cost.

1. Replenish Town's stock of trash and recycling carts

Fiscal Impact:

The fiscal impact of the requested spending authority for the above expenditure is \$34,261.56. Funds have been identified within their line items budget as approved in the 2013-14 fiscal year budgets.

Alternatives:

1. Trash and Recycling carts are necessary for the Town's Solid Waste program. Council could direct staff to order in smaller, more frequent quantities.

Attachments:

A detailed list of the requested expenditure.

Attachment: Expenditure \$25,000 and over

**For Fiscal Year 2014
September 4, 2013**

Item #	Vendor	Description	Purpose	Requesting Dept	Fiscal Impact \$	Procurement Method
1	Toter Inc	Replenish the Town's stock of trash and recycling carts	Replenish the Town's stock of trash and recycling carts in order to meet the FY14 demand to date. Order quantity is 624 carts (312 trash, 312 recycling).	Development Services	\$34,262	NIPA contract #084008



Requesting Department:

Development Services

TO: HONORABLE MAYOR AND TOWN COUNCIL

THROUGH: JOHN KROSS, TOWN MANAGER

**FROM: CHRIS ANARADIAN, DEVELOPMENT SERVICES DIRECTOR
TROY WHITE, PUBLIC WORKS DIVISION MANAGER**

RE: CONSIDERATION AND POSSIBLE APPROVAL OF THE PURCHASE OF A 2013 CHEVROLET ¾ TON CREW CAB PICKUP TRUCK FROM COURTESY CHEVROLET AND A JOHN DEERE 210LJ LOADER TRACTOR FROM RDO EQUIPMENT IN A TOTAL AMOUNT NOT TO EXCEED \$122,500. (THIS IS AN AMENDED STAFF REPORT FROM AUGUST 21, 2013 COUNCIL)

DATE: September 4, 2013

Recommendation:

Staff recommends approval of the purchase of a 2013 Chevrolet ¾ ton Crew Cab Pickup Truck from Courtesy Chevrolet and a John Deere 210LJ Loader Tractor from RDO Equipment in an amount not to exceed \$122,500.

Relevant Council Goal(s):

KRA 5: Maintain the Sound Financial Condition of the Town.

Proposed Motion:

Move to approve the purchase of a 2013 Chevrolet 3/4-ton Pickup Truck and a John Deere 210LJ Loader Tractor in an amount not to exceed \$122,500.

Discussion:

This is a correction to the staff report presented and approved at the August 21, 2013 Council meeting. The August 21 staff report had the incorrect amount of \$92,500 stated on the staff report. The correct amount needed for the purchase of both the truck and the tractor is \$122,500.

The current Fleet units, #043, a 2007 Chevy 3/4-ton Truck, and #200 a John Deere 210LJ loader Tractor, were involved in a fire at the Corporation Yard on June 26, 2013 that burned both the

vehicle and the tractor beyond repair. The cause of the fire is still under investigation by the Maricopa County Sheriff's Office.

The tractor will be released to the Town for salvage parts that can be sold. The replacement vehicle and tractor will include all necessary emergency lighting equipment and Town decals.

Fiscal Impact :

On July 26, 2013, the Town was issued two insurance claim checks totaling \$55,894; however, because of this unforeseen incident the additional funds for these replacements are unbudgeted in the 2013/2014 Fiscal Year. Staff is requesting the shortfall of \$66,606 be funded using Contingency funds. If this request were to be granted, staff then requests that these funds be reallocated to the Fleet Maintenance division budget, fiscal account #101-410-0206-00000-407420, to allow for the replacement of Fleet Vehicle #43 and Fleet Tractor #200.

Alternatives:

Council could choose not to approve the purchase of this equipment at this time. The impacts of not purchasing these units would result in a loss in productivity related to day to day use of these units.

Attachments:

- A. Picture of burned vehicle and tractor





Requesting Department:

Development Services

TO: HONORABLE MAYOR AND TOWN COUNCIL

THROUGH: JOHN KROSS, TOWN MANAGER

**FROM: TROY WHITE, PUBLIC WORKS DIVISION MANAGER
JAN MARTIN, STREETS SUPERINTENDENT**

RE: APPROVAL OF A CONTRACT WITH TRUESDELL CORPORATION IN THE AMOUNT OF \$133,000 (IFB-13-010) FOR OCOTILLO ROAD BRIDGE REPAIRS. THIS ITEM IS AUTHORIZED IN THE FY 13/14 BUDGET.

DATE: September 4, 2013

Recommendation:

Staff recommends approval of a contract with Truesdell Corporation in the amount of \$133,000 (IFB 13-010) for Ocotillo Road Bridge repairs.

Relevant Council Goal(s):

Maintain the Town Infrastructure.

Proposed Motion:

Motion to approve a contract with Truesdell Corporation in the amount of \$133,000 (IFB 13-010) for Ocotillo Road Bridge repairs.

Discussion:

The Ocotillo Road Bridge was built in 1997. Cracks in the cement decking were discovered on the underside of the deck during the period of 2000-2002. To correct this issue, the deck was injected with epoxy sealant, and the surface was sealed with Methacrylate in 2005. Due to continued parallel crack formations, in 2011 the Town of Queen Creek and MCDOT contracted with Premiere Engineering Corporation to conduct a year-long monitoring program. The purpose of the monitoring program was to analyze the root cause of the deck cracking and to provide a recommendation for repair.

The findings indicated first and foremost that the bridge is safe. Additionally, the cracking of the deck was found to be normal thermal expansion and contraction constrained by the stiffness of the piers. Additionally, no new crack formations were identified during the year-long

monitoring program. As a result of the findings, the following repairs are recommended by Premiere:

- Seal the major cracks with a flexible sealant that will allow the cracks to open and close while preventing the infiltration of water
- Seal the entire deck with an overlay to prevent water from infiltrating into any smaller cracks
- Monitor the bridge during future routine inspections

The Town enlisted Premiere Engineering Corporation to prepare bid documents to accomplish the aforementioned work. The low responsive bid was received from Truesdell Corporation in the amount of \$121,121. The requested expenditure authority includes a 10% contingency for a total request of \$133,000.

Fiscal Impact :

In the 2013-2014 approved budget, sufficient funds have been identified within the Highway User Revenue Fund (HURF).

Alternatives:

None

Attachments:

- A. Contract



**TOWN OF QUEEN CREEK, ARIZONA
CONTRACT FOR
Bridge Crack Repairs, Ocotillo Road Bridge @ QC Wash, IFB 13-010**

THIS CONTRACT (The "Contract") is made and entered into effective as of the ____ day of _____, 2013 (the "Effective Date"), by and between the Town of Queen Creek, Arizona, an Arizona municipal corporation ("Town"), and The Truesdell Corporation an Arizona corporation ("Vendor") and, together with the Contract Documents referred to and incorporated herein, is the "resultant contract" contemplated in the IFB 13-010. The Town and the Vendor are sometimes referred to in this Contract collectively as the "Parties" and each individually as a "Party."

1. **SCOPE OF SERVICES:** The Vendor shall provide the Town the services described in the attached scope of work set forth in Exhibit B Scope of Work (the "Services" or "Work").
2. **CONTRACT DOCUMENTS:** The Contract consists of the following contract documents, which by this reference are incorporated herein:
 - A. This signed Contract;
 - B. The Information to Bid for Bridge Crack Repairs, Ocotillo Road Bridge at QC Wash ("IFB 13-010") including, Solicitation submittal Checklist, Instructions to Bidders, Standard Terms and Conditions, Special Terms and Conditions, Scope of Work, Plans, References, Offer Sheet, Statutory Bid Bond, Contractors Affidavit, Certified Copy of Resolution of Board of Directors, Non-Collusive Bidding Certification, and Exhibit A Insurance Requirements.
 - C. The bid submitted by The Truesdell Corporation, attached here to as Exhibit C, on to the extent it is consistent with terms of the IFB 13-010.
3. **CONTRACT PRICING:** Contract pricing is listed in Exhibit D
4. **TERM OF CONTRACT:** The term of the Contract is one year, commencing on _____, 2013 and terminating on _____, 2014 unless sooner terminated in accordance with the provisions set forth in the contract documents. Additionally, the contract may be extended unilaterally for a period of thirty-one days or a portion thereof.

IN WITNESS WHEREOF, the Parties have executed this Contract effective as of the Effective Date set forth above.

Town of Queen Creek, an Arizona municipal corporation

Date: _____

By: _____
Mayor Gail Barney

By: _____
Town Manager John Kross

Attest: _____
Town Clerk Jennifer Robinson

Approved as to form:

By: _____
Attorney for the Town

The Truesdell Corporation an Arizona corporation

Date: _____

By: _____

Its: _____

EXHIBIT A

INSURANCE REQUIREMENTS

1. **Insurance:** The Town requires a complete and valid certificate of insurance prior to the commencement of any service or activity specified in this solicitation. The Town will notify the successful contractor(s) of the intent to issue a contract award. The successful contractor(s) shall at that time submit a copy of the insurance certificate for coverage with minimum amounts stated. The coverage shall be maintained in full force and effect during the term of the contract and shall not serve to limit any liabilities or any other contractor obligations.
 - a. Contractors/Construction Projects:

General Liability and Property Insurance: The contractor shall secure and maintain, at his or her own expense, until completion of the contract, general liability and property insurance as shall protect the contractor and the Town from claims for bodily injury, personal injury, and property damage which may arise because of the nature of the work or from operations under this contract.

The contractor shall have general liability coverage on a per project basis, per occurrence, and in comprehensive form. General liability coverage shall include Products/Completed Operations, Explosion, Underground and Collapse Hazard, Premises, Operations, Contractual, Independent Contractors, Broad Form Property Damage and Personal Injury.

The contractor shall provide general liability and excess general liability coverage in the following amounts, at a minimum:

 - i. Projects less than \$1,000,000: Contractor shall have total limits of insurance to include primary and excess coverage in an amount not less than \$2,000,000. For example, coverage may include \$1,000,000 primary and \$1,000,000 excess, \$2,000,000 primary, or other equivalent combinations.
 - ii. Projects greater than \$1,000,000: Contractor shall provide total limits of insurance to include primary and excess coverage in an amount of not less than \$5,000,000. For example, coverage may include \$1,000,000 primary and \$4,000,000 excess, \$2,000,000 primary and \$3,000,000 excess, or other equivalent combinations.
 - iii. Automobile Liability: The contractor shall secure, and maintain at his or her own expense, until the completion of the Contract, coverage for any auto, including non-owned and hired autos, with a combined single limit of \$1,000,000 per occurrence. The Town shall be named as an Additional Insured.
 - iv. Worker's Compensation Insurance: Before beginning work, the contractor shall furnish to the Town satisfactory proof that he or she has, for the period covered under the Contract, full Worker's Compensation coverage for all persons whom the contractor may employ directly, or through subcontractors, in carrying out the work contemplated under the contract, and shall hold the Town free and harmless for all personal injuries of all persons whom the contractor may employ directly or through subcontractors.
 - v. Additional Insured: The contractor shall name the Town of Queen Creek as an "Additional Insured" on all insurance policies, except Worker's Compensation, and this shall be reflected on the Certificate of Insurance.
 - vi. Cancellation Notice of Material Change of Coverage: Contractors' required insurance shall be endorsed to provide that the policy(ies) will not be canceled, reduced, discontinued, or

otherwise materially altered during the period of performance without thirty (30) days prior written notice to the Town of Queen Creek.

- vii. Certificate(s) of Insurance: Prior to commencing work under each contract or subcontract, Certificates of Insurance shall be submitted and approved by the Town. The contractor is responsible for obtaining Certificates of Insurance establishing that the contractor and all subcontractors have complied with insurance requirements previously stated. Copies of Certificate(s) of Insurance shall be forwarded to the Risk Manager for review and filing.
- viii. Rating of Insurance Company(ies): Any and all insurance company(ies) supplying coverage to the contractor must have no less than an "A" rating in accordance with the A.M. Best rating guide.

Waiver

The Town Manager, in consultation with the Risk Manager and/or Town Attorney, reserves the right to waive or reduce insurance requirements should it be in the best interest of the Town.

EXHIBIT B
SCOPE OF WORK



SPECIAL PROVISIONS

for

Ocotillo Road Bridge at Queen Creek Wash - Bridge Crack Repairs

Town of Queen Creek Project No. A0111

(For use with the MAG Uniform Standard Specifications for Public Works Construction,
2013 Revision to the 2012 Edition)

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APPENDIX A - Environmental Clearance Memorandum



LOCATION OF THE WORK: This project is located at: Ocotillo Road Bridge at Queen Creek Wash, Town of Queen Creek, Maricopa County, Arizona. The bridge is located approximately 600 feet east of the intersection of Hawes Road and Ocotillo Road.

PROPOSED WORK: The work consists of applying a waterproofing bridge deck sealer to the bridge deck and approach slabs and applying a bridge deck overlay to the bridge deck and approach slabs. The work requires traffic control during construction and replacing the lane lines after the bridge repair work is complete.

CONTRACT TIME: The Contractor shall complete all project work within 45 calendar days beginning with the start date specified in the Notice to Proceed. The bridge deck repair work requiring lane closures shall be completed within 5 calendar days beginning with the first lane closure.

SECTION 107 LEGAL REGULATIONS AND RESPONSIBILITY TO PUBLIC

107.1 LAWS TO BE OBSERVED, add the following new section:

107.1.2 Environmental Mitigation Measures:

The Contractor shall adhere to all terms and conditions, and requirements contained in the Memorandum issued by the Maricopa County Department of Transportation's Environmental Planning Branch. Documents related to the Environmental Mitigation Measures are located in an Appendix to these Special Provisions.

During project construction, the Town of Queen Creek shall be notified at (480) 358-3131 of any proposed changes in scope of work and/or work to be added outside the defined project limits, for evaluation of potential environmental impacts.

107.2 PERMITS, add the following:

The Contractor shall comply with all **Town of Queen Creek** permitting requirements.

The Contractor shall submit traffic control plans to the Town of Queen Creek, Traffic Engineering. Plans are to be submitted electronically to traffic@queencreek.org. The traffic control permit will be granted by the Town of Queen Creek.

The Contractor shall include off-duty police deputies from the Queen Creek District of the Maricopa County Sheriff's Office in the traffic control plans due to the close proximity of the Hawes Road / Ocotillo Road signalized intersection.

The Contractor shall obtain a Town of Queen Creek Encroachment Permit. The Encroachment Permit application can be downloaded from the Town of Queen Creek website at www.queencreek.org/index.aspx?page=96. There is no fee associated with the submittal of this permit application. The completed application shall be sent to Marc Palichuk at Marc.Palichuk@queencreek.org and CC'd to Jan Martin at Jan.Martin@queencreek.org.

Access to Queen Creek Wash will be permitted for limited construction activities. The Contractor shall include a description of all intended construction activities within the wash in the Encroachment Permit application. The Contractor shall coordinate access to the trail under the bridge through Richard Purcell at Richard.Purcell@queencreek.org and CC'd to Jan Martin at Jan.Martin@queencreek.org.

107.2.1 AZPDES (NPDES) Construction General Permit Requirements:

This project is anticipated to disturb less than one acre, therefore it does NOT require a construction stormwater discharge permit. If the Contractor's operations will cause the disturbed area to become an acre or more, the Contractor shall be responsible for obtaining applicable permits. The Contractor shall comply with permit requirements.

SECTION 111 ENGINEER'S OFFICE FACILITIES:

111.1 DESCRIPTION:

Engineer Office Facilities will not be required for this project.

SECTION 401 TRAFFIC CONTROL:

401.2 TRAFFIC CONTROL DEVICES:

401.2.4 Pavement Markings, add the following:

The Contractor shall provide documentation of all existing pavement markings. Documentation shall be submitted on plan sheets using 1" = 40' scale. The Town of Queen Creek shall, within ten (10) working days, verify the submitted pavement markings documentation and issue an approval or return the documentation to the contractor for modification as required. The documentation of existing pavement markings shall be approved by the Town of Queen Creek prior to the Contractor proceeding with any work that will obliterate existing markings. The documentation shall include width of the existing pavement, lane widths, lengths and locations of all striped tapers, lengths of left and right turn lanes, widths and lengths of two-way left turn lanes, start and stop of "no passing" zones, pavement arrows for left and right turn lanes, distance and width of diagonal pavement markings, lengths and widths of crosswalks, stop bars, transverse shoulder markings and word messages (i.e. stop ahead, etc.), type and location of raised pavement markers, locations of all traffic signal detection loops, and location of all fire hydrants. The documentation shall extend 500 feet beyond the beginning and ends of the project.

401.7 PAYMENT

Payment for Document Existing Pavement Markings will be made at the lump sum contract price after approval of submitted drawings. Partial payment for approved drawings of individual roadway segments will be authorized.

SECTION 401 TRAFFIC CONTROL:

401.5 GENERAL TRAFFIC REGULATIONS:

401.5.3 Temporary Lane Diversions, add the following:

Traffic shall be maintained on paved surfaces. All temporary lane diversions shall be paved.

SECTION 532 BRIDGE DECK SEALANT:

532.1 DESCRIPTION

The work under this section shall consist of installing a bridge deck sealant to the concrete bridge deck and concrete approach slabs within the limits shown on the plans.

532.2 MATERIALS

The bridge deck sealant shall be a flexible high molecular weight methacrylate (HMWM). The HMWM consists of a resin, promoter, and initiator.

HMWM resin shall be low odor and shall comply with the following:

Property	Requirement	Test Method
Volatile Content	30%, maximum	ASTM D2369
Viscosity	25 cP, maximum (Brookfield RVT with UL adaptor, 50 RPM at 77°F)	ASTM D2196
Specific Gravity	0.9, minimum at 77°F	ASTM D1475
Flash Point	180°F, minimum	ASTM D3278
Vapor Pressure	1.0 mm Hg, maximum at 77°F	ASTM D323
Tack-Free Time	400 minutes, maximum at 25°C	
PCC Saturated Surface-Dry Bond Strength	3.5 MPa, minimum at 24 hours and 21°±1°C	
Tensile Elongation	30%, minimum	ASTM D638

Sand may be required by the manufacturer to be broadcast over the entire area. Broadcast sand shall be commercial quality dry blast sand. Broadcast sand shall have at least 95% pass the No. 8 sieve and at least 95% retained on the No. 20 sieve.

Sand may be required by the manufacturer to be dusted into the larger cracks. This sand shall be a fine silica sand, as recommended by the manufacturer.

532.3 CONSTRUCTION REQUIREMENTS

Prior to construction, the chosen bridge deck sealant and the application method shall be approved by the Engineer. The Contractor shall submit for approval by the Engineer, the product data sheets (PDS), the material safety data sheets (MSDS), and an explanation of the application method, including the method for applying the sealant into the larger full-depth cracks.

Prior to installation of the bridge deck sealant, the top surface of the approach slabs and bridge deck shall be thoroughly cleaned. All existing reflectorized raised pavement markers shall be removed. The surface shall be cleaned by shot blasting, sand

blasting, or mechanical abrasion. Water blasting is not acceptable. The surface shall then be swept with high pressure air to remove all dirt, debris and loose particles. The surface shall be dry and shall be between 50°F and 100°F. Relative humidity must be less than 85% during installation.

The contractor shall have personnel on site who are trained and certified by the manufacturer. Only personnel who have been trained and certified by the manufacturer shall handle, transport and mix the component materials. The component materials shall be mixed according to the manufacturer's recommendations. If the components are not mixed correctly, a violent flash fire can occur.

The work shall be conducted in a continuous operation, with the bridge deck sealant application immediately following the surface preparation.

The contractor shall use plastic tarps or other methods under the bridge to ensure that no bridge deck sealant drips into Queen Creek Wash. The entire area under the bridge shall be protected from drips.

The bridge deck sealant shall be applied according to the manufacturer's recommendations. Personnel not trained and certified by the manufacturer may apply the bridge deck sealant, but only while a trained and certified person is present.

Prior to applying the bridge deck sealant over the surface of the bridge deck and approach slabs, the full-depth cracks shall be pretreated with sealant. The sealant shall be applied directly into the full-depth cracks using hand held bottles or another method recommended by the manufacturer and approved by the Engineer. The full-depth cracks shall be filled and refilled until refusal is encountered. Full-depth penetration shall be verified by the Engineer by visually observing the bridge deck sealant reaching the bottom surface of the bridge deck at the full-depth cracks and/or determining that the full-depth cracks will not accept any more sealant. The approximate location, length and width of the full-depth cracks are shown on the plans for the Contractor's information. There shall be no separate payment for filling the full-depth cracks. Payment shall be included in the square foot price.

Immediately after priming the full-depth cracks, the bridge deck sealant shall be applied over the bridge deck and approach slabs. The sealant shall be applied in generous amounts, such that puddles remain on the surface for several minutes. The sealant shall then be spread over the area using medium to heavy napped rollers. The bridge deck sealant shall penetrate the concrete by gravity and need not be pressure injected.

The contractor shall only apply the sealant to areas that will receive the bridge deck overlay in the same shift.

