

FINAL AGENDA

REGULAR COUNCIL MEETING
TUESDAY
FEBRUARY 18, 2020

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:30 P.M. AND 6:00 P.M.

4:30 P.M. MEETING

Individual Items on the 4:30 p.m. meeting agenda may be postponed to the 6:00 p.m. meeting.

1. CALL TO ORDER

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this regular meeting, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

MAYOR EVANS

VICE MAYOR SHIMONI

COUNCILMEMBER ASLAN

COUNCILMEMBER MCCARTHY

COUNCILMEMBER ODEGAARD

COUNCILMEMBER SALAS

COUNCILMEMBER WHELAN

3. PLEDGE OF ALLEGIANCE AND MISSION STATEMENT

MISSION STATEMENT

The mission of the City of Flagstaff is to protect and enhance the quality of life for all.

4. PUBLIC PARTICIPATION

Public Participation enables the public to address the Council about an item that is not on the agenda. Comments relating to items that are on the agenda will be taken at the time that the item is discussed. If you wish to address the Council at tonight's meeting, please complete a comment card and submit it to the recording clerk as soon as possible. Your name will be called when it is your turn to speak. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.

5. **LIQUOR LICENSE PUBLIC HEARINGS**

- A. **Consideration and Action on Liquor License Application:** Michael Marquess, "Mother Road Brewing Company," 1300 E. Butler Avenue, Suite 200, Series 07 (beer and wine bar), Owner/Location Transfer.

STAFF RECOMMENDED ACTION:

Hold the Public Hearing; absent any valid concerns received from the public hearing, staff recommends the Council forward a recommendation for approval to the State.

6. **CONSENT ITEMS**

All matters under Consent Agenda are considered by the City Council to be routine and will be enacted by one motion approving the recommendations listed on the agenda. Unless otherwise indicated, expenditures approved by Council are budgeted items.

- A. **Consideration and Approval of Contract:** Consideration of a Contract for Human Resources Advertising Services

STAFF RECOMMENDED ACTION:

1. Approve a contract for Human Resources Advertising Services between the City of Flagstaff and Geo & Associates, Inc. for an amount not to exceed \$250,000; and
2. Authorize the City Manager to execute the necessary documents.

7. **ROUTINE ITEMS**

- A. **Consideration and Adoption of Ordinance No. 2020-04:** An ordinance of the City Council of the City of Flagstaff, authorizing the City of Flagstaff to enter into the Fifth Amendment to Development Agreement with Nestle Purina Petcare Company; providing for repeal of conflicting ordinances, severability, and establishing an effective date.

STAFF RECOMMENDED ACTION:

- 1) Read Ordinance No. 2020-04 by title only for the final time
- 2) City Clerk reads Ordinance No. 2020-04 by title only (if approved above)
- 3) Adopt Ordinance No. 2020-04

- B. **Consideration and Adoption of Resolution No. 2020-05:** A resolution of the Flagstaff City Council, authorizing the acquisition of real property interests necessary for the Rio De Flag Flood Control Project, confirming that the project is a public use for the benefit of the residents of the City of Flagstaff; providing for delegation of authority, condemnation authority, prior approval of purchases; and establishing an effective date

STAFF RECOMMENDED ACTION:

- 1) Read Resolution No. 2020-05 by title only
- 2) City Clerk reads Resolution No. 2020-05 by title only (if approved above)
- 3) Adopt Resolution No. 2020-05

RECESS

6:00 P.M. MEETING

RECONVENE

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this regular meeting, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

8. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

MAYOR EVANS	
VICE MAYOR SHIMONI	COUNCILMEMBER ODEGAARD
COUNCILMEMBER ASLAN	COUNCILMEMBER SALAS
COUNCILMEMBER MCCARTHY	COUNCILMEMBER WHELAN

9. PLEDGE OF ALLEGIANCE

10. PUBLIC PARTICIPATION

11. CARRY OVER ITEMS FROM THE 4:30 P.M. AGENDA

12. PUBLIC HEARING ITEMS

- A. Public Hearing:** On Land Use Assumptions and Infrastructure Improvement Plan in support of updated Public Safety Development (Impact Fees).

STAFF RECOMMENDED ACTION:

1. Hold Public Hearing
2. Provide notice to the public that April 7, 2020, is scheduled for Council's potential adoption of Land Use Assumptions and Infrastructure Improvement Plan

13. DISCUSSION ITEMS

- A. Case No. PZ-19-00187: Lake Mary Road and I-17 Zoning Code Text Amendment**
- B. Discussion on the Wastewater Biosolids Master Plan prepared by Carollo Engineers**

14. **COUNCIL LIAISON REPORTS**

15. **FUTURE AGENDA ITEM REQUESTS**

After discussion and upon agreement by three members of the Council, an item will be moved to a regularly-scheduled Council meeting.

