

# COUNCIL MEETING AGENDA

**TUESDAY, JUNE 23, 2015**

Members may attend in person or by telephone

Ed Foster, Mayor  
Norm Simpson, Vice Mayor

Carol Kelley  
Loretta Warner  
Hal Davidson

Mark Orgeron  
Gunny St. Germain

**Quartzsite Town Hall  
Council Chambers  
465 North Plymouth Avenue  
Quartzsite, Arizona**

**Regular Meeting  
7:00 p.m.**

**SPEAKING TO THE COUNCIL**

*If you are interested in speaking to the Council during Public Hearings, Communications from Citizens, or other designated agenda items, you must fill out a speaker card (located on the table inside the front entrance to the Council Chambers) and deliver it to the Town Clerk prior to the convening of the meeting. Each individual will be limited to three (3) minutes for their remarks.*

*All persons attending the Council meeting, whether speaking to the Council or not, are expected to observe the Council Rules, as well as the rules of politeness, propriety, decorum and good conduct. Any person interfering with the meeting in any way, or acting rudely or loudly, will be asked to leave.*

**CELL PHONES AND RECORDING DEVICES**

*As a courtesy to others please turn off or silence all cell phones or pagers. Reporters or others with recording devices are requested to be staged at the back of the public seating area in order not to interfere with the meeting.*

***Items may be discussed earlier or in a different sequence.  
Headphones are available upon request for the hearing impaired.***

	<b>AGENDA ITEM</b>	<b>COUNCIL ACTION</b>
	<b>CALL TO ORDER OF REGULAR MEETING</b>	
	<p style="text-align: center;"><b>INVOCATION AND PLEDGE OF ALLEGIANCE</b></p> <p><i>The invocation may be offered by a person of any religion, faith, belief or non-belief. Interested persons should contact the Clerk for further information.</i></p>	
	<b>ROLL CALL</b>	
	<p><b>CALL TO THE PUBLIC AND COMMUNICATIONS FROM CITIZENS</b> - <i>At this time, members of the public may comment on matters within the jurisdiction of the Town but not on the agenda. For the official record, individuals must state their name. There is a 3 minute limit for each speaker. The Council's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.</i></p>	
	<b>ANNOUNCEMENTS</b>	

	<b>PRESENTATIONS; PROCLAMATIONS</b>	
1.	<b>PRESENTATION</b> – Dave Anderson and Heather Caton to present a possible public private partnership for the purposes of providing certified health and fitness programming at the Town Community Center.	Presentation and discussion.
	<b>CONSENT AGENDA</b> <i>All items listed below are considered consent calendar items and may be approved by a single motion unless removed at the request of Council for further discussion/action. Other items on the agenda may be added to the consent calendar and approved under a single motion.</i>	
2.	<b>LEDGER OF ACCOUNTS PAID</b> – Consider approval of check series 38997 - 39042, totaling \$63,626.37.	Discussion; possible action by MOTION; may be acted upon with single motion.
	<b>PUBLIC HEARING</b> <i>If no requests to speak have been submitted, Items will be heard at one Public Hearing. Items may be heard separately if requested by a member of the Council or if a request to speak has been submitted. Comments will be heard from those in support of or in opposition to an item. Hearings may be held prior to the estimated time indicated on the Agenda.</i> <i>In order to comment on a Public Hearing Item, you must fill out a public comment form, indicating the Item Number on which you wish to be heard. There is a 3 minute limit for each speaker.</i> <i>Once the hearing is closed, there will be no further public comment unless requested by a member of the Council. After the Public Hearing, the Council may act on all items not requiring additional staff, public or Council Member comment with a single vote.</i>	
3.	<b>PUBLIC HEARING FOR REZONE APPLICATION</b> - Discussion and possible action to approve Rezone Application RZ050815; Location: 215 A, 215 B, and 215 C, Quartzsite, AZ 85346; APN: 306-17-111N, 306-17-111P, and 306-17-111R. Applicants: Elbert and Karon Robertson. Request: Rezone from R1 (Low Density Residential) to SR (Suburban Ranch).	Hearing; discussion; possible action by MOTION.

	<p><b>ADMINISTRATIVE ITEMS</b></p> <p><i>Administrative items are for Council discussion and action. It is at the discretion of the majority of the Council regarding public input requests on any Administrative Item. Persons wishing to speak on an Administrative Item should complete a Request to Speak Form and indicate the Item they wish to address. Council may or may not accept public comment.</i></p>	
4.	<p><b>MINUTES</b> – Consider approval of the Regular Council Meeting of June 9, 2015.</p>	Discussion; possible action by MOTION.
5.	<p><b>LA PAZ COUNTY ECONOMIC DEVELOPMENT CORP.</b> Discussion and possible action on an agreement between the Town of Quartzsite and the La Paz Economic Development Corporation for Regional Economic Development Program Services.</p> <p style="text-align: right;"><i>Requested by Mayor Foster</i></p>	Discussion; possible action by MOTION.
6.	<p><b>TOWN ENGINEER</b> – Consideration and discussion regarding the naming of Emmett Brinkerhoff, Quartzsite Public Works Director, as the Town Engineer of Record in order to comply with statutory requirements.</p> <p style="text-align: right;"><i>Requested by Mayor Foster</i></p>	Discussion; possible action by MOTION.
7.	<p><b>TOWN LAND LEASE AGREEMENT</b> - Discussion and Possible Approval of a Ground Lease with Ed Options for Property located at 560 Coyote Street, Quartzsite, AZ.</p>	Discussion; possible action by MOTION.
	<p><b>COMMUNICATIONS</b></p>	
8.	Reports from the MAYOR on current events.	
9.	Reports from the COUNCIL on current events.	
10.	Reports from the TOWN MANAGER to the Council.	
	<p><b>ADJOURN</b></p>	MOTION to adjourn.

**Certification of Posting**

The undersigned hereby certifies that a copy of the attached notice was duly posted at the following locations:  
Quartzsite Town Hall, 465 N. Plymouth Ave, Quartzsite, AZ, U.S. Post Office, 80 W. Main Street, Quartzsite, AZ and The  
Senior Center, 40 Moon Mountain Ave, Quartzsite, AZ, on the \_\_\_\_\_ day of \_\_\_\_\_, 2015,  
at \_\_\_\_\_ a.m./p.m. in accordance with the statement filed by the Town of Quartzsite with the Town Clerk, Town of  
Quartzsite.

By: \_\_\_\_\_, Town Clerk's Office.



## TOWN OF QUARTZSITE

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### REGULAR COUNCIL MEETING

Tuesday, June 23, 2015

- Agenda Item #2** Consider approval of check series 38997 - 39042, totaling \$63,626.37.
- Summary:** The Quartzsite Town Council Procedure Policy states that at least once each month the Council shall review a list of all the bills paid, and may ask for clarification at any time.
- The Procedure Policy also states the Council should designate the check numbers being approved.
- Responsible Person:** Skylor Miller, Town Manager
- Attachment:** Ledger of Accounts Paid: check series 38997 - 39042.
- Action Requested:** Motion to approve the Ledger of Accounts Paid; check series 38997 - 39042.

**Employee Earnings**            \$ 62,641.81

**Employee Deduction**

Soc Security	\$ 2,748.24
Medicare	\$ 889.26
Federal WH	\$ 5,128.37
State WH	\$ 1,617.92
Retirement	\$ 1,296.41
Retirement Loan	\$ 750.69
Police Retirement	\$ 1,931.34
Medical	\$ 1,211.58
Dental	\$ 269.35
Life/VOL Ins	\$ 170.38
Vision	\$ 171.60
AFLAC	\$ 998.75
Misc Deductions	\$ 1,414.45
<b>Total:</b>	<b>\$ 18,598.34</b>

**Payroll Related Checks Series:**

**38997 to 39006**

Non-Direct Deposit Employees: 3

**Payees Description:**

Police Retirement  
Employee Deduction  
457 Plan  
Profit Sharing Plan  
Employee Deduction  
Employee Deduction  
Employee Utility Payments

**Employee Net Pay**            \$ 44,043.47

Employee Count: 50

Payroll Register Detail & Benefits Register Detail on file in Payroll Folder

**Quartzsite Town Council Meeting of  
JUNE 23, 2015  
Check Register/ Revenue/ Consent Agenda**

**Horizon Community Bank - Begin Check #38997-39042**

**Balances on all cash accounts as of June 19, 2015**

<b>Checking Account</b>	<b>\$</b>	<b>3,397,179.55</b>
<b>LGIP Account</b>	<b>\$</b>	<b>698,785.58</b>
<b>WIFA Debt Reserve Account</b>	<b>\$</b>	<b>302,250.24</b>

<b>Total Expensed Dollar Amount for Consent Agenda</b>	<b>\$</b>	<b>126,268.18</b>
<b>Total Payroll for Pay Period Ending 6/06/15</b>	<b>\$</b>	<b>62,641.81</b>
<b>YTD Total Revenue Dollar Amount for Consent Agenda</b>	<b>\$</b>	<b>1,925,612.59</b>
<b>YTD Total Sewer Cap Revenue as of 6/19/15</b>	<b>\$</b>	<b>7,100.00</b>
<b>YTD Total Sewer Sales Revenue as of 6/19/15</b>	<b>\$</b>	<b>1,005,090.14</b>
<b>YTD Total Water Cap Revenue as of 6/19/15</b>	<b>\$</b>	<b>12,200.00</b>
<b>YTD Total Water Sales Revenue as of 6/19/15</b>	<b>\$</b>	<b>901,222.45</b>

## Report Criteria:

Report type: GL detail  
Check.Check Number = 38997-39042

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Amount
<b>39007</b>						
06/11/15	39007	Arizona Magistrates Assoc.	50.00	Membership Dues: P. Shirley	01-150-5051	50.00
Total 39007:			50.00			
<b>39008</b>						
06/11/15	39008	Pam Shirley	64.00	Per Diem: Judicial Conf - 6/16-6/19/15	01-150-5043	64.00
Total 39008:			64.00			
<b>39009</b>						
06/11/15	39009	Quill Corporation	371.09	Office Supplies - Admin	01-130-5022	371.09
06/11/15	39009	Quill Corporation	30.09	Office Supplies - Rec	01-185-5022	30.09
06/11/15	39009	Quill Corporation	121.18	Office Supplies - PW	03-220-5022	121.18
06/11/15	39009	Quill Corporation	23.93	Office Supplies - Water	16-550-5022	23.93
06/11/15	39009	Quill Corporation	23.93	Office Supplies - WW	15-500-5022	23.93
Total 39009:			570.22			
<b>39010</b>						
06/11/15	39010	TABS	2,423.10	Employee Payroll Deduction	01-000-2208	2,423.10
06/11/15	39010	TABS	255.77	Employee Medical - M&C	01-110-5016	255.77
06/11/15	39010	TABS	1,058.14	Employee Medical - Admin/Finance	01-130-5016	1,058.14
06/11/15	39010	TABS	5,247.27	Employee Medical - Police	01-140-5016	5,247.27
06/11/15	39010	TABS	21.74	Employee Medical - Magistrate	01-150-5016	21.74
06/11/15	39010	TABS	491.86	Employee Medical - Comm Development	01-160-5016	491.86
06/11/15	39010	TABS	696.69	Employee Medical - Library	01-170-5016	696.69
06/11/15	39010	TABS	472.19	Employee Medical - Parks	01-180-5016	472.19
06/11/15	39010	TABS	393.49	Employee Medical - Recreation	01-185-5016	393.49
06/11/15	39010	TABS	2,471.06	Employee Medical - PW	03-220-5016	2,471.06
06/11/15	39010	TABS	196.75	Employee Medical - Transit	01-230-5016	196.75
06/11/15	39010	TABS	255.77	Employee Medical - Cemetery	01-181-5016	255.77
06/11/15	39010	TABS	1,469.95	Employee Medical - WWTP	15-500-5016	1,469.95
06/11/15	39010	TABS	1,863.44	Employee Medical - Water	16-550-5016	1,863.44
Total 39010:			17,317.22			
<b>39012</b>						
06/17/15	39012	Amazon	31.89	2 US Flags - Parks	01-180-5022	31.89
06/17/15	39012	Amazon	68.04	2 POW Flags - Parks	01-180-5022	68.04
06/17/15	39012	Amazon	82.81	4 Arizona Flags - Parks	01-180-5022	82.81
06/17/15	39012	Amazon	29.33	Latex Tubing	01-185-5022	29.33
06/17/15	39012	Amazon	414.00	Laptop for WWTP Lab	15-500-5060	414.00
Total 39012:			626.07			
<b>39013</b>						
06/17/15	39013	C&D Disposal	103.90	4Yd Commercial Bin Fee (Parks)	01-180-5035	103.90
Total 39013:			103.90			

