

PURSUANT TO A.R.S. SECTION 38-431.01, THE GILA COUNTY BOARD OF SUPERVISORS WILL HOLD AN OPEN MEETING IN THE SUPERVISORS' AUDITORIUM, 1400 EAST ASH STREET, GLOBE, ARIZONA. ONE OR MORE BOARD MEMBERS MAY PARTICIPATE IN THE MEETING BY TELEPHONE CONFERENCE CALL OR BY INTERACTIVE TELEVISION VIDEO (ITV). **ANY MEMBER OF THE PUBLIC IS WELCOME TO ATTEND THE MEETING VIA ITV WHICH IS HELD AT 610 E. HIGHWAY 260, BOARD OF SUPERVISORS' CONFERENCE ROOM, PAYSON, ARIZONA.** THE AGENDA IS AS FOLLOWS:

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**GILA COUNTY BOARD OF SUPERVISORS  
WORK SESSION - TUESDAY, NOVEMBER 25, 2014 - 10:00 A.M.**

1. **CALL TO ORDER - PLEDGE OF ALLEGIANCE**
  
2. **REGULAR AGENDA ITEMS:**
  - A. Information/Discussion/Action to adopt Resolution No. 14-11-03 Adopted  
approving the extinguishment of that easement described in Fee  
No. 2010-007233 and shown on Record of Survey Map No. 3868,  
Gila County Records, Gila County, AZ. **(Steve Sanders)**
  
  - B. Information/Discussion regarding advance authorization for staff Discussed  
to advertise various Invitation for Bids in the local newspaper for  
construction projects directly related to the Copper Administration  
Building project, thereby saving time and allowing a more  
accurate window for scheduling the projects. (A list of projects is  
attached to this agenda item.)  
**(Jeff Hessenius and Steve Stratton)**
  
3. **CALL TO THE PUBLIC:** Call to the Public is held for public No  
benefit to allow individuals to address the Board of Supervisors on Comments  
any issue within the jurisdiction of the Board of Supervisors.  
Board members may not discuss items that are not specifically  
identified on the agenda. Therefore, pursuant to Arizona Revised  
Statute §38-431.01(H), at the conclusion of an open call to the  
public, individual members of the Board of Supervisors may  
respond to criticism made by those who have addressed the  
Board, may ask staff to review a matter or may ask that a matter  
be put on a future agenda for further discussion and decision at a  
future date.
  
4. At any time during this meeting pursuant to A.R.S. §38-431.02(K), Comments  
members of the Board of Supervisors and the County Manager Provided  
may present a brief summary of current events. No action may be  
taken on issues presented.

IF SPECIAL ACCOMMODATIONS ARE NEEDED, PLEASE CONTACT THE RECEPTIONIST AT (928) 425-3231 AS EARLY AS POSSIBLE TO ARRANGE THE ACCOMMODATIONS. FOR TTY, PLEASE DIAL 7-1-1 TO REACH THE ARIZONA RELAY SERVICE AND ASK THE OPERATOR TO CONNECT YOU TO (928) 425-3231.

THE BOARD MAY VOTE TO HOLD AN EXECUTIVE SESSION FOR THE PURPOSE OF OBTAINING LEGAL ADVICE FROM THE BOARD'S ATTORNEY ON ANY MATTER LISTED ON THE AGENDA PURSUANT TO A.R.S. SECTION 38-431.03(A)((3).

THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING.

**ARF-2886**

**2. A.**

**Work Session**

Meeting Date: 11/25/2014

Submitted For: Steve Sanders, Deputy Director

Submitted By: Steve Sanders, Deputy Director, Public Works Division

Department: Public Works Division

Division: Engineering

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Information

Request/Subject

Resolution No. 14-11-03 to extinguish that easement described in Fee No. 2010-007233 and shown on Record of Survey Map No. 3868, Gila County Records, Gila County, AZ.