- A. **Future Agenda Item Request (F.A.I.R.)** A Citizens' Petition requesting that the Council "formally declare 2020 the year of the mother in Flagstaff, Arizona to help promote and push conversations to take motherhood seriously to challenge local employers to find ways to better support mothers and get real about maternal mental health."
- B. **Future Agenda Item Request (F.A.I.R.)** A request by Councilmember Aslan to have a discussion about strategies that would recognize the true cost of carbon associated with transportation in Flagstaff and looking at options to offset that true cost in some fashion.

16. **CITY MANAGER REPORT**

- A. **City Manager Report**
- B. **Review of Outcomes from the December 5, 2019 Retreat**

17. **INFORMATIONAL ITEMS AND REPORTS FROM COUNCIL AND STAFF, FUTURE AGENDA ITEM REQUESTS**

18. **ADJOURNMENT**

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at _____ a.m./p.m. in accordance with the statement filed by the City Council with the City Clerk.

Dated this _____ day of _____, 2020.

Stacy Saltzburg, MMC, City Clerk

5. A.

CITY OF FLAGSTAFF STAFF SUMMARY REPORT

To: The Honorable Mayor and Council
From: Stacy Fobar, Deputy City Clerk
Date: 02/12/2020
Meeting Date: 02/18/2020



TITLE:

Consideration and Action on Liquor License Application: Michael Marquess, "Mother Road Brewing Company," 1300 E. Butler Avenue, Suite 200, Series 07 (beer and wine bar), Owner/Location Transfer.

STAFF RECOMMENDED ACTION:

Hold the Public Hearing; absent any valid concerns received from the public hearing, staff recommends the Council forward a recommendation for approval to the State.

Executive Summary:

The liquor license process begins at the State level and applications are then forwarded to the respective municipality for posting of the property and holding a public hearing, after which the Council recommendation is forwarded back to the State. A Series 07 beer and wine bar license allows a beer and wine bar retailer to sell and serve beer and wine, primarily by individual portions, to be consumed on the premises and in the original container for consumption on or off the premises. Series 07 licenses must be obtained through the person and/or location transfer of an existing license from another business. The Series 07 license is being transferred from Cirkadyne, Inc. Mother Road Brewing Company is an existing business in Flagstaff that is adding a Series 07 liquor license to its location; if approved, it will be the 26th active series 07 license in Flagstaff.

The property has been posted as required, and the Police and Community Development divisions have reviewed the application with no concerns noted. To view surrounding liquor licenses, please visit the [Active Liquor Licenses Map](#).

Financial Impact:

There is no budgetary impact to the City of Flagstaff as this is a recommendation to the State.

Policy Impact:

Not applicable.

Connection to Council Goal, Regional Plan, CAAP, and/or Strategic Plan:

Liquor licenses are a regulatory action and there is no Council goal that applies.

Has There Been Previous Council Decision on This:

Not applicable.

Key Considerations:

Because the application is for a person and location transfer, consideration may be given to both the applicant's personal qualifications as well as the location.

The deadline for issuing a recommendation on this application is February 20, 2020.

Community Benefits and Considerations:

This business will contribute to the tax base of the community. We are not aware of any other relevant considerations.

Community Involvement:

The application was properly posted on January 27, 2020. No written protests have been received to date.

Attachments:

[Letter to Applicant](#)

[Hearing Procedures](#)

[Series 07 Description](#)

[Mother Road - PD Memo](#)

[Mother Road - Zoning Memo](#)

[Mother Road - Map](#)

OFFICE OF THE CITY CLERK

February 3, 2020

Mother Road Brewing Company
1300 E. Butler Avenue
Suite 200
Flagstaff, AZ 86001

Dear Mr. Marquess:

Your application for a new Series 07 Liquor License for Mother Road Brewing Company located at 1300 E. Butler Avenue, Suite 200 was posted on January 27, 2020. The City Council will consider the application at a public hearing during their regularly scheduled City Council Meeting on **Tuesday, February 18, 2020 which begins at 4:30 p.m.**

It is important that you or your representative attend this Council Meeting and be prepared to answer any questions that the City Council may have. Failure to be available for questions could result in a recommendation for denial of your application. We suggest that you contact your legal counsel or the Department of Liquor Licenses and Control at 602-542-5141 to determine the criteria for your license. To help you understand how the public hearing process will be conducted, we are enclosing a copy of the City's liquor license application hearing procedures.