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Amount
<b>39014</b>						
06/17/15	39014	Chevron Usa	32.25	Fuel - Police	01-140-5024	32.25
06/17/15	39014	Chevron Usa	122.19	Fuel - Administration	01-130-5024	122.19
06/17/15	39014	Chevron Usa	30.73	Fuel - WWTP	15-500-5024	30.73
Total 39014:			185.17			
<b>39015</b>						
06/17/15	39015	Colorado River Sand & Ro	153.00	Concrete - PW	03-220-5029	153.00
06/17/15	39015	Colorado River Sand & Ro	153.00	Concrete - WWTP	15-500-5091	153.00
06/17/15	39015	Colorado River Sand & Ro	153.00	Concrete - Water	16-550-5091	153.00
Total 39015:			459.00			
<b>39016</b>						
06/17/15	39016	Creative Communications	6,413.16	Rebuild for F-150 - Police	19-381-5081	6,413.16
Total 39016:			6,413.16			
<b>39017</b>						
06/17/15	39017	Curtis, Goodwin, Sullivan,	3,652.55	General Council Svcs April 2015	01-120-5071	3,652.55
06/17/15	39017	Curtis, Goodwin, Sullivan,	683.90	Special Council Svcs April 2015	01-120-5072	683.90
06/17/15	39017	Curtis, Goodwin, Sullivan,	138.90	Special Council Svcs April 2015	01-120-5072	138.90
Total 39017:			4,475.35			
<b>39018</b>						
06/17/15	39018	Cyle Johnson Electric	358.19	120V Hour Meter & Install - Water	16-550-5091	358.19
Total 39018:			358.19			
<b>39019</b>						
06/17/15	39019	Diamond Brooks Bottled W	10.25	Bulk Water - Admin	01-130-5035	10.25
06/17/15	39019	Diamond Brooks Bottled W	10.25	Bulk Water - Police	01-140-5035	10.25
06/17/15	39019	Diamond Brooks Bottled W	10.25	Bulk Water - Magistrate	01-150-5035	10.25
06/17/15	39019	Diamond Brooks Bottled W	10.25	Bulk Water - Library	01-170-5035	10.25
06/17/15	39019	Diamond Brooks Bottled W	16.40	Bulk Water - PW	03-220-5035	16.40
Total 39019:			57.40			
<b>39020</b>						
06/17/15	39020	Employers Direct Health	6.18	Aggregate Employer Insurance - M&C	01-110-5016	6.18
06/17/15	39020	Employers Direct Health	22.33	Aggregate Employer Insurance - Admin	01-130-5016	22.33
06/17/15	39020	Employers Direct Health	97.48	Aggregate Employer Insurance - Police	01-140-5016	97.48
06/17/15	39020	Employers Direct Health	30.91	Aggregate Employer Insurance - Magistrate	01-150-5016	30.91
06/17/15	39020	Employers Direct Health	11.89	Aggregate Employer Insurance - P&Z	01-160-5016	11.89
06/17/15	39020	Employers Direct Health	11.89	Aggregate Employer Insurance - Library	01-170-5016	11.89
06/17/15	39020	Employers Direct Health	11.41	Aggregate Employer Insurance - Park	01-180-5016	11.41
06/17/15	39020	Employers Direct Health	9.51	Aggregate Employer Insurance - Rec	01-185-5016	9.51
06/17/15	39020	Employers Direct Health	53.75	Aggregate Employer Insurance - PW	03-220-5016	53.75
06/17/15	39020	Employers Direct Health	4.76	Aggregate Employer Insurance - Transit	01-230-5016	4.76
06/17/15	39020	Employers Direct Health	6.18	Aggregate Employer Insurance - Cemetery	01-181-5016	6.18
06/17/15	39020	Employers Direct Health	76.06	Aggregate Employer Insurance - WWTP	15-500-5016	76.06
06/17/15	39020	Employers Direct Health	85.60	Aggregate Employer Insurance - Water	16-550-5016	85.60

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Amount
Total 39020:			427.95			
<b>39021</b>						
06/17/15	39021	Faith, Ledyard & Faith, PL	1,537.00	Special Council Svcs - J. Jones	01-120-5072	1,537.00
Total 39021:			1,537.00			
<b>39022</b>						
06/17/15	39022	First Assembly of God Chu	1,620.00	Summer Program Meals - June 2015	01-185-5023	1,620.00
Total 39022:			1,620.00			
<b>39023</b>						
06/17/15	39023	Gale Group Inc.	1,976.00	Best Seller Plan & Historical Fiction	10-102-5020	1,976.00
Total 39023:			1,976.00			
<b>39024</b>						
06/17/15	39024	Heinfeld, Meech & Co., P.	6,152.48	FY Management Svcs. Through May 2015	01-130-5035	6,152.48
Total 39024:			6,152.48			
<b>39025</b>						
06/17/15	39025	Juan Martinez	115.55	Refund - Paid wrong court online	01-000-2212	115.55
06/17/15	39025	Juan Martinez	91.22	Refund - Paid wrong court online	01-000-4410	91.22
Total 39025:			206.77			
<b>39026</b>						
06/17/15	39026	Lawson Products, Inc.	566.89	Small Tools & Supplies	03-220-5060	566.89
Total 39026:			566.89			
<b>39027</b>						
06/17/15	39027	Legend Technical Services	1,002.50	Laboratory Services - Sewer	15-500-5038	1,002.50
Total 39027:			1,002.50			
<b>39028</b>						
06/17/15	39028	Purcell Tire Co	1,192.71	9 New Tires - Police	01-140-5025	1,192.71
06/17/15	39028	Purcell Tire Co	157.20	1 New Tire - Translt	01-230-5025	157.20
Total 39028:			1,349.91			
<b>39029</b>						
06/17/15	39029	REDW LLC	2,424.75	Sales Tax Consulting: 11/26-12/22/14	01-130-5032	2,424.75
Total 39029:			2,424.75			
<b>39030</b>						
06/17/15	39030	River City Newspapers	40.32	2 Wk Ad - Rezone Notice	01-160-5033	40.32
Total 39030:			40.32			

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Amount
<b>39031</b>						
06/17/15	39031	Sunny Communications, In	1,692.43	New Radios - Police	19-381-5061	1,692.43
06/17/15	39031	Sunny Communications, In	5,405.57	New Radios - Police	01-140-5061	5,405.57
Total 39031:			7,098.00			
<b>39032</b>						
06/17/15	39032	Tamco Capital Corp.	115.80	Phone Services (M&C)	01-110-5048	115.80
06/17/15	39032	Tamco Capital Corp.	592.66	Phone Services (Admin)	01-130-5048	592.66
06/17/15	39032	Tamco Capital Corp.	276.20	Phone Services (Court)	01-150-5048	276.20
06/17/15	39032	Tamco Capital Corp.	223.38	Phone Services (P&Z)	01-160-5048	223.38
06/17/15	39032	Tamco Capital Corp.	223.38	Phone Services (PW)	03-220-5048	223.38
06/17/15	39032	Tamco Capital Corp.	223.38	Phone Services (Library)	01-170-5048	223.38
06/17/15	39032	Tamco Capital Corp.	170.57	Phone Services (Rec)	01-185-5048	170.57
06/17/15	39032	Tamco Capital Corp.	170.58	Phone Services (WW)	15-500-5048	170.58
06/17/15	39032	Tamco Capital Corp.	168.82	Phone Services (Water)	16-550-5048	168.82
Total 39032:			2,164.57			
<b>39033</b>						
06/17/15	39033	TDS Telecom	266.61	Telephone Service - Admin	01-130-5048	266.61
06/17/15	39033	TDS Telecom	535.50	Telephone Service - Police	01-140-5048	535.50
06/17/15	39033	TDS Telecom	196.70	Telephone Service - Magistrate	01-150-5048	196.70
06/17/15	39033	TDS Telecom	50.75	Telephone Service - P&Z	01-160-5048	50.75
06/17/15	39033	TDS Telecom	290.08	Telephone Service - Library	01-170-5048	290.08
06/17/15	39033	TDS Telecom	176.71	Telephone Service - PW	03-220-5048	176.71
06/17/15	39033	TDS Telecom	327.86	Telephone Service - WWTP	15-500-5048	327.86
06/17/15	39033	TDS Telecom	270.81	Telephone Service - Water	16-550-5048	270.81
Total 39033:			2,115.02			
<b>39034</b>						
06/17/15	39034	Verizon Wireless	61.16	Cell Phone Services - Transit	01-230-5048	61.16
06/17/15	39034	Verizon Wireless	32.21	Cell Phone Services - Admin	01-130-5048	32.21
06/17/15	39034	Verizon Wireless	91.74	Cell Phone Services - Park	01-180-5048	91.74
06/17/15	39034	Verizon Wireless	35.96	Cell Phone Services - Police	01-140-5048	35.96
06/17/15	39034	Verizon Wireless	77.39	Cell Phone Services - Rec	01-185-5048	77.39
06/17/15	39034	Verizon Wireless	34.30	Cell Phone Services - PW	03-220-5048	34.30
06/17/15	39034	Verizon Wireless	61.16	Cell Phone Services - WWTP	15-500-5048	61.16
06/17/15	39034	Verizon Wireless	153.59	Cell Phone Services - Water	16-550-5048	153.59
Total 39034:			547.51			
<b>39035</b>						
06/18/15	39035	APS	1,485.89	Electric Service	03-220-5049	1,485.89
Total 39035:			1,485.89			
<b>39036</b>						
06/18/15	39036	Discount Tobacco Outlet	50.00	Business License Overpayment Refund - Discount Tobac	01-160-5051	50.00
Total 39036:			50.00			
<b>39037</b>						
06/18/15	39037	Fedex	14.95	Shipping for camera repair - Police	01-160-5042	14.95

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Amount
Total 39037:			14.95			
<b>39038</b>						
06/18/15	39038	Hong Yu	25.00	Refund - Business Application	01-160-5051	25.00
Total 39038:			25.00			
<b>39039</b>						
06/18/15	39039	Lowe's	216.00	Small Tools/Supplies - WWTP	15-500-5060	216.00
06/18/15	39039	Lowe's	1,003.83	Small Tools/Supplies - PW	03-220-5060	1,003.83
06/18/15	39039	Lowe's	51.05-	Credit	01-180-5022	51.05-
06/18/15	39039	Lowe's	34.11	Janitorial Supplies - Transit	01-230-5034	34.11
Total 39039:			1,202.89			
<b>39040</b>						
06/18/15	39040	Road Runner Sanitary Sup	42.00	Janitorial Supplies - Admin	01-130-5034	42.00
06/18/15	39040	Road Runner Sanitary Sup	50.19	Janitorial Supplies - Police	01-140-5034	50.19
06/18/15	39040	Road Runner Sanitary Sup	42.00	Janitorial Supplies - Magistrate	01-150-5034	42.00
06/18/15	39040	Road Runner Sanitary Sup	41.99	Janitorial Supplies - P&Z	01-160-5034	41.99
06/18/15	39040	Road Runner Sanitary Sup	41.99	Janitorial Supplies - Library	01-170-5034	41.99
06/18/15	39040	Road Runner Sanitary Sup	.89	Janitorial Supplies - PW	03-220-5034	.89
06/18/15	39040	Road Runner Sanitary Sup	41.99	Janitorial Supplies - WWTP	15-500-5034	41.99
06/18/15	39040	Road Runner Sanitary Sup	41.99	Janitorial Supplies - Water	16-550-5034	41.99
06/18/15	39040	Road Runner Sanitary Sup	119.47	Janitorial Supplies - REC	01-165-5034	119.47
06/18/15	39040	Road Runner Sanitary Sup	5.64	Janitorial Supplies (Transit)	01-230-5034	5.64
Total 39040:			428.15			
<b>39041</b>						
06/18/15	39041	Safelite Fulfillment, Inc	79.35	Windshield Repair - Nissan Altima	01-130-5025	79.35
Total 39041:			79.35			
<b>39042</b>						
06/18/15	39042	Yuma Winneison Co.	430.79	Supplies for System Maintenance	16-550-5091	430.79
Total 39042:			430.79			
Grand Totals:			63,626.37			
Grand Totals:						.00

Report Criteria:

Report type: GL detail  
Check Check Number = 38997-39042

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## TOWN OF QUARTZSITE

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### REGULAR COUNCIL MEETING

Tuesday, June 23, 2015

**Agenda Item #3** Discussion and possible action to approve Rezone Application RZ050815; Location: 215 A, 215 B, and 215 C North Targa Trail, Quartzsite, AZ 85346; APN: 306-17-111N, 306-17-111P, and 306-17-111R. Applicants: Elbert and Karon Robertson. Request: Rezone from R1 (Low Density Residential) to SR (Suburban Ranch).