The bridge deck sealant shall be applied in phases while maintaining one lane of traffic in each direction. The Contractor shall submit the method of applying the bridge deck sealant in phases for approval prior to construction.

If sand broadcast is required by the manufacturer, no traffic shall be permitted on the treated surface until the sand cover adheres sufficiently so that no tracking will occur.

532.4 MEASUREMENT

Horizontal surface areas of applied bridge deck sealant will be measured by the square foot.

532.5 PAYMENT

The bridge deck sealant will be paid at the contract price per square foot. Payment shall be full compensation for all materials, equipment and labor associated with installation and removal of protective measures for Queen Creek Wash, surface preparation, sealant application, and measures to prevent sealant tracking.

SECTION 533 BRIDGE DECK OVERLAY:

533.1 DESCRIPTION

The work under this section shall consist of installing a bridge deck overlay to the concrete bridge deck and concrete approach slabs within the limits shown on the plans.

533.2 MATERIALS

The bridge deck overlay shall be a Multi-Layer System (MLS) Polyester Polymer Concrete (PPC) overlay. PPC consists of polyester resin binder and aggregate.

The polyester resin binder shall be an unsaturated isophthalic polyester-styrene copolymer. It shall contain at least 1% by weight gamma-methacryloxypropyltrimethoxysilane, an organosilane ester silane coupler. It shall be used with a promoter compatible with suitable methyl ethyl ketone peroxide and cumene hydroperoxide initiators. The polyester resin binder shall comply with the following:

Property	Requirement	Test Method
Viscosity*	0.075 to 0.200 Pa·s (RVT, No. 1 Spindle, 20 RPM at 77°F)	ASTM D2196
Specific Gravity*	1.05 to 1.10 at 25°C	ASTM D1475
Tensile Elongation	35%, minimum Type I at 11.5 mm/min Thickness = 6.5±1 mm	ASTM D638
	Sample Conditioning: 18/25/50 + 5/70	ASTM D618
Tensile Strength	17.5 MPa, minimum Type I at 11.5 mm/min Thickness = 6.5±1 mm	ASTM D638
	Sample Conditioning: 18/25/50 + 5/70	ASTM D618
Styrene Content*	40% to 50% by weight	ASTM D2369
PCC Saturated Surface-Dry Bond Strength	3.5 MPa, minimum at 24 hours and 21°±1°C	
Static Volatile Emission*	60 gram per square meter, loss, maximum	SCAQMD Method 309-91

*Test must be performed before adding initiator.

Aggregates shall be cleaned, washed, and kiln dried with a maximum moisture content of 1.2% maximum. The fine aggregates shall consist of natural sand. The gradation of the aggregates shall meet the following requirements.

Screen Size	% Passing
No. 4	100
No. 8	30-75
No. 16	0-5
No. 30	0-1

533.3 CONSTRUCTION REQUIREMENTS

Prior to construction, the chosen bridge deck overlay shall be approved by the Engineer. The Contractor shall submit for approval by the Engineer, the product data sheets (PDS) and the material safety data sheets (MSDS).

Prior to installation of the bridge deck overlay, the top surface of the approach slabs and bridge deck shall be thoroughly cleaned. The surface shall be shot blasted or sand blasted. The surface shall then be swept with high pressure air to remove all dirt, debris and loose particles.

The contractor shall have personnel on site who are trained and certified by the manufacturer. The component materials shall be mixed according to the manufacturer's recommendations.

The contractor shall use plastic tarps or other methods under the bridge to ensure that no bridge deck overlay material drips into Queen Creek Wash. The entire area under the bridge shall be protected from drips.

The bridge deck overlay shall be applied according to the manufacturer's recommendations. The aggregate shall be broadcast according to the manufacturer's recommendations. Personnel not trained and certified by the manufacturer may apply the bridge deck overlay, but only while a trained and certified person is present.

The final thickness of the bridge deck overlay shall be at least 1/4" but not more than 3/8".

When the final layer has achieved sufficient strength to hold the aggregate, the area shall be swept or vacuumed to remove any excess aggregate.

Traffic shall not be allowed on the surface until the manufacturer's recommended time has elapsed.

The bridge deck overlay shall be applied in phases while maintaining one lane of traffic in each direction. The Contractor shall submit the method of applying the bridge deck overlay in phases for approval prior to construction.

533.4 MEASUREMENT

Horizontal surface areas of applied bridge deck overlay will be measured by the square foot.

533.5 PAYMENT

The bridge deck overlay will be paid at the contract price per square foot. Payment shall be full compensation for all materials, equipment and labor associated with installation and removal of protective measures for Queen Creek Wash, surface preparation, and overlay application.

**APPENDIX A
ENVIRONMENTAL CLEARANCE MEMORANDUM**

MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION

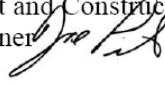
TRANSPORTATION PLANNING DIVISION

MEMORANDUM



DATE: October 31, 2012

TO: Nariman Zadeh, Project Management and Construction Division
Dave Hopper, Project Management and Construction Division
Chuck Williams, Project Management and Construction Division

FROM: Joe Pinto, Senior Environmental Planner 
Transportation Planning Division

SUBJECT: Ocotillo Road Bridge at Queen Creek Wash
W. O. Number TT 331
Environmental Clearance

The Environmental Planning Section has evaluated this project for environmental impacts and has determined that this project will not adversely affect the surrounding environment. This determination is based on utilizing existing roadways/paths to access the wash, and that all materials used for this project will be captured and not allowed to be dumped or fall into the wash, in order to avoid Section 404/401 Clean Water Act regulation. No further environmental evaluation is required.

If there is a change in project termini or work is to be added outside of the original project scope/limits, MCDOT's Environmental Planning Section must be contacted to evaluate potential impacts.

The following mitigation measures will need to be included in the Project Final Plans and Specifications:

- 1. If suspected hazardous materials are encountered during construction, work shall cease at that location and the Maricopa County Department of Transportation (Hugh Davidson, 602.506.8082) shall be contacted to arrange for proper assessment, treatment, or disposal of those materials.**
- 2. If previously unidentified cultural resources are encountered, the contractor shall stop work immediately at that location and shall take all reasonable steps to secure the preservation of those resources. The contractor shall contact the Maricopa County Department of Transportation (Hugh**

Davidson, 602.506.8082) immediately, to make arrangements for proper treatment of those resources.

- 3. The contractor shall replace in kind any landscaping/vegetation that is disturbed by the project.**
- 4. To prevent the introduction of invasive species, all earth-moving and hauling equipment will be washed at the contractor's storage facility prior to entering the construction site.**
- 5. To prevent invasive species seeds from leaving the site, the contractor shall inspect all construction equipment and remove all attached plant/vegetation debris prior to leaving the construction site.**

PLANS

DATE	BY	PROJECT NO.	PLANS	TOTAL	RECORD DRAWING
9	AE	AO111	1	8	



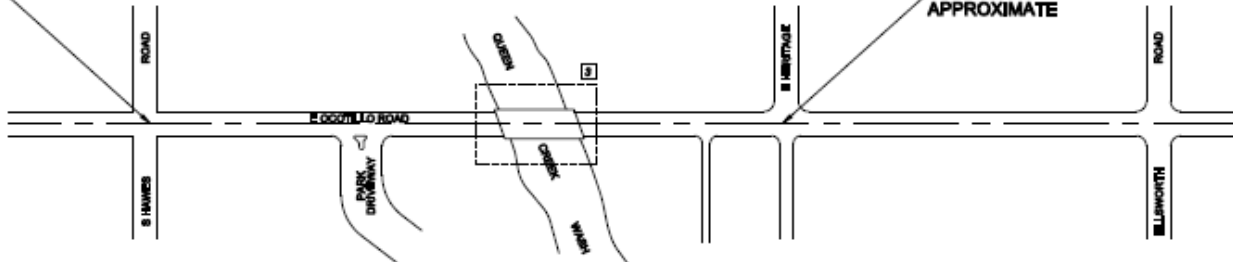
TOWN OF QUEEN CREEK

OCOTILLO ROAD BRIDGE AT QUEEN CREEK WASH BRIDGE CRACK REPAIRS

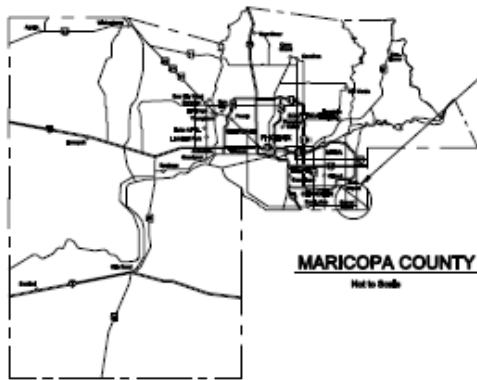
PROJECT NO. AO111

BEGIN PROJECT APPROXIMATE

END PROJECT APPROXIMATE

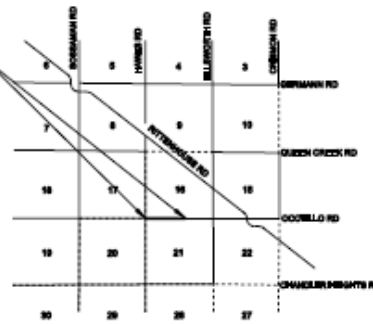


KEY MAP
Not to Scale
□ BRIDGE STRUCTURE



MARICOPA COUNTY
Not to Scale

PROJECT NO. AO111



VICINITY MAP
Not to Scale

TOWN OF QUEEN CREEK

RECOMMENDED FOR CONSTRUCTION:

PROJECT MANAGER _____ DATE _____

ISSUED FOR CONSTRUCTION:

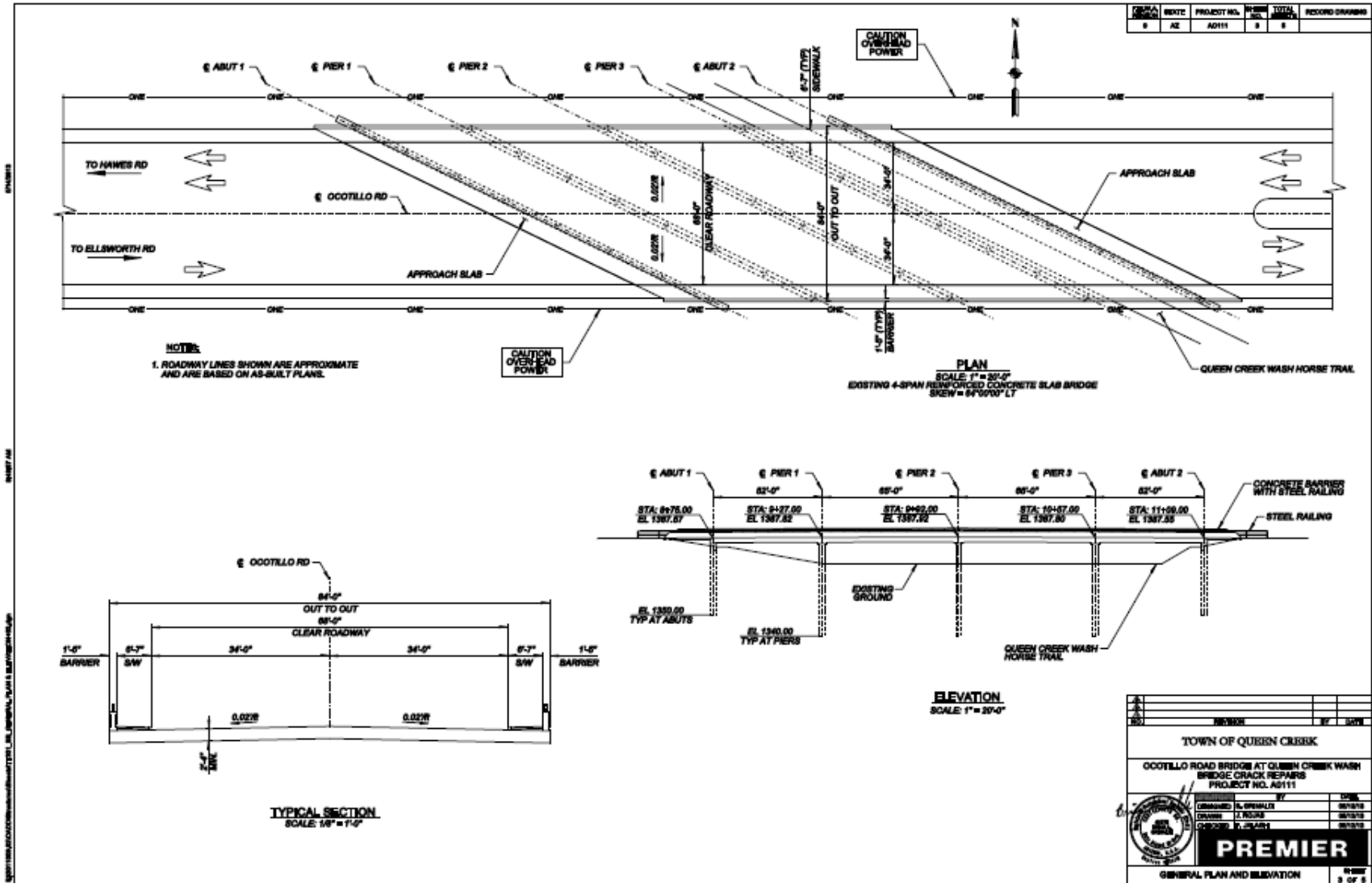
TOWN ENGINEERING MANAGER _____ DATE _____

TOWN COUNCIL MEMBERS

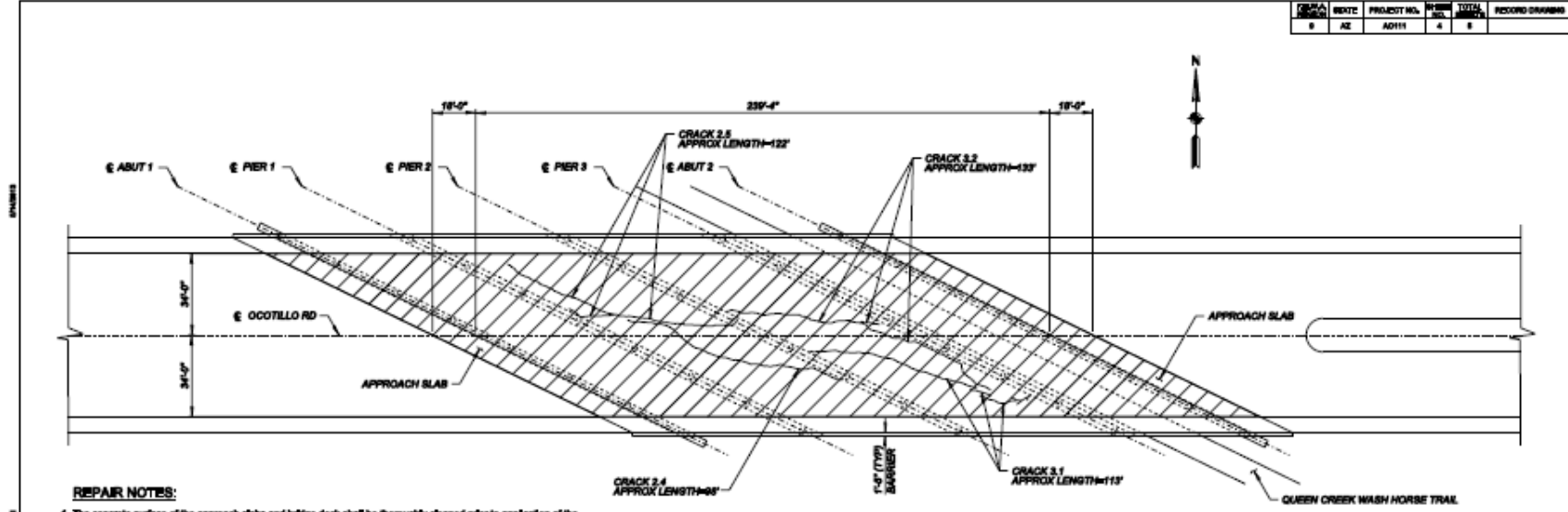
MAYOR: JULIE MAYOR	GAIL BARNEY
COUNCIL MEMBERS:	KEVIN BISHOP
	CLAY ALLEN
	JEFF BROWN
	JACKIE GADD
	DAWN CULBERTSON
	JULIA WHEATLEY



PROJECT NO. AO111 - BRIDGE CRACK REPAIRS - Ocotillo Road Bridge at Queen Creek Wash
 DATE: 9/1/2011
 BY: AE



DATE	REVISED	PROJECT NO.	SHEET NO.	TOTAL SHEETS	RECORD DRAWING
8	AZ	AD111	4	8	



REPAIR NOTES:

1. The concrete surface of the approach slabs and bridge deck shall be thoroughly cleaned prior to application of the bridge deck sealant. Existing reflectorized raised pavement markers shall be removed. See Special Provisions for additional information.
2. Apply bridge deck sealant to the approach slabs and bridge deck within the limits shown. The bridge deck sealant shall be **Resin High Molecular Weight Methacrylate (RHMM)** with at least 30% lamella elongation. The full depth cracks shall be pretreated by applying the bridge deck sealant directly into each crack using hand held bottles or another approved method until refusal. After pretreating the full depth cracks, the bridge deck sealant shall be applied generously over the approach slabs and bridge deck to allow maximum penetration into the hairline shrinkage cracks. See Special Provisions for additional information.
3. Apply bridge deck overlay to the approach slabs and bridge deck within the limits shown. The bridge deck overlay shall be a **Multi-Layer System (MLS) Polyester Polymer Concrete (PPC)** overlay. See Special Provisions for additional information.
4. The bridge deck overlay shall be discontinuous at the joints separating the approach slabs from the bridge deck.
5. The bridge deck sealant and bridge deck overlay shall be applied in phases, maintain one lane of traffic in each direction at all times. See Sheet 5 for additional information.
6. Contractor shall submit the method of applying the bridge deck sealant and the bridge deck overlay in phases for approval prior to construction.
7. The Queen Creek Wash Horse Trail shall be protected during construction. Any damage to the trail shall be repaired at the Contractor's expense.
8. Queen Creek Wash shall be protected from falling debris and liquids during construction. Plastic tarp or other means of protection shall be used to ensure that no debris or liquids enter the wash. The Contractor shall immediately remove any debris or liquids that enter the wash.
9. All existing lane lines that are removed during construction or covered by the bridge deck overlay shall be replaced after completion of the overlay. Longitudinal lines (white lane lines, white stop lines, and double yellow center lines) shall be painted. Diagonal hatching lines on the north side shall be thermoplastic material.
10. All existing reflectorized raised pavement markers that are removed during construction shall be replaced after completion of the overlay.

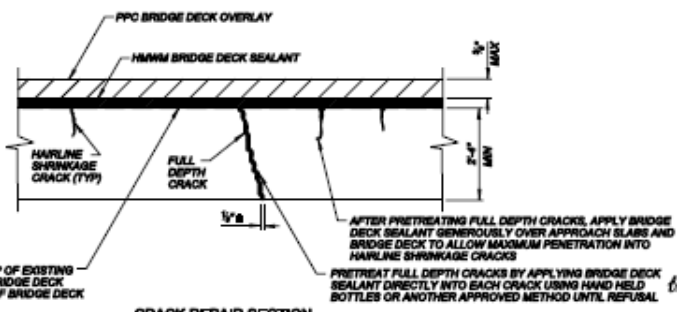
CRACK REPAIR PLAN

SCALE: 1" = 20'-0"

INDICATES AREA TO RECEIVE BRIDGE DECK SEALANT AND BRIDGE DECK OVERLAY

NOTES:

1. Crack locations and lengths are approximate.
2. Crack numbers are based on the existing crack labels marked on the underside of the deck.
3. Cracks shown are the full depth cracks only. Hairline shrinkage cracks are not shown.