The twenty-day posting period for your liquor license application is set to expire on February 16, 2020 and the application may be removed from the premises at that time.

There is an \$815 application fee which needs to be received prior to the hearing date. Payment can be made online at <https://www.flagstaff.az.gov/2452/E--Services> under Business Licensing Payment Online Services by clicking Liquor License Request Payment, in person at the payment window, or you can send a check to my attention at 211 W. Aspen Ave., Flagstaff, AZ 86001.

If you have any questions, please feel free to call me at 928-213-2077.

Sincerely,

Stacy M. Fobar
Deputy City Clerk

Enclosure



City of Flagstaff

Liquor License Application Hearing Procedures

1. When the matter is reached at the Council meeting, the presiding officer will open the public hearing on the item.
2. The presiding officer will request that the Applicant come forward to address the Council regarding the application in a presentation not exceeding ten (10) minutes. Council may question the Applicant regarding the testimony or other evidence provided by the Applicant.
3. The presiding officer will then ask whether City staff have information to present to the Council regarding the application. Staff should come forward at this point and present information to the Council in a presentation not exceeding ten (10) minutes. Council may question City staff regarding the testimony or other evidence provided by City staff.
4. Other parties, if any, may then testify, limited to three (3) minutes per person. Council may question these parties regarding the testimony they present to the Council.
5. The Applicant may make a concise closing statement to the Council, limited to five (5) minutes. During this statement, Council may ask additional questions of the Applicant.
6. City staff may make a concise closing statement to the Council, limited to five (5) minutes. During this statement, Council may ask additional questions of City Staff.
7. The presiding officer will then close the public hearing.
8. The Council will then, by motion, vote to forward the application to the State with a recommendation of approval, disapproval, or shall vote to forward with no recommendation.

R19-1-702. Determining Whether to Grant a License for a Certain Location

- A. To determine whether public convenience requires and the best interest of the community will be substantially served by issuing or transferring a license at a particular unlicensed location, local governing authorities and the Board may consider the following criteria:
1. Petitions and testimony from individuals who favor or oppose issuance of a license and who reside in, own, or lease property within one mile of the proposed premises;
 2. Number and types of licenses within one mile of the proposed premises;
 3. Evidence that all necessary licenses and permits for which the applicant is eligible at the time of application have been obtained from the state and all other governing bodies;
 4. Residential and commercial population of the community and its likelihood of increasing, decreasing, or remaining static;
 5. Residential and commercial population density within one mile of the proposed premises;
 6. Evidence concerning the nature of the proposed business, its potential market, and its likely customers;
 7. Effect on vehicular traffic within one mile of the proposed premises;
 8. Compatibility of the proposed business with other activity within one mile of the proposed premises;
 9. Effect or impact on the activities of businesses or the residential neighborhood that might be affected by granting a license at the proposed premises;
 10. History for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant received a detailed report of the violations and criminal activity at least 20 days before the hearing by the Board;
 11. Comparison of the hours of operation at the proposed premises to the hours of operation of existing businesses within one mile of the proposed premises; and
 12. Proximity of the proposed premises to licensed childcare facilities as defined by A.R.S. § 36-881.
- B. This Section is authorized by A.R.S. § 4-201(I).

License Types: Series 07 Beer and Wine Bar License

Transferable (From person to person and/or location to location within the same county only)

On & off-sale retail privileges

Note: Terms in **BOLD CAPITALS** are defined in the [glossary](#).

PURPOSE:

Allows a beer and wine bar retailer to sell and serve beer and wine, primarily by individual portions, to be consumed on the premises and in the original container for consumption on or off the premises.

ADDITIONAL RIGHTS AND RESPONSIBILITIES:

A retailer with off-sale privileges may deliver spirituous liquor off of the licensed premises in connection with a retail sale. Payment must be made no later than the time of **DELIVERY**. The retailer must complete a Department approved "Record of Delivery" form for each spirituous liquor retail delivery.

On any original applications, new managers and/or the person responsible for the day-to-day operations must attend a basic and management training class.