**Summary:** The properties located at 215 A, 215 B, and 215 C North Targa Trail, Quartzsite, AZ 85346 are zoned R1, Low Density Residential.

The 2014 General Plan designation for this property is SR, Suburban Ranch. This category is intended for low density residential development consisting of all types of residential dwelling units including permanent, temporary, conventional, mobile, modular, manufactured, recreational vehicle, campers, tents, and limited agricultural and equestrian usage. Access to a public roadway, public water or sewer, and other utilities or services will be required. Each lot shall have a minimum land area of one-third acre per dwelling unit.

The property owners Elbert and Karon Robertson request a Rezone to SR, Suburban Ranch.

On June 16, 2015, the Planning & Zoning Commission held a Public Hearing regarding this rezone application and unanimously voted to recommend approval of the zone change with no stipulations or conditions.

Arizona law requires that zoning ordinances be consistent with and conform to the General Plan. The proposed zoning is consistent with and conforms to the General Plan. The Planning & Zoning Commission recommended approval of this application.

**Responsible Person:** Skylor Miller, Town Manager

**Attachments:**

- Staff Report and Application Permit #7903
- Letter to applicant and to neighbors within 300 feet of property
- Public hearing notice, parcel map and property information

- Ordinance No. 15-04 rezoning real properties APN 306-17-111N, 306-17-111P, and 306-17-111R, located at 215 A, 215 B, and 215 C North Targa Trail, in the Town of Quartzsite, Arizona, from R1 (Low Density Residential) to SR (Suburban Ranch).

**Action Requested:** Motion to adopt an ordinance to Rezone 215 A, 215 B, and 215 C North Targa Trail, in the Town of Quartzsite, Arizona, from R1 (Low Density Residential) to SR (Suburban Ranch).

**TOWN OF QUARTZSITE**

**ORDINANCE NO. 15-04**

**AN ORDINANCE OF THE TOWN OF QUARTZSITE, ARIZONA, AMENDING THE OFFICIAL ZONING MAP OF QUARTZSITE, ARIZONA, BY CHANGING THE ZONING CLASSIFICATION OF PROPERTY LOCATED AT 215 A, 215 B, AND 215 C NORTH TARGA TRAIL, IN THE TOWN OF QUARTZSITE, ARIZONA, FROM R1 (LOW DENSITY RESIDENTIAL) TO SR (SUBURBAN RANCH); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES.**

**BE IT ORDAINED** by the Mayor and Common Council of the Town of Quartzsite, Arizona:

**Section 1:** The Official Zoning Map of the Town of Quartzsite, Arizona is hereby amended by changing the zoning classification of property located as set forth below from R1 (Low Density Residential) to SR (Suburban Ranch):

**215 A NORTH TARGA TRAIL, 306-17-111N**, Section: 21 Township: 4N Range: 19W  
PTN SE4 SEC 21 T4N R19W COMM AT NW COR SE4 (CNTR4 COR)  
THN S0.0050W ALG N-S MIDSEC LINE 1114.62' THN N89.5637E  
404.34' THN S0.2702E 108.83' TO BEG OF CURVE TO  
RIGHT CONCAVE NW RADIUS 200' 45.78' THN S12.3949W 56.25' TO  
PT ON N LINE TARGA TRAIL LN DKT 250 PG 3 THN N89.5401E 15'  
THN S0.0120W ALG E LINE TARGA TRAIL LN 172' TO POB THN N89.5401E  
131.51' THN S00 0120W 151.14' THN S 89 5401W 131.54' THN  
N00 0120E 154.14' TPOB  
WLY 3' INGRESS EGRESS UTILITY EASEMENT & SLY 15' THEREOF  
SHOWN AS 'LOT 1' ON SURVEY 2007-5676.

**215 B NORTH TARGA TRAIL, 306-17-111P**, Section: 21 Township: 4N Range: 19W  
PTN SE4 SEC 21 T4N R19W COMM AT NW COR SE4 (CNTR4 COR)  
THN S0.0050W ALG N-S MIDSEC LINE 1114.62' THN N89.5637E  
404.34' THN S0.2702E 108.83' TO BEG OF CURVE TO  
RIGHT CONCAVE NW RADIUS 200' 45.78' THN S12.3949W 56.25' TO  
PT ON N LINE TARGA TRAIL LN DKT 250 PG 3 THN N89.5401E 15'  
THN S0.0120W ALG E LINE TARGA TRAIL LN 172' THN S89 5401E 131.54'  
TPOB THN CONT N89 5401E 104' THN S00 0120W 151.14' THN  
S89 5401W 104' THN N00 0120E 154.14' TPOB  
SUBJECT TO ESMT FOR INGRESS, EGRESS & UTILITIES OVER SLY 15'  
SHOWN AS 'LOT 2' ON SURVEY 2007-5676.

**215 C NORTH TARGA TRAIL, 306-17-111R**, Section: 21 Township: 4N Range: 19W  
PTN SE4 SEC 21 T4N R19W COMM AT NW COR SE4 (CNTR4 COR)  
THN S0.0050W ALG N-S MIDSEC LINE 1114.62' THN N89.5637E  
404.34' THN S0.2702E 108.83' TO BEG OF CURVE TO  
RIGHT CONCAVE NW RADIUS 200' 45.78' THN S12.3949W 56.25' TO  
PT ON N LINE TARGA TRAIL LN DKT 250 PG 3 THN N89.5401E 15'  
THN S0.0120W ALG E LINE TARGA TRAIL LN 172' THN N89 5401E 235.54'  
TPOB THN CONT N89 5401E 104' THN S00 0120W 151.14' THN

S89 5401W 104' THN N00 0120E 154.14' TPOB  
SUBJECT TO ESMT FOR INGRESS, EGRESS & UTILITIES OVER SLY 15'  
SHOWN AS 'LOT 3' ON SURVEY 2007-5676.

LYING OFF U.S. HIGHWAY 95, 215 A NORTH TARGA TRAIL, 306-17-111N, A 16,030.56  
SQUARE FOOT PARCEL LOCATED WITHIN THE TOWN OF QUARTZSITE, LA PAZ  
COUNTY ARIZONA; 215 B NORTH TARGA TRAIL, 306-17-111P, A 16,030.56 SQUARE  
FOOT PARCEL LOCATED WITHIN THE TOWN OF QUARTZSITE, LA PAZ COUNTY  
ARIZONA; 215 C NORTH TARGA TRAIL, 306-17-111R A 20,275.58 SQUARE FOOT  
PARCEL LOCATED WITHIN THE TOWN OF QUARTZSITE, LA PAZ COUNTY ARIZONA.

**Section 2:** That the zoning map adopted by Ordinance 96-04 as amended and adopted by the  
Common Council of the Town of Quartzsite, Arizona, is hereby ordered to be changed and  
amended to show that the property described in this ordinance is located within the district herein  
provided. Upon this ordinance taking effect, the property shall be subject to all the rules,  
regulations and requirements pertaining to a SR, Suburban Ranch, parcel.

**Section 3:** Providing for Repeal of Conflicting Ordinances.

All Ordinances and parts of ordinances in conflict with the provisions of this Ordinance or any part  
of the Code adopted herein by reference are hereby repealed.

PASSED AND ADOPTED by the Common Council of the Town of Quartzsite, Arizona, this  
\_\_\_\_\_ day of \_\_\_\_\_, 2015, by the following vote:

AYES: \_\_\_\_\_  
NAYES: \_\_\_\_\_ ABSENT: \_\_\_\_\_  
EXCUSED: \_\_\_\_\_ ABSTAINED: \_\_\_\_\_

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Ed Foster, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Tina Abriani, Town Clerk

\_\_\_\_\_  
Curtis, Goodwin, Sullivan, Udall &  
Schwab, P.L.C., Town Attorneys  
By: Susan Goodwin

I, TINA ABRIANI, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT  
COPY OF THE ORDINANCE NO. \_\_\_\_\_ ADOPTED BY THE COMMON COUNCIL OF  
THE TOWN OF QUARTZSITE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015,  
WAS POSTED IN THREE PLACES ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
Tina Abriani, Town Clerk

# REZONE REQUEST PERMIT

APN: 906-17-111 <sup>N.P</sup> PROPERTY OWNER: Elbert Robertson

✓	Request Form/Petition Filled Out Completely
✓	\$250.00 Fee Paid in Full ✓
✓	Legal Ownership Verified ✓
✓	Legal Description of Property ✓
✓	Size of Property Verified ✓
✓	Current Zoning Verified <u>R1</u>
✓	Topography Map (Google Earth will work) ✓
✓	Existing Flood Plain Verified <u>AE</u>
✓	Adjacent Property Zoning? <u>SR &amp; R1</u>
✓	Water/Sewer Capacity Issues Verified <u>OK</u>
✓	Property Owners (with 300 feet) Notice - 15 Days Prior
✓	Legal Notice in Newspaper - 15 days prior to hearing <u>5/27/15</u> <u>6/3/15</u>
✓	Posting for Property - 15 days prior to hearing <u>5/26/15</u>
✓	Public Posting for Meeting - 15 days prior to hearing <u>5/19/15</u>
✓	Staff Report Completed
✓	Letter to Applicant notifying of Commission Meeting
	P&Z Commission Hearing
	Letter to Applicant notifying of Council Meeting
	Town Council Meeting
	Letter to Applicant Re - Results

COMPLETED BY:

**Town of Quartzsite**  
**Planning and Zoning Department**  
P.O. Box 2818      465 N. Plymouth Avenue      Quartzsite, AZ 85346  
(520) 927-4414      FAX (520) 927-4400

**Rezoning Petition**

Case No. 7903

Application Fee: \$250.00

Date 5-6-15

Receipt # 7903

AS OWNER OF THE PROPERTY LEGALLY DESCRIBED HEREIN: \_\_\_\_\_

Combine Lots A-B-C on  
Targa Trail  
Rezone from R1 to SR

LOCATED AT: 15 Targa Trail

I do hereby petition the Quartzsite Planning and Zoning Commission located in Quartzsite, Arizona, County of La Paz, to authorize the rezoning of the above described real property from R1 to SR, for the purpose of \_\_\_\_\_

Signed this 6 day of May 20 15

Eliett A Roberts Jr  
Property Owner/Legal Agent

POB 1577 Q  
Address

(928) 927-3909  
Telephone



## TOWN OF QUARTZSITE

Planning and Zoning Department  
 P.O. Box 2812 465 N. Plymouth Ave,  
 Quartzsite AZ 85346  
 928-927-4414 FAX 928-927-3766

### Permit Information

**Date** 5/6/2015

**Permit Number** 7903

**Applicant** Elbert Robertson

**Old Permit #**

**Phone** 760-267-1904

**Permit Type** Rezone

**Project Description** From R1 to SR

**Property Owner** Elbert Robertson

**Property Address** 215 Targa Trail

**City, State, Zip** Quartzsite, AZ 85346

**Mailing Address** P.O. Box 1577

**City,State,Zip** Quartzsite, AZ 85346

**Construction Value** 0.00

**Square Feet** 0

**Number of units** 0

**Status** In Review for Approval

**Approval Date**

**Permit Expiration**

**Comments**

**Final Date**

**Flood Zone**

**Mobile Home Serial Number**

**Assigned To** Tonya Hoogerwerf

### Property Information

Parcel#: 306-17-111 N  
 Elbert & Karon Robertson\* !!  
 215A Targa Trail Lane N.