CRACK REPAIR SECTION

SCALE: NTS

NOTES:

1. Bridge deck shown, approach slabs are similar.

NO.	REVISION	BY	DATE

TOWN OF QUEEN CREEK

Ocotillo Road Bridge at Queen Creek Wash
 Bridge Crack Repairs
 Project No. AD111

DESIGNED BY: J. SPRELLS DATE: 07/20/18
 DRAWN BY: J. ROSE DATE: 07/20/18
 CHECKED BY: J. SPRELLS DATE: 07/20/18

PREMIER

CRACK REPAIR DETAILS 4 OF 8

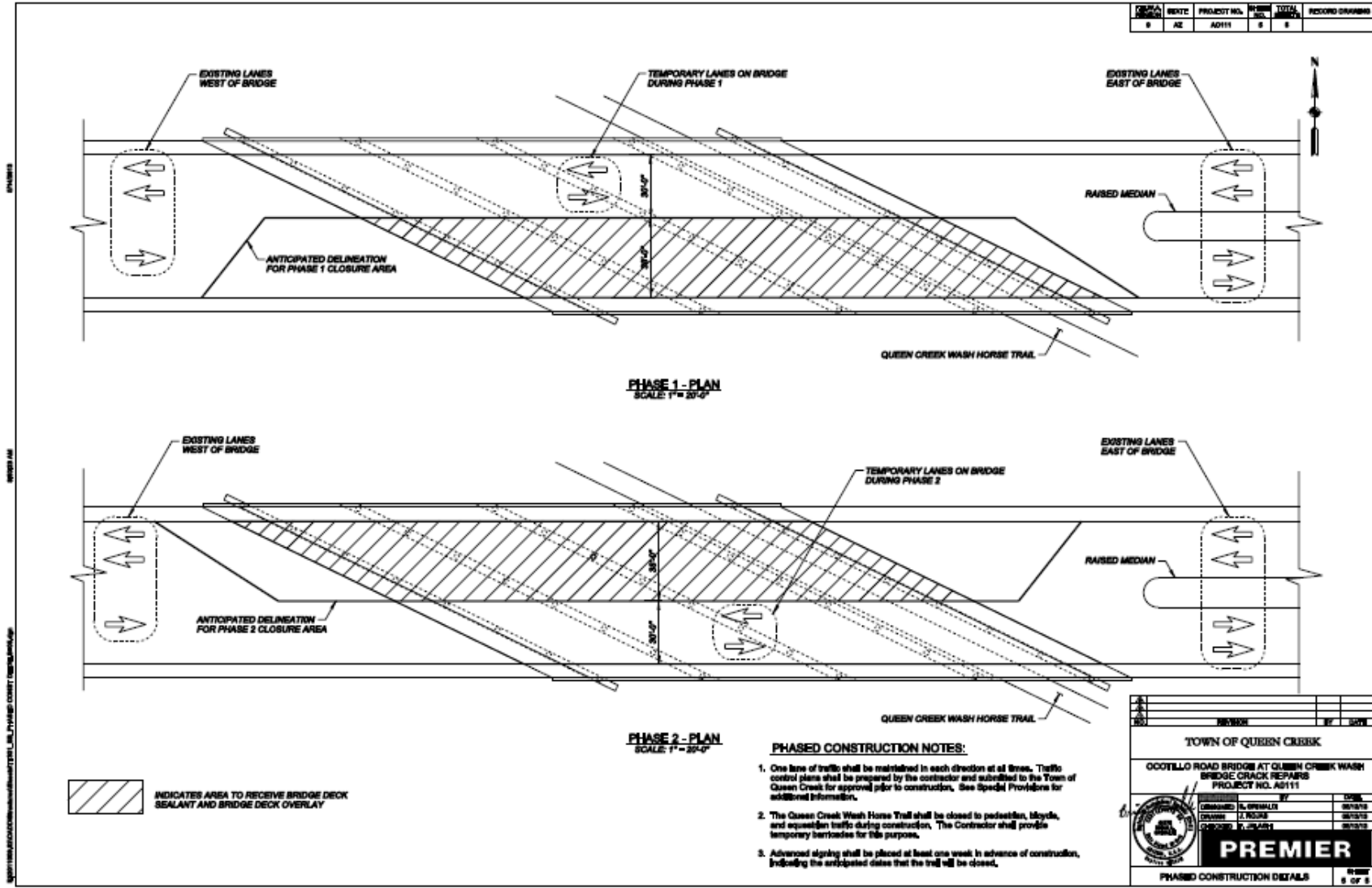



EXHIBIT C
OFFER SHEET

MANDATORY – RETURN THIS PAGE WITH YOUR RESPONSE. UNSIGNED OFFERS WILL BE CONSIDERED NON-RESPONSIVE AND REJECTED.

To the Town of Queen Creek: By signing below, Offeror certifies that he/she has read, understands, and will faithfully execute the terms and conditions stated herein. The signer also certifies that he/she is an officer or duly authorized agent of the Offeror's firm with full power and authority to submit binding offers for the goods or services as specified. Offeror certifies that the prices offered were independently developed without consultation with any of the other offerors or potential offerors.



Authorized Signature (required)

The Truesdell Corporation

Company Name

Kurt L. Clink

Printed Name

1310 W. 23rd Street

Address

President

Title

Tempe, AZ 85282

City, State, Zip

07-253793 T

Arizona Transaction (Sales) Privilege Tax License
Number

602-437-1711

Telephone Number

86-0396664

Federal Employer Identification Number

602-437-1821

Fax Number

**For clarification of this offer contact:
(If different from above)**

kclink@truesdellcorp.com


Company E-mail Address



Contact Name



E-mail Address



Telephone Number

STATUTORY BID BOND
PURSUANT TO TITLE 34, CHAPTER 2, ARTICLE 1
OF THE ARIZONA REVISED STATUTES
(Penalty of this bond must be 10% of the bid amount)

KNOW ALL MEN BY THESE PRESENTS:

That The Truesdell Corporation (hereafter "Principal"), as Principal, and Merchants Bonding Company (Mutual), a corporation organized and existing under the laws of the State of Iowa, with its principal offices in the City of Des Moines, (hereafter "Surety"), as Surety, are held and firmly bound unto the Town of Queen Creek (hereafter "Obligee"), in the amount of Ten Percent of Amount Bid (Dollars) (\$ 10%), for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for Bridge Crack Repairs-Ocotillo Road Bridge at Queen Creek. IFB No. 13-0101

NOW, THEREFORE, if the Obligee shall accept the proposal of the Principal and the Principal shall enter into a contract with the Obligee in accordance with the terms of the proposal and give bonds and certificates of insurance as specified in the standard specifications with good and sufficient surety for the faithful performance of the contract and for prompt payment of labor and materials furnished in the prosecution of the contract, or in the event of the failure of the Principal to enter into the contract and give the bonds and certificates of insurance if the Principal pays to the Obligee the difference not to exceed the penalty of the bond between the amount specified in the proposal and such larger amount for which the Obligee may in good faith contract with another party to perform the work covered by the proposal then this obligation is void. Otherwise, it remains in full force and effect provided, however, that this bond is executed pursuant to the provisions of Section 34-201, Arizona Revised Statutes, and all liabilities on this bond shall be determined in accordance with the provisions of the section to the extent as if it were copied at length herein.

Witness our hands this 16th day of July, 2008. 13

The Truesdell Corporation

PRINCIPAL

SEAL

BY: 

Merchants Bonding Company (Mutual)

SURETY

BY: 

Melanie Leigh Warnock, Attorney-In-Fact

USI Insurance Services

AGENCY OF RECORD

MERCHANTS
BONDING COMPANY™
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations duly organized under the laws of the State of Iowa (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint, individually,

Jessika Gulliver; Jorge Luis Mendez; Melanie Leigh Warnock; Robert Martinez

of Phoenix and State of AZ their true and lawful Attorney-in-Fact, with full power and authority hereby conferred in their name, place and stead, to sign, execute, acknowledge and deliver in their behalf as surety any and all bonds, undertakings, recognizances or other written obligations in the nature thereof, subject to the limitation that any such instrument shall not exceed the amount of:

TWENTY MILLION (\$20,000,000.00) DOLLARS

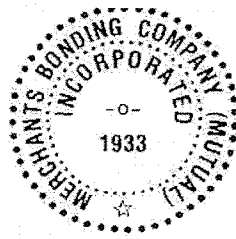
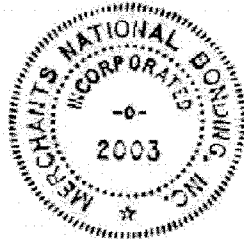
and to bind the Companies thereby as fully and to the same extent as if such bond or undertaking was signed by the duly authorized officers of the Companies, and all the acts of said Attorney-in-Fact, pursuant to the authority herein given, are hereby ratified and confirmed.

This Power-of-Attorney is made and executed pursuant to and by authority of the following By-Laws adopted by the Board of Directors of the Merchants Bonding Company (Mutual) on April 23, 2011 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 24, 2011.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof.

The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 1st day of January, 2012.



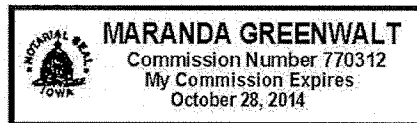
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.

By *Larry Taylor*
President

STATE OF IOWA
COUNTY OF POLK ss.

On this 1st day of January, 2012, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of the MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument is the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

In Testimony Whereof, I have hereunto set my hand and affixed my Official Seal at the City of Des Moines, Iowa, the day and year first above written.

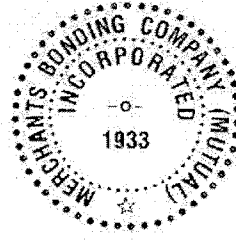


Maranda Greenwalt
Notary Public, Polk County, Iowa

STATE OF IOWA
COUNTY OF POLK ss.

I, William Warner, Jr., Secretary of the MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 16th day of July 2013



William Warner Jr.
Secretary

CONTRACTOR'S AFFIDAVITS

BIDDERS QUALIFICATION STATEMENT

(Completion of this statement is required for consideration for award contract).

SUBMITTED TO:

Town of Queen Creek
22358 S. Ellsworth Road
Queen Creek, Arizona 85142

SUBMITTED FOR:

Town Project Title: Ocotillo Road Bridge at Queen Creek Wash – Bridge Crack Repairs (A0111)

SUBMITTED BY:

Name: Nancy L. Mackowiak

(A Corporation/A Partnership/An Individual/A Joint Venture)
(Bidder to strike out inapplicable terms)

Address: 1310 W. 23rd Street, Tempe, AZ 85282

The undersigned certifies under oath the truth and correctness of all statements and of all answers to questions made hereinafter.

- 1.0 How many years has your organization been in business as a contractor? 38
- 2.0 How many years has your organization been in business under its present name? 29
- 3.0 If a corporation, answer the following:
 - 3.1 Date of incorporation: 08/28/1984
 - 3.2 State of incorporation: Arizona
 - 3.3 President's name: Kurt L. Clink
 - 3.4 Vice president's name(s): Edward J. Van Der Werf
 - 3.5 Secretary's or Clerk's Name: Kurt L. Clink
 - 3.6 Treasurer's Name: Edward J. Van Der Werf
- 4.0 If individual or partnership, answer the following:
 - 4.1 Date of organization: NA

- 4.2 Name and address of all partners (State whether general or limited partnership):
NA
- 5.0 If other than corporation or partnership, describe organization and name principals:
- 6.0 Do you plan to subcontract any part of this project? Yes If so, give details:
Traffic Control and Striping
- 7.0 Has any construction contract to which you have been a party been terminated by the owner; have you ever terminated work on a project prior to its completion for any reason; has any surety which issued a performance bond on your behalf ever completed the work in its own name or financed such completion on your behalf; has any surety expended any monies in connection with the contract for which they furnished a bond on your behalf? If the answer to any portion of this question is "yes", please furnish details of all such occurrences, including name of owner, architect or engineer, and surety, and name and date of project. No
- 8.0 Has any officer or partner of your organization ever been an officer or partner of another organization that had any construction terminated by the owner; terminated work on a project prior to its completion for any reason; had any surety which issued a performance bond complete the work in its own name or financed such completion; or had any surety expend any monies in connection with a contract for which they furnished a bond? If the answer to any portion of this question is "yes", please furnish details of all such occurrences including name of owner, architect or engineer, and surety, and name and date of project. No
- 9.0 List name of project, owner, architect or engineer, contract amount, percent complete and scheduled completion of the major construction projects that your organization has in progress on this date:
Please see attached report.
- 10.0 List name of project, owner, architect or engineer, contract amount, date of completion and percent of work with own forces of the major projects of the same general nature as this project which your organization has completed in the past five years:
Please see attached partial project list
- 11.0 List name, address and telephone number of a reference for each project listed under Items 9.0 and 10.0 above:
Please see attached partial project list
- 12.0 List name and construction experience of the principal individual of your organization:
Please see the attach list.
- 13.0 List the states and categories of construction in which your organization is legally qualified to do business. ROC AZ K-05, KA. B-1. B-4, NV A & C40, ID AA-1-2-3, ND GC, CA A, C61/D06 C33, NM GB 98, IW C102930
- 13.1 Arizona Contractor's License No. ROC 147478 and Classification KA
ROC 163145 and Classification B-1
- 14.0 List name, address, and telephone number of an individual who represents each of the following and who OWNER may contact for a financial reference:
- 14.1 A surety: Merchants Mutual Bonding Company, USI Insurance - 2201 E. Camelback Road, Suite 220A, Phoenix, AZ 85016, Melanie Warnock (602) 374-1308
- 14.2 A bank: National Bank of Arizona - 6001 North 24th Street, Phoenix, AZ, Rob Maver (602) 212-8810

- 14.3 A major material supplier: Border Construction Specialties, 3880 E. Broadway Road, Phoenix, AZ
85040, Janet Kaff (602) 437-1800
- 15.0 Attach a financial statement, prepared on an accrual basis, in a form, which clearly indicated Bidder's assets, liabilities and net worth.
- 15.1 Date of financial statement: 12-31-2012
- 15.2 Name of firm preparing statement: Weintraub & Schanck, P.C.
- 16.0 Date at Tempe, AZ, this 15th day of July, 2013.

The Truesdell Corporation

(Print or type name of Bidder)

By: _____

President

Title

(Seal, if Corporation)

Affidavit for Individual

_____ being duly sworn, deposes and says that: a) the financial statement, taken from his/her books, is a true and accurate statement of his/her financial condition as of the date thereof; b) all off the foregoing qualification information is true, complete, and accurate.

Affidavit for Partnership

_____ being duly sworn, deposes and says that: a) he/she is a member of the partnership of _____; b) he/she is familiar with the books of said partnership showing its financial condition; c) the financial statement, taken from the books of said partnership, is a true and accurate statement of the financial condition of the partnership as of the date thereof; and d) all of the foregoing qualification information is true, complete and accurate.

Affidavit for Corporation

Kurt L. Clink being duly sworn, deposes and says that: a) he/she is President of The Truesdell Corporation; b) he/she is familiar with the books of said corporation showing its financial condition; c) the financial statement, taken from the books of said corporation, is a true and accurate statement of the financial condition of said corporation as of the date thereof; and d) that all of the foregoing qualification information is true, complete and accurate.

Acknowledgement

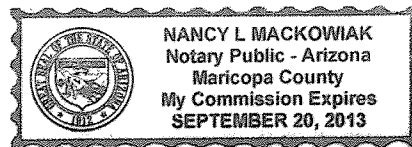
Kurt L. Clink being duly sworn, deposes and says that he/she is the President of Truesdell Corporation, that he/she is duly authorized to make the foregoing affidavit and that he/she makes it on behalf of () himself/herself () said partnership (x) said corporation.

Sworn to before me this 15th day of July, 2013, in the County of Maricopa, State of Arizona.

Nancy L. Mackowiak
(Notary Public)

My commission expiration date 09/20/2013

(Seal)



CERTIFIED COPY OF RESOLUTION OF
BOARD OF DIRECTORS OF

The Truesdell Corporation

(Name of Corporation)

RESOLVED that Kurt L. Clink, President
(Person Authorized to Sign) (Title)

Of Truesdell Corporation be authorized to sign and submit
the bid or proposal of this corporation for the following project:

TOWN of Queen Creek

The foregoing is a true and correct copy of the resolution adopted by

The Truesdell Corporation at the meeting of its Board of Directors held on
the

31st day of December, 2012

By 
Edward J. Van Der Werf

Title Vice President/Treasurer

(SEAL)

(THIS FORM MUST BE COMPLETED IF BIDDER IS A CORPORATION)

NONCOLLUSIVE BIDDING CERTIFICATION

(STATE OF Arizona)

(COUNTY OF Maricopa)
SS.

I, Kurt L. Clink of the City of Tempe, in the County of Maricopa and the State of Arizona, of full age, being duly sworn according to the law of my oath depose and say that:

I am President and Secretary a The Truesdell Corporation of the firm of The Truesdell Corporation, the Bidder making the Bid for the Town of Queen Creek Project and that I executed the said Bid with full authority to do so; that said Bidder has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free, competitive bidding in connection with the above named Project; and that all statements contained in said Bid and in this affidavit are true and correct, and made with full knowledge that the Town of Queen Creek relies upon the truth of the statements contained in said Bid and in the statements contained in this affidavit in awarding the Contract for the said Project.

I further warrant that no person or selling agency has been employed or retained to solicit or secure such Contract upon an agreement of understanding, for a commission, percentage, brokerage or contingent fee, except bonafide employees or bonafide established commercial or selling agencies maintained by:



(Signature of Bidder)

Kurt L. Clink, President/Secretary

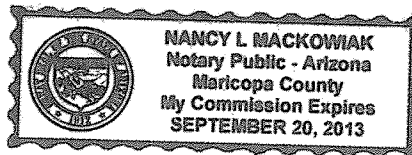
(Printed or Typed Name of Bidder)

(Seal of Corporation)

Sworn to before me this 15th day of July, 2013 in the County of Maricopa, State of Arizona



(Notary Public)



**EXHIBIT D
PRICE SHEET**

BID SCHEDULE - Town of Queen Creek Project No. A0111, Ocotillo Road Bridge at Queen Creek Wash - Bridge Crack Repairs					
ITEM No.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	EXTENDED AMOUNT
M1002005	MOBILIZATION	JOB	1	10,227.00	10,227.00
M4004007	RETROREFLECTIVE PAVEMENT MARKER, RAISED, TYPE G	EA	18	6.50	117.00
M4004002	RETROREFLECTIVE PAVEMENT MARKER, RAISED, TYPE H	EA	12	6.50	78.00
M4004450	DOCUMENT EXISTING PAVEMENT MARKINGS	LS	1	150.00	150.00
M4004501	PAVEMENT MARKING (WHITE THERMOPLASTIC) (0.060") 4"	LF	24	12.50	1,050.00
M4004505	PAVEMENT MARKING (YELLOW PAINT) (15 MILS) 4"	LF	1100	0.55	605.00
M4004506	PAVEMENT MARKING (WHITE PAINT) (15 MILS) 4"	LF	619	1.00	619.00
M4011901	TRAFFIC CONTROL DEVICES	LS	1	3,000.00	3,000.00
M4013020	TRAFFIC CONTROL, FLAGGER	LS	1	5,200.00	5,200.00
M4013000	ALLOWANCE FOR UNIFORMED, OFF-DUTY LAW	JOB	1	2,500.00	2,500.00
M4011063	BARRICADE, MAG DET 130, TYPE A	EA	2	500.00	1,000.00
M4011064	PORTABLE MESSAGE BOARD	EA	2	265.00	530.00
M5056210	BRIDGE DECK SEALANT	SF	18700	1.55	28,985.00
M5056211	BRIDGE DECK OVERLAY	SF	18700	3.80	71,060.00
TOTAL BID AMOUNT IN NUMBERS:					\$ 121,121.00
TOTAL BID AMOUNT IN WRITTEN WORDS:					<i>One hundred twenty one thousand one hundred twenty one and 00/100 dollars</i>
SUBMITTING FIRM (Please print): The Truesdell Corporation					

WARRANTY PERIOD: 2 (YEARS)

NOTE: ALL WORK IS TO BE COMPLETED WITHIN 45 CALENDAR DAYS BEGINNING WITH THE START DATE AS SPECIFIED IN THE NOTICE TO PROCEED

Requesting Department:

Economic Development



TO: HONORABLE MAYOR AND TOWN COUNCIL

THROUGH: JOHN KROSS, AICP
TOWN MANAGER

FROM: DOREEN COTT, ECONOMIC DEVELOPMENT DIRECTOR

RE: CONSIDERATION AND POSSIBLE APPROVAL OF THE
ECONOMIC DEVELOPMENT COMMISSION WORK PLAN FOR
FISCAL YEAR 2013-2014.

DATE: SEPTEMBER 4, 2013

Staff Recommendation:

Staff recommends approval of the Fiscal Year 2013-2014 Economic Development Commission Work Plan.

Relevant Council Goal(s):

Annual Review of Council Committee Work Plans

Proposed Motion:

Move to approve the Fiscal Year 2013-2014 Economic Development Commission Work Plan.

Discussion:

A provision of the Council adopted bylaws for the Economic Development Commission calls for the consideration and approval of the annual work plan by the Town Council.

The proposed FY13-14 Economic Development Commission Work Plan was developed to ensure that key initiatives of the Economic Development Strategic Plan and the Town's Corporate Strategic Plan are achieved.

PROPOSED FY13-14 Work Plan:

1. Assist staff with an economic development focused event promoting development opportunities, community success stories and the Town's pro-business climate.

2. Review the department's outreach activities and marketing program on a quarterly basis and identify areas where the Commission can assist.
3. Work with the Town staff (Planning Division/Economic Development) to develop new definitions for agritourism/agritainment as part of the code modernization effort. Participate in a 360 degree review of the current development services process.
4. Develop a clear action plan for the proactive recruitment of businesses within the new targeted sector – Clean and Renewable Energy and Water. Focus in this area may include bio fuels, clean energy, green building standards, suppliers to regional solar manufacturing companies. Continue to bring updates to the Commission on water and solar issues.
5. Provide input and recommendations on new economic development programs/projects that may benefit Queen Creek.
6. Review Major General Plan Amendments as appropriate.
7. Schedule educational updates at the monthly meetings to keep Commission informed on different issues, programs and development.
8. Provide recommendations on the Town's long term infrastructure needs and strategic positioning. Review the results of the fiscal impact analysis to be conducted by Tischler-Bise in conjunction with the 2013 Major General Plan Amendments.

