

PURSUANT TO A.R.S. §38-431.01, THE GILA COUNTY BOARD OF SUPERVISORS WILL HOLD A MEETING AT THE GILA COUNTY COURTHOUSE, BOARD OF SUPERVISORS' HEARING ROOM, 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). THE MEETING IS ALSO TELEVISED TO THE GILA COUNTY TOMMIE CLINE MARTIN COMPLEX, BOARD OF SUPERVISORS' CONFERENCE ROOM, 707 S. COLCORD ROAD, PAYSON, ARIZONA. THE MEETING ROOMS WILL BE OPEN TO THE PUBLIC AT 9:00 A.M.

Citizens may watch the Board meeting live-streamed at:

<https://www.youtube.com/channel/UChCHWVqrI5AmJKbvYbO-k2A/live>

Citizens may submit written comments related to the March 26th Work Session agenda by no later than 5 p.m. on Monday, March 25th, by emailing to the Chief Deputy Clerk of the Board at strimble@gilacountyaz.gov or calling 928-402-8757. Citizens may also submit written comments during the meeting through YouTube. Please include the meeting date, agenda item number, your name, and your residence address in the email.

WORK SESSION - TUESDAY, MARCH 26, 2024 - 10:00 A.M.

1. **CALL TO ORDER - PLEDGE OF ALLEGIANCE**
2. **REGULAR AGENDA ITEMS:**
 - A. Information/Discussion regarding Gila County's proposed Townsite Act purchase for the Buckhead Mesa Landfill expansion. **(Melanie Mendez)**
3. **CALL TO THE PUBLIC:** A call to the public is held for public benefit to allow individuals to address the Board of Supervisors on 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), members of the Board of Supervisors and the County Manager may present a brief summary of current events. No action may be taken on the information 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. §38-431.03(A)(3).

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

ARF-8619

2. A.

Work Session

Meeting Date: 03/26/2024

Submitted For: Melanie Mendez, Recycling & Landfill Manager

Submitted By: Shannon Boyer, Executive Administrative Asst.

Department: Public Works Division: Recycling & Landfill Management

Information

Request/Subject

Buckhead Mesa Landfill Townsite Act Purchase

Background Information

The purpose of this Board of Supervisors' Work Session is to present information about the Townsite Act purchase for the Buckhead Mesa Landfill expansion. The land purchase includes a new material pit, land for the Roads Division, and an option of additional land that can be used for other Gila County Services, County Administration and Service and Sheriff's Office needs.

This Act authorizes the Secretary of Agriculture to set aside and designate National Forest System land for townsite purposes. Areas so designated may be sold to any qualifying county, city, or other governmental subdivision.

The current landfill is situated on a 51 acre site from the U.S. Forest Service via a Special Use Permit.

A flyover was conducted on June 30, 2022, showing 357,923 cubic yards are remaining at the Buckhead Mesa Landfill. Buckhead Mesa receives approximately 20,200 tons a year and will reach capacity in 2032.

Evaluation

n/a

Conclusion

To purchase land through the Townsite Act, Gila County we will be required to purchase the Buckhead Mesa Landfill, the road leading to the landfill, leachate ponds, and the current Roads Division/Landfill material pit.

Recommendation

n/a

Suggested Motion

Information/Discussion regarding Gila County's proposed Townsite Act purchase for the Buckhead Mesa Landfill expansion. **(Melanie Mendez)**

Attachments

Presentation for Buckhead Mesa Townsite Act

Buckhead Mesa
Landfill
Townsite Act
Purchase



GILA COUNTY PUBLIC
WORKS RECYCLING
AND LANDFILL
MANAGEMENT

Outline

Purpose

Status of the Buckhead Mesa Landfill and Timeline

Townsite Act Purchase Quick Overview - 55 Steps

Land Use Options

Land Appraisal and Acquisition Cost

Purpose

- ♦ The purpose of this work session is to present information about the Townsite Act Purchase for the Buckhead Mesa Landfill Expansion. The land purchase includes a new material pit, land for the Roads Division, and an option of additional land that can be used for other Gila County Services, County Administration and Service and Sheriff Department needs.