### Owner Information

Elbert & Karon Robertson\* II  
 PO Box 1577  
 Quartzsite, AZ 85346

### Fees

Fee	Description	Notes	Amount
	Rezone Application Fee		\$250.00
		Total	\$250.00

### Payments

Date	Paid By	Amount	Description	Payment Type	Accepted By
5/6/2015	Karon Robertson	\$250.00		Debit Card	Tonya Hoogerwerf
	Total	\$250.00			Amount Outstanding: \$0.00

### Uploaded Files

Date

File

[Upload File](#)

**Account: R1079812**

Location

Parcel Number 306-17-111-N  
 Account Group Number  
 Code  
 Remark  
 Tax Area 0452 - SD #4 SD #76 TOWN OF QUARTSZITE FD QUARTZSITE  
 Situs Address 215A N TARGA TRAIL LN  
 City QUARTZSITE  
 Legal Summary Section: 21 Township: 4N Range: 19W PTN SE4 SEC 21 T4N R19W COMM AT NW COR SE4 (CNTR4 COR) THN S0.0050W ALG N-S MIDSEC LINE 1114.62' THN N89.5637E 404.34' THN S0.2702E 108.83' TO BEG OF CURVE TO RIGHT CONCAVE NW RADIUS 200' 45.78' THN S12.3949W 56.25' TO PT ON N LINE TARGA TRAIL LN DKT 250 PG 3 THN N89.5401E 15' THN S0.0120W ALG E LINE TARGA TRAIL LN 172' TO POB THN N89.5401E 131.51' THN S00 0120W 151.14' THN S 89 5401W 131.54' THN N00 0120E 154.14' TPOB WLY 3' INGRESS EGRESS UTILITY EASEMENT & SLY 15' THEREOF SHOWN AS 'LOT 1' ON SURVEY 2007-5676

Owner Information

Owner Name ROBERTSON ELBERT & KARON  
 Owner Address P O BOX 1577 QUARTZSITE, AZ 85346

Assessment History

Full Cash Value (FCV) \$26,823  
 Limited Property Value (LPV) \$23,080  
 Primary Assessed \$3,693  
 Secondary Assessed \$4,291

Tax Area: 0452 Primary Rate: 8.5503  
 Secondary Rate: 3.328800

Legal Class	FCV	LPV	Primary Assessed	Secondary Assessed
02.R	\$26,823	\$23,080	\$3,693	\$4,291

Transfers

Sale Price  
 \$0

Sale Date

Tax History

Images

Tax Year	Taxes
*2016	\$431.80
2015	No Tax Values

\* Estimated

**Account: R1079813**

Location

Parcel Number 306-17-111-P  
 Account Group Number  
 Code  
 Remark  
 Tax Area 0452 - SD #4 SD #76 TOWN OF QUARTSZITE FD QUARTZSITE  
 Situs Address 215B N TARGA TRAIL LN  
 City  
 Legal Summary Section: 21 Township: 4N Range: 19W PTN SE4 SEC 21 T4N R19W COMM AT NW COR SE4 (CNTR4 COR) THN S0.0050W ALG N-S MIDSEC LINE 1114.62' THN N89.5637E 404.34' THN S0.2702E 108.83' TO BEG OF CURVE TO RIGHT CONCAVE NW RADIUS 200' 45.78' THN S12.3949W 56.25' TO PT ON N LINE TARGA TRAIL LN DKT 250 PG 3 THN N89.5401E 15' THN S0.0120W ALG E LINE TARGA TRAIL LN 172' THN S89 5401E 131.54' TPOB THN CONT N89 5401E 104' THN S00 0120W 151.14' THN S89 5401W 104' THN N00 0120E 154.14' TPOB SUBJECT TO ESMT FOR INGRESS, EGRESS & UTILITIES OVER SLY 15' SHOWN AS 'LOT 2' ON SURVEY 2007-5676

Owner Information

Owner Name ROBERTSON ELBERT & KARON  
 Owner Address P O BOX 1577 QUARTZSITE, AZ 85346

Assessment History

Full Cash Value (FCV) \$21,517  
 Limited Property Value (LPV) \$18,507  
 Primary Assessed \$2,961  
 Secondary Assessed \$3,442

Tax Area: 0452 Primary Rate: 8.5503  
 Secondary Rate: 3.328800

Legal Class	FCV	LPV	Primary Assessed	Secondary Assessed
02.R	\$21,517	\$18,507	\$2,961	\$3,442

Transfers

Sale Price	Sale Date
\$0	

Tax History

Tax Year	Taxes
*2016	\$346.28
2015	No Tax Values

\* Estimated

Images

**Account: R1079814**

Location

Parcel Number 306-17-111-R  
 Account Group Number  
 Code  
 Remark  
 Tax Area 0452 - SD #4 SD #76 TOWN OF QUARTSZITE FD QUARTZSITE  
 Situs Address 215C N TARGA TRAIL LN  
 City QUARTZSITE  
 Legal Summary Section: 21 Township: 4N Range: 19W PTN SE4 SEC 21 T4N R19W COMM AT NW COR SE4 (CNTR4 COR) THN S0.0050W ALG N-S MIDSEC LINE 1114.62' THN N89.5637E 404.34' THN S0.2702E 108.83' TO BEG OF CURVE TO RIGHT CONCAVE NW RADIUS 200' 45.78' THN S12.3949W 56.25' TO PT ON N LINE TARGA TRAIL LN DKT 250 PG 3 THN N89.5401E 15' THN S0.0120W ALG E LINE TARGA TRAIL LN 172' THN N89 5401E 235.54' TPOB THN CONT N89 5401E 104' THN S00 0120W 151.14' THN S89 5401W 104' THN N00 0120E 154.14' TPOB  
 SUBJECT TO ESMT FOR INGRESS, EGRESS & UTILITES OVER SLY 15' SHOWN AS 'LOT 3' ON SURVEY 2007-5676

Owner Information

Owner Name ROBERTSON ELBERT & KARON  
 Owner Address P O BOX 1577 QUARTZSITE, AZ 85346

Assessment History

Full Cash Value (FCV) \$21,517  
 Limited Property Value (LPV) \$18,507  
 Primary Assessed \$2,961  
 Secondary Assessed \$3,442

Tax Area: 0452 Primary Rate: 8.5503  
 Secondary Rate: 3.328800

Legal Class	FCV	LPV	Primary Assessed	Secondary Assessed
02.R	\$21,517	\$18,507	\$2,961	\$3,442

Transfers

Sale Price	Sale Date
\$0	

Tax History

Tax Year	Taxes
*2016	\$346.28
2015	No Tax Values

Images

\* Estimated

EXHIBIT "A"

That parcel of land situated in the W 1/2 of the SE 1/4 of Section 21, Township 4 North, Range 19 West, Gila & Salt River Meridian, La Paz County, Arizona, shown as Lot 1 through Lot 3 on that Results of Survey on file at Record No. 2007-05676, Official Records of La Paz County, AZ, and being more particularly described as follows:

BEGINNING at a 1/2" rebar with orange plastic cap marked "Tierra RLS 31598" at the NW corner of said Lot 1;

Thence N89°54'01"E along the Northerly line of said Lot 1 through Lot 3 a distance of 339.54 feet to a 1/2" rebar with orange plastic cap marked "Tierra RLS 31598" at the NE corner of said Lot 3;

Thence S0°01'20"W along the Easterly line of said Lot 3 a distance of 151.14 feet to a 1/2" rebar with orange plastic cap marked "Tierra RLS 31598" at the Southeast corner of said Lot 3;

Thence S89°54'01"W along the Southerly line of said Lot 1 through Lot 3 a distance of 339.54 feet to a 1/2" rebar with orange plastic cap marked "Tierra RLS 31598" on the Easterly right-of-way line of said Targa Trail Lane at the SW corner of said Lot 1;

Thence N0°01'20"E along said Easterly right-of-way line / Westerly line of said Lot 1 a distance of 154.14 feet to the POINT OF BEGINNING.

SUBJECT to an easement for ingress, egress and public utilities over the Westerly 3.00 feet thereof AND the Southerly 15.00 feet thereof.

Containing 1.20 acres (52336.56 square feet), more or less.

As shown on the attached EXHIBIT "B", which hereby is made a part hereof by this reference.



**EXHIBIT "B"**

APN 306-17-003A  
(Not a Part)

APN 306-17-111J  
(Not a Part)

APN 306-17-111K  
(Not a Part)

APN 306-17-111L  
(Not a Part)

APN 306-17-111M  
(Not a Part)

N89°54'01"E 339.54'

131.54'

104.00'

104.00'

**SUBJECT PARCEL - 1.20 ACRES**

30' Public Roadway  
Dkt. 250, Pg. 003

**TRAIL**

Rec. #2007-05676  
Lot 1  
SUBJECT PARCEL  
APN 306-17-111N  
0.47 Acres.  
20275.52 Sq.ft.  
NET LESS ESMT.  
0.41 Acres.  
17897.30 Sq.ft.

S0°01'20"W 154.14'

Rec. #2007-05676  
Lot 2  
SUBJECT PARCEL  
APN 306-17-111P  
0.37 Acres.  
16030.52 Sq.ft.  
NET LESS ESMT.  
0.33 Acres.  
14470.52 Sq.ft.

S0°01'20"W 154.14'

Rec. #2007-05676  
Lot 3  
SUBJECT PARCEL  
APN 306-17-111R  
0.37 Acres.  
16030.52 Sq.ft.  
NET LESS ESMT.  
0.33 Acres.  
14470.52 Sq.ft.

S0°01'20"W 154.14'

Rec. #2007-05676  
Lot 4  
APN 306-17-111T  
(Not a Part)

3.00' Ingress, Egress, &  
Public Utilities Easement  
Record No. 2005-05838

**TARGA**

S0°01'20"W

131.54'

104.00'

104.00'

S89°54'01"W

339.54'

15.00 Easement for Ingress,  
Egress, and Public Utilities, to  
"Grantor, Successor & Assigns"  
Record No. 2007-02536

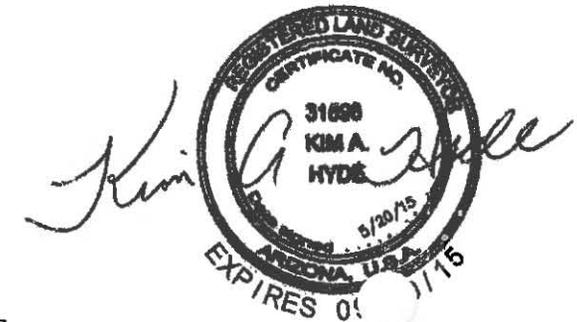
APN 306-17-111U  
(Not a Part)

APN 306-17-111V  
(Not a Part)

APN 306-17-111W  
(Not a Part)



Scale: 1" = 50'