Background Information

On June 15, 2010, the Board of Supervisors adopted Resolution No. 10-06-05 agreeing to a roadway exchange with the Cobre Valley Regional Medical Center (CVRMC). CVRMC agreed to exchange that roadway described in Fee No. 2010-005546 and Fee No. 2010-005547 for that roadway described as Exhibit "B" in Resolution No. 10-06-05 and later recorded as Fee No. 2010-007233. Gila County reserved an easement for ingress/egress and public utilities on the roadway that the County exchanged with CVRMC. The reservation of this easement was to ensure that BHP Copper Co. had access to their property known as the Solitude Tailings area.

Evaluation

CVRMC contacted Public Works with its intent to expand their medical center. The expansion requires the relocation of numerous utilities on CVRMC property. CVRMC has asked the County to extinguish the easement the County reserved during the roadway exchange. The County had concerns about this request due to the possibility that it may impact BHP Copper Co. and limit their access into the Solitude Tailings area. Gila County Public Works met with CVRMC and BHP Copper Co to discuss access concerns. Both CVRMC and BHP Copper Co. agreed to and support the extinguishment of the easement.

Conclusion

No utilities exist in the easement at this time. Considering that BHP Copper Co. is agreeing to the extinguishment of the easement, it is in the best interest of the County to extinguish this easement.

### Recommendation

The Public Works Division Deputy Director recommends that the Board adopt Resolution No. 14-11-03.

### Suggested Motion

Information/Discussion/Action to adopt Resolution No. 14-11-03 approving the extinguishment of that easement described in Fee No. 2010-007233 and shown on Record of Survey Map No. 3868, Gila County Records, Gila County, AZ. **(Steve Sanders)**

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### Attachments

Resolution No. 14-11-03

CVRMC Letter for Easement

SRP Letter to Gila County

Fee No. 2010-007233

ROS 3868

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**RESOLUTION NO. 14-11-03**

**A RESOLUTION OF THE GILA COUNTY BOARD OF SUPERVISORS FOR THE EXTINGUISHMENT OF AN EASEMENT DESCRIBED IN FEE NO. 2010-007233 AND SHOWN ON RECORD OF SURVEY MAP NO. 3868 GILA COUNTY RECORDS, GILA COUNTY.**

**WHEREAS**, A.R.S. §28-7214 authorizes the Gila County Board of Supervisors to extinguish by resolution easements that are no longer necessary for public use; and,

**WHEREAS**, the current owners of the underlying property have requested that Gila County extinguish the easement over their property as described in Fee No. 2010-007233 and shown on Record of Survey Map No. 3868, Gila County Records, Gila County, AZ; and,

**WHEREAS**, it is in the best interest of Gila County to extinguish that easement described in Fee No. 2010-007233 and shown on Record of Survey Map No. 3868, Gila County Records, Gila County, AZ.

**NOW, THEREFORE, BE IT RESOLVED** by the Gila County Board of Supervisors that Gila County's right and interest in that that easement described in Fee No. 2010-007233 and shown on Record of Survey Map No. 3868, Gila County Records, Gila County, AZ. is extinguished.

**PASSED AND ADOPTED** this 25<sup>th</sup> day of November 2014.

**Attest:**

**GILA COUNTY BOARD OF SUPERVISORS**

\_\_\_\_\_  
Marian Sheppard, Clerk

\_\_\_\_\_  
Michael A. Pastor, Chairman of the Board

**Approved as to form:**

\_\_\_\_\_  
Bryan B. Chambers  
Deputy County Attorney/Civil Bureau Chief

November 17, 2014



Gerry Brunskill  
Manager, Arizona Sites  
BHP Copper Inc.  
P.O. Box M  
28545 S. Veterans Memorial Blvd.  
San Manuel, AZ 85631

Dear Mr. Brunskill,

In order to facilitate the timing that is needed to advance the SRP high voltage line project necessary for expansion of the Cobre Valley Regional Medical Center (CVRMC); BHP has been requested, among other things, to expedite the granting of an easement needed by SRP. BHP has demonstrated complete cooperation and understanding in this regard and it is appreciated. Throughout the process, BHP has made known and it has been recognized by both SRP and CVRMC that BHP will continue to require ingress and egress along the historical easement or on property adjacent thereto. It was further expressed by BHP to CVRMC that it would prefer having an easement in this regard recorded before or simultaneously with the other recordings that will take place relevant to the stated project. Because of the nature of the project and the fact that Gila County needs to place this project on the docket by tomorrow, we cannot timely accomplish the surveying, preparation and recording of an easement and right-of-way that would adequately assure and convey the rights and use BHP requires.