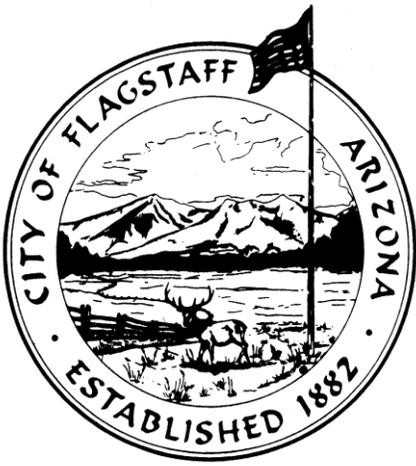
A licensee acting as a **RETAIL AGENT**, authorized to purchase and accept delivery of spirituous liquor by other licensees, must receive a certificate of registration from the Department.

A **PREGNANCY WARNING SIGN** for pregnant women consuming spirituous liquor must be posted within twenty (20) feet of the cash register or behind the bar.

A log must be kept by the licensee of all persons employed at the premises including each employee's name, date and place of birth, address and responsibilities.

Off-sale ("To Go") package sales can be made on the bar premises as long as the area of off-sale operation does not utilize a separate entrance and exit from the one provided for the bar.

Bar, beer and wine bar and restaurant licensees must pay an annual surcharge of \$20.00. The money collected from these licensees will be used by the Department for an auditor to review compliance by restaurants with the restaurant licensing provisions of ARS 4-205.02.



FLAGSTAFF POLICE DEPARTMENT

911 SAWMILL RD • FLAGSTAFF, ARIZONA 86001 • (928) 779-3646

ADMIN FAX (928)213-3372

TDD 1-800-842-4681



Chief of Police
Kevin D. Treadway

MEMORANDUM

Memo # 20-008

TO Chief Treadway

FROM Sergeant Collin Seay

DATE January 28th, 2020

REF **Liquor License Series 7 (Beer and Wine Bar) Application for Location and Person Transfer for Mother Road Brewing Company**

On January 28th, 2020, I initiated an investigation into an application for a series 7 liquor (Beer and Wine Bar) license person and location transfer for Mother Road Brewing Company located at 1300 E Butler Avenue Suite 200 in Flagstaff. The application license number is 07030073 and was purchased on the open market. The license transfer is being requested by Michael Marquess (Agent and Controlling Person), and he currently operating with a Series 3 (#03033015) Microbrewers license at this same location. Michael advised over the phone he is looking to stack this Series 7 with his existing Series 3 license to expand the amount of beer and wine he can sell at this location.

Michael advised he possesses another Series 3 license (#03033007) at 7 S Mikes Pike, and he previously stacked a Series 7 (#07030024) with that license which allows him to sell a broader lineup of beer and wine at this location. Michael said he is looking to run the exact same license set up at the Butler location as well. I was unable to find any liquor violations against any of the license's Michael possesses. Michael advised he has previously taken the mandatory liquor law training, and it has expired. Michael said he is in the process of completing the training within the next week before the council meeting.

I checked Michael through public access and local systems, and no derogatory records could be found of the applicant. Michael advised they would serve alcohol from 4:00 pm to 9:00 pm each day of the week as they have in the past. Michael advised he would be present for the February 18th, 2020 council date.



Planning and Development Services Memorandum

To: Stacy Fobar, Deputy City Clerk
From: Reggie Eccleston, Code Compliance Manager
CC: Tiffany Antol, Planning Director
Date: Jan. 31, 2020
Re: Application for Liquor License #94285
1300 E. Butler Ave. Ste. 200, Flagstaff, Arizona 86001
Assessor's Parcel Number 104-07-002C
Michael Marquess on behalf of Mother Road Brewing Company

This application is a request for a new Series 07 Beer & Wine liquor license by Michael Marquess on behalf of Mother Road Brewing Company. This business is located within the Light Industrial district. This district does allow for this use.

There are no active Zoning Code violations associated with the applicant or the property at this time.

Mother Road Brewing

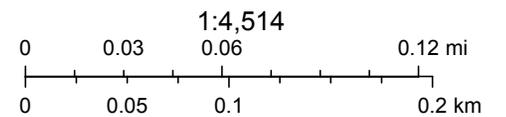


1/21/2020, 9:32:30 AM

Liquor Licenses

● Beer and Wine Store

● In State Microbrewery



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Web AppBuilder for ArcGIS

Coconino County, County of Yavapai, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

**CITY OF FLAGSTAFF
STAFF SUMMARY REPORT**

To: The Honorable Mayor and Council
From: Jeanie Gallagher, Human Resources Director
Date: 02/12/2020
Meeting Date: 02/18/2020



TITLE:

Consideration and Approval of Contract: Consideration of a Contract for Human Resources Advertising Services

STAFF RECOMMENDED ACTION:

1. Approve a contract for Human Resources Advertising Services between the City of Flagstaff and Geo & Associates, Inc. for an amount not to exceed \$250,000; and
2. Authorize the City Manager to execute the necessary documents.