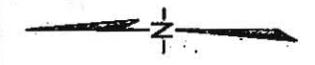
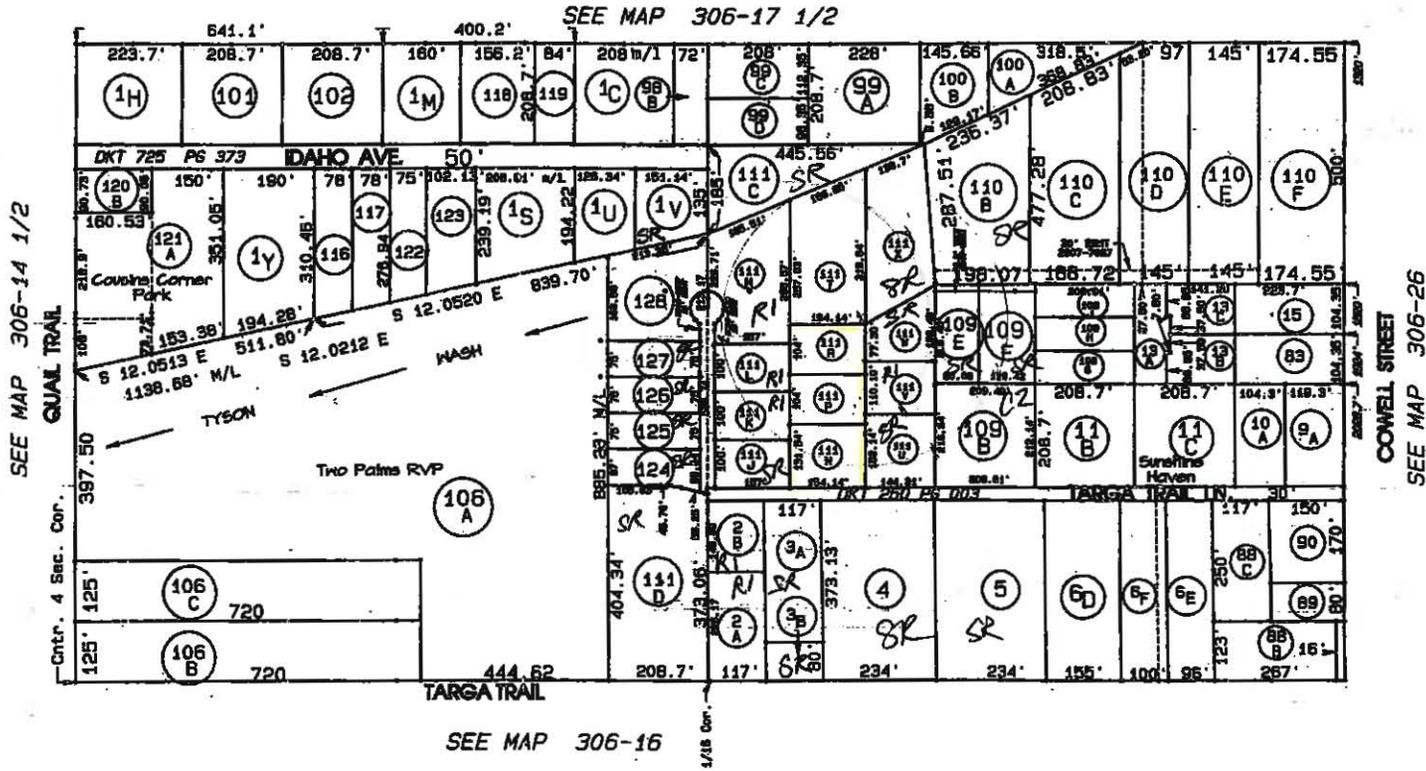


BOOK	MAP	PG.
306	17	2/2

TWNS.	RANGE	SEC.
4 N	19 W	21

SECTION DETAIL:  
W2 SE 4

AREA CODE:	REVISION:
0452	8/31/10



REDUCTIONS NOT TO SCALE  
**SCALE 1" = 250'**  
 FILE NAME: 306-17B.SMI

**LA PAZ COUNTY**  
**ASSESSOR**  
**GEORGE NAULT**

ASSESSOR PARCEL MAP  
 FOR INFORMATION ONLY  
 NO LIABILITY ASSUMED



Google earth

feet  
meters



ZONE X

KENOVER ST

850

ZONE AE

Plomosa Wash

37 31'

D STUDY

854

A

854

858

858

QUAL TRAIL ST

856

21

860

ZONE X

UDY

858

J

860

Tyson Wash

KITSAPE AVE

WASHINGTON AVE

MOON MOUNTAIN AVE

858

862

Wash

864

866

JOINS PANEL 1287

K

COWELL ST

868

GRABERD

37 30 000m N

ZONE X

870

L

872

M

874

875

876

ZONE X

Plomosita Wash

876

N

876

ZONE AE

876

876

876

PARK DR

876

876



# TOWN OF QUARTZSITE

465 North Plymouth Avenue • PO Box 2812 • Quartzsite, AZ 85346

(928) 927-4333 • (928) 927-4400

Arizona Relay Service (928)927-3762 (TDD)

We are an equal opportunity employer  
[www.ci.quartzsite.az.us](http://www.ci.quartzsite.az.us)

May 26, 2015

Elbert and Karon Robertson  
P.O. Box 1577  
Quartzsite, AZ 85346  
RE: APN: 306-17-111N, P, & R

Dear Elbert and Karon Robertson,

Your application for a Rezone of APN: 306-17-111 N, P, & R, located at 215 A, B, & C N. Targa Trail Lane, Quartzsite, AZ 85346, from Low Density Residential (R1) to Suburban Ranch (SR) is currently being processed with our Community Development Services Department.

The Town of Quartzsite Planning and Zoning Commission shall hold a Public Hearing to consider your request on Tuesday, June 16, 2015 at 3:00 p.m.

The Commission may make a recommendation to the Town of Quartzsite Common Council on this matter. If such a recommendation is made by the Planning and Zoning Commission on **Tuesday, June 16, 2015 at 3:00 p.m.**, the Common Council may make their final decision on **Tuesday, June 23, 2015 at 7:00 p.m.** Both the Commission and Council meetings shall be held at Town Hall located at 465 N. Plymouth Avenue, Quartzsite, AZ.

Your presence or your designated representative is required at both of the above mentioned meetings.

Should you have any questions regarding this Rezone, please feel free to contact this office at 928-927-4414 or visit our office at 465 N. Plymouth Ave. Quartzsite, AZ.

Tonya Hoogerwerf

Community Development Services  
Town of Quartzsite



# TOWN OF QUARTZSITE

465 North Plymouth Avenue • PO Box 2812 • Quartzsite, AZ 85346

(928) 927-4333 • (928) 927-4400

Arizona Relay Service (928)927-3762 (TDD)

We are an equal opportunity employer

[www.ci.quartzsite.az.us](http://www.ci.quartzsite.az.us)

## AMENDED

May 29, 2015

**RE:** Elbert & Karon Robertson

**APN:** 306-17-111 N, P, & R

**Applicant:** Elbert & Karon Robertson

**Address:** 215 A, B, & C N. Targa Trail Ln, Quartzsite, AZ 85346

Dear Property Owner,

Notice is hereby given that the Town of Quartzsite Planning and Zoning Commission will hold a Public Hearing in conjunction with the regular meeting on **Tuesday, June 16, 2015 at 3:00 p.m.** to consider the following:

**Location:** APN: 306-17-111 N, P, & R, 215 A, B, & C N. Targa Trail Ln, Quartzsite, AZ 85346, Parcel of land is situated in the W ½ of the SE ¼ of Section 21, Township 4 North, Range 19 West, Gila & Salt River Meridian, La Paz County, Arizona.

Applicant has requested: Rezone from Low Density Residential (R1) to Suburban Ranch (SR).

The Commission may make a recommendation to the Common Council on this matter. If such recommendation is made by the Planning and Zoning Commission on **Tuesday, June 16, 2015 at 3:00 p.m.**, the Common Council may make their final decision on **Tuesday June 23, 2015 at 7:00 p.m.** Both the Commission and the Council meetings will be held at Town Hall located at 465 N. Plymouth Ave. Quartzsite, AZ.

In accordance with Town of Quartzsite Development Procedures Article II Section I, you are hereby notified as a property owner within 300 feet of the proposed Rezone, and you may file approval or protest in writing to this office at any time prior to the scheduled Planning and Zoning Commission Hearing.

You are also notified that if twenty percent (20%) of the property owners within the 300 foot area file protests in this matter, a super majority vote of the Town of Quartzsite Common Council will be required to approve the Rezone request.

Should you have any questions regarding this Rezone Permit, please feel free to contact this office at (928) 927-4414 or visit our office at 465 N. Plymouth Ave. Quartzsite, AZ.

Tonya Hoogerwerf/ Community Development Services

Elbert and Karon Robertson ✓  
P.O. Box 1577  
Quartzsite, AZ 85346

Carl Young ✓  
P.O. Box 763  
Quartzsite, AZ 85346

Renita McQuality ✓  
P.O. Box 1268  
Quartzsite, AZ 85346

Kristi Cruise ✓  
741 N Sandalwood Ave  
Rialto, Ca 92376

Vincent James Sadowski ✓  
PO Box 5397  
Quartzsite, AZ 85346

Tammy Palm ✓  
PO Box 1936  
Quartzsite, AZ 85346

Anne Foster-Bourne ✓  
PO Box 123  
Round Pond, ME 04564

Deloris Nelson ✓  
PO Box 1692  
Quartzsite, AZ 85346

Robert Bishop & Joanne Alves ✓  
PO Box 335  
Ehrenburg, AZ 85334

Neva Lee Showalter ✓  
PO Box 2591  
Quartzsite, AZ 85346

Jack and Anna Richardson ✓  
PO Box 714  
Ehrenburg, AZ 85334

Dwayne and Justine Bennett ✓  
1360 SW 3<sup>rd</sup> Ave  
Fruitland, ID 83619-3747

Elmer and Margaret London ✓  
PO Box 1034  
Quartzsite, AZ 85346

Richard and Wendy Huntington ✓  
44717 N 16<sup>th</sup> St.  
New River, AZ 85087

Daniel McCoy ✓  
PO Box 850  
Quartzsite, AZ 85346

Bryan and Pauline Bradley ✓  
PO Box 34  
Quartzsite, AZ 85346

Frank Lauer ✓  
PO Box 1379  
Quartzsite, AZ 85346

Chad and Cheryl Collins ✓  
PO Box 77  
Bagdad, AZ 86321

Floyd and Cecilia Maxwell ✓  
56105 Muriel Lane  
Anza, Ca 92539

Weldon and Shirlee Crow ✓  
300 E. H St #109  
Benecia, Ca 94510

Kenneth and Noelle Smith ✓  
104 Rainbow Dr #439  
Livingston, TX 77399

**REZONE  
PUBLIC HEARING NOTICE  
TOWN OF QUARTZSITE  
PLANNING AND ZONING  
COMMISSION  
TUESDAY, JUNE 16, 2015**

**AT 3:00 P.M.  
HELD AT TOWN HALL 465 N.  
PLYMOUTH AVE, QUARTZSITE, AZ  
85346**

**IN ACCORDANCE WITH SECTION 2-4-3 OF THE TOWN OF QUARTZSITE TOWN CODE AND SECTION 38-431.22, ARIZONA REVISED STATUTES, NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE TOWN OF QUARTZSITE WILL HOLD THEIR REGULAR MEETING ON TUESDAY, JUNE 16, 2015 AT 3:00 P.M. AND IF SUCH A RECOMMENDATION IS MADE, THE COMMON COUNCIL SHALL MAKE THEIR FINAL DECISION ON TUESDAY, JUNE 23, 2015 AT 7:00 P.M. BOTH MEETINGS WILL BE HELD AT 465 N. PLYMOUTH AVE, QUARTZSITE, AZ.**

**The public hearing will consist of the following:**

- 1. RZ 050815. Rezone Permit Number: 7803. Location: 215 A, B, & C N. Targa Trail Ln, Quartzsite, AZ 85346. APN # 308-17-111 N, P, & R. Applicant: Elbert and Karon Robertson, Request: Rezone Parcel from R1 to SR. Discussion and possible action.**

**Dated this \_\_\_\_\_ day of May, 2015.**

**Tina Abriani, Town Clerk  
PUBLISHED in the**

\_\_\_\_\_ on  
\_\_\_\_\_ 2015  
**Publish: 5-27; 6-3-2015 8747**

[Published notice]

# REZONE

## PUBLIC HEARING NOTICE

TOWN OF QUARTZSITE  
PLANNING AND ZONING COMMISSION  
TUESDAY, JUNE, 16, 2015 AT 3:00 P.M.