We appreciate your willingness to allow us to proceed with the process leading to the project by your accepting this unrestricted letter of intent to grant to BHP, hopefully in the next 30 days, but no later than early January 2015, the necessary separate easement for ingress and egress and other related uses consistent with the intended and current use by BHP. As we have been informed that a portion of the easement may overlap the SRP easement and the SRP easement from CVRMC is a non-exclusive easement, BHP can in fact use the SRP easement area for access so long as the use does not interfere with our SRP's operations and maintenance on the SRP easement. I do not foresee any issues in that regard.

I express to BHP, on behalf of CVRMC, that we intend to timely complete and record an easement to allow BHP the ingress and egress it requires now and in the future, taking into account whatever implications the SRP easement presents in the areas where our easement to BHP may overlap the SRP easement, which should be minimal. Should you have any questions please contact me. I look forward to advancing this with your to a successful conclusion.

Sincerely,

A handwritten signature in blue ink, appearing to read 'NDJ', is written over the word 'Sincerely,'.

Neal D. Jensen



P. O. Box 52025  
Phoenix, AZ 85072-2025  
(602) 236-5900  
www.srpnet.com

November 13, 2014

Steve Stratton,  
Gila County Director of Public Works  
745 N. Rose Mofford Way  
Globe, AZ 85501

Re: Access and Public Utility Easement,  
Cobre Valley Hospital

Dear Mr. Stratton,

As you know, the expansion project by the Cobre Valley Hospital will necessitate the relocation of a portion of an existing SRP transmission line. It is my understanding that the County is planning to abandon the 100 foot wide Access and Public Utility Easement located along the east side of the hospital's property.

SRP is aware that BHP Copper currently uses this Easement to access their property to the south of the hospital's property. SRP has no objection to the continued use of this easement by BHP Copper to access their property, so long as it does not interfere with the operation and maintenance of the SRP transmission line.

If you have any questions or if I may be of further assistance, please contact me by telephone at 602-236-8168 or by e-mail, [bill.johnsen@srpnet.com](mailto:bill.johnsen@srpnet.com)

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Johnsen", is written over a horizontal line.

Bill Johnsen  
Principal Land Management Agent

When recorded return to:  
Gila County Engineering Services  
1400 East Ash Street  
Globe, Arizona 85501



## QUIT CLAIM DEED

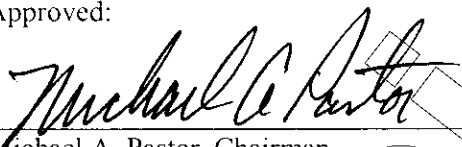
KNOW ALL MEN BY THESE PRESENTS: for the consideration of Ten Dollars (\$10.00), and other valuable considerations, **GILA COUNTY, a BODY POLITIC**, does hereby release, remise, and forever quitclaim unto **COBRE VALLEY REGIONAL MEDICAL CENTER**, the Releasee(s), with all rights, title and interest in that certain Real Property situated in Gila County, State of Arizona, and legally described as follows:

See Exhibit "B" attached and made part hereof

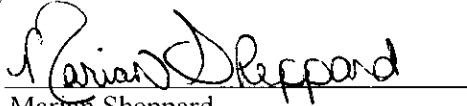
Exempt per A. R. S. section 11-1134 A-3

Dated this 15<sup>th</sup> day of June, 2010

Approved:

  
Michael A. Pastor, Chairman  
Gila County Board of Supervisors

Attest:

  
Marian Sheppard,  
Chief Deputy Clerk of the Board

STATE OF (ARIZONA)  
COUNTY OF (GILA)

### ACKNOWLEDGMENT

On this 15<sup>th</sup> day of June, 2010, before me, the undersigned Notary Public, personally appeared Michael A. Pastor, Chairman of the Gila County Board of Supervisors, and Marian Sheppard, Chief Deputy Clerk of said Board, known to me to be the individuals who executed the foregoing instrument and acknowledged the same to be their free act and deed.