Executive Summary:

This contract for Human Resources Advertising Services ("Contract") will authorize Geo & Associates, Inc. to market and advertise job openings for each of the departments within the City of Flagstaff.

Geo & Associates, Inc. has been providing recruitment marketing services since 1981 and if the Contract is awarded, will manage the City's recruitment campaigns to include posting the job ad and placing any media associated with increasing the reach of the job ad. City staff will continue managing the recruitment process.

Geo & Associates, Inc. specializes in government and municipal contracts and are well-versed in supporting the Arizona market with three (3) Arizona offices.

Financial Impact:

The total cost of the Contract is dependent on the number of job postings and the media types selected. The FY 2018-2019 total cost was \$220,700 with the current vendor. Advertising costs are charged to the divisions posting jobs.

Policy Impact:

No policies are impacted as a result of this Contract.

Connection to Council Goal, Regional Plan, CAAP, and/or Strategic Plan:

"Personnel" Attract and retain quality staff.

Has There Been Previous Council Decision on This:

No.

CITY OF FLAGSTAFF
CONTRACT FOR PURCHASE OF MATERIALS/SERVICES
Contract No. 2020-10

This Contract is entered into this ____ day of _____, 20__ by and between the City of Flagstaff, a political subdivision of the State of Arizona ("City"), and Geo & Associates, Inc. ("Contractor").

WHEREAS, the City of Flagstaff desires to receive, and Contractor is able to provide materials and/or services; and

NOW THEREFORE, in consideration for the mutual promises contained herein, the parties agree as follows:

1. Scope of Work: Contractor shall provide the materials and/or services generally described as follows:

Human Resources Advertising Services

and as more specifically described in the scope of work attached hereto as Exhibit A.

2. Compensation: In consideration for the Contractor's satisfactory performance, City shall pay Contractor no more than two hundred and fifty thousand dollars and zero cents (\$250,000.00). Any price adjustments must be approved by mutual written consent of the parties. The City Manager or his/her designee (the Purchasing Director) may approve an adjustment if the annual contract price is less than \$50,000; otherwise City Council approval is required.
3. Standard Terms and Conditions: The City of Flagstaff Standard Terms and Conditions, attached hereto as Exhibit B are hereby incorporated into this Contract by reference by reference and shall apply to performance of this Contract, except to the extent modified in Exhibit A.
4. Contract Term: The Contract term is for a period of two (2) years unless terminated pursuant to the Standard Terms and Conditions. This Contract will be effective as of the date signed by both parties. Performance shall commence within ten (10) days from City's issuance of the Notice to Proceed, consistent with the schedule of services.
5. Renewal: This Contract may be renewed or extended for up to two (2), two (2)-year additional years by mutual written consent of the parties. The City Manager or his designee (the Purchasing Director) shall have authority to approve renewal on behalf of the City.
6. Notice: Any formal notice required under this Contract shall be in writing and sent by certified mail and email as follows:
7. Authority: Each party warrants that it has authority to enter into this Contract and perform its obligations hereunder, and that it has taken all actions necessary to enter into this Contract.

To the City:

Emily Markel
Senior Procurement Specialist
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, Arizona 86001
emarkel@flagstaffaz.gov
Phone: (928) 213-2276

With a copy to:

Human Resources Manager
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001
SFisher@flagstaffaz.gov
Phone: (928) 213-2088

To Contractor:

Georgia Lacy
Geo & Associates, Inc.
4251 E. Fifth St.
Tucson, AZ 85711
geoadv@geo4ads.com
Phone: (520) 323-3221

GEO & ASSOCIATES, INC.

Print name: _____

Title: _____

Date: _____

CITY OF FLAGSTAFF

Print name: _____

Title: _____

Date: _____

Attest:

City Clerk

Approved as to form:

City Attorney's Office

Notice to Proceed issued: _____, 20__

**EXHIBIT A
SCOPE OF WORK**

(attached: contractor's awarded proposal)

**EXHIBIT B
CITY OF FLAGSTAFF STANDARD TERMS AND CONDITIONS**

IN GENERAL

1. **NOTICE TO PROCEED:** Contractor shall not commence performance until after City has issued a Notice to Proceed.
2. **LICENSES AND PERMITS:** Contractor shall maintain current federal, state, and local licenses, permits and approvals required for performance of the Contract, and provide copies to City upon request.
3. **COMPLIANCE WITH LAWS:** Contractor shall comply with all applicable federal, state and local laws, regulations, standards, codes and ordinances in performance of this Contract.
4. **NON-EXCLUSIVE:** Unless expressly provided otherwise in the Contract, this Contract is non-exclusive, and the City reserves the right to contract with others for materials or services.
5. **SAMPLES:** Any sample submitted to the City by the Contractor and relied upon by City as representative of quality and conformity, shall constitute an express warranty that all materials and/or service to be provided to City shall be of the same quality and conformity.