HELD AT TOWN HALL 465 N. PLYMOUTH AVE, QUARTZSITE, AZ 85346  
IN ACCORDANCE WITH SECTION 2-4-3 OF THE TOWN OF QUARTZSITE  
TOWN CODE AND SECTION 38-431.22, ARIZONA REVISED STATUTES,  
NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING  
COMMISSION OF THE TOWN OF QUARTZSITE WILL HOLD THEIR  
REGULAR MEETING ON **TUESDAY, JUNE 16, 2015 AT 3:00 P.M.** AND IF  
SUCH A RECOMMENDATION IS MADE, THE COMMON COUNCIL SHALL  
MAKE THEIR FINAL DECISION ON **TUESDAY, JUNE 23, 2015 AT 7:00  
P.M.** BOTH MEETINGS WILL BE HELD AT 465 N. PLYMOUTH AVE,  
QUARTZSITE, AZ.

The public hearing will consist of the following:

1. RZ 050815. Rezone Permit Number: 7903. Location: 215 A, B, & C N. Targa Trail Ln, Quartzsite, AZ 85346. APN # 306-17-111 N, P, & R. Applicant: Elbert and Karon Robertson. Request: Rezone Parcel from R1 to SR. Discussion and possible action.

Dated this 19<sup>TH</sup> day of May, 2015.

  
Tina Abriani, Town Clerk

PUBLISHED in the PARKER PIONEER on MAY 27, 2015 AND  
JUNE 3, 2015



# TOWN OF QUARTZSITE

465 North Plymouth Ave • PO Box 2812 • Quartzsite, AZ 85346

(928)927-4333 • Fax (928)927-4400

Arizona Relay Service (928)927-3762(TDD)

We are an Equal opportunity employer

[www.ci.quartzsite.az.us](http://www.ci.quartzsite.az.us)

## Staff Report

**Date:** June 16, 2015

**Application Fee:** \$250.00

**Case No.:** RZ050815

**Staff Report for the meeting of:** June 3, 2015

**Assessor's Parcel Numbers:** 306-17-111R, 306-17-111P and 306-17-111N

**Applicant's Name:** Elbert and Karon Robertson

**Mailing Address:** P.O. Box 1577

**City:** Quartzsite **State:** AZ **Zip:** 85346

**Physical Location:** 215 A, 215 B, and 215 C N. Targa Trail Ln, Quartzsite, AZ 85346

**Legal Description:** 306-17-111N, Section: 21 Township: 4N Range: 19W PTN SE4 SEC 21 T4N R19W COMM AT NW COR SE4 (CNTR4 COR)

THN S0.0050W ALG N-S MIDSEC LINE 1114.62' THN N89.5637E

404.34' THN S0.2702E 108.83' TO BEG OF CURVE TO

RIGHT CONCAVE NW RADIUS 200' 45.78' THN S12.3949W 56.25' TO

PT ON N LINE TARGA TRAIL LN DKT 250 PG 3 THN N89.5401E 15'

THN S0.0120W ALG E LINE TARGA TRAIL LN 172' TO POB THN N89.5401E

131.51' THN S00 0120W 151.14' THN S 89 5401W 131.54' THN

N00 0120E 154.14' TPOB

WLY 3' INGRESS EGRESS UTILITY EASEMENT & SLY 15' THEREOF

SHOWN AS 'LOT 1' ON SURVEY 2007-5676.

**306-17-111P**, Section: 21 Township: 4N Range: 19W PTN SE4 SEC 21 T4N R19W COMM AT NW COR SE4 (CNTR4 COR)

THN S0.0050W ALG N-S MIDSEC LINE 1114.62' THN N89.5637E

404.34' THN S0.2702E 108.83' TO BEG OF CURVE TO

RIGHT CONCAVE NW RADIUS 200' 45.78' THN S12.3949W 56.25' TO

PT ON N LINE TARGA TRAIL LN DKT 250 PG 3 THN N89.5401E 15'

THN S0.0120W ALG E LINE TARGA TRAIL LN 172' THN S89 5401E 131.54'

TPOB THN CONT N89 5401E 104' THN S00 0120W 151.14' THN

S89 5401W 104' THN N00 0120E 154.14' TPOB

SUBJECT TO ESMT FOR INGRESS, EGRESS & UTILITIES OVER SLY 15'

SHOWN AS 'LOT 2' ON SURVEY 2007-5676

**306-17-111R**, Section: 21 Township: 4N Range: 19W PTN SE4 SEC 21 T4N R19W COMM AT NW COR SE4 (CNTR4 COR)  
THN S0.0050W ALG N-S MIDSEC LINE 1114.62' THN N89.5637E  
404.34' THN S0.2702E 108.83' TO BEG OF CURVE TO  
RIGHT CONCAVE NW RADIUS 200' 45.78' THN S12.3949W 56.25' TO  
PT ON N LINE TARGA TRAIL LN DKT 250 PG 3 THN N89.5401E 15'  
THN S0.0120W ALG E LINE TARGA TRAIL LN 172' THN N89 5401E 235.54'  
TPOB THN CONT N89 5401E 104' THN S00 0120W 151.14' THN  
S89 5401W 104' THN N00 0120E 154.14' TPOB  
SUBJECT TO ESMT FOR INGRESS, EGRESS & UTILITES OVER SLY 15'  
SHOWN AS 'LOT 3' ON SURVEY 2007-5676

**Parcel Sizes or Dimensions:** 215A and 215 B N. Targa Trail Ln. are currently 16,030.56 square feet per lot, which is just over 1/3 acre and 215 C N. Targa Trail Ln. is 20,275.58 square feet in area which is also over 1/3 acre. So in fact all three lots do have the minimum square footage for Suburban Ranch.

**Nature of Request:** Applicant is seeking approval to rezone all three subject parcels to accommodate lot sizes that allow 1/3 acre lots. Thereafter, the applicant is intending to obtain an administrative Parcel Combination to combine all three parcels for sale.

Currently, the properties are zoned Low Density Residential (R1) which minimum lot size per is 6,000 square feet.

The zoning districts to Applicants request is (SR) Suburban Ranch having a minimum lot area of one third (1/3) acre per dwelling unit.

**Date Posted:** May 19, 2015

**Existing Zoning:** (R1) Low Density Residential

**Current Usage:** All three lots have electrical pedestals. 215 C N. Targa Trail Ln. is hooked to water and sewer, 215 A & 215 B N. Targa Trail Ln are within 200 feet of water and sewer. Other than that there is no other development on the properties.

#### **OTHER PLANNING CONSIDERATIONS**

**General character of neighborhood at present:** An inspection of the general vicinity near the subject parcel reveals that property to the west, east, south, and north currently is used as both Low Density Residential (R1) and Suburban Ranch (SR). **The Applicant's request is clearly consistent with the general makeup of the area and complies with the 2014 Quartzsite General Plan.**

**Effect on surrounding properties:** None of significance.

**Alternatives or possible adverse effects:** None.

**Affected Land Use Regulation(s):** The following land use regulations are affected:

- ARTICLE IV—“*Establishment Of Zoning Districts*”, Section 1, Paragraphs 3 & 5. “*Suburban Ranch and Low Density Residential Zoning Districts*.”
- ARTICLE V— “*Uses Permitted In Each Zoning District*”, Quartzsite Planning and Zoning Ordinance.
- ARTICLE VI— “*Density Schedule and Additional Requirements*”, Quartzsite Planning and Zoning Ordinance.
- ARTICLE VII, “*General Provisions*” Quartzsite Planning and Zoning Ordinance.
- ARTICLE II, Section 2, “*Development Procedures, Subdivisions or Zoning Ordinance Amendment*” of the Quartzsite Development Procedures Ordinance.
- ARTICLE II, Section 2, of the Quartzsite Development Procedures Ordinance.

**Regulatory Requirements:** The following regulations are affected:

- ARTICLE III, Section 2 “*Application Requirements. . . .*” of the Quartzsite Development Procedures Ordinance.
- Chapter 16, “*Wastewater Treatment and Collection System Code*” of the Quartzsite Town Code.
- Chapter 17, “*Water Supply and Distribution System Code*” of the Quartzsite Town Code.

**Staff summary and/or recommendations:**

Based upon all of the following development conditions, should the Planning & Zoning Commission vote to approve rezone, staff makes the following recommendations: Staff has no recommendations at this time.

**ACTION TAKEN: Planning and Zoning Commission:** motioned to approve

**Stipulations/Conditions** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Date action taken by council:** \_\_\_\_\_  
**Action taken by council:** \_\_\_\_\_ **Approved** \_\_\_\_\_ **Denied**



## TOWN OF QUARTZSITE

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### **REGULAR COUNCIL MEETING**

Tuesday, June 23, 2015

**Agenda Item #4** Consider approval of the minutes of the Regular Council Meeting of June 9, 2015.

**Summary:** The Town Clerk shall keep the minutes of all meetings of the Common Council. Upon approval by the Council, the Clerk shall enter the approved minutes in a book constituting the official record of the Council.

**Responsible Person:** Tina Abriani, Town Clerk

**Attachment:** Minutes of the Regular Meeting of June 9, 2015.

**Action Requested:** Motion to approve the minutes of the Regular Council Meeting of June 9, 2015.

**MINUTES**  
**TOWN OF QUARTZSITE**  
**REGULAR MEETING OF THE COMMON COUNCIL**  
**TUESDAY, JUNE 9, 2015, 7:00 PM**

**CALL TO ORDER:** 7:00 p.m.

**INVOCATION:** None.

**PLEDGE OF ALLEGIANCE:** Led by Council Member Orgeron.

**ROLL CALL: Present:** Mayor Foster, Vice Mayor Simpson, Council Member Kelley, Council Member Warner, Council Member Davidson, Council Member Orgeron, Council Member St. Germain

**STAFF PRESENT:** Skylor Miller, Town Manager; Susan Goodwin, Town Attorney; and Tonya Hoogerwerf, Building Inspector

**CALL TO THE PUBLIC AND COMMUNICATIONS FROM CITIZENS:**

Monica Timberlake thanked Vice Mayor Simpson and Council Member Orgeron for attending the Quartzsite Elementary School's Eighth Grade Promotion.

**ANNOUNCEMENTS:** None

**CONSENT AGENDA:**

1. **LEDGER OF ACCOUNTS PAID – Consider approval of check series 38928 - 38996, totaling \$300,744.51.**

**Council Member Orgeron moved** to approve check series 38928 - 38996, totaling \$300,744.51, and **Council Member St. Germain** seconded the motion. The vote was unanimous **Motion passed.**

**ADMINISTRATIVE ITEMS:**

1. **MINUTES – Consider approval of the minutes of the Regular Meeting of May 26, 2015.**

**Council Member Orgeron moved** to approve the minutes of the Regular Meeting of May 26, 2015, and **Council Warner** seconded the motion. The vote was unanimous. **Motion Passed.**

**3. YOUTH COUNCIL – Presentation by community youth to request adoption of a resolution supporting a Town of Quartzsite Youth Council and defining its purpose and functions.**

The Mayor stated he attended a meeting of the Youth Council and was impressed with Town Manager Miller's relationship with the youth of the community. The Mayor thought the Town Manager did an excellent job.

Town Manger Miller said he was impressed by how the youth have come together to develop the Youth Council and make it their own. He said they have put a lot of heart, effort, and good planning into the process. He said the youth have done a good job.

Rhiyanna Timberlake, Curtis Allison, and Jeffrey Scott gave a presentation to the Town Council on the Youth Council. The draft mission statement, future service projects, ideas on bringing the concerns of the youth to the Town, and ways to get the youth to interact with the adults were presented.

Council Member Davidson asked how many people the Youth Council has identified that are interested in the Youth Council. Rhiyanna said there would be 5 members.

Town Manager Miller suggested that the Youth Council establish its own independent group with an active relationship with Town staff and Council.

Council directed staff to draft a proposed resolution. **Council Member Orgeron moved** that the Mayor and Council support the Youth Council and their endeavors. **Council Member Warner seconded** the motion. The vote was unanimous. **Motion Passed.**

**4. QUARTZSITE TRANSIT SYSTEM NEW NAME SURVEY - Presentation of survey results and possible action to name the Quartzsite Transit System.**

Town Manager Miller spoke regarding the money available for labeling the transit system. The Health and Development Services Board put out a contest that requested people submit ideas for naming the transit system. Three names were put out to vote, and the top name was The Camel Express.