Fiscal Impact:

There is no fiscal impact associated with the work plan.

Alternatives:

The Town Council could direct staff to work with the Committee to amend the proposed work plan.

Attachments:

N/A



Requesting Department:
Economic Development

TO: HONORABLE MAYOR AND TOWN COUNCIL

**THROUGH: JOHN KROSS, ICMA-CM
TOWN MANAGER**

FROM: DOREEN COTT, ECONOMIC DEVELOPMENT DEPARTMENT;

**RE: CONSIDERATION AND POSSIBLE APPROVAL OF THE
RATIFICATION OF LEE ESTER AS CHAIR AND CARSON BROWN
AS VICE-CHAIR OF THE ECONOMIC DEVELOPMENT COMMISSION.**

DATE: SEPTEMBER 4, 2013

SUMMARY

At the August 28, 2013 meeting the Economic Development Commission selected Lee Ester to serve as the Chair and Carson Brown to serve as Vice-Chair of the Commission until August 2014. Council ratification with their selection is required.

DISCUSSION

With the adoption of the new bylaws for Boards and Commissions, Council ratification of the selection of the Chair and Vice-chair for all Boards and Commissions is required.

Lee Ester has served on the Economic Development Commission since 2008 and has served as Chair for the last three years. Carson Brown has served on the Commission since 2009 and has served as Vice Chair for the last three years.

STAFF RECOMMENDATION

Staff concurs with the recommendation of the Economic Development Commission.

PROPOSED MOTION

Move to ratify the appointment of Lee Ester as Chair and Carson Brown as Vice-chair of the Economic Development Commission until August 2014, as recommended by the Commission.

ALTERNATIVES

The Town Council could choose not to ratify the appointment of Lee Ester and Carson Brown as Chair and Vice-Chair respectively of the Economic Development Commission and instruct the Commission to reconsider their action.

ATTACHMENTS

1. Notice of Interest Forms



Town of Queen Creek Notice of Interest

The Town of Queen Creek depends on its citizens to help advance the community toward its goals. Residents can participate in local decision-making by serving on volunteer boards, commissions, committees and task forces. In most cases, volunteer members act in an advisory capacity making recommendations to the Town Council.

Appointments are made by approval of the Town Council. If you would like to be considered for an appointment, complete this form, attach a resume or letter about yourself and return all documents to:

Town of Queen Creek
Town Clerk's Office
22350 S. Ellsworth Road
Queen Creek, AZ 85142
Fax: 480-358-3001

Please type or print

Application Date: AUGUST 26, 2013

Name: LEE W. Ester
First Middle Last

Home Address: 21062 E. PUMMELOS ROAD

Mailing Address (if different from home address): _____

Occupation: MANAGER, WATER MEASUREMENT @ SRP

Home Telephone: 480-926-6093 Work Telephone: 602-236-5592

Best Time to Call: EVENINGS a.m. or (p.m.)

Home Fax: _____ Work Fax: _____

E-Mail Address: Lee.Ester @ SRPNET.COM

How long have you lived in Queen Creek? SINCE JULY 2003

Are you a registered voter? Yes No

Do you live within the Town's incorporated limits? Yes No

Have you participated in the Queen Creek Citizen Leadership Institute? Yes No

If yes, did you graduate? Yes No

Which boards, commissions, committees or task forces have you served on in the past, in Queen Creek or elsewhere?

Economic Development Commission

I am interested in serving on: (Please rank the committees you are interested in, with 1 being your first choice.)

- | | |
|---|--|
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Town Center Committee |
| <input checked="" type="checkbox"/> Economic Development Commission | <input type="checkbox"/> Transportation Advisory Committee |
| <input type="checkbox"/> Parks and Recreation Advisory Board | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Planning and Zoning Commission | |

*Note: Some citizen committees might be full at this time; indicated interest does not guarantee an appointment.

Please describe why you would like to serve on this board, committee, commission, etc.

Continuance of role on Economic Development Commission.

Please describe special knowledge or expertise you have that would benefit the Town.

~ 5 YEARS on the Commission to date.

Please list community, civic, professional, social, cultural or athletic organizations you have been affiliated with and in what capacity.

Are you available for evening meetings? Yes No

Are you available for morning meetings? Yes No

Are you available for lunch meetings? Yes No

Are there days of the week you are NOT available for meetings? (Check all that apply)

- Monday Tuesday Wednesday Thursday Friday

I hereby acknowledge that all information provided on this application is subject to disclosure pursuant to the Arizona Public Records Law. I understand that members of boards, commissions, committees and task forces are subject to disclosure of conflicts of interest. I certify that the information contained herein is true and accurate to the best of my knowledge.

Note: Notice of Interest forms will be kept on file for 12 months. After that, they will expire and applicant's will need to submit a new form.

Applicant's Signature 

FOR OFFICE USE ONLY	
Committee/Commission _____	
New Appointment <input type="checkbox"/> Re-Appointment <input type="checkbox"/>	
Date Appointed/Re-Appointed _____	
Term Expiration _____	
Date of Resignation (if applicable) _____	



Town of Queen Creek Notice of Interest

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Appointments are made by approval of the Town Council. If you would like to be considered for an appointment, complete this form, attach a resume or letter about yourself and return all documents to:

Town of Queen Creek
Town Clerk's Office
22350 S. Ellsworth Road
Queen Creek, AZ 85142
Fax: 480-358-3001

Please type or print

Application Date: 7/30/2013

Name: Carson Lance Brown
First Middle Last

Home Address: 1411 E. Yellowstone Pl. Chandler 85249

Mailing Address (if different from home address): _____

Occupation: Land Development

Home Telephone: 480 988-2018 Work Telephone: 480 831-2000

Best Time to Call: _____ a.m. or p.m.

Home Fax: _____ Work Fax: _____

E-Mail Address: Carson@wholdings.com

How long have you lived in Queen Creek? _____

Are you a registered voter? Yes No

Do you live within the Town's incorporated limits? Yes No

Have you participated in the Queen Creek Citizen Leadership Institute? Yes No

If yes, did you graduate? Yes No

Which boards, commissions, committees or task forces have you served on in the past, in Queen Creek or elsewhere?

Economic Development in Queen Creek. I also serve on the
Board of Directors for The John Volken Foundation

I am interested in serving on: (Please rank the committees you are interested in, with 1 being your first choice.)

- Board of Adjustment
- Economic Development Commission
- Parks and Recreation Advisory Board
- Planning and Zoning Commission
- Town Center Committee
- Transportation Advisory Committee
- Other _____

*Note: Some citizen committees might be full at this time; indicated interest does not guarantee an appointment.

Please describe why you would like to serve on this board, committee, commission, etc.

I believe it is important to serve on the Queen Creek Economic Dev. Commission and to ensure that we attract quality jobs and commerce to the town of Queen Creek.

Please describe special knowledge or expertise you have that would benefit the Town.

I have been involved with real estate and development for the last 10 yrs. I have been able to see what types of uses work well in various parts of the valley.

Please list community, civic, professional, social, cultural or athletic organizations you have been affiliated with and in what capacity.

I currently coach youth flag football and baseball.

I am involved with an organization that helps orphans in Africa as well as an organization that helps young adults struggling with addictions. Lift the Children - Africa Welcome Home Society - Addiction recovery

Are you available for evening meetings? Yes No

Are you available for morning meetings? Yes No

Are you available for lunch meetings? Yes No

Are there days of the week you are NOT available for meetings? (Check all that apply)

- Monday
- Tuesday
- Wednesday
- Thursday
- Friday

I hereby acknowledge that all information provided on this application is subject to disclosure pursuant to the Arizona Public Records Law. I understand that members of boards, commissions, committees and task forces are subject to disclosure of conflicts of interest. I certify that the information contained herein is true and accurate to the best of my knowledge.

Note: Notice of Interest forms will be kept on file for 12 months. After that, they will expire and applicant's will need to submit a new form.

Applicant's Signature

CITM

FOR OFFICE USE ONLY	
Committee/Commission	_____
New Appointment <input type="checkbox"/>	Re-Appointment <input type="checkbox"/>
Date Appointed/Re-Appointed	_____
Term Expiration	_____
Date of Resignation (if applicable)	_____



Requesting Department:
Development Services

TO: TOWN COUNCIL

**THROUGH: JOHN KROSS, ICMA-CM
TOWN MANAGER**

**FROM: CHRIS ANARADIAN, DEVELOPMENT SERVICES DIRECTOR
TROY WHITE, PUBLIC WORKS DIVISION MANAGER**

**RE: CONSIDERATION AND POSSIBLE APPROVAL OF THE
REAPPOINTMENTS OF STEVE CONKLIN AND NICHELLE WILLIAMS
TO THE TRANSPORTATION ADVISORY COMMITTEE UNTIL
AUGUST, 2015.**

DATE: SEPTEMBER 4, 2013

Mayor's Recommendation:

It is staff's recommendation to approve the reappointments of Steve Conklin and Nichelle Williams to the Transportation Advisory Committee, with their terms expiring on August 31, 2015.

Relevant Council Goal(s):

Town of Queen Creek Corporate Strategic Plan - Key Result Area 2 Community Involvement – Goal 2:

- *Enhance opportunities for resident participation in Town decision-making.*

Proposed Motion:

Move to approve the reappointments of Steve Conklin and Nichelle Williams to the Transportation Advisory Committee, with their terms expiring August 31, 2015,

Discussion:

Effective August 31, 2013, the terms of Transportation Advisory Committee members Steve Conklin and Nichelle Williams expired. Each of these individuals has expressed an interest in being re-appointed to the Committee. Mr. Conklin and Ms. Williams have each served on the Transportation Advisory Committee for the past two years. Town Staff is recommending the re-appointment of these members due to their participation and insight they bring to the Committee.

Fiscal Impact:

There is no fiscal impact associated with reappointments to the Transportation Advisory Committee.

Alternatives:

The Town Council could choose not to approve the reappointments of Steve Conklin and Nichelle Williams at this time, and request that staff present alternative appointments at the next Town Council meeting.

Attachments:

1. Notice of Interest Forms
 - Steve Conklin
 - Nichelle Williams



Town of Queen Creek Notice of Interest

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Appointments are made by approval of the Town Council. If you would like to be considered for an appointment, complete this form, attach a resume or letter about yourself and return all documents to:

Town of Queen Creek
Town Clerk's Office
22350 S. Ellsworth Road
Queen Creek, AZ 85142
Fax: 480-358-3001

Please type or print

Application Date: 8/12/13

Name: STEPHEN RICHARD CONKLIN
First Middle Last

Home Address: 18551 E. APRICOT LN, QUEEN CREEK, AZ

Mailing Address (if different from home address): 85142

Occupation: SR Buyer

Home Telephone: 480 677-3696 Work Telephone: 480 592-4479

Best Time to Call: 480 254-2384 a.m. or (p.m.)

Home Fax: _____ Work Fax: _____

E-Mail Address: SRCONKLINGG@yahoo.com

How long have you lived in Queen Creek? 8 years

Are you a registered voter? Yes No

Do you live within the Town's incorporated limits? Yes No

Have you participated in the Queen Creek Citizen Leadership Institute? Yes No

If yes, did you graduate? Yes No

Which boards, commissions, committees or task forces have you served on in the past, in Queen Creek or elsewhere?

TAC Transportation Advisory Com.

I am interested in serving on: (Please rank the committees you are interested in, with 1 being your first choice.)

- | | |
|--|---|
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Town Center Committee |
| <input type="checkbox"/> Economic Development Commission | <input checked="" type="checkbox"/> Transportation Advisory Committee |
| <input type="checkbox"/> Parks and Recreation Advisory Board | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Planning and Zoning Commission | |

*Note: Some citizen committees might be full at this time; indicated interest does not guarantee an appointment.

Please describe why you would like to serve on this board, committee, commission, etc.

I have been on TAC for about 2 years. I would like to continue to serve and grow with the committee

Please describe special knowledge or expertise you have that would benefit the Town.

previous years on TAC continue to use my experience to serve this committee.

Please list community, civic, professional, social, cultural or athletic organizations you have been affiliated with and in what capacity.

I am also with MCSO posse. Have been with posse for about 2 years. I serve in the community of Town of Queen Creek.

Are you available for evening meetings? Yes No

Are you available for morning meetings? Yes No

Are you available for lunch meetings? Yes No

Are there days of the week you are NOT available for meetings? (Check all that apply)

Monday Tuesday Wednesday Thursday Friday

I hereby acknowledge that all information provided on this application is subject to disclosure pursuant to the Arizona Public Records Law. I understand that members of boards, commissions, committees and task forces are subject to disclosure of conflicts of interest. I certify that the information contained herein is true and accurate to the best of my knowledge.

Note: Notice of Interest forms will be kept on file for 12 months. After that, they will expire and applicant's will need to submit a new form.

Applicant's Signature

Stephens R. Clark, Jr.

FOR OFFICE USE ONLY

Committee/Commission _____

New Appointment Re-Appointment

Date Appointed/Re-Appointed _____

Term Expiration _____

Date of Resignation (if applicable) _____



Town of Queen Creek Notice of Interest

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Appointments are made by approval of the Town Council. If you would like to be considered for an appointment, complete this form, attach a resume or letter about yourself and return all documents to:

Town of Queen Creek
Town Clerk's Office
22350 S. Ellsworth Road
Queen Creek, AZ 85142
Fax: 480-358-3001

Please type or print

Application Date: August 12, 2013

Name: Nichelle Randolph Williams
First Middle Last

Home Address: 23664 S. 220th Street, Queen Creek AZ 85142

Mailing Address (if different from home address): same

Occupation: Tax Preparer/Office Manager

Home Telephone: 480 659 6917 Work Telephone: _____

Best Time to Call: _____ a.m. or p.m.

Home Fax: _____ Work Fax: _____

E-Mail Address: Nicranwms@me.com

How long have you lived in Queen Creek? 4 years

Are you a registered voter? Yes No

Do you live within the Town's incorporated limits? Yes No

Have you participated in the Queen Creek Citizen Leadership Institute? Yes No

If yes, did you graduate? Yes No

Which boards, commissions, committees or task forces have you served on in the past, in Queen Creek or elsewhere?

Transportation Advisory Committee

I am interested in serving on: (Please rank the committees you are interested in, with 1 being your first choice.)

- 6 Board of Adjustment
- 4 Economic Development Commission
- 5 Parks and Recreation Advisory Board
- 2 Planning and Zoning Commission
- 3 Town Center Committee
- 1 Transportation Advisory Committee
- Other _____

*Note: Some citizen committees might be full at this time; indicated interest does not guarantee an appointment.

Please describe why you would like to serve on this board, committee, commission, etc.

I have volunteered for TAC for the last 2+ years and would like to continue. It's important to active in your community.

Please describe special knowledge or expertise you have that would benefit the Town.

Please list community, civic, professional, social, cultural or athletic organizations you have been affiliated with and in what capacity.

Girl Scouts -> Troop Leader, Trainer, Strategic Planning

Are you available for evening meetings? Yes No

Are you available for morning meetings? Yes No

Are you available for lunch meetings? Yes No

Are there days of the week you are NOT available for meetings? (Check all that apply)

Monday Tuesday Wednesday Thursday Friday

I hereby acknowledge that all information provided on this application is subject to disclosure pursuant to the Arizona Public Records Law. I understand that members of boards, commissions, committees and task forces are subject to disclosure of conflicts of interest. I certify that the information contained herein is true and accurate to the best of my knowledge.

Note: Notice of Interest forms will be kept on file for 12 months. After that, they will expire and applicant's will need to submit a new form.

FOR OFFICE USE ONLY	
Committee/Commission	_____
New Appointment <input type="checkbox"/>	Re-Appointment <input type="checkbox"/>
Date Appointed/Re-Appointed	_____
Term Expiration	_____
Date of Resignation (if applicable)	_____

Applicant's Signature 

NICHELLE RANDOLPH WILLIAMS

23664 S. 220th Street
Queen Creek, AZ 85142

480.659.6917

nichellesathome@gmail.com

SUMMARY

Dedicated Business Professional with a proven track record of managing multiple projects simultaneously and delivering results in a deadline oriented environment. Volunteer leader driven to develop and implement strategic and tactical plans that set direction and promote organization within the community. Self-starter with excellent organizational, time management, and detail oriented skills, focused on accurate data conversion and effective end user support and training. Recognized strong written and verbal communication abilities used to ensure key stakeholders aligned. Expertise includes:

- Strategic & Tactical Planning
- Organizing & Managing
- Project Management
- Analytical Skills
- Troubleshooting
- Problem Solving
- Written & Verbal Communication
- Targeted Training
- Data Conversion

PROFESSIONAL EXPERIENCE

H&R Block, Kansas City, MO

Tax Advisor

2010-Present

Prepares and assists in preparing simple to complex tax returns for individuals and small businesses.

- Interviewing clients to obtain additional information on taxable income, deductible expenses and allowances.
- Uses all appropriate adjustments, deductions, and credits to keep clients' taxes to a minimum.
- Consults tax law handbooks and publications in ensure that proper procedures are followed for filing of tax returns
- Computes taxes owed or overpaid, using state of the art tax preparation software.
- Checks data input and verifies totals on forms prepared by other tax preparers to ensure that are no errors in arithmetic, data entry, and application of tax law.
- Furnishes taxpayers with sufficient information in order to ensure correct tax form completion.

ARCHSTONE, Denver, CO

Pricing and Revenue Management – Data Analyst

2002 – 2003; 2005 – 2009

Provided on-going pricing and revenue data support to over 400 end users.

- Converted AMSI (property management software) data into LRO (Lease Rents Optimizer) providing community managers with information to accurately determine market appropriate rents.
- Reviewed data, identified data inconsistencies and gaps, and corrected data before business was impacted.
- Communicated data entry issues to director, trainers and end users, and outlined steps to correct future data entry issues, allowing community managers to set rent values correctly and maximize revenue potential.

MRI Integration – Data Conversion Specialist

2003 – 2005

Provided data conversion and help desk support during MRI integration project affecting 235 communities throughout company.

- Converted AMSI data into MRI using automated SQL database tool and manual data entry, when required, allowing community conversion in 1-2 business days, minimizing system downtime per community.
- Identified data issues prior to migration, verified data integrity and tested functionality after migration to minimize end user impact.
- Trained team members on business practice differences between garden style and high rise communities, and Washington, DC rent control policies and procedures, to ensure lease pricing written in accordance with local regulations.
- Communicated data entry issues to director, trainers and end users, and outlined steps to correct future data entry issues, allowing community managers to set rent values correctly and maximize revenue potential.

Manager, Revenue Management

2000 – 2002

Supervised five Lease Analysts and ensured business practices were adhered to by all users of the computerized rents systems.

- Coordinated monthly scheduling of centralized as well as decentralized functions, including month-end closing, to provide accurate reporting of revenue for regional managers and senior management.
- Provided research, problem resolution and oversight of updates to market rents, fee schedules and rent increases, ensuring accuracy of rents.
- Set-up and maintained global residential building portfolio within computerized rent system, including set-up of all acquisition and additional fee-managed communities ensuring accurate information was available for all global users.
- Provided oversight, instruction and support to marketing managers, district managers, vice-presidents and community managers at over sixty communities, with regards to the business practices of the company, market rents, and user training for the computerized rents system.

ARCHSTONE (continued)

Leasing Manager, (Charles E. Smith Companies)

1999 – 2000

Promoted after 5 months as Marketing Consultant to provide ongoing supervision of 6 Marketing Consultants including coaching, mentoring and monitoring performance, as well as, guidance of Marketing Consultant career growth.

- Executed the sales process for two apartment communities totaling over 1400 units.
- Met with Community Manager and Regional Marketing Manager on a regular basis to report progress in accomplishing set goals and to recommend appropriate rent levels at the communities.
- Recruited, interviewed, trained and evaluated new hires and staff, ensuring consistence practices implemented and enforced.
- Motivated staff by implementing contests, incentives and awards.

Excellent prior work experience includes Marketing Consultant at Archstone Smith, Administrative Assistant and Marketing Consultant at Krupp Residential Services, and Account Representative at Aaron Rents Furniture.

VOLUNTEER EXPERIENCE

GIRL SCOUTS COUNCIL OF THE NATION’S CAPITAL, Washington, DC

2005 – 2009

GIRL SCOUTS ARIZONA CACTUS PINE COUNCIL, Phoenix, AZ

2009-Present

National Delegate

2012-Present

Council Delegate

2005 – 2006; 2007 – Present

Assistant Association Chair

2007 – 2009

Directly involved in governance policy and practices; developed and communicated strategic plans affecting girls in various geographic areas throughout the country.