MATERIALS

6. **PURCHASE ORDERS:** The City will issue a purchase order for the materials covered by the Contract, and such order will reference the Contract number.
7. **QUALITY:** Contractor warrants that all materials supplied under this Contract will be new and free from defects in material or workmanship. The materials will conform to any statements made on the containers or labels or advertisements for the materials and will be safe and appropriate for use as normally used. City's inspection, testing, acceptance or use of materials shall not serve to waive these quality requirements. This warranty shall survive termination or expiration of the Contract.
8. **ACCEPTANCE:** All materials and services provided by Contract are subject to final inspection and acceptance by the City. Materials and services failing to conform to the Contract specifications may be rejected in whole or part. If rejected, Contractor is responsible for all costs associated arising from rejection.
9. **MANUFACTURER'S WARRANTIES:** Contractor shall deliver all Manufacturer's Warranties to City upon City's acceptance of the materials.
10. **PACKING AND SHIPPING:** Contractor shall be responsible for industry standard packing which conforms to requirements of carrier's tariff and ICC regulations. Containers shall be clearly marked as to lot number, destination, address and purchase order number. All shipments shall be F.O.B. Destination, City of Flagstaff, 211 West Aspen Avenue, Flagstaff, Arizona 86001, unless otherwise specified by the City. C.O.D. shipments will not be accepted.

11. **TITLE AND RISK OF LOSS:** The title and risk of loss of material shall not pass to the City until the City actually receives the material at the point of delivery, and the City has completed inspection and has accepted the material, unless the City has expressly provided otherwise in the Contract.
12. **NO REPLACEMENT OF DEFECTIVE TENDER:** Every tender of materials shall fully comply with all provisions of the Contract. If a tender is made which does not fully conform, this shall constitute a breach and Contractor shall not have the right to substitute a conforming tender without prior written approval from the City.
13. **DEFAULT IN ONE INSTALLMENT TO CONSTITUTE TOTAL BREACH:** Contractor and may not substitute nonconforming materials, or services. Delivery of nonconforming materials, and/or services, or a default of any nature, at the option of the City, shall constitute shall deliver conforming materials, or services, in each installment or lot of the contract a breach of the contract as a whole.
14. **SHIPMENT UNDER RESERVATION PROHIBITED:** Contractor is not authorized to ship materials under reservation and no tender of a bill of lading shall operate as a tender of the materials.
15. **LIENS:** All materials and other deliverables supplied to the City shall be free of all liens other than the security interest held by Contractor until payment in full is made by the City. Upon request of the City, Contractor shall provide a formal release of all liens.
16. **CHANGES IN ORDERS:** The City reserves the right at any time to make changes in any one or more of the following: (a) methods of shipment or packing; (b) place of delivery; and (c) quantities. If any change causes an increase or decrease in the cost of or the time required for performance, an equitable adjustment may be made in the price or delivery schedule, or both. Any claim for adjustment shall be evidenced in writing and approved by the City Purchasing Director prior to the institution of the change.

PAYMENT

17. **INVOICES:** A separate invoice shall be issued for each shipment and each job completed. Invoices shall include the Contract and/or Purchase Order number, and dates when goods were shipped, or work performed. Invoices shall be sent within 30 days following performance. Payment will only be made for satisfactory materials and/or services received and accepted by City.
18. **LATE INVOICES:** The City may deduct up to 10% of the payment price for late invoices. The City operates on a fiscal year budget, from July 1 through the following June 30. Except in unusual circumstances, which are not due to the fault of Contractor, City will not honor any invoices or claims submitted after August 15 for materials or services supplied in the prior fiscal year.
19. **TAXES:** Contractor shall be responsible for payment of all taxes including federal, state, and local taxes related to or arising out of Contractor's performance of this Contract. Such taxes include but are not limited to federal and state income tax, social security tax, unemployment insurance taxes, transaction privilege taxes, use taxes, and any other taxes or business license fees as required.