WITNESS my hand and official seal.

My Commission Expires:

  
Notary Public







## **Exhibit B**

### **LEGAL DESCRIPTION (A Portion of Parcel No. 207-23-011G)**

**Gila County Public Works  
Job No. GC2010-11 (Gila County to CVRMC)**

**April 22, 2010**

**Page 1 of 1**

**A parcel of land being in the Northwest Quarter of the Northwest Quarter of Section 27, Township 1 North, Range 15 East, Gila and Salt River Meridian, Gila County, Arizona. Said parcel of land is a portion of that property described in Fee No. 2008-008928 and 2009-006455, records of the Gila County Recorder, Gila County, Arizona, having a boundary more particularly described as follows:**

**Commencing at a 4 inch brass cap marking the Northwest corner of said Section 27, from which point a 3 1/2" brass cap marking the Southwest Corner of the Northwest Quarter of the Northwest Quarter of said Section 27 bears South 00°13'35"West a distance of 1289.89 feet;**

**THENCE South 00°13'35"West, along the westerly boundary of said Section 27, a distance of 900.55 feet;**

**THENCE South 89°46'30" East a distance of 180.40 feet to the TRUE POINT OF BEGINNING;**

**THENCE South 89°46'30" East a distance of 100.00 feet;**

**THENCE North 00°13'30" East a distance of 751.66 feet;**

**THENCE North 89°50'20" West a distance of 100.00 feet;**

**THENCE South 00°13'30" West a distance of 751.55 feet to the POINT OF BEGINNING, having an area of 1.725 acres, more or less.**

# RECORD OF SURVEY / LOT LINE ADJUSTMENT

SHOWING A LOT LINE ADJUSTMENT BETWEEN  
THAT PROPERTY DESCRIBED IN  
FEE NO. 1995-673192 AND 2002-5789

AND  
FEE NO. 2008-8928 AND 2009-6455  
SITUATE IN  
THE NE 1/4 OF SECTION 28 AND THE NW 1/4 OF  
SECTION 27, TOWNSHIP 1 NORTH, RANGE 15 EAST  
GILA AND SALT RIVER MERIDIAN, GILA COUNTY, ARIZONA