**Council Member St. Germain moved** to accept The Camel Express as the Quartzsite Transit System's new name. **Council Member Kelley seconded** the motion. The vote was unanimous. **Motion passed.**

**5. CHECK SIGNING – Discussion and possible action to create Town policy regarding approval of checks required before they are signed. *Item requested by the Mayor.***

There was a discussion of the need to change the policy for check signing. The Mayor stated it needed to be an official policy set by a vote of the Council. The Mayor directed staff to prepare a policy resolution dictating that policy for a future meeting. Town Manager

Miller said the finance policies and procedures for the Town are being prepared and he hopes to bring them to the Council at a future meeting.

Council Member Warner asked how much access the Council has to the invoices. Town Manager Miller encouraged the Council members to view the invoices at any time and to ask questions of him before the meetings.

There was a discussion of the Town's obligation to provide all its financial information online.

- 6. EXECUTIVE SESSION - An executive session pursuant to A.R.S. § 38-431.03(A)(7) for discussions or consultations with designated representatives of the Town in order to consider its position and instruct its representatives regarding negotiations for the sale or lease of real property located at 560 Coyote Street, Quartzsite, AZ (APN 306-18-001A). Simpson and Davidson seconded Motion passed.**

Council Member Orgeron stated he recused himself for Items 6 and 7 as that is his employer.

**Vice Mayor Simpson moved to adjourn to executive session, and Council Member Davidson seconded the motion. The vote was unanimous. Motion Passed.**

**ADJOURN TO EXECUTIVE SESSION**

**RETURN TO OPEN SESSION**

The Mayor called the meeting back to order.

**ROLL CALL Present:** Mayor Foster, Vice Mayor Simpson, Council Member Kelley, Council Member Warner, Council Member Davidson, Council Member St. Germain  
**Absent:** Council Member Orgeron

- 7. TOWN LAND LEASE AGREEMENT - Discussion and Possible Approval of a Ground Lease with Ed Options for Property located at 560 Coyote Street, Quartzsite, AZ.**

**Vice Mayor Simpson moved to table Item 7 and Council Member Warner seconded the motion. The vote was unanimous. The motion passed.**

**COMMUNICATIONS:**

**Reports from the MAYOR on current events.**

Mayor Foster spoke regarding Arizona Senator Kelli Ward's possible resignation to run for the U. S. Senate. The Mayor stated he would have dinner the next day in Kingman to discuss who may run to take her place should she resign.

**Reports from the COUNCIL on current events.**

None.

**Reports from the TOWN MANAGER to the Council.**

Town Manager Miller spoke regarding the draft budget and scheduling a budget review work session for 10:00 a.m. on June 17, 2015.

Town Manager Miller announced the Summer Youth Program attendance is approximately 30 kids from Quartzsite. He said they are doing a lot of enrichment programming. Mark Goldberg has volunteered numerous times to do art projects with the kids. The program is in need of two-liter bottles

**Council Member Davidson moved to adjourn, and Council Member Warner seconded the motion. The vote was unanimous. Motion passed.**

**ADJOURNMENT:** 7:55 p.m.

**CERTIFICATION:**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of June 9, 2015, of the Town Council of Quartzsite, Arizona, held on June 9, 2015.

I further certify that the meeting was duly called and held and that a quorum was present.

DATED this 23<sup>rd</sup> day of June 2015

\_\_\_\_\_  
Tonya Hoogerwerf, Building Inspector

On behalf of the Common Council

Approved:

\_\_\_\_\_  
Ed Foster, Mayor



## TOWN OF QUARTZSITE

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### REGULAR COUNCIL MEETING

Tuesday, June 23, 2015

**Agenda Item #5**

Discussion and possible action on an agreement between the Town of Quartzsite and the La Paz Economic Development Corporation for Regional Economic Development Program Services.

**Summary:**

The La Paz Economic Development Corporation, an Arizona nonprofit corporation (LPEDC), has outlined its responsibilities to the Town of Quartzsite in the agreement. The responsibilities are listed as goals and parts of an implementation strategy.

Goals include supporting a strong business climate and promotion of the image of the Quartzsite area; qualifying and assisting companies to locate in the Quartzsite area; and creating jobs for the Town of Quartzsite residents.

Examples of implementation, as listed in the agreement, are create a budget and an action plan; exploring economic development solutions; identifying, contacting and attracting capital investors and other outreach services for business, commercial and industrial facilities or projects in the Town of Quartzsite; and printing, publishing and distributing documented demographics and other information concerning the Town, the Quartzsite metropolitan area and La Paz County as a resource document and sales tool to attract manufactures, distributors, retailers and developers.

Skip Becker, President/CEO of the La Paz Economic Development Corporation, is available to answer any questions.

**Responsible Person:** Skylor Miller, Town Manager

**Attachment:** Regional Economic Development Program Services Agreement between the La Paz Economic Development Corporation and the Town of Quartzsite.

**Action Requested:** Motion to authorize Town Manager Miller to execute an agreement between the Town of Quartzsite and the La Paz County Economic Development Corporation for Regional Economic Development Program Services.

**REGIONAL ECONOMIC DEVELOPMENT PROGRAM SERVICES AGREEMENT  
BETWEEN  
THE LA PAZ ECONOMIC DEVELOPMENT CORPORATION  
AND THE TOWN OF QUARTZSITE**

THIS REGIONAL ECONOMIC DEVELOPMENT PROGRAM SERVICES AGREEMENT (this "Agreement") is entered into \_\_\_\_\_, 2015, by and between the TOWN OF QUARTZSITE, a municipal corporation of the State of Arizona (the "Town"), and the LA PAZ ECONOMIC DEVELOPMENT CORPORATION, an Arizona nonprofit corporation ("LPEDC"), for LPEDC to provide regional economic development cooperation and coordination services for the development of the Town's economic base.

NOW, THEREFORE, the parties hereto, in consideration of the above recitals and the following mutual covenants and stipulations, agree as follows:

**I) LPEDC RESPONSIBILITIES:**

**A) LPEDC Goals.**

- 1) Promote and strengthen regional economic development cooperation and coordination;
- 2) Support a strong business climate and promote the image of the Quartzsite area;
- 3) Qualify and assist companies to locate in the Quartzsite area;
- 4) Build a strong and effective regional economic development organization;
- 5) Increase, and maintain such increases, in private sector financing, support and participation;
- 6) Identify and develop through substantial effort qualified prospects for location in La Paz County;
- 7) When appropriate, coordinate with other resources and entities to promote development and new business (including Town's lobbyists or other designated representatives and their successors); and
- 8) Create jobs for Town residents and targeted economic persons or groups within Quartzsite.

**B) Implementation.**

- 1) **Budget and Action Plan.** LPEDC shall use its best efforts to expend funds and implement the Budget and Action Plan, as adopted by LPEDC'S Board of Directors. The Town shall be informed of material changes in the adopted Budget and Action Plan, which will materially affect or alter the priorities established in each, through its representatives on the LPEDC Board.

- 2) **Marketing Plan.** LPEDC shall develop and implement an updated marketing plan (the "Marketing Plan"). Notwithstanding the foregoing, the Town acknowledges and agrees that LPEDC may, in its reasonable judgment, substitute, change, reschedule, cancel or defer certain events or activities described in the Marketing Plan as required by a result of changing market conditions, funding availability, unforeseen expenses or other circumstances beyond LPEDC'S reasonable control. However, no material substitutions or changes shall be made in the Marketing Plan without the approval of the Executive Committee of LPEDC. LPEDC shall from time to time solicit the input of Town representatives on the formulation of future marketing strategies and advertisements.
- 3) **Regional Economic Development Cooperation and Coordination.** In order to promote and strengthen regional economic development cooperation and coordination in La Paz County, LPEDC shall:
  - (a) Coordinate a Town and La Paz County outreach program to private, public, regional and local decision makers;
  - (b) Participate with national, state and regional economic development organizations involved in national and statewide economic development, and coordinate the La Paz County component thereof; and
  - (c) Coordinate and implement the Town's and La Paz County's participation in state and international economic development initiatives.
- 4) **Qualification of and assistance to companies considering locating in the Quartzsite area.** In order to qualify and assist new companies LPEDC shall:
  - (a) Use its best efforts to continue to identify and through substantial efforts develop prospects, for location in La Paz County, in targeted economic clusters;
  - (b) Continue to provide all qualified prospects with coordinated professional services;
  - (c) Update and maintain the database of available properties; and
  - (d) Provide the Town's Board representatives monthly activity reports.
- 5) **Development of a Strong, Effective Regional Development Organization.** In order to promote the development of a strong and effective regional economic development organization, LPEDC shall:
  - (a) Use its best efforts to secure public and private sector funding to achieve its goals successfully;

- (b) Operate LPEDC in accordance with LPEDC's articles of incorporation and bylaws, and all amendments thereto;
  - (c) Uphold and support policies of the Town with each client of LPEDC and exploring economic development solutions that will uphold the goals of Town policies.
- 6) Development and Maintenance of Strong Private Sector Support and Participation. In order to achieve the goals set forth in the marketing of the region, LPEDC shall continue to secure private sector contributions.
- C) Hire and/or retain, at its discretion, a President/CEO and necessary staff to carry out the tasks described herein.
- D) Continue the program of identifying, contacting and attracting capital investors and other outreach services for business, commercial, and industrial development within the Town of Quartzsite and metropolitan area. This program is to be accomplished through:
  - (1) visitations and presentations to business persons and manufacturers who have indicated an interest in locating in Quartzsite, and
  - (2) providing assistance to all prospects, including local investors and developers, in satisfying the need for information to facilitate the potential expansion and/or location of businesses, commercial and industrial facilities or projects in the Town of Quartzsite and metropolitan area.
- E) Continue and expand the system of collecting demographic statistics and economic indicators needed by manufacturers, distributors, retailers and developers in deliberations regarding the Town of Quartzsite and metropolitan area as a potential site for business, commercial and industrial development.
- F) Continue printing, publication and distribution of documented demographics and other information concerning the Town, the Quartzsite metropolitan area and La Paz County as a resource document and sales tool to attract manufacturers, distributors, retailers and developers.
- G) Expend its resources to recruit for relocation and expansion businesses, which will meet or exceed environmental rules and regulations of local, state, regional, and national governments. LPEDC shall consider any actual or potential environmental impact or threat the business may have to the community. LPEDC shall consult with the Town Manager or designee regarding the hazardous material environmental impacts of prospective businesses. LPEDC will coordinate information for potential businesses of the Town code and ordinance requirements for a hazardous material impact review.
- H) Cooperate with the Quartzsite area in efforts and activities to expand economic opportunities within the region.

- D) Maintain accurate records of Town monies received and disbursed. LPEDC shall maintain an accounting system which complies with generally accepted accounting principles and with the AICPA Audit Guide for Non-Profit Corporations and which accounts for all funds provided by the Town pursuant to this Agreement.
  - J) Annually provide the Town with names and addresses of officers or directors, bylaws, and articles of incorporation and amendments thereto of LPEDC. In the event of any change of officer and/or director, bylaws or articles of incorporation, LPEDC shall also provide notice of said change within 30 days thereafter. All documentation required hereinafter shall be reviewed by LPEDC'S Board of Directors prior to submission and shall be filed with the Town Manager within thirty (30) days after the end of the period stated. The required reports and records are set forth as follows:
    - 1) Monthly financial statement as presented to the Board of Directors.
    - 2) A quarterly program status report regarding monies received. This report shall contain analytical memoranda which:
      - (a) Describes results of activities and expected achievements;
      - (b) Describes program effectiveness.
  - K) LPEDC shall provide a brief monthly status report to the Town representatives at its monthly Board meeting.
  - L) In order to assess the impact of the efforts of LPEDC, the Town shall evaluate LPEDC'S performance relative to the performance criteria set forth herein. Any additional information desired by the Town which is relevant and necessary to the Town's evaluation shall be made available by LPEDC.
  - M) The Town Manager or his/her designee shall receive notice of and may attend all meetings of the Board of Directors.
  - N) LPEDC shall make reports at meetings of the Town Council no less than quarterly on the progress of its work program.
- II) TOWN RESPONSIBILITIES:
- A) The Town shall pay LPEDC for the fiscal year, unless terminated as provided herein, that amount which is stated herein. Such sum is to be disbursed on a prorated semiannual basis.
  - B) The method of payment shall be as follows:
    - 1) LPEDC shall submit a request for payment semiannually to the Town's Director of Finance, pursuant to acceptance of its annual budget by LPEDC's Board of Directors.