- Provided policy and council merger recommendations (written and verbal presentations), leading discussions to drive council to decision.
- Served as primary liaison between the Council and the Service Units and Troops, communicating ideas and suggestions, decisions and their impacts, and providing feedback on tactical feasibility of strategic plans.
- Reviewed proposed bylaw changes, on both the Council and National level, educating Service Unit and Troop leadership, gathering questions, concerns, and feedback, and providing input to Council.
- Trained Adult and Girl Scout delegates, ensuring council procedures and critical issues being reviewed, discussed and decided on at the council meeting were understood prior to the meeting.

Adult Learning Facilitator

Mission Mentor (Leadership Development)

2010-Present

Provides learning opportunities for adult volunteer and teen Girl Scouts to increase their understanding of Girl Scout program.

- Creates and maintains a positive learning environment for all learners.
- Leads discussions in a way that is inclusive to all learners.
- Communicates objectives of the sessions and ensures that all objectives have been met.
- Addresses individual and group behavior issues that might derail the learning processes.
- Keeps track of and use of time wisely.

Service Unit Manager/Team Member

2008 – Present

Troop Leader, Girl Scout Troop 535 & Troop 205

2005 – 2009, 2010-Present

Oversaw operational activities at local level, including tactical planning and implementation. Oversaw 6 Troops including, over 50 volunteers, 75 parents, and over 200 girls.

- Recruited personnel and volunteers, providing education and training, to ensure consistent policies and practices adhered to throughout region.
- Managed multiple projects simultaneously to successful conclusion, including fund raisers.
- Maintained troop records, managed troop funds responsibly, and informed parents of troop meetings, programs, field trips and fund raisers, ensuring smooth operation.
- Resolved intra-troop conflicts, with assistance from mentors, and other Service Unit members, as needed, informing Field Director of conflicts and their successful resolution.
- Helped girls take increasing responsibility for the affairs of the troop, encouraging flexibility in the troop program to meet all individual girl needs.

EDUCATION

BS, Real Estate and Urban Land Development, Virginia Commonwealth University, Richmond, VA
(75% complete)

AWARDS RECEIVED AND HONORS

Recipient of the 1999 AACE Award for Leasing Professional, Charles E. Smith
Rho Epsilon Real Estate Fraternity, Virginia Commonwealth University

Requesting Department:

Development Services



TO: HONORABLE MAYOR AND TOWN COUNCIL

**THROUGH: JOHN KROSS, AICP
TOWN MANAGER**

FROM: GAIL BARNEY, MAYOR

**RE: CONSIDERATION AND POSSIBLE APPROVAL OF THE
REAPPOINTMENT OF KYLE ROBINSON, ALEXANDER
MATHESON, RYAN NICHOLS AND GREGORY ARRINGTON TO
THE PLANNING AND ZONING COMMISSION**

DATE: SEPTEMBER 4, 2013

Recommendation:

It is the Mayor's recommendation to reappoint Kyle Robinson, Alexander Matheson, Ryan Nichols and Gregory Arrington to the Planning and Zoning Commission.

Relevant Council Goal(s):

Town of Queen Creek Corporate Strategic Plan – Key Result Area 2 Community Involvement – Goal 2:

- *Enhance opportunities for resident participation in Town decision-making.*

Proposed Motion:

Move to reappoint Kyle Robinson, Alexander Matheson, Ryan Nichols and Gregory Arrington to the Planning and Zoning Commission for a three year term beginning on September 1, 2013 and ending on August 31, 2016.

Discussion:

The terms for Planning and Zoning Commissioners Kyle Robinson, Alex Matheson, Ryan Nichols and Gregory Arrington are due to expire on August 31, 2013.

All four Commissioners have submitted Notice of Interest Forms indicating their interest in being reappointed to the Commission for another three year term.

The Mayor's recommendation is that Kyle Robinson, Alexander Matheson, Ryan Nichols and Gregory Arrington be reappointed to the Commission. All four of these individuals have had good attendance records and have been active participants in the deliberations of the Commission.

The term for service on the Planning and Zoning Commission is three years, and members may be reappointed at the discretion of the Council.

Fiscal Impact:

There is no fiscal impact associated with making appointments to the Planning and Zoning Commission.

Alternatives:

The Town Council could choose not to appoint Kyle Robinson, Alexander Matheson, Ryan Nichols and/or Gregory Arrington to the Planning and Zoning Commission. The Council may also propose alternative appointments or request additional information.

Attachments:

Planning and Zoning Commissioner list (current and proposed)

**PLANNING AND ZONING COMMISSION
Current Commissioner List**

	<u>TERM EXPIRES</u>
COMMISSIONER - Steve Sossaman (Chair)	August 31, 2015
COMMISSIONER – Gregory Arrington (Vice-Chair)	August 31, 2013
COMMISSIONER - Steve Ingram	August 31, 2015
COMMISSIONER – Alexander Matheson	August 31, 2013
COMMISSIONER – Ryan Nichols	August 31, 2013
COMMISSIONER – Kyle Robinson	August 31, 2013
COMMISSIONER – Alan Turley	August 31, 2015

Proposed Commissioner List

	<u>TERM EXPIRES</u>
COMMISSIONER - Steve Ingram (Chair)	August 31, 2015
COMMISSIONER – Gregory Arrington (Vice-chair)	August 31, 2016
COMMISSIONER – Alexander Matheson	August 31, 2016
COMMISSIONER – Ryan Nichols	August 31, 2016
COMMISSIONER – Kyle Robinson	August 31, 2016
COMMISSIONER - Steve Sossaman	August 31, 2015
COMMISSIONER – Alan Turley	August 31, 2015



Requesting Department:
Development Services

TO: HONORABLE MAYOR AND TOWN COUNCIL

THROUGH: JOHN KROSS, TOWN MANAGER

**FROM: CHRIS ANARADIAN, COMMUNITY DEVELOPMENT DIRECTOR;
WAYNE BALMER, PLANNING ADMINISTRATOR; SIDNEY URIAS,
PLANNING TECHNICIAN**

**RE: DISCUSSION AND POSSIBLE ACTION ON DR13-031, "MARACAY
AT HASTINGS FARMS PARCEL D", A request for design review
approval of two additional standard floor plans with three elevations each
to be constructed on 344 lots on lots zoned R1-7 and R1-9 located on
the north side of Cloud Road at the Crismon Alignment.**

DATE: SEPTEMBER 4, 2013

PLANNING & ZONING COMMISSION RECOMMENDATION

On August 14, the Commission recommended approval of DR13-31, Design Review for Maracay at Hastings Farms Parcel D, subject to the Conditions of Approval contained in this report.

STAFF RECOMMENDATION

Staff concurs with the Planning Commission's recommendation.

PROPOSED MOTION

Move to approve DR13-031, Design Review for Maracay Homes at Hastings Farms Parcel D, subject to the Conditions of Approval contained in this report.

RELEVANT COUNCIL GOALS

Corporate Strategic Plan – Key Result Area 7 - Objective 1: Maintain a balanced community.

General Plan - Land Use Element - Goal Number 3: Develop superior residential neighborhood

SUMMARY

This project is located on the north side of Cloud Road at the Crismon Alignment on Parcel D of Hastings Farms on approximately 147 acres. Maracay Homes is seeking to build their 55' product on 344 lots zoned R1-7 and R1-9. The applicant is proposing two additional floor plans with three elevations each to be added to the previously approved plans. All floor plans are being built in variations of Spanish, Santa Barbara and Tuscan styles. Staff recommends approval of the project subject to the attached conditions of approval.

HISTORY

August 17, 2005	Town Council approved RZ04-04 and S06-04 Hastings Farms PAD.
September 12, 2012	Planning Commission recommended approval of RZ12-054, SD12-055 and DR12-069
October 17, 2012	Town Council approval of RZ12-054, SD12-055 and DR12-069
August 14, 2013	Planning Commission approved design review case DR13-031, "Maracay Homes at Hastings Farms Parcel D".

DISCUSSION

Project Information	
Project Name	Estates at Hastings Farms
Site Location	Cloud Road and Crismon Road
General Plan Designation	Medium Density Residential (MDR 0-3DU/AC)
Acreage	147 Acres
Total Lots/Units	344
Density	2.45 DU/AC
Minimum Lot Width / Depth	60' / 130' – R1-7
Minimum Lot Area	7,800 square feet
Minimum Lot Width / Depth	90' / 140' – R1-9
Minimum Lot Area	12,600 square feet
Front Yard Setback	R1-7 and R1-9, 20' Livable, 15' Side Entry Garage/porch
Rear Yard Setback	25' / 20' to covered porch
Side Yard Setback	5' minimum, 15 feet total per lot
Lot Coverage	40% / 45% with qualifying front porch

Design Review Request

These two new single family residential homes are intended to complement the existing Design Review approval to provide for a greater variety of homes to be built in Hastings Farms.

The homes range in size from 2,442 square feet to 4,376 square feet.

A lot fit analysis shows that each lot is buildable with at least one floor plan.

All floor plans comply with the 40% garage percentage requirement.

All of the homes comply with the 360 degree architecture criteria in addition to the residential design guidelines. Staff supports the applicant's request.

Proposed Elevations

Plan #	Square Footage	Stories
5511	2,442	1
5572	4,376	2

ANALYSIS

General Plan Review: The project is located in the Medium Density Residential designation (0-3 DU/AC). The built density is consistent with the goals and policies set forth in the General Plan.

Zoning Review: The zoning designation of the property is R1-7 and R1-9 PAD's.

Design Review: The applicant is proposing two new floor plans with three distinct elevations each. The styles are Spanish, Santa Barbara and Tuscan with square footages ranging from 2,442 square feet to 4,376 square feet. The design incorporates 360 degree architecture and is designed to complement the existing homes in this subdivision.

Landscape / Open Space / Fence Plan Review: Staff has reviewed the landscape plans and they appear to meet the standards set forth in the Zoning Ordinance.

PUBLIC COMMENTS

Staff has received no comments on this proposal.

CONDITIONS OF APPROVAL

1. All previously approved conditions shall remain in full effect.

2. All standard plans shall provide a residential front yard landscape package.
3. All garage doors shall incorporate windows in the design.
4. Garage service doors shall be standard on all elevations on the primary garage.
5. Construction of the project shall conform to the exhibits presented in conjunction with this request and conditions stipulated by any and all applicable development agreements, and all subsequent amendments and/or resolutions.
6. Shutters shall be constructed using a faux-wood material such as NESCO or similar type product.
7. Wainscoting shall be extended to the return walls on applicable elevations.

ATTACHMENTS

1. Location Map
2. Design Review Book
3. Draft minutes from the August 14, 2013 Planning Commission meeting



MINUTES OF THE REGULAR SESSION MEETING OF THE QUEEN CREEK PLANNING AND ZONING COMMISSION

WHEN: WEDNESDAY, AUGUST 14, 2013
WHERE: TOWN HALL COUNCIL CHAMBERS
TIME: 7:00 p.m.

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Queen Creek Planning and Zoning Commission and to the general public that the Queen Creek Planning and Zoning Commission will hold its Regular Session Meeting open to the general public on **WEDNESDAY, AUGUST 14, 2013 AT 7:00 P.M.** in the Town Hall Council Chambers located at 22350 South Ellsworth Road, Queen Creek, Arizona.

1. **Call to Order:** The meeting was called to order at 7:08 p.m.
2. **Roll Call:** One or more members of the Commission may participate by telephone.
Present: Vice-Chair Arrington, Nichols, Robinson, and Turley.
Absent: Chair Ingram, Matheson and Sossaman.
3. **Public Comment:** No public comments were given.
4. **Consent Agenda:** Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote.
 - A. **Discussion and Possible Action on the July 10, 2013 Minutes** (Regular Session)
 - B. **Discussion and Possible Action on DR13-031 "Maracay Homes at Hastings Farms, a request for design review approval of two additional standard floor plans with two elevations to be constructed on 344 lots on lots zoned R1-7 and R1-9 located on the north side of Cloud Road at the Crismon Alignment."**

Maracay Homes is requesting approval for two new single family residential homes intended to complement the existing Design Review approval and to provide a greater variety of homes for construction. All of the homes comply with the 360 degree architecture criteria in addition to the residential design guidelines. Staff supports the applicant's request. Case details include:

- The homes range in size from 2,442 square feet to 4,376 square feet.
- A lot fit analysis shows that each lot is buildable with at least one floor plan.
- All floor plans comply with the 40% garage percentage requirement.

Motion to approve the Consent Agenda as presented.

1st: Nichols

2nd: Robinson

VOTE: Unanimous.

ITEM FOR DISCUSSION:

5. **2013 Annual APA Arizona Chapter Planning Conference, "Planning from Within".**
 - September 25-27, 2013 at the Saguaro Hotel in Scottsdale, AZ

ADMINISTRATIVE ITEMS

6. Review of September 11, 2013 agenda items.

Possible agenda items for September 11 include the following cases (currently pre-applications):

- **Cloud 15 (PA13-0012):** A request from Bowman Consulting, on behalf of Cason Tyler Ventures, LLC for a 15 lot subdivision with lot sizes ranging from ½ to ¾ acre. The property is located at the southeast corner of Power and Cloud roads (to the east). The planner assigned to this case is Dave Williams, 480-358-3089.
- **Barney Park Estates (PA13-0009):** A request from D.R. Horton for rezoning from R1-18 PAD to R1-9 PAD, plus a request for site plan approval. There are 144 lots proposed on 73 acres, an increase of 31 lots. The proposed lots are all approximately 90 sq. ft wide by 152 sq. ft. deep. The property is located on the southwest corner of Queen Creek Road and 220th Street. Wayne Balmer is the planner assigned to this case, 480-358-3095.

7. Report of Town Council Action.

Council approved last month’s Commission case; Ryland Homes at La Sentiero (DR13-024), with a 6-1 vote. Council concern focused on the deviated garage coverage that exceeded the 40% requirement and also questioned the 60’ wide lots (normally 65’ wide).

8. Summary of Events from members of the Commission and Staff. No items were brought forth.

9. Adjournment: The meeting adjourned at 7:16 p.m.

Motion to adjourn.

1st: Robinson

2nd: Nichols

VOTE: Unanimous.

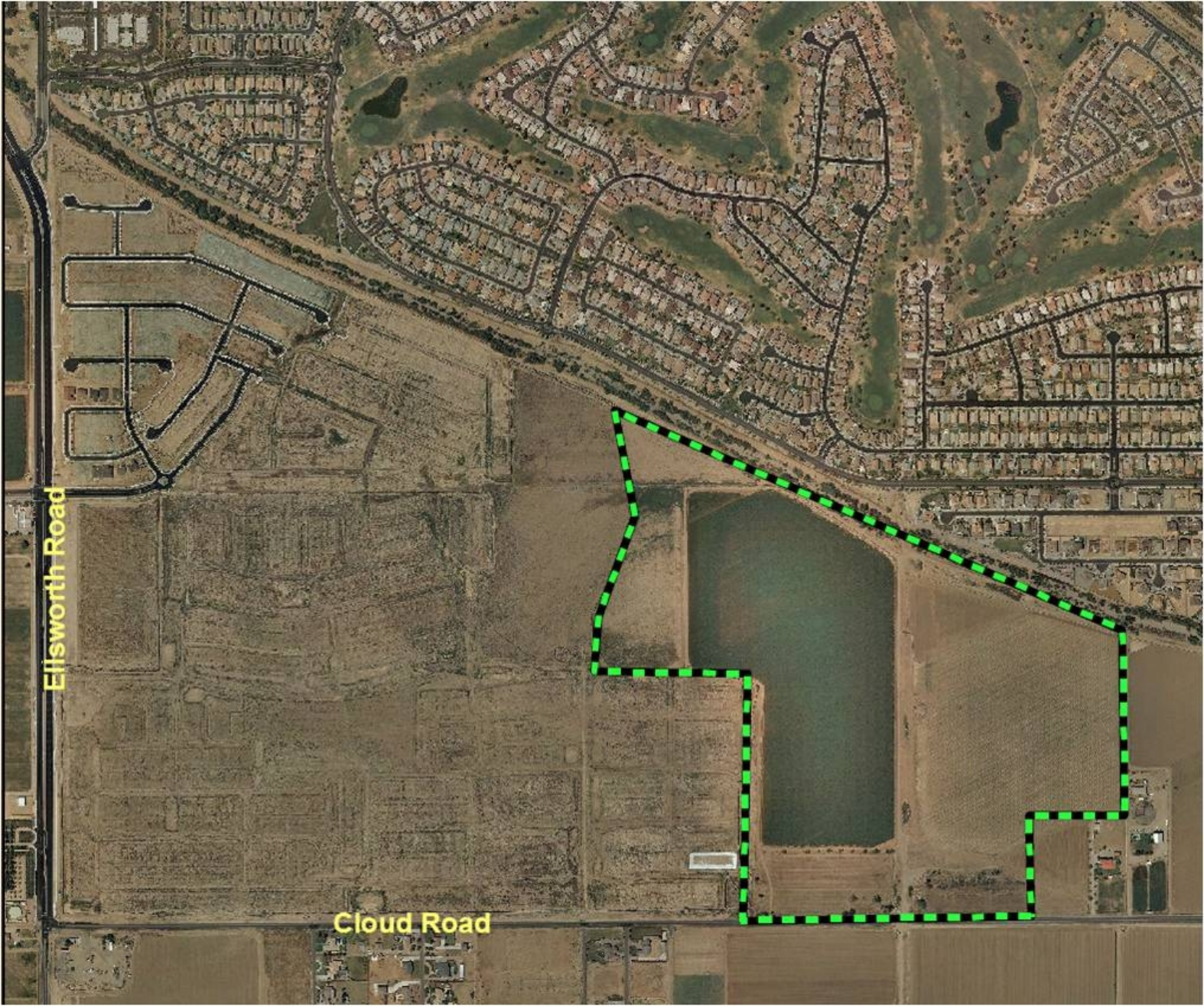
PLANNING AND ZONING COMMISSION

By: _____
Chair Ingram

ATTEST: _____
Laura Catanese, Senior Administrative Assistant

I, Laura Catanese, do hereby certify that, to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Minutes of the August 14, 2013 Regular Session of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 15th day of August 2013.



Ellsworth Road

Cloud Road



Requesting Department:
Development Services

TO: HONORABLE MAYOR AND TOWN COUNCIL

**THROUGH: JOHN KROSS, ICMA-CM
TOWN MANAGER**

**FROM: CHRIS ANARADIAN, DEVELOPMENT SERVICES DIRECTOR;
WAYNE BALMER, PLANNING ADMINISTRATOR**

**RE: CONSIDERATION AND POSSIBLE APPROVAL OF RESOLUTION
966-13 AUTHORIZING THE ABANDONMENT OF SURPLUS
ROADWAY AREA WITHIN THE PECANS OF QUEEN CREEK
SUBDIVISION**

DATE: SEPTEMBER 4, 2013

Recommendation:

It is recommended Council approve the proposed roadway area abandonment within The Pecans of Queen Creek subdivision.

Proposed Motion:

Move to approve the proposed roadway area abandonment within The Pecans of Queen Creek subdivision.

Discussion:

When the Pecans of Queen Creek subdivision was approved in 2004, it included 55' of right of way for Hawes Road, plus an additional 50' parallel to Hawes Road for a storm water drainage channel. When the fence surrounding the subdivision was constructed approximately 6' of the 50' drainage channel parcel was included inside the fence. This was apparently done to avoid removal of a row of pecan trees which were located on the property line. The change was never officially recorded. Since then, the drainage channel has been constructed to the area west of the wall and the 6' strip within the wall is not needed by the Town.

Earlier this year when construction began on the 10 lots adjacent to Hawes Road, Blandford Homes discovered the 6' strip inside the fence was not private property. As a result, they and the original developer have requested the Town transfer the 6' strip back to them to be included in the adjacent lots.

The strip has been surveyed and divided into 10 parcels which match the lots to the east, thus allowing the incorporation of the additional land into adjacent lots. An appraisal has also been done to determine the fair market value of the strip; now set at \$.40 per square foot, and \$4,563.00 for the total property.

Should the Council approve the proposed abandonment the Town will then execute ten Quit-Claim deeds to transfer the property to the adjacent lot owners.

Fiscal Impact:

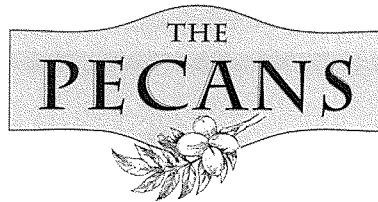
The Town will receive \$4,563.00 as payment for the area. This amount was determined by a property appraisal.

Alternatives:

Council could choose to continue the proposed abandonment for further study, or not to proceed with the proposed abandonment.

Attachments:

1. July 30, 2013 letters from Lonnie McCleve and Paul Dugas requesting the proposed abandonment
2. Resolution 966-13
3. August 12, 2013 property appraisal



July 30, 2013

Mr. Wayne Balmer
Town of Queen Creek
22350 S. Ellsworth Rd.
Queen Creek, Arizona 85142

Dear Wayne,

Per our earlier conversation please consider this our request for the abandonment of the public right of way which the town currently holds for the property which is identified on the attached survey which we will call exhibit "A". As you will remember, the Pecans of Queen Creek held title to this property and deeded this tract of land to the town some time ago.