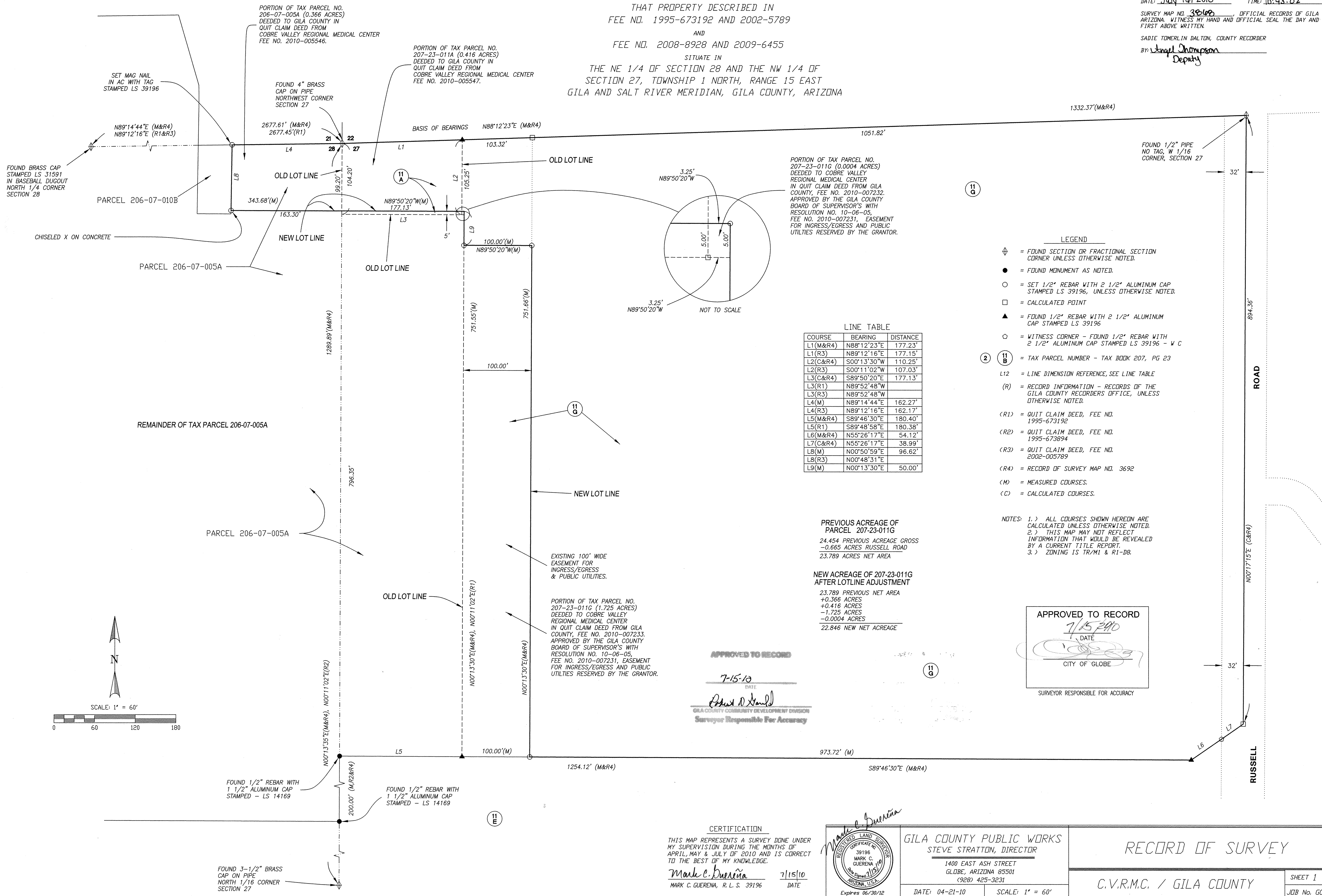
STATE OF ARIZONA, COUNTY OF GILA,  
I DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED  
AND RECORDED AT THE REQUEST OF: **C.V.R.M.C. + Gila County**

DATE: **July 16, 2010** TIME: **10:43:02**

SURVEY MAP NO. **3868**, OFFICIAL RECORDS OF GILA COUNTY,  
ARIZONA. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR  
FIRST ABOVE WRITTEN.

SADIE TOMERLIN DALTON, COUNTY RECORDER

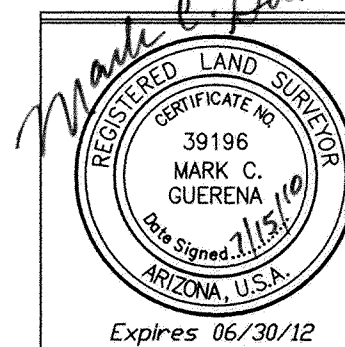
BY: **Angel Thompson**  
Deputy



RECORD OF SURVEY

GILA COUNTY PUBLIC WORKS  
STEVE STRATTON, DIRECTOR

1400 EAST ASH STREET  
GLOBE, ARIZONA 85501  
(928) 425-3231



DATE: 04-21-10

SCALE: 1" = 60'

C.V.R.M.C. / GILA COUNTY

SHEET 1 OF 1

JOB No. GC2010-11

3868

**ARF-2878**

**2. B.**

**Work Session**

Meeting Date: 11/25/2014

Submitted For: Jeffrey Hessenius, Finance Director

Submitted By: Jeannie Sgroi, Contracts Administrator, Finance Division

Department: Finance Division

Fiscal Year: 2014-2015

Budgeted?: No

Contract Dates Varies

Grant?: No

Begin & End:

Matching No

Fund?: Renewal

Requirement?:

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Information

Request/Subject

Advance approval to advertise Invitation for Bids for various items of construction for the Copper Administration Building.