- 2) Upon approval of the request for payment by the Town, the Town's Director of Finance shall make payments within 15 days to LPEDC, except as provided in subsection II(C) below.
- C) The Town may withhold payment, in whole or in part, as may be necessary to protect it from loss on account of:
- 1) LPEDC'S failure to render acceptable services as stated in the performance criteria of Section I. The Town Manager, or designee, shall investigate and monitor the quality of LPEDC'S services in order to determine whether such services are acceptable. Upon determination by the Town Manager that acceptable services are not being rendered, the Town Manager shall notify LPEDC of the specific deficiencies in performance and provide a reasonable time for the LPEDC to rectify said deficiencies. In no event shall such time to rectify exceed 90 days. Whether or not LPEDC'S services are acceptable will be the Town's exclusive decision.
  - 2) LPEDC'S failure to supply information, records or reports as required.
  - 3) LPEDC'S failure to comply with documentation requirements or accounting procedures.
  - 4) LPEDC'S failure to allocate money received from the Town for the purposes described herein.
  - 5) In addition to all other remedies at law or equity, the Town may offset from any money due to LPEDC any amounts LPEDC owes to the Town for delinquent fees, transaction privilege taxes and property taxes, including any interest or penalties.

III) FINANCIAL SUPPORT AND TERM OF AGREEMENT:

- A) The term of this Agreement shall be for one year commencing on January 1, 2015, and ending on December 31, 2015.
- B) The Town agrees to pay LPEDC as follows:
  - 1) The amount of \$7,500.00 for services to be provided by LPEDC pursuant to this Agreement during calendar year 2015.
- C) Funding of this Agreement shall be subject to the annual appropriation of funds for this activity by the Town Council pursuant to the required budget process of the Town.
- D) Nothing herein shall preclude the Town from contracting with other parties for the performance of any of the services to be provided by LPEDC pursuant to this Agreement.

- E) Nothing herein shall preclude the Town from contracting separately with LPEDC for services to be provided in addition to those to be provided hereunder, upon terms and conditions to be negotiated by the Town and LPEDC.

IV) TERMINATION:

- A) This Agreement may be terminated by the Town before the end of the term set forth herein if any of the following occur:
  - 1) With cause, by providing 90 days' notice to LPEDC. Prior to such termination, the Town shall notify LPEDC of the specific grounds for termination and provide a reasonable time for remedial action by LPEDC. In no event shall such time to remedy exceed 90 days.
  - 2) By mutual written consent of both parties hereto.
  - 3) For breach or default by LPEDC of any of its obligations set forth herein.
- B) Notwithstanding any of the foregoing, in the event of circumstances which render LPEDC incapable of providing the services required to be performed hereunder, including, but not limited to, insolvency or an award of monetary damages against LPEDC in excess of its available insurance coverage and assets, the Town may immediately and without further notice terminate this Agreement.

V) INDEMNIFICATION:

- A) To the fullest extent permitted by law, LPEDC shall indemnify and hold harmless the Town, any and all of its Council members, officers, agents and employees for, from and against any and all claims, damages, losses and expenses, any act or omission, whether authorized by LPEDC or not, including theft by LPEDC or any of its officers, agents, employees, guests, patrons, invitees or trespassers, including but not limited to attorney's fees, arising out of or resulting from this Agreement, caused in whole or in part by any negligent act or omission of LPEDC, anyone directly or indirectly employed by LPEDC for whose acts any of them may be liable, regardless of whether or not it is caused by a party indemnified hereunder.

VI) INSURANCE:

- A) LPEDC shall, at its own expense, secure and maintain during the term of this Agreement commercial general liability insurance including bodily injury, property damage, contractual, personal injury, and products/completed operations. Liability limits shall be no less than \$1,000,000 per occurrence combined single limit and shall be primary to any other coverage available to the Town. The Town shall be named as an additional insured, and certificates of insurance for the requirements herein shall be delivered to the Town prior to the commencement of this Agreement. If the policy or policies shall be canceled by the insurance company or LPEDC during the term of this Agreement, LPEDC and insurance

company shall provide thirty (30) days written notice prior to the effective date of such cancellation or termination to the Town.

**VII) GENERAL CONDITIONS:**

- A) **Nondiscrimination.** LPEDC shall not discriminate against any person on the basis of race, religion, color, age, sex, disability, or national origin in the performance of this Agreement, and shall comply with the terms and intent of Title VII of the Civil Rights Act of 1964, P.L. 88-354 (1964), and with the Americans with Disability Act of 1990. In addition, LPEDC shall include similar requirements of subcontractors in any contracts entered into for performance of LPEDC'S obligations under this Agreement.
- B) **Financial Review.**
- 1) LPEDC shall make its financial records, including any audit performed by LPEDC or a third party, available for inspection by the Town, or its designee, upon reasonable notice during normal business hours of the Town.
  - 2) If the Town desires a financial audit by an accountant of LPEDC'S financial records to verify use of the funds of the organization according to the terms and conditions of this Agreement, LPEDC shall cooperate fully in the performance of such audit. LPEDC shall not be responsible for the cost of such an audit if requested by the Town unless such audit shows that funds provided by the Town were not used in accordance with the terms and conditions of this Agreement, and in such event LPEDC shall pay the cost of such audit.
- C) **Compliance with Law.** LPEDC understands and acknowledges the applicability of the Immigration Reform and Control Act of 1986, the Drug Free Workplace Act of 1989 and the Americans with Disabilities Act, and agrees to comply therewith in performing under any resultant agreement and to permit Town inspection of its records to verify such compliance.
- 1) LPEDC warrants to the Town that, to the extent applicable under A.R.S. § 41-4401, LPEDC is in compliance with all Federal Immigration laws and regulations that relate to its employees and with the E-Verify Program under A.R.S. § 23-214(A). LPEDC acknowledges that a breach of this warranty by LPEDC or any subconsultants providing services under this Agreement is a material breach of this Agreement subject to penalties up to and including termination of this Agreement or any applicable subcontract. Town retains the legal right to inspect the papers of any employee of LPEDC or any subconsultant who works on this Agreement to ensure compliance with this warranty.
  - 2) Town may conduct random verification of the employment records of LPEDC and any of its subconsultants who work on this Agreement to ensure compliance with this warranty.

- 3) Town will not consider LPEDC or any of its subconsultants who work on this Agreement in material breach of the foregoing warranty if LPEDC and such subconsultants establish that they have complied with the employment verification provisions prescribed by 8 USCA § 1324(a) and (b) of the Federal Immigration and Nationality Act and the e-verify requirements prescribed by A.R.S. § 23-214(A).
  - 4) The provisions of this Section VII(C) must be included in any contract LPEDC enters into with any and all of its subconsultants who provide services under this Agreement or any subcontract to provide services under this Agreement. As used in this Section VII(C) "services" are defined as furnishing labor, time or effort in the State of Arizona by a contractor or subcontractor.
  - 5) Pursuant to A.R.S. §§ 35-391.06 and 35-393-06, LPEDC hereby certifies to Town that LPEDC does not have "scrutinized" business operations, as defined in A.R.S. §§ 35-391 and 35-393, in either Sudan or Iran.
- D) **Binding on Successors.** The covenants and conditions herein contained apply to and bind the heirs, successors, executors, administrators, and assigns of all the parties hereto.
  - E) **Attorney Fees and Costs.** In the event any action, suit or proceeding is brought for failure to observe any of the terms, covenants, or provisions of this Agreement, the prevailing party shall be entitled to recover as part of such action or proceeding, all litigation, arbitration, and collection expenses, including, but not limited to, witness fees, court costs, and reasonable attorney fees.
  - F) **Governing Law.** This Agreement shall be governed by the laws of the State of Arizona, as to validity, interpretation and performance.
  - G) **Venue.** Any and all suits for any and every breach of this Agreement, or other judicial proceeding for the enforcement or interpretation of this Agreement shall be instituted and maintained in any court of competent jurisdiction in the County of La Paz, State of Arizona.
  - H) **Waiver.** The failure of either party to insist upon strict performance of any of the provisions of this Agreement, or to exercise any of the rights or remedies provided by this Agreement, or any delay in the exercise of any rights or remedies, shall not release either party from any of the responsibilities or obligations imposed by law or by this Agreement, and shall not be deemed a waiver of any right of either party to insist upon strict performance of this Agreement.
  - I) **Severability.** If any part, term or provision of this Agreement is by the courts held to be illegal or in conflict with any law of the State of Arizona, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

- J) **Integration.** This Agreement contains the entire agreement between the parties, and no oral or written statement, promises, or inducements made by either party or agent of either party that is not contained in this written Agreement, or specifically referred to in this written Agreement shall be valid or binding; and this contract may not be enlarged, modified, or altered except in writing signed by the parties and endorsed hereon.
- K) **No Partnership.** Nothing in the Agreement is intended or shall be construed to constitute a partnership or joint venture between the parties and neither party shall be deemed the principal, agent, officer, or member of the other.
- L) **Time of the Essence.** Time is of the essence in this Agreement. Unless otherwise specifically provided in this Agreement, any consent to delay in the performance of LPEDC of any obligation shall be applicable only to the particular transaction to which it relates, and it shall not be applicable to any other obligation or transaction.
- M) **Binding Arbitration.** Claims, disputes or other matters in question between the parties to this Agreement arising out of or relating to this Agreement or breach thereof shall be subject to and decided by arbitration in accordance with the Arizona Uniform Rules of Procedure for Arbitration currently in effect unless the parties mutually agree otherwise. Demand for arbitration shall be filed in writing with the other party to this Agreement.
- N) **Conflict of Interest.** All parties hereto acknowledge that this Agreement is subject to cancellation by the Town pursuant to the provisions of A.R.S. § 38-511.
- O) **Environmental Conditions.** LPEDC shall take all steps necessary to ensure its compliance with all applicable federal, state, and local environmental laws, regulations and ordinances, and shall indemnify and hold the Town harmless for any remediation required and from and against any and all liabilities, losses, suits, claims, judgments, fines or demands arising by reason of injury or death to any person or damage to any property or the environment of any nature whatsoever arising out of violations of such laws, regulations and ordinances.
- P) **Notices.** Any notice, consent or other communication required or permitted under this Agreement shall be in writing and shall be deemed received at the time it is personally delivered, on the day it is sent by facsimile transmission, on the second day after its deposit with any commercial air courier or express service or, if mailed, three (3) days after the notice is deposited in the United States mail addressed as follows:

To Town:  
 Town of Quartzsite  
 Attn: Skylor Miller Town Manager  
 P.O. Box 2812  
 Quartzsite, Arizona 85346

To LPEDC:  
 La Paz Economic Development Corporation  
 Attn: Skip Becker President/CEO  
 1217 California Avenue  
 Parker, Arizona 85344

Any time period stated in a notice shall be computed from the time the notice is deemed received. Either party may change its mailing address or the person to receive notice by notifying the other party as provided in this subsection.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement this \_\_\_\_ day of \_\_\_\_\_, 2015.

**“Town”**

TOWN OF QUARTZSITE, an Arizona  
municipal corporation

\_\_\_\_\_  
Skylor Miller  
Town Manager

ATTEST:

\_\_\_\_\_  
Tina Abriani, Town Clerk

**“LPEDC”**

LA PAZ ECONOMIC DEVELOPMENT  
CORPORATION, an Arizona nonprofit  
corporation

\_\_\_\_\_  
Skip Becker, President/CEO  
Board of Directors

APPROVED AS TO FORM:

\_\_\_\_\_, Town Attorney