Exception: The City will pay any taxes which are specifically identified as a line item dollar amount in the Contractor's bid, proposal, or quote, and which were considered and approved by the City as part of the Contract award process. In this event, taxes shall be identified as a separate line item in Contractor's invoices.

20. **FEDERAL EXCISE TAXES:** The City is exempt from paying certain Federal Excise Taxes and will furnish an exemption certificate upon request.
21. **FUEL CHARGES:** Contractor at its own expense is liable for all fuel costs related to performance. No fuel surcharges will be accepted or paid by City.
22. **DISCOUNTS:** If the Contract provides for payment discounts, payment discounts will be computed from the later date of the following: (a) when correct invoice is received by the City; or (b) when acceptable materials and/or materials were received by City.
23. **AMOUNTS DUE TO THE CITY:** Contractor must be current and remain current in all obligations due to the City during performance. Payments to Contractor may be offset by any delinquent amounts due to City or fees and charges owed to City under this Contract.
24. **OFAC:** No City payments may be made to any person in violation of Office of Foreign Assets Control regulations, 31 C.F.R. Part 501.

SERVICES

25. **INDEPENDENT CONTRACTOR:** Contractor shall be an independent contractor for purposes of all laws, including but not limited to the Fair Labor Standards Act, Federal Insurance Contribution Act, Social Security Act, Federal Unemployment Tax Act, Internal Revenue Code, Immigration and Naturalization Act; Arizona revenue and taxation, workers' compensation, and unemployment insurance laws.
26. **CONTROL:** Contractor shall be responsible for the control of the worksite.
27. **WORK SITE:** Contractor shall inspect the worksite and notify the City in writing of any deficiencies or needs prior to commencing work.
28. **SAFEGUARDING PROPERTY:** Contractor shall responsible for any damage to real property of the City or adjacent property in performance of the work and safeguard the worksite.
29. **QUALITY:** All work shall be of good quality and free of defects, performed in a diligent and professional manner.
30. **ACCEPTANCE:** If work is rejected by the City due to noncompliance with the Contract, the City, after notifying Contractor in writing, may require Contractor to correct the deficiencies at Contractor's expense, or cancel the work order and pay Contractor only for work properly performed.
31. **WARRANTY:** Contractor warrants all work for a period of one (1) year following final acceptance by the City. Upon receipt of written notice from the City, Contractor at its own expense shall promptly correct work rejected as defective or as failing to conform to the Contract, whether observed before or after acceptance, and whether or not fabricated, installed or completed by Contractor, and shall bear all costs of correction. If Contractor does not correct deficiencies within

a reasonable time specified in the written notice from the City, the City may perform the work and Contractor shall be liable for the costs. This one-year warranty is in addition to, and does not limit Contractor's other obligations herein. This warranty shall survive termination or expiration of the Contract.

INSPECTION, RECORDS, ADMINISTRATION

32. **RECORDS:** The City shall have the right to inspect and audit all Contractor books and records related to the Contract for up to five (5) years after completion of the Contract.
33. **RIGHT TO INSPECT BUSINESS:** The City shall have the right to inspect the place of business of the Contractor or its subcontractor during regular business hours at reasonable times, to the extent necessary to confirm Contract performance.
34. **PUBLIC RECORDS:** This Contract and any related materials are a matter of public record and subject to disclosure pursuant to Arizona Public Records Law, A.R.S. § 39-121 et seq. If Contractor has clearly marked its proprietary information as "confidential", the City will endeavor to notify Contractor prior to release of such information.
35. **CONTRACT ADMINISTRATION:** Contractor will be required to participate in the City's Contract Administration Process. Contractor will be closely monitored for contract compliance and will be required to promptly correct any deficiencies.

INDEMNIFICATION, INSURANCE

36. **GENERAL INDEMNIFICATION:** Contractor shall indemnify, defend and hold harmless the City, its council, boards and commissions, officers, employees from all losses, claims, suits, payments and judgments, demands, expenses, attorney's fees or actions of any kind resulting from personal injury to any person, including employees, subcontractors or agents of Contractor or damages to any property arising or alleged to have arisen out of the negligent performance of the Contract, except any such injury or damages arising out of the sole negligence of the City, its officers, agents or employees. This indemnification provision shall survive termination or expiration of the Contract. This indemnification clause shall not apply, if a different indemnification clause is included in the City's Specific Terms and Conditions.
37. **INSURANCE:** Contractor shall maintain all insurance coverage required by the City, including public liability and worker's compensation.
38. **INTELLECTUAL PROPERTY INDEMNIFICATION:** Contractor shall indemnify and hold harmless the City against any liability, including costs and expenses, for infringement of any patent, trademark or copyright or other proprietary rights of any third parties arising out of contract performance or use by the City of materials furnished or work performed under this Contract. Contractor shall promptly assume full responsibility for the defense of any suit or proceeding which is, has been, or may be brought against the City and its agents for alleged infringement, or alleged unfair competition resulting from similarity in design, trademark or appearance of goods, and indemnify the City against any and all expenses, losses, royalties, profits and damages, attorney's fees and costs resulting from such proceedings or settlement thereof. This indemnification shall survive termination or expiration of the Contract.