At the time the property was transferred, The Pecans of Queen Creek nor the town realized that the fence which had been installed was installed approximately five feet to the East of the subject tract. In hindsight it is easy to realize the reason this was done. There is a row of mature pecan trees which is directly on this property line. The only way to avoid removing that complete row of trees was to alter the alignment of the fence. It is our belief, and I believe in the town and communities best interest to maintain those trees.

We propose to deed that tract of land to Blandford homes who is the builder constructing the homes adjacent to the subject right of way. Blandford homes would then individually as the homes are completed, deed that 5 foot strip to each individual homeowner. Please find the letter from Blandford Homes which identifies these parcels, which will be transferred, and how they would propose to take care of the individual parcel issues so there are not unresolved property taxes which would burden each individual lot owner.

Per our discussion please find the letter from Chuck Johnson identifying his estimated value of this property. We look forward to working with you in resolving an issue, which we believe, will benefit our community and enhance the right of way by maintaining the mature pecan trees that are in existence today.

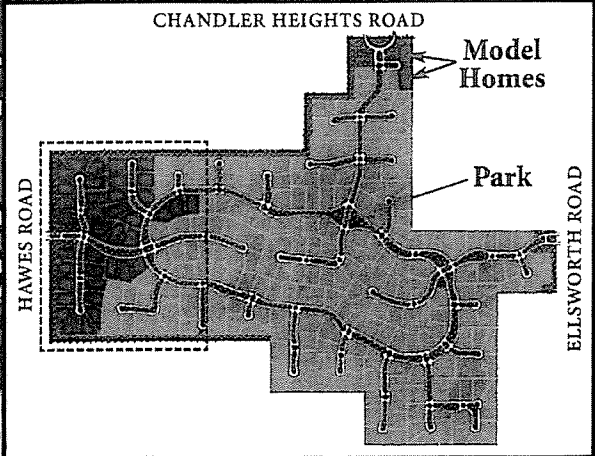
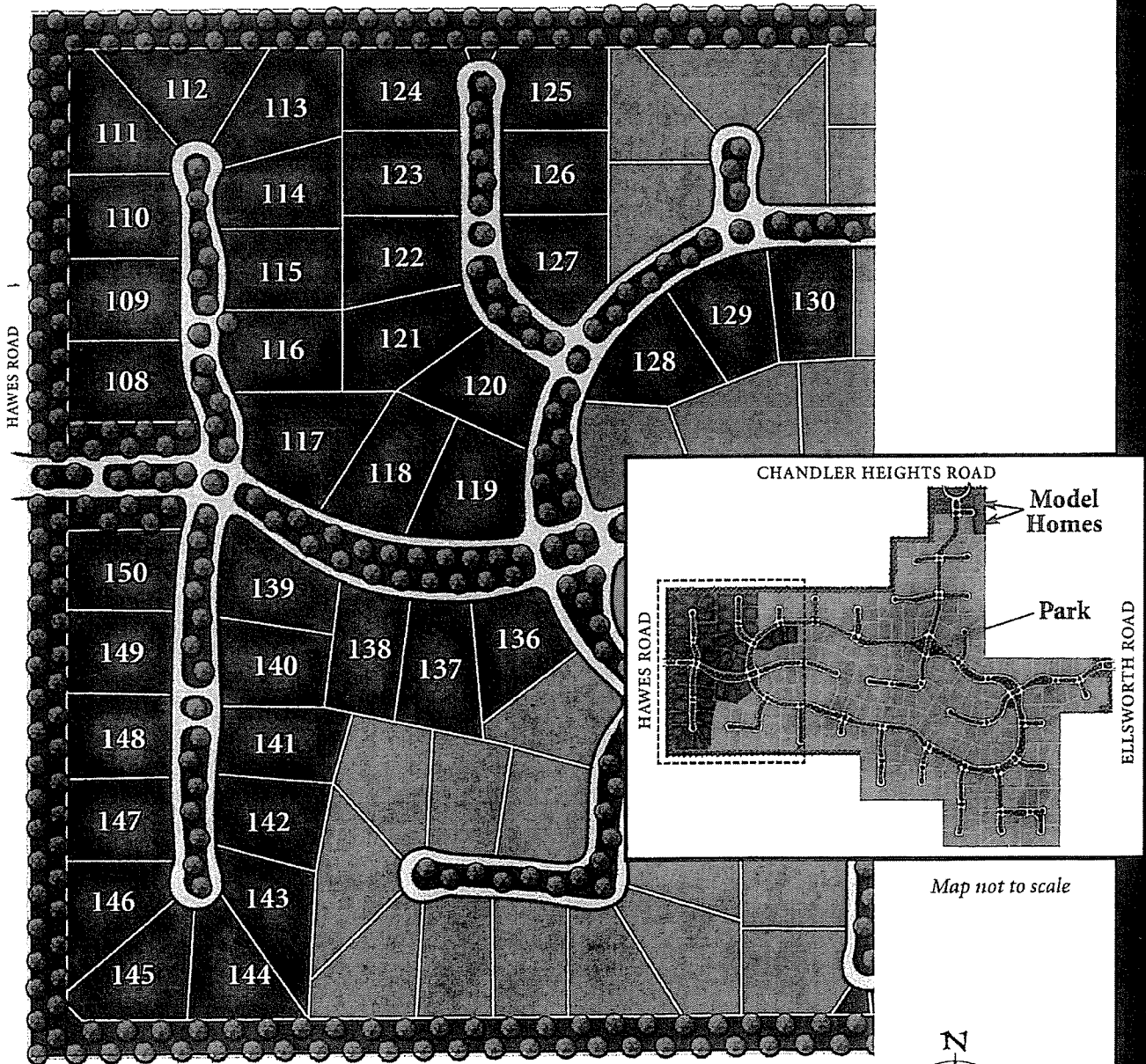
Sincerely,

Lonnie C. McCleve
Member
Pecans of Queen Creek

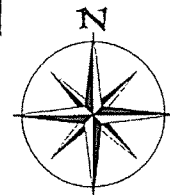
THE PECANS



NEIGHBORHOOD SITE PLAN



Map not to scale



PRELIMINARY
SUBJECT TO CHANGE
WITHOUT NOTICE

**BLANDFORD
HOMES**

480-987-7820

3/27/12

© Copyright 2012 Blandford Homes, LLC. Any liability or obligation arising from this neighborhood map is hereby disclaimed by Pinnacle Ridge Holdings, LLC and Blandford Homes, LLC. Map is not to scale.



BLANDFORD HOMES

July 30, 2013

Wayne Balmer
Town of Queen Creek
22358 S. Ellsworth Road
Queen Creek, AZ 85142

Clifford Mattice
Dickson Wright Law
5009 E. Washington Street, #185
Phoenix, AZ 85034

Lonnie McCleve
The Pecans
20525 E. Chandler Heights Road
Queen Creek, AZ 85142

Re: Hawes Road Encroachment

Gentlemen:

This letter is a follow-up to items that you requested for inclusion in the staff report to the Town Council for its consideration of abandoning the small sliver of property that was inadvertently deeded to the Town of Queen Creek in 2012. Attached is a map showing the 10 lots that are affected (Lots 145 through 150, and Lots 108 through 111).

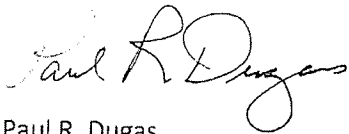
1. Enclosed are the legal descriptions and exhibits for each of the affected lots. A Quit Claim deed will be drafted for each for recording.
2. We spoke with Maricopa County and they explained that the easiest way to ensure that there is one tax bill that will go to the property owner of record is to make a request to the County to "combine" both parcels into one once the deed signed by the Town of Queen Creek has been recorded. A new parcel number will then be issued for this property, and this will eliminate any confusion that could be caused by a homeowner receiving two tax bills. We would be willing to have Old Republic Title Company prepare the Quit Claim Deeds for the Town's signatures.
3. Upon Council approval of staff's recommendation to deed the property back to the property owner, we will notify all affected owners. Currently 8 lots are owned by Pinnacle Ridge Holdings, LLC, the entity which is developing homesites for the purpose of Blandford Homes selling the completed homes to individual homebuyers. Lots 109 and 145 have already been sold to individuals who are aware of this issue and understand that The Pecans Developer, Blandford Homes, and the Town of Queen Creek are trying to resolve this issue as quickly as possible.

It is our understanding there was an agreement/ordinance that allowed adjustments to the property lines so that trees could be preserved throughout The Pecans development. It is apparent that this 5 foot sliver of property to the west of the referenced homesites is in the path of the Pecan Trees along Hawes Road and this area should have never been deeded to the Town of Queen Creek, but rather ownership should have remained with the individual homesites.

Please let us know if you need additional information. We will provide the homeowner information for the two homesites that have already been purchased from Blandford Homes upon request.

We appreciate your efforts in this matter.

Sincerely,

A handwritten signature in black ink that reads "Paul R. Dugas". The signature is written in a cursive style with a large, stylized initial "P".

Paul R. Dugas
Director of Land Development

RESOLUTION 966-13

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA, ABANDONING A PORTION OF THE EXISTING PUBLIC ROADWAY AREA, LOCATED ALONG THE EAST SIDE OF HAWES ROAD ABUTTING THE BOUNDARY OF THE PECANS SUBDIVISION PAD, AND APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE QUIT CLAIM DEEDS TO THE ADJACENT PROPERTY OWNER(S).

WHEREAS, Arizona Revised Statutes § 28-7202 provides that the Town may abandon a portion of its public roadway, and other public way, if it determines the roadway is not necessary for public use as a roadway; and

WHEREAS, A.R.S. § 28-7205 provides that title to such abandoned roadway, or portion thereof, shall be vested in the owners of the abutting land; and

WHEREAS, A.R.S. § 28-7208 requires that the Town receive consideration from the owner of the abutting property in an amount deemed by the governing body to be commensurate with the value of the abandoned roadway, or portion thereof; and

WHEREAS, the owner(s) of land abutting the east side of Hawes Road which is located along the boundary of the Pecans Subdivision PAD filed a request (the “request”) for the abandonment of a portion of the roadway constituting approximately six (6) feet in width along the boundary of several lots located in the subdivision as depicted in Exhibit A, attached hereto (the “Public Way”); and

WHEREAS, the Public Way is a portion of the developed right-of-way of Hawes Road designated as drainage channel which contains improvements, including, fencing and landscaping such as mature pecan trees; and

WHEREAS, the abandonment of the Public Way allows for the location of fencing and landscaping that preserves and maintains the mature pecan trees consistent with the policies and conditions of approval (stipulations) for the Pecans Subdivision PAD, Ordinance 295-04, sections 7, 8, 24, 28, 34 and Ordinance 405-07; and

WHEREAS, the property owners(s) abutting the Public Way have indicated that if the Public Way is abandoned, each is willing to purchase the portion of the Public Way abandoned to their individual lot within the Pecans Subdivision PAD; and

WHEREAS, the Zoning Administrator has determined that the abandonment of the Public Way, including the location, purpose and extent, conforms to the Town’s adopted general plan; and

WHEREAS, the Town Council has determined that the abandonment of the Public Way, including the location, purpose and extent, conforms to the Town's adopted general plan; and

WHEREAS, the Town Council has determined that the Public Way is unnecessary for public use as a roadway or drainage channel; and

WHEREAS, the Town Council has given due consideration to the degree of fragmentation and marketability and other public benefits received by the Town in return for the abandoned roadway in determining the amount of consideration; and

WHEREAS, the Town Council deems that the amount of \$.40 per square foot to be commensurate with the value of the Public Way; and

WHEREAS, the Town desires to abandon the Public Way, but to retain a public utility easement in the Public Way and desires that rights-of-way or easements shall continue as they existed before the abandonment for existing sewer, gas, water or similar pipelines and appurtenances, canals, laterals or ditches and appurtenances, and electric, telephone and similar lines and appurtenances,

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA:

Section 1: That the Mayor and Common Council approve abandonment of the Public Way as described and conditioned herein.

Section 2: That upon receipt of consideration of \$.40 per square foot, the Mayor of the Town of Queen Creek is hereby authorized to execute the quit claim deeds attached hereto marked as **Exhibit B** in substantially the form as attached conveying the Public Way to the owner(s) of the land abutting the vacated portion.

Section 3. That the Town of Queen Creek be and is hereby authorized to take and perform such other and further actions as are necessary or appropriate to carry out the purposes of this Resolution.

PASSED AND ADOPTED BY THE Mayor and Common Council of the Town of Queen Creek, Arizona, this 4th day of September, 2013.

FOR THE TOWN OF QUEEN CREEK:

ATTESTED TO:

Gail Barney, Mayor

Jennifer F. Robinson, Town Clerk

REVIEWED BY:

John Kross, Town Manager

APPROVED AS TO FORM:

Dickinson Wright/Mariscal Weeks
Attorneys for the Town

Exhibit A

See attached legal descriptions and survey maps for lots
108,109,110,111,145,146,147 148,149 and 150 Replat for The Pecans Phase 3

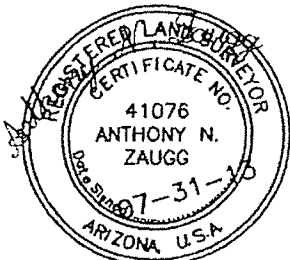
EXHIBIT A

LOT 108 DESCRIPTION

THAT PART OF TRACT "A", THE PECANS PHASE 3, ACCORDING TO BOOK 801 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA, A SUBDIVISION IN THE WEST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH-WEST CORNER OF LOT 108, OF SAID SUBDIVISION, BEING MARKED BY A ½" REBAR LS#41076;

THENCE SOUTH 00°16'27" EAST 1.10 FEET;
THENCE SOUTH 89°35'18" WEST 6.80 FEET;
THENCE NORTH 00°16'27" WEST (BASIS OF BEARINGS) PARALLEL WITH AND 6.80 FEET WEST OF THE WEST LINE OF SAID LOT 108, 151.10 FEET;
THENCE NORTH 89°43'43" EAST 6.80 FEET;
THENCE SOUTH 00°16'27" EAST 150.00 FEET TO THE POINT OF BEGINNING.



EXPIRES 06-30-2016



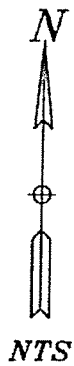
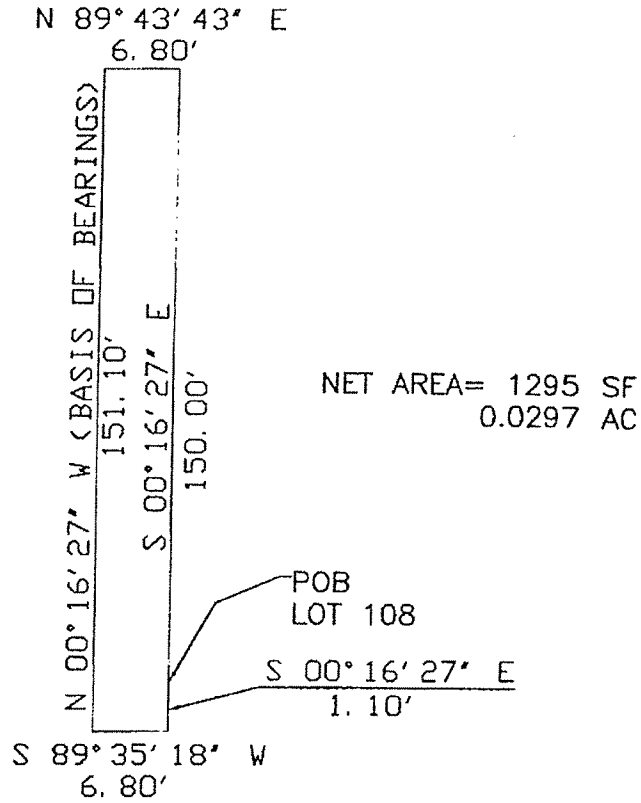
**ALLEN
CONSULTING
ENGINEERS, INC.**

2550 N. THUNDERBIRD CIRCLE #111
MESA, ARIZONA 85215
PHONE (480) 844-1666
FAX (480) 830-8453

LOT 108 QUIT CLAIM AREA

JOB NUMBER	94896	DRAWING	EXH
		DATE	07-31-13

EXHIBIT B



EXPIRES 06-30-2016

ALLEN
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2550 N. THUNDERBIRD CIRCLE #111
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FAX (480) 830-8453

LOT 108 QUIT CLAIM AREA

JOB NUMBER	94896	DRAWING	EXH
		DATE	07-31-13

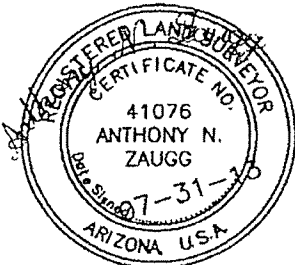
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LEGAL DESCRIPTION

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BEGINNING AT THE SOUTHWEST CORNER OF (LOT 109) OF SAID SUBDIVISION, BEING MARKED BY A ½" REBAR LS#41076;

THENCE SOUTH 89°35'18" WEST 6.80 FEET;
THENCE NORTH 00°16'27" WEST (BASIS OF BEARINGS) PARALLEL WITH AND 6.80 FEET WEST OF THE WEST LINE OF SAID LOT 109, 152.00 FEET;
THENCE NORTH 89°35'18" EAST 6.80 FEET;
THENCE SOUTH 00°16'27" EAST 152.00 FEET TO THE POINT OF BEGINNING.



EXPIRES 06-30-2016



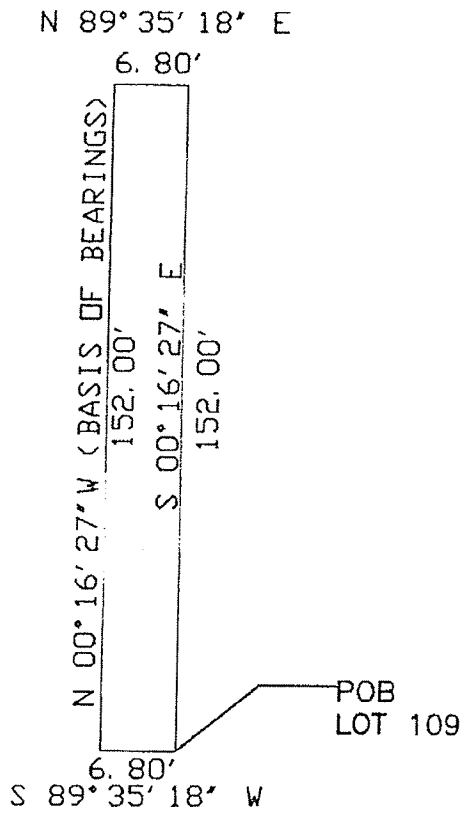
**ALLEN
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2550 N. THUNDERBIRD CIRCLE #111
MESA, ARIZONA 85215
PHONE (480) 844-1666
FAX (480) 830-8453

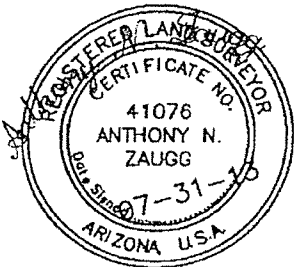
LOT 109 QUIT CLAIM AREA

JOB NUMBER	94896	DRAWING	EXH
		DATE	07-31-13

EXHIBIT B



NET AREA= 1034 SF
0.0237 AC



EXPIRES 06-30-2016


 ALLEN CONSULTING ENGINEERS, INC.	2550 N. THUNDERBIRD CIRCLE #111 MESA, ARIZONA 85215 PHONE (480) 844-1666 FAX (480) 830-8453		
	LOT 109 QUIT CLAIM AREA		
JOB NUMBER	94896	DRAWING	EXH
		DATE	07-31-13

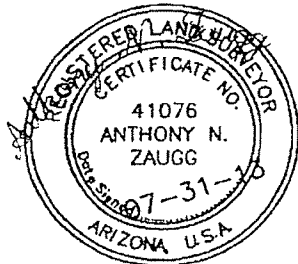
EXHIBIT A

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BEGINNING AT THE SOUTHWEST CORNER OF LOT 110, OF SAID SUBDIVISION, BEING MARKED BY A 1/2" REBAR LS#41076;

THENCE SOUTH 89°35'18" WEST 6.80 FEET;
THENCE NORTH 00°16'27" WEST (BASIS OF BEARINGS)
PARALLEL WITH AND 6.80 FEET WEST OF THE WEST LINE OF SAID LOT 110, 154.01 FEET;
THENCE NORTH 89°35'18" EAST 6.80 FEET;
THENCE SOUTH 00°16'27" EAST 154.01 FEET TO THE POINT OF BEGINNING.