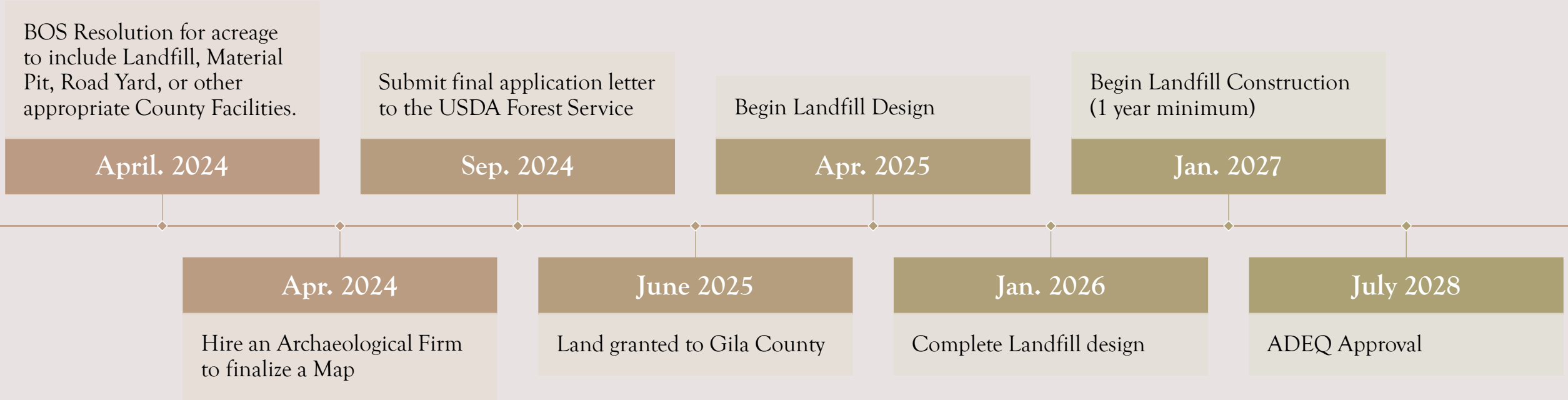
Facts:

To purchase land through the Townsite Act Gila County will be required to purchase the Buckhead Mesa Landfill, the road leading to the landfill, leachate ponds, and the current Road Division/Landfill material pit.



Status of the Buckhead Mesa Landfill

- Current landfill is situated on a 51 acres site from US Forest Service via a Special Use Permit.
- Based on the flyover on June 30, 2022, 357,923 cubic yards are remaining at the Buckhead Mesa Landfill. Buckhead Mesa receives approximately 20,200 tons a year and will reach capacity in 2032.



Timeline

Townsite Act Purchase Quick Overview



National Forest Townsite Act of July 31, 1958

This Act authorizes the Secretary of Agriculture to set aside and designate NFS land **for townsite purposes**. Areas designated may be **sold** to any **qualifying county, city, or other governmental subdivision**.

Law, Regulation, and Policy

- 72 Stat. 483; 7 U.S.C. 1012a
- 36 CFR 254.2 - 36 CFR 254.26
- FSH 5509.11, Sec. 22



Townsite Act Sales

- Only Western States: includes Alaska and the eleven contiguous Western States
- Adjacent to established community
- Community values must outweigh public objectives
- Not to exceed 640 acres
- Fair Market Value