Background Information

On September 30, 2014, the Board of Supervisors approved the purchase of a used modular structured building to relocate existing County departments and personnel from private leased offices to County property. This purchase will help mitigate the County's need to lease private office space.

Evaluation

During the course of completing the erection of the modular structured building, there will be several different areas of construction that will need to be performed. Building and site improvements need to be made prior to the occupancy of the structure.

It would save the County a great deal of time if advance approval were given to advertise various items of construction at various times as the different stages of construction are ready for each item of work that needs to be performed.

Gila County's process with regard to an Invitation for Bid is to: 1) obtain the Board of Supervisors' approval to advertise the Invitation for Bid in the official newspaper of the County; and 2) present information to the Board of Supervisors on the bids that were submitted in order for the Board to award a contract for the work to be performed. Per A.R.S. §34-201, a notice to contractors of intention to receive bids and contract for the proposed work shall be published by advertising in a newspaper of general circulation in the County in which the agent is located, for two consecutive publications if it is a weekly newspaper. Given agenda deadline dates and dates of Board meetings, a good amount of time can be lost between a Board meeting to 1) request approval to advertise the intent to bid; 2) the two week period required by Arizona statute to advertise the intent to bid; and 3) then submitting the bid results before the Board for the award of the contract.

Staff is requesting advanced approval from the Board of Supervisors, for the advertising portion only, of the sealed bid process, for any construction related projects which exceed the \$50,000 threshold, that have to do with the Copper Administration Building solely. The purpose of this request is to expedite the ability to send Invitations for Bid out and receive bids back in a timely manner. Once the bids have been submitted and opened, a recommendation would then be submitted to the Board of Supervisors, at a regular meeting, for award.

In lieu of taking each Request to Advertise before the Board each time a phase of construction is nearing commencement, a Request to Advertise form would be filled out by the Public Works Department, and then approved by the County Attorney's Office, the County Manager, and the Public Works Division Director.

### Conclusion

By the Board authorizing advance approval to advertise Invitations for Bids for various construction related services necessary for the Copper Administration Building as the project progresses, it will help to facilitate the completion of the construction for the project, which in turn will allow the Probation, Finance, Human Resources and Library District Departments and personnel to begin utilizing the building, thereby eliminating the need to rent private office space for the Probation Department.

It is advantageous for the Board of Supervisors to be presented with information during a Work Session regarding the potential future projects that will require advertising an Invitation for Bids which are related to the Copper Administration Building Project. After a discussion has been held during this Work Session, it is anticipated that this item will be placed on the Board's December 2nd meeting agenda for Board action.

### Recommendation

It is recommended that Public Works Division and Finance Division staff be allowed to provide information regarding an upcoming request to be presented to the Board of Supervisors to allow advance authority to advertise various Invitations for Bids in the Arizona Silver Belt newspaper at various times as the different phases of construction are nearing commencement on the Copper Administration Building Project.

### Suggested Motion

Information/Discussion regarding advance authorization for staff to advertise various Invitation for Bids in the local newspaper for construction projects directly related to the Copper Administration Building project, thereby saving time and allowing a more accurate window for scheduling the projects. (A list of projects is attached to this agenda item.)

**(Jeff Hessenius and Steve Stratton)**

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### Attachments

List of Construction Projects

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**COPPER ADMINISTRATION BUILDING**  
**Construction Projects**

**Construction Projects - Estimated to be over \$50,000**

Walls & Shotcrete  
Parking Lot Paving-Concrete  
Roof  
Building Remodel  
ADA Ramps, Sidewalk, Stucco

**Construction Projects - Estimated to be under \$50,000**

Fire Line - to be done in 2 phases  
- 1st Phase will run fire line from tap to hydrant  
- 2nd Phase will run fire line from hydrant to building  
Fire Line Tap - to be performed by the City of Globe  
Upper Sidewalk, Handrail and Road Realignment  
Fuel Tank Relocation  
Fuel Island - Concrete  
Fuel Island Utilities  
Signing and Striping  
Rain Gutters  
Fencing  
Tie-in Site Utilities (Sewer, Water, Communication)