EXPIRES 06-30-2016



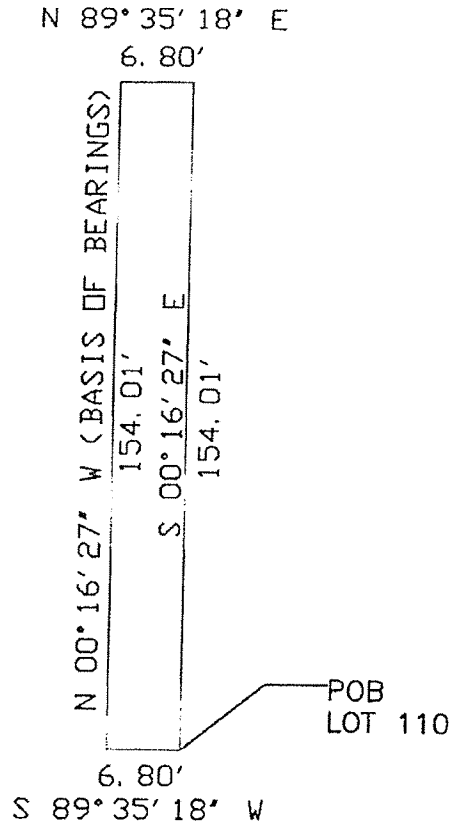
**ALLEN
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2550 N. THUNDERBIRD CIRCLE #111
MESA, ARIZONA 85215
PHONE (480) 844-1666
FAX (480) 830-8453

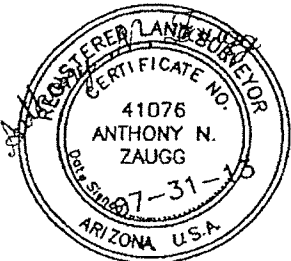
LOT 110 QUIT CLAIM AREA

JOB NUMBER	94896	DRAWING	EXH
		DATE	07-31-13

EXHIBIT B



NET AREA= 1047 SF
0.0240 AC



EXPIRES 06-30-2016



**ALLEN
CONSULTING
ENGINEERS, INC.**

2550 N. THUNDERBIRD CIRCLE #111
MESA, ARIZONA 85215
PHONE (480) 844-1666
FAX (480) 830-8453

LOT 110 QUIT CLAIM AREA

JOB NUMBER	94896	DRAWING	EXH
		DATE	07-31-13

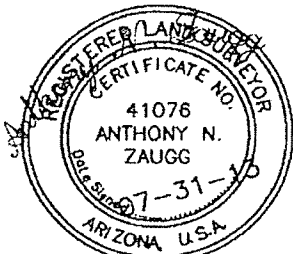
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BEGINNING AT THE SOUTHWEST CORNER OF LOT 111, OF SAID SUBDIVISION, BEING MARKED BY A ½" REBAR LS#41076;

THENCE SOUTH 89°35'18" WEST 6.80 FEET;
THENCE NORTH 00°16'27" WEST (BASIS OF BEARINGS)
PARALLEL WITH AND 6.80 FEET WEST OF THE WEST LINE OF SAID LOT 111, 229.05 FEET;
THENCE NORTH 89°47'37" EAST 6.80 FEET;
THENCE SOUTH 00°16'27" EAST 229.03 FEET TO THE POINT OF BEGINNING.



EXPIRES 06-30-2016



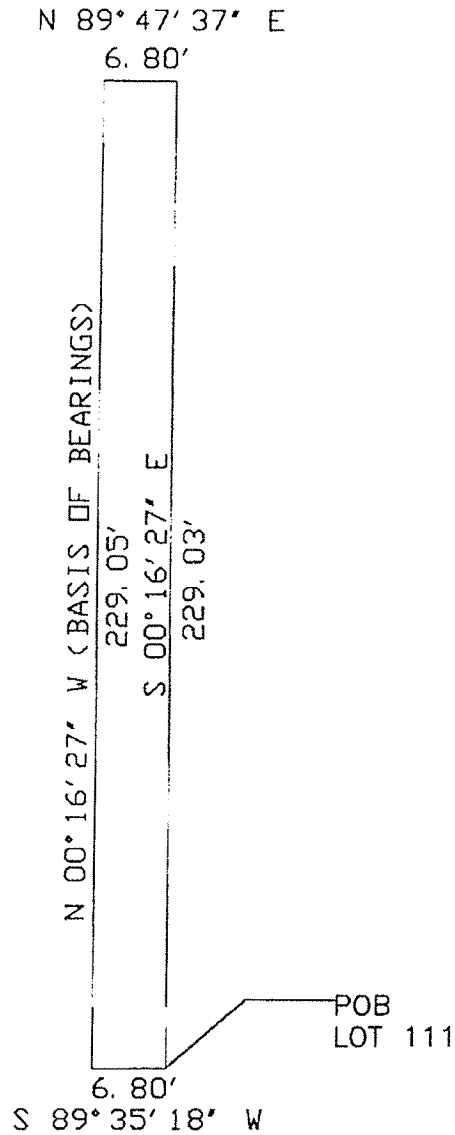
**ALLEN
CONSULTING
ENGINEERS, INC.**

2550 N. THUNDERBIRD CIRCLE #111
MESA, ARIZONA 85215
PHONE (480) 844-1666
FAX (480) 830-8453

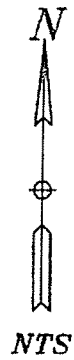
LOT 111 QUIT CLAIM AREA

JOB NUMBER	94896	DRAWING	EXH
		DATE	07-31-13

EXHIBIT B



NET AREA= 1557 SF
0.0358 AC



EXPIRES 06-30-2016



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LOT 111 QUIT CLAIM AREA

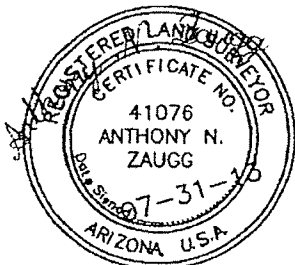
JOB NUMBER	94896	DRAWING	EXH
		DATE	07-31-13

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF TRACT "X", THE PECANS PHASE 3, ACCORDING TO BOOK 801 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA, A SUBDIVISION IN THE WEST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF (LOT 145,) OF SAID SUBDIVISION, BEING MARKED BY A 1/2" REBAR LS#41076;
THENCE SOUTH 89°39'27" WEST 4.25 FEET;
THENCE NORTH 48°20'49" WEST 44.14 FEET;
THENCE NORTH 00°16'27" WEST (BASIS OF BEARINGS) PARALLEL WITH AND 6.80 FEET WEST OF THE WEST LINE OF SAID LOT 145, 18.18 FEET;
THENCE NORTH 50°00'32" EAST 8.84 FEET;
THENCE SOUTH 00°16'27" EAST 23.06 FEET;
THENCE SOUTH 45°18'15" EAST 42.81 FEET TO THE POINT OF BEGINNING.



EXPIRES 06-30-2016



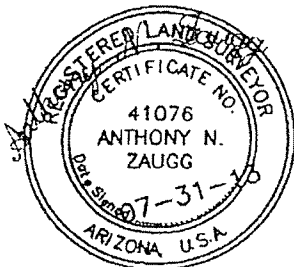
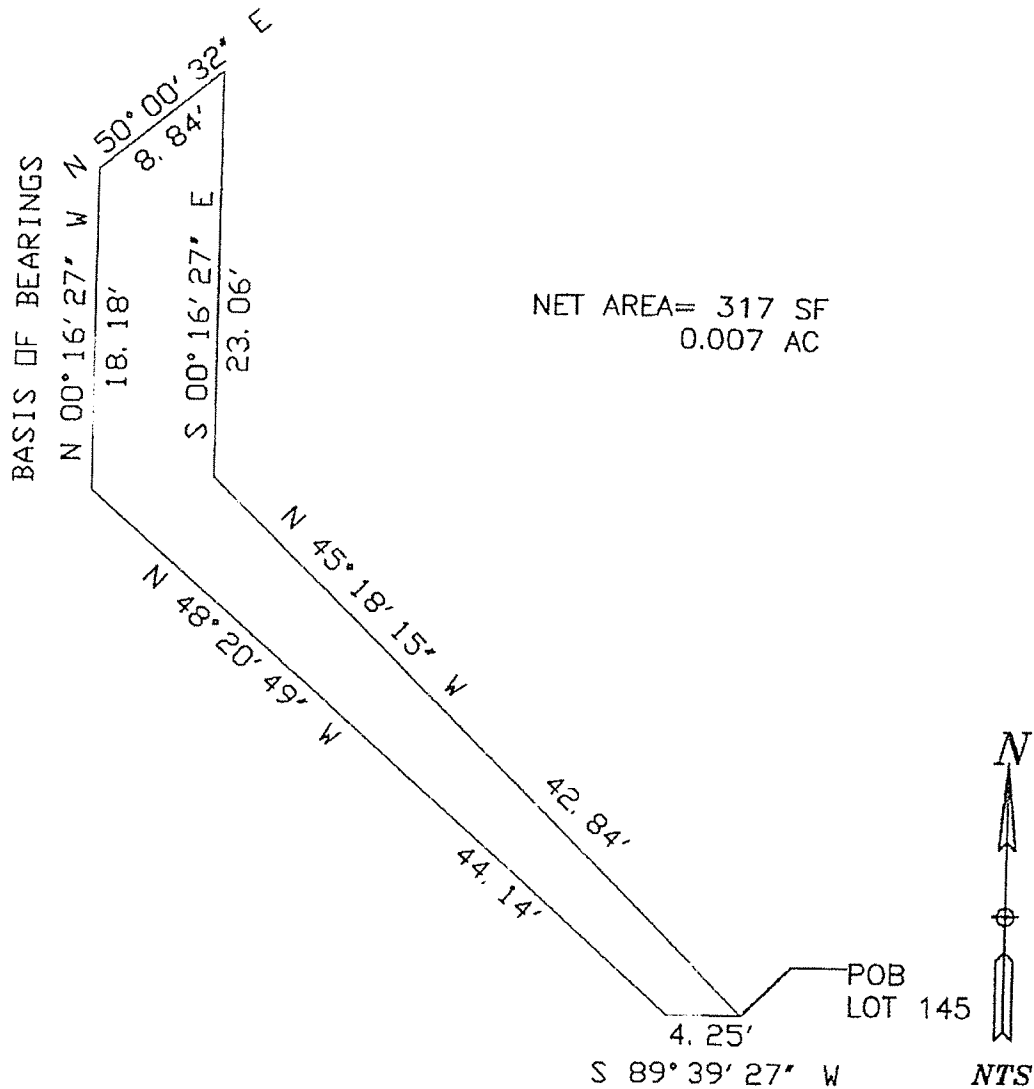
**ALLEN
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ENGINEERS, INC.**

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MESA, ARIZONA 85215
PHONE (480) 844-1666
FAX (480) 830-8453

LOT 145 QUIT CLAIM AREA

JOB NUMBER	94896	DRAWING	EXH
		DATE	07-31-13

EXHIBIT B



EXPIRES 06-30-2016



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LOT 145 QUIT CLAIM AREA

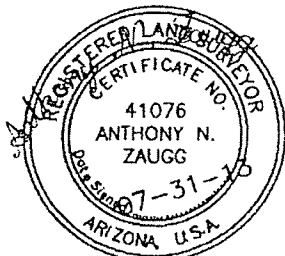
JOB NUMBER	94896	DRAWING	EXH
		DATE	07-31-13

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF TRACT "X", THE PECANS PHASE 3, ACCORDING TO BOOK 801 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA, A SUBDIVISION IN THE WEST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF (LOT 146) OF SAID SUBDIVISION, BEING MARKED BY A 1/2" REBAR LS#41076;
THENCE SOUTH 50°00'32" WEST 8.84 FEET;
THENCE NORTH 00°16'27" WEST (BASIS OF BEARINGS) PARALLEL WITH AND 6.80 FEET WEST OF THE WEST LINE OF SAID LOT 146, 248.06 FEET;
THENCE NORTH 89°43'33" EAST 6.80 FEET;
THENCE SOUTH 00°16'27" EAST 242.41 FEET TO THE POINT OF BEGINNING.



EXPIRES 06-30-2016



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FAX (480) 830-8453

LOT 146 QUIT CLAIM AREA

JOB NUMBER	94896	DRAWING	EXH
		DATE	07-31-13

EXHIBIT B

N 89° 43' 33" E

6.80'

N 00° 16' 27" W (BASIS OF BEARINGS)

248.06'

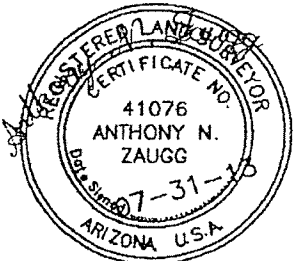
S 00° 16' 27" E

242.41'

NET AREA= 1668 SF
0.0383 AC

S 50° 00' 32" W
8.84'

POB
LOT 146



EXPIRES 06-30-2016



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FAX (480) 830-8453

LOT 146 QUIT CLAIM AREA

JOB NUMBER	94896	DRAWING	EXH
		DATE	07-31-13

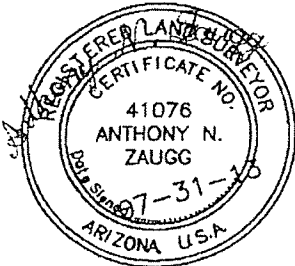
EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF TRACT "X", THE PECANS PHASE 3, ACCORDING TO BOOK 801 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA, A SUBDIVISION IN THE WEST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 147, OF SAID SUBDIVISION, BEING MARKED BY A ½" REBAR LS#41076;

THENCE SOUTH 89°43'33" WEST 6.80 FEET;
THENCE NORTH 00°16'27" WEST (BASIS OF BEARINGS) PARALLEL WITH AND 6.80 FEET WEST OF THE WEST LINE OF SAID LOT 147, 161.31 FEET;
THENCE NORTH 89°43'33" EAST 6.80 FEET;
THENCE SOUTH 00°16'27" EAST 161.31 FEET TO THE POINT OF BEGINNING.



EXPIRES 06-30-2016



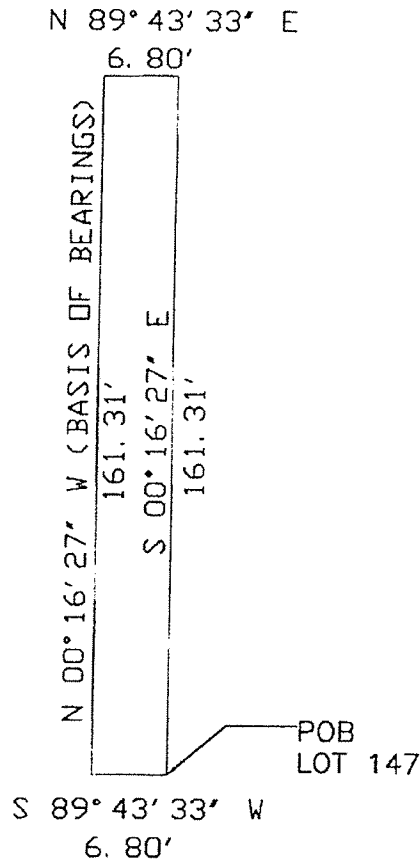
**ALLEN
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ENGINEERS, INC.**

2550 N. THUNDERBIRD CIRCLE #111
MESA, ARIZONA 85215
PHONE (480) 844-1666
FAX (480) 830-8453

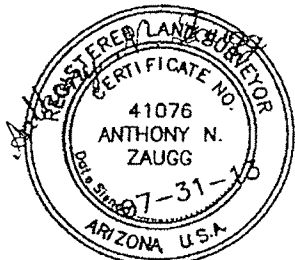
LOT 147 QUIT CLAIM AREA

JOB NUMBER	94896	DRAWING	EXH
		DATE	07-31-13

EXHIBIT B



NET AREA= 1097 SF
0.0252 AC



EXPIRES 06-30-2016



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LOT 147 QUIT CLAIM AREA

JOB NUMBER	94896	DRAWING	EXH
		DATE	07-31-13

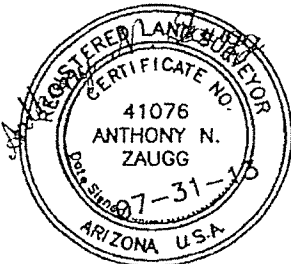
EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF TRACT "X", THE PECANS PHASE 3, ACCORDING TO BOOK 801 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA, A SUBDIVISION IN THE WEST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 148, OF SAID SUBDIVISION, BEING MARKED BY A 1/2" REBAR LS#41076;

THENCE SOUTH 89°43'33" WEST 6.80 FEET;
THENCE NORTH 00°16'27" WEST (BASIS OF BEARINGS) PARALLEL WITH AND 6.80 FEET WEST OF THE WEST LINE OF SAID LOT 148, 159.43 FEET;
THENCE NORTH 89°43'33" EAST 6.80 FEET;
THENCE SOUTH 00°16'27" EAST 159.43 FEET TO THE POINT OF BEGINNING.



EXPIRES 06-30-2016



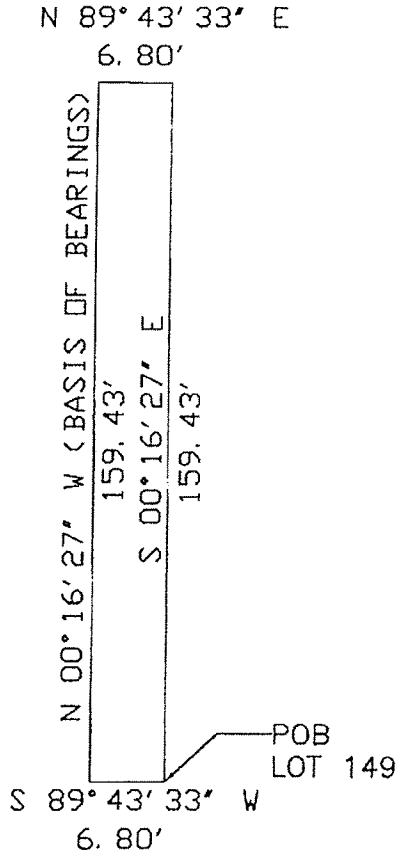
**ALLEN
CONSULTING
ENGINEERS, INC.**

2550 N. THUNDERBIRD CIRCLE #111
MESA, ARIZONA 85215
PHONE (480) 844-1666
FAX (480) 830-8453

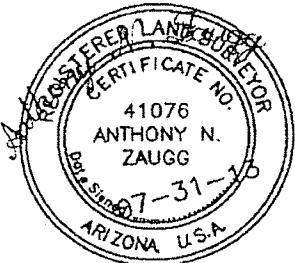
LOT 148 QUIT CLAIM AREA

JOB NUMBER	94896	DRAWING	EXH
		DATE	07-31-13

EXHIBIT B



NET AREA= 1084 SF
0.0249 AC



EXPIRES 06-30-2016



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MESA, ARIZONA 85215
PHONE (480) 844-1666
FAX (480) 830-8453

LOT 148 QUIT CLAIM AREA

JOB NUMBER	94896	DRAWING	EXH
		DATE	07-31-13

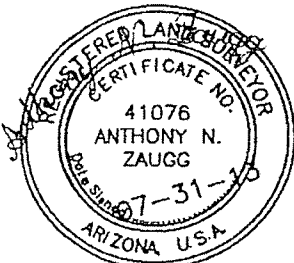
EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF TRACT "X", THE PECANS PHASE 3,
ACCORDING TO BOOK 801 OF MAPS, PAGE 34, RECORDS OF
MARICOPA COUNTY, ARIZONA, A SUBDIVISION IN THE WEST
HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 149, OF
SAID SUBDIVISION, BEING MARKED BY A 1/2" REBAR
LS#41076;

THENCE SOUTH 89°43'33" WEST 6.80 FEET;
THENCE NORTH 00°16'27" WEST (BASIS OF BEARINGS)
PARALLEL WITH AND 6.80 FEET WEST OF THE WEST LINE OF
SAID LOT 149, 160.00 FEET;
THENCE NORTH 89°43'33" EAST 6.80 FEET;
THENCE SOUTH 00°16'27" EAST 160.00 FEET TO THE POINT
OF BEGINNING.