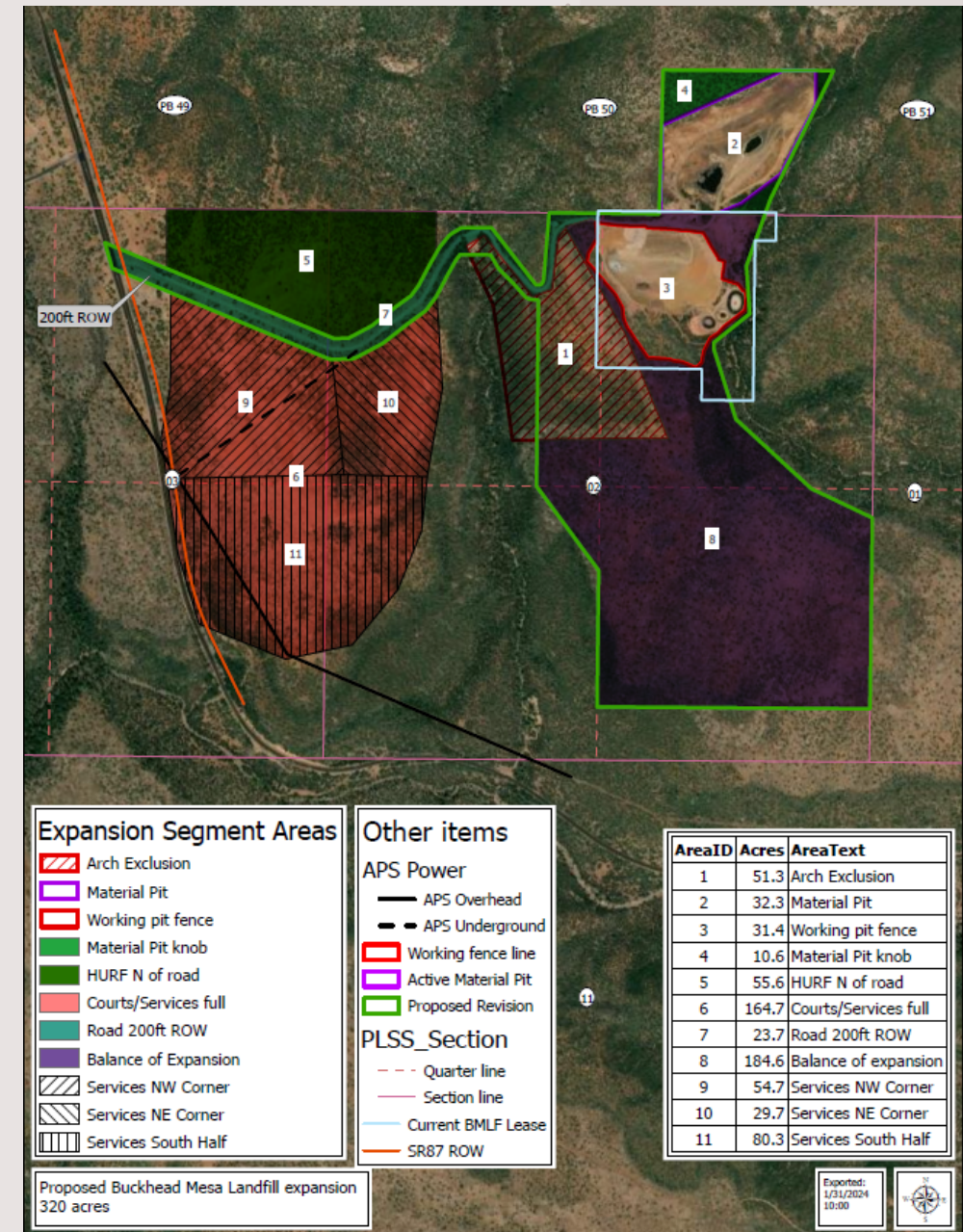


Townsite Act 55 Step Process

	Item #	Action Item	Responsible for Presentation	Item #	Action Item	Responsible for Presentation	
	1	Proposal/Application	Proponent	29	Prepare draft Decision Memo-Categorical Exclusion (DM-CE) or EA and DN/FONSI, if applicable (Incorporate comments from scoping into document)	Forest	
	2	Forest Plan Compliance Review/Eligibility/Public Benefits FS acceptance of Application	Forest	30	*Issue Decision Document - Publish Notice of Availability of Decision (EA)	Forest	
	3	Property identified for disposal in Facility Master Plan	Forest	31	*Decision appeal period (EA)	Forest	
	4	Townsite Designation Order (previously processed?)	RO	32	Letter offering Direct Sale, with purchase price	RO, Forest	
	5	Execute Agreement of Intent (AOI)	Forest, RO, Proponent	33	**Obtain Environmental Site Assessment (Phase I)	RO	
	6	Execute Collection Agreement	Proponent, Forest, ASC	34	Establish escrow services	Proponent, Title Company	
	7	Verification of Federal Acreage and Legal Descriptions	Regional Surveyor	35	Establish account for deposit of proceeds	RO, ASC	
	8	Signed Designation Order to BLM and request to segregate land	Forest	36	Prepare draft Quitclaim Deed	RO	
	9	*Notify Special Use Permit holders and adjacent landowners	Forest	37	Prepare Purchase & Sale Agreement	RO	
	10	Federal Land Status Report	RO	38	Prepare Closing & Escrow Instructions	RO	
	11	Request Mineral potential report	RO	39	Regional Land Adjustment Team Administrative Review	RO	
	12	Water Rights Analysis w/certificates, claims	Forest	40	Quitclaim Deed and Purchase & Sale Agreement to OGC - approval/opinion	RO	
	13	Identify potential issues and support(sensitivity)	Forest	41	Execution of Purchase & Sale Agreement	Forest, Proponent	
	14	Prepare encumbrance maps for Federal land	Regional Surveyor	42	Acknowledge Closing & Escrow Instructions	RO, Title Company	
	15	Request for Appraisal Services (RFAS)	RO	43	Billing for payment prepared and sent to Proponent	ASC	
	16	**Regional Appraiser arrange for appraisal	RO	44	Submission of Purchase Price to Escrow	Proponent, Title Company	
	17	Notify County Supervisors, Congressional Delegation, Tribal Governments, & other City, State, Agencies	Forest	45	*Prepare/obtain Easement Deeds for Special Use Permits, rights of prior use. Send to Escrow	Proponent, Title Company	
	18	Initiate Public Scoping	Forest	46	Execute Quitclaim Deed	RO	
	19	*Request BLM/FS land survey; have tract surveyed and monumented, if necessary	Regional Surveyor	47	Transmit Quitclaim Deed to Title Company for recording in County Records	RO, Title Company	
	20	*Request withdrawal revocations(s), if necessary	RO	48	Deposit of sale proceeds to account	Title Company	
	21	Prepare Cultural Report/SHPO Consultation	Forest	49	**Record Deed and Easement Deeds	Title Company	
	22	Prepare TES Report/Consultation	Forest	50	Original recorded Deed sent to Proponent, copy sent to FS	Title Company, Proponent, RO	
	23	Prepare Wetlands and Floodplains Reports	Forest	51	*Removal of FS personal property	Forest	
	24	*Mitigation Plan(s), if required by SHPO or FWS	Forest	52	*Terminate Special Use Permits	Forest	
	25	Prepare NEPA Analysis (CE or EA)/ SIR to EA	Forest	53	Remove/Adjust FS boundary signs and place new monumentation	Regional Surveyor	
	26	*NEPA Comment Period (EA)	Forest	54	Copies of Recorded QCD and Easement Deeds provided to BLM	RO	
	27	*Respond to NEPA comments (EA)	Forest	55	Post status to records and close completed case file	RO	
	28	Appraisal acceptance and approved for use by Review Appraiser	RO				

Land Use Options

- ♦ 100 Year Landfill
- ♦ Road Yard
- ♦ Material Pit
- ♦ Other County Services



Land Appraisal and Acquisition Cost

- Both Archeological oversight and feasibility studies should be considered in the “acquisition cost” of the land.
- The preliminary appraisal per acre is \$1,800.00; for planning purposes the total acquisition cost will be double the purchase cost based on meeting the requirement of the 55 step process.

Users	Acreage	Cost
Existing Landfill	31.4	\$113,040.00
New 100 yr landfill area	184.6	\$664,560.00
Road Contribution	7.4	\$26,640.00
Landfill Total	223.4	\$804,240.00
Existing Material Pit	42.9	\$154,440.00
New Pit /Staging	55.6	\$200,160.00
Road Contribution	7.4	\$26,640.00
HURF Total	105.9	\$381,240.00
County Admin/Services	164.7	\$592,920.00
Road Contribution	7.4	\$26,640.00
County Services Total	172.1	\$619,560.00
Grand Total		\$1,805,040.00
Assuming Acquisition Cost of	\$3,600	Per Acre