EXPIRES 06-30-2016



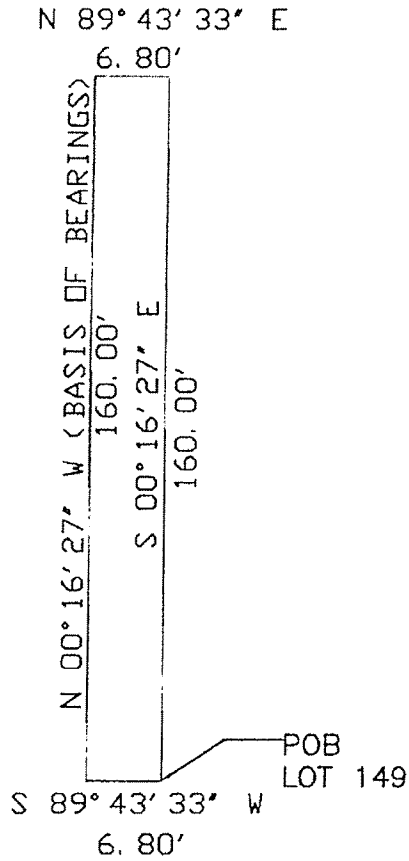
**ALLEN
CONSULTING
ENGINEERS, INC.**

2550 N. THUNDERBIRD CIRCLE #111
MESA, ARIZONA 85215
PHONE (480) 844-1666
FAX (480) 830-8453

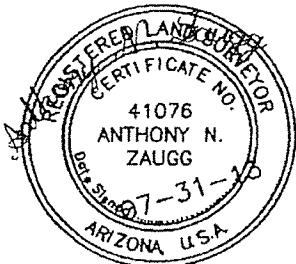
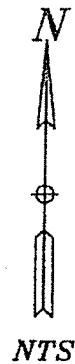
LOT 149 QUIT CLAIM AREA

JOB NUMBER	94896	DRAWING	EXH
		DATE	07-31-13

EXHIBIT B



NET AREA= 1088 SF
0.025 AC



EXPIRES 06-30-2016



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MESA, ARIZONA 85215
PHONE (480) 844-1666
FAX (480) 830-8453

LOT 149 QUIT CLAIM AREA

JOB NUMBER	94896	DRAWING	EXH
		DATE	07-31-13

EXHIBIT A

LOT 150 DESCRIPTION

THAT PART OF TRACT "X", THE PECANS PHASE 3, ACCORDING TO BOOK 801 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA, A SUBDIVISION IN THE WEST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 150, OF SAID SUBDIVISION, BEING MARKED BY A 1/2" REBAR LS#41076;

THENCE SOUTH 89°43'33" WEST 6.80 FEET;
THENCE NORTH 00°16'27" WEST (BASIS OF BEARINGS) PARALLEL WITH AND 6.80 FEET WEST OF THE WEST LINE OF SAID LOT 150, 150.64 FEET;
THENCE NORTH 89°49'40" EAST 6.80 FEET;
THENCE SOUTH 00°16'27" EAST 150.63 FEET TO THE POINT OF BEGINNING.



EXPIRES 06-30-2016



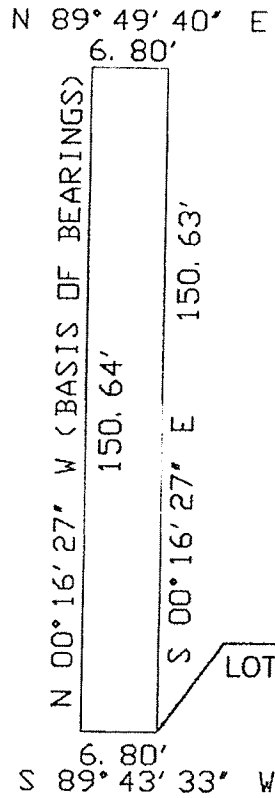
**ALLEN
CONSULTING
ENGINEERS, INC.**

2550 N. THUNDERBIRD CIRCLE #111
MESA, ARIZONA 85215
PHONE (480) 844-1666
FAX (480) 830-8453

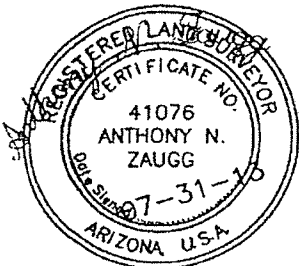
LOT 150 QUIT CLAIM AREA

JOB NUMBER	94896	DRAWING	EXH
		DATE	07-31-13

EXHIBIT B



NET AREA= 1220 SF
0.0280 AC



EXPIRES 06-30-2016



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2550 N. THUNDERBIRD CIRCLE #111
MESA, ARIZONA 85215
PHONE (480) 844-1666
FAX (480) 830-8453

LOT 150 QUIT CLAIM AREA

JOB NUMBER	94896	DRAWING	EXH
		DATE	07-31-13

This instrument was acknowledged and executed before me this ____ day of _____ 2013,
by _____, the _____ of Town of Queen Creek, an Arizona municipal
corporation, for the purposes therein stated.

Notary Public

My Commission expires:

AN APPRAISAL, RESTRICTED REPORT
OF A TRACT OF A PORTION OF 10 LOTS ~THE PECANS AT QUEEN CREEK



LOCATION OF PROPERTY

The Pecans at Queen Creek

PREPARED FOR

Mr. Lonnie C. McCleve

DATE OF VALUE

August 1, 2013

DATE OF REPORT

August 12, 2013

PREPARED BY

Howard C. Johnson, MAA, J.D.
Johnson Appraisal Group, PLLC
P.O. Box 12184
Chandler, Arizona 85248

Johnson Appraisal Group, PLLC

Appraisers and Consultants

211 N Florence Street Casa Grande, AZ 85122

Tel 520-836-6201 Fax 480-782-8409

PO Box 12184, Chandler, AZ 85248

Tel 480-782-9291

e-mail: rockyappr@aol.com or Chuck@JohnsonAppraisal.co

Howard C. Johnson, MSA, JD

August 12, 2013

Mr. Lonnie C. McCleve

Re: "Restricted Use" Appraisal results and report for, a sliver of approx a 5' strip of the west portion of 10 identified lots which now constitute a portion of the Town's "Right of Way". Please see the survey and description attached at the end of this communication for the legal description of the area, identified as portion of lots 145-150, and lots 108-111. **The sum of the gross area affected and that is the subject of this assignment is, 11,407 square feet.** This is "Restricted Use" Appraisal result and report of the market value of the subject improvements. A restricted use as defined by Uniform Standards of Professional Appraisal means that the appraiser has utilized appropriate methodology in the development of the assignment, however the report, (communication) of this level does not include the necessary illustrations to show the reader the data, steps or analysis used by the appraiser to develop the results. For these reasons the reader would need additional information that is contained within the appraiser's work file to understand the results. No other users are intended or than the named client.

Mr. McCleve,

I have prepared this appraisal communication in a restricted format of the above-referenced property to serve as the communication of the final value of conclusions developed in accordance with the scope of work as outlined in our engagement dated August 1, 2013. This communication is intended to be the final report for this assignment.

The intended use of the appraisal is for internal decision making purposes / to know the market value of the subject area. The intended user is identified client cited above, this is a restricted use communication, therefore no other intended users or use is permitted. The value that is being developed is defined as "Market Value" as defined by Arizona State Statute. My assignment is to estimate the "as is" market value of the subject property as of, August 1, 2013.

Based on my analysis, I have arrived at a final conclusion of market value in Fee Simple Interest in "as is" condition at, \$4,563.00

Four Thousand Five Hundred Sixty Three Dollars (rd)

\$.40 per square foot

Highest and Best Use:

Based upon my analysis, the HBU for the subject to continue to contribute to the original parcel / lots as originally intended. This area that is considered to be the subject area can not be used for any other for seeable use, there is no separate or other use other than contributory surplus land to the parcels of which they are currently a part of. No separate highest and best use or other highest and best use is recognized by the appraiser.

Scope of work for this assignment included the following tasks: Inspect, identify the physical characteristics of the subject, research market data, identify and analysis the most similar comparables, develop and report a reliable opinion of market value of the subject Real Property.

I have researched sales in the subject market place of competing and similar properties. I have developed a reliable opinion of value based on this approach.

No two properties are exactly alike, so it is necessary to develop some common unit of comparison. This could be the price per square foot, the price per acre, the price per section, or the price per site. Due to the size of the subject property and the market in which the property competes, a comparison on a price per sq. ft. basis would be most meaningful. Since properties differ in characteristics, it is necessary to adjust comparable properties for features in which they differ from the subject. After adjustment, the comparables will then give useful indications of value for the subject property. There are ten major comparisons that an appraiser must evaluate. These ten comparisons may then be broken down further into subcategories or treated as a whole. The categories that I have adjusted are as follows:

Real Property Rights Conveyed. Real Property Rights are the rights and interests connected with ownership of the property. This comparison is determined by evaluating which rights to the property are being conveyed. The highest and strongest degree of ownership is the fee simple estate, which is also the most common. This estate is limited by governmental and private restrictions but includes the earth's surface, the air above and ground below along with permanent physical attachments. Other forms of ownership include variations of the fee simple (conditional and determinable), life estates, and leasehold.

Financing Terms "to Seller". At the time of a sale the seller will receive 100% of the sales price unless he/she has agreed to a carryback, (all/partial carrying of the debt). If a seller carryback is part of the sale it would cause a downward adjustment to the purchase price equivalent to the cost of obtaining financing.

Conditions of Sale. Conditions of Sale are situations occurring which cause an increase or decrease in the market price. This could include a less than arms length transaction, duress, creative financing, etc.

Market Conditions. Market conditions are a product of time. The appraiser looks at the current market of the subject area and the rate and direction of its growth. Neighborhood conditions that should be assessed are: if rezoning has occurred, public utilities installed, freeway access changed, public improvements made, or nearby businesses upgraded. General market conditions can also affect property values, such as a high unemployment rate, increased interest rates, influx of residents, etc, thus increasing or decreasing values over time.

Location. Location adjustments are made based upon the site in which the subject and comparable properties are situated. Some factors that may have an influence on locational adjustments include: 1. Corner versus an interior lot. 2. Raised median strips. 3. Speed limits and Traffic counts. 4. Access off the major arterial street. 5. Proximity to an influential area, 6. Proximity to major freeways, amenities, or other desirable businesses.

Physical Characteristics. Physical Characteristics of a property can also affect its overall value in comparison to another property. The characteristics affecting value include, but are not limited to, the property size, shape, topography, soil compaction, etc.

Economic Characteristics. The appraiser evaluates the improved property assessing the desirability of the nature of the property in the market.

Use/Zoning. Adjustments must be made if the legal use differs from the subject property or if the property will require rezoning to be legally permissible for the buyers intended use.

Non-Realty Components of Sale. The appraiser assesses any components of the sale that include personal property and may impact the sales price of that property.

Expenditures made immediately after purchase. The expenditures the buyer will be required to make immediately after the purchase but before development can begin. This may include the demolishing of prior buildings, filling a below grade property, leveling an above grade property, or removing debris.

During the preparation of this section appraisal report, numerous land transactions and listings were investigated and analyzed. The investigation included a search of the public records of Pinal County, CoStar, and MLS among other sources. Those properties meeting certain minimum criteria in terms of similarity, size, zoning and sale or listing date were researched further by obtaining copies of the transfer documents and declarations of value.

This conclusion has been arrived at by analyzing the data contained at the end of this communication, which includes but not limited to, vacant land comparables, improved sales comparables, cost estimator calculations obtained from reliable sources which are retained in the appraiser's work files together with the appraiser's adjustments.

Based upon my analysis I have developed a final opinion of value of the subject property, at say, **\$4,563** for the "as is" market value of the subject property with a current effective date of, August 1, 2013. Based upon a anticipated exposure period of 1-12 weeks.

This completes the analysis of the subject property in a restricted use analysis.

Thank you for the opportunity to have been of service to you with this valuation. As always feel free to call with any questions.

Sincerely,



Howard C. Johnson, (Chuck), MSA, J.D.
AZ Certified General RE Appraiser



28-7091. Definition of market value

For the purposes of this article, "market value" means the most probable price estimated in terms of cash in United States dollars or comparable market financial arrangements that the property would bring if exposed for sale in the open market, with reasonable time allowed in which to find a purchaser, buying with knowledge of all of the uses and purposes to which it was adapted and for which it was capable.

VALUATION PROCESS

Analysis and valuation of the subject property involves determining the highest and best use of the property and estimating the value of the subject property in accordance with current appraisal theory and standards.

Highest and best use analysis is critical to the appraisal problem. In the highest and best use analysis, the appraiser defines the composition of the subject property, and this in turn determined the appropriate valuation methodology. The highest and best use analysis links the “descriptions” sections of the appraisal report with the valuation sections. Highest and best use is analyzed from two points of view. First, the highest and best use of the site as if vacant is determined. Then, the highest and best use of the property ‘as is’, is determined.

According to current appraisal theory, there are three approaches to valuing improved properties. These are the cost approach, the sales comparison approach, and the income approach. The type and age of the property and the quantity and quality of data affect the applicability of each approach for a specific appraisal problem.

The cost approach is based upon the principle that the informed purchaser would pay no more than the cost to produce a substitute property with the same utility as the subject property. It is particularly applicable when the property being appraised involves new or relatively new improvements, which represent the highest and best use of the land, or when relatively unique or specialized improvements are located on the site and for which there exists no comparable properties on the market.

The sales comparison approach utilizes prices paid in actual market transactions of similar properties to estimate the value of the subject. This appraisal technique is dependent upon analyzing truly comparable sales data that have occurred recently enough to reflect market conditions relative to the time period of the subject appraisal.

The income approach is widely applied in appraising income-producing properties. Anticipated present and future net operating income, as well as any future reversions, is discounted to a present worth figure through the capitalization process. The income approach also relies upon market data to establish current market rents and expense levels to arrive at an expected net operating income.

The resulting indications of value from the three approaches are correlated into a final estimate of value for the subject property. It is not always possible or practicable to use all three approaches to value. The nature of the property being appraised along with the amount, quality, and type of data available, dictates which approaches are used. In this appraisal the Sales Comparison approach to value was the most applicable and will be developed and maintained within the work file of the appraiser in accordance with the scope of work for this assignment.

DEVELOPMENT PROCESS OF THIS ASSIGNMENT

Given the scope of work for this assignment, the appraiser applied recognized appraisal techniques and methods to provide the reader with a reliable opinion of value the tasks and process that the appraiser undertook are outlined below and the results, calculations, data and complete analysis is contained within the appraiser's work file.

Steps undertaken to arrive at the market value that is the result of this assignment included

- Research market data for the residential parcels as a whole
- Measure compute the subject affected area
- Apply recognized allocation "Rules" i.e. "**4,3,2,1 Rule**" as it applies in theory to the appraisal of vacant land and allocate the appropriate allocation for the subject area given the location, contribution, and use as found
- Apply other appropriate discounts necessary as a result of limited current use, future or anticipated use.
- Correlate this data and information into a format so a proper analysis could be concluded
- Employ the appraiser's, education, experience, and expertise to interpret the data so as to provide reliable results.

VALUATION METHODOLOGY

In order to provide the reader with reliable results the process included the following steps to arrive at the final value. The appraiser was made aware of the recent purchase (within the past year) of the subject lots by the builder from the developer. The agreed sales price was determined to be \$100,000 per lot. In order to determine the value of the "sliver" portions that are now the subject of this assignment the appraiser started the valuation process with the "market value" of the whole \$100,000.00 per lot. Once this was established the appraiser then applied the empirical rule known as the 4-3-2-1 rule to determine the value of the subject 5+/- sliver strip (tract) total area of, 11,407 Square Feet. The definition and discussion of the allocation rule is found as follows:

4-3-2-1 Rule

"An empirical rule that ascribes 40 percent of the value of a standard lot (see lot, standard) to the quarter of the lot fronting on the street, 30 percent to the next quarter, 20 percent to the third quarter, and 10 percent to the rear quarter..."

<http://www.iaao.org/sitepages.cfm?Page=42>

The area that comprises the subject of this assignment is the “back” portion or rear portion of the lots, and therefore fits within the lower or more diminished value of the “whole” say 10% range. After I have isolation the accurate allocation, adjustments have been applied to reflect the effect of other conditions, such as the Town’s Easement, Lack of Utility, lack of Accessibility, and lack of Marketability. The calculations are illustrated below. Based on the recent sales price of the individual lot, the applying the **4-3-2-1 rule**, followed with applicable adjustments, I have reconciled a final unit value of say \$0.20 per square foot.

Valuation Methodology, Calculations

Individual Lot Sales Price as a whole	\$100,000
Typical lot size in square feet	30,086 SF
Price per square foot of the whole	\$3.32 SF
Subject 4-3-2-1 allocation =10% Rear	\$10,000
25% area of the typical lot 30,086/4	7,521 SF rear 25% allocation
Value of allocation per sq ft \$10K/7,521	\$1.33 per square foot
Adj: Easement, Utility, access, Etc. (70%)	(0.93)
Net indicated value of subject per SF	\$0.399 rounded to; \$0.40 per square foot

FINAL CONCLUSION OF VALUE

During the research and development of this assignment the appraiser researched the subject property, surrounding area, competing comparables and developed appropriate adjustments for the difference. A complete market analysis was performed which supported the assumptions made by the appraiser regarding market conditions directly affecting the subject and the surrounding indirect market. During this development, the appraiser was made privy to recent and previous transactions between Pinnacle Ridge Holdings and the Pecans at Queen Creek. This data was used to develop the values based on sales comparables of the lots within the development.

\$0.40 X 11,407 Square Feet = \$4,563.00 rd

Four Thousand Five Hundred Sixty Three Dollars (rd)

Requesting Department:

Economic Development



TO: HONORABLE MAYOR AND TOWN COUNCIL

**THROUGH: JOHN KROSS, AICP
TOWN MANAGER**

**FROM: DOREEN COTT
ECONOMIC DEVELOPMENT DIRECTOR**

**RE: CONSIDERATION AND POSSIBLE APPROVAL OF THE
REAPPOINTMENT OF JASON BARNEY TO THE GPEC BOARD
OF DIRECTORS FOR FISCAL YEAR 2013-2014.**

DATE: SEPTEMBER 4, 2013

Staff Recommendation:

Staff recommends approval of the re-appointment of Jason Barney to the Greater Phoenix Economic Council (GPEC) Board of Directors for FY13-14.

Proposed Motion:

Move to re-appoint Jason Barney to the GPEC Board of Directors for FY13-14.

Discussion:

This item was continued from the August 21, 2013 meeting. As outlined in Section 2.3.2 of GPEC's bylaws, Queen Creek is entitled to one seat on the Board of Directors. The term for new and/or reappointed directors is one year, which will commence at the Annual Board meeting on September 26, 2013.

Representatives on the Board work to support and assess GPEC's CEO, ensure effective organizational strategic planning and assess GPEC's performance. Board members service in leadership positions, follow economic development trends, participate at Board meetings and special events and participate in fundraising.

The GPEC Board of Directors meet four times annually during the months of September, January, March and May at GPEC's offices located in downtown Phoenix. GPEC directors are also encouraged to participate on leadership councils, advisory teams and events in their areas of interest and expertise.

Jason Barney was originally appointed to the Board in 2009 and reappointed in 2010, 2011 and 2012 by the Town Council. Mr. Barney has been an active member of the Board and has done an excellent job keeping staff and the Economic Development Commission (to which he was recently reappointed) apprised of issues raised at the

Board level. Barry Broome, President and CEO of GPEC strongly recommended Mr. Barney's consideration for reappointed. Jason Barney is willing to serve if reappointed.

Fiscal Impact:

There is no fiscal impact associated with making an appointment to the GPEC Board of Directors.

Alternatives:

The Town Council could choose nominate another individual to the GPEC Board of Directors. GPEC's bylaws call for a reasonable effort to nominate an individual that meets the following qualifications:

- Formal affiliation with a private-sector investor in GPEC
- Demonstrated commitment to economic development in Phoenix
- Demonstrated leadership in business and community initiatives
- Ability to make a valuable and unique contribution to the Board

Attachments:

- Copy of the letter sent from Barry Broome, President and CEO of GPEC



Greater Phoenix
ECONOMIC COUNCIL

8/21 Council

July 8, 2013

The Honorable Gail Barney
Mayor
Town of Queen Creek
22350 S Ellsworth Rd
Queen Creek, AZ 85142

Dear Mayor Barney,

I would like to thank you for your continued support of Greater Phoenix Economic Council. You and your community's commitment and championing of GPEC's role in advancing the economy are invaluable and greatly appreciated. We will continue to work hard to secure returns on behalf of our member communities.

With a new fiscal year upon us, it is time for you to nominate an individual to GPEC's Board of Directors for fiscal year 2013-14. As stated in Section 2.3.2 of GPEC's bylaws, your community is entitled to **one seat on the Board**, which may be an elected official. For prospective candidates other than elected officials, you may submit up to three candidates per allotted seat for the Nominating Committee to consider. The term for new and/or reappointed directors is one year, which will commence at the Annual Board Meeting on September 26, 2013.

If you choose to nominate a business-sector representative to fill a seat, Section 2.4 of GPEC's bylaws call for a reasonable effort to nominate an individual who meets the following qualifications, listed in order of preference:

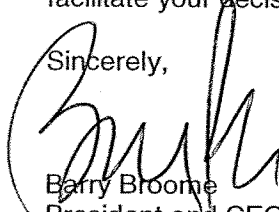
1. Demonstrated commitment to the economic development of the Greater Phoenix Metropolitan Area;
2. Demonstrated leadership in business or community initiatives;
3. Commitment to lead resource development efforts on behalf of the Corporation;
4. Ability to make a multi-year financial contribution to the Corporation; and
5. Representation of a geographic area through work, residence or investment.

Jason Barney of Queen Creek/Landmark Companies has been an effective appointment for the Town of Queen Creek and GPEC. We strongly recommend that he be considered as your nominee for reappointment.

GPEC's Board of Directors meets four times annually during the months of September, January, March and May. GPEC directors are also encouraged to participate on leadership councils, Ambassadors program and events in their areas of interest and expertise.

Please indicate by letter, your nominations in order of preference for consideration of appointment to GPEC's Board of Directors no later than August 9, 2013. Should you need additional information to facilitate your decision, please contact me at 602.262.8614. Thank you for your continued support.

Sincerely,


Barry Broome
President and CEO