CONTRACT CHANGES

39. **PRICE INCREASES:** Except as expressly provided for in the Contract, no price increases will be approved.
40. **COMPLETE AGREEMENT:** The Contract is intended to be the complete and final agreement of the parties.
41. **AMENDMENTS:** This Contract may be amended by written agreement of the parties.
42. **SEVERABILITY:** If any term or provision of this Contract is found by a court of competent jurisdiction to be illegal or unenforceable, then such term or provision is deemed deleted, and the remainder of this Contract shall remain in full force and effect.
43. **NO WAIVER:** Each party has the right insist upon strict performance of the Contract, and the prior failure of a party to insist upon strict performance, or a delay in any exercise of any right or remedy, or acceptance of materials or services, shall not be deemed a waiver of any right to insist upon strict performance.
44. **ASSIGNMENT:** This Contract may be assigned by Contractor with prior written consent of the City, which will not be unreasonably withheld. Any assignment without such consent shall be null and void. Unless expressly provided for in a separately executed Consent to Assignment, no assignment shall relieve Contractor (Assignor) from any of its obligations and liabilities under the Contract with respect to City. The Purchasing Director shall have authority to consent to an assignment on behalf of City.
45. **BINDING EFFECT:** This Contract shall be binding upon and inure to the benefit of the parties and their successors and assigns.

EMPLOYEES AND SUBCONTRACTORS

46. **SUBCONTRACTING:** Contractor may subcontract work in whole or in part with the City's advance written consent. City reserves the right to withhold consent if subcontractor is deemed irresponsible and/or subcontracting may negatively affect performance. All subcontracts shall comply with the underlying Contract. Contractor is responsible for Contract performance whether or not subcontractors are used.
47. **NONDISCRIMINATION:** Contractor warrants that it complies with any state and federal laws, rules and regulations which mandate that all persons, regardless of race, color, pregnancy, religion, sex, sexual orientation, gender identity, genetic information, age, national origin, disability, veteran status, caregiving responsibilities, or familial status shall have equal access to employment opportunities. Contractor shall take affirmative action to ensure that it will not participate either directly or indirectly in the discrimination prohibited by or pursuant to Title VI of the Civil Rights Act of 1964, Pregnancy Discrimination Act of 1978, Americans with Disabilities Act of 2008 as amended, Section 504 of the Rehabilitation Act of 1973, Section 109 of the Housing and Community Development Act of 1974, the Age Discrimination Act of 1975, Age Discrimination and Employment Act of 1967 as amended, Genetic Information Nondiscrimination Act of 2008. In addition, any Contractor shall also comply with City Code, Chapter 14-02, Civil Rights which prohibits discrimination based upon sexual orientation, or gender identity or expression.

- 48. DRUG FREE WORKPLACE:** The City has adopted a Drug Free Workplace policy for itself and those doing business with the City to ensure the safety and health of all persons working on City contracts and projects. Contractor personnel shall abstain from use or possession of illegal drugs while engaged in performance of this Contract.
- 49. IMMIGRATION LAWS:** Pursuant to A.R.S. § 41-4401, Contractor hereby warrants to the City that the Contractor and each of its subcontractors will comply with, and are contractually obligated to comply with, all State and Federal Immigration laws and regulations that relate to its employees and A.R.S. § 23-214(A) (hereinafter "Contractor Immigration Warranty"). A breach of the Contractor Immigration Warranty shall constitute a material breach of this Contract and shall subject the Contractor to penalties up to and including termination of this Contract at the sole discretion of the City. The City retains the legal right to inspect the papers of any Contractor or subcontractor employee who works on this Contract to ensure compliance with the Contractor Immigration Warranty. Contractor agrees to assist the City in regard to any such inspections. The City may, at its sole discretion, conduct random verification of the employment records of the Contractor and any subcontractors to ensure compliance with Contractor's Immigration Warranty. Contractor agrees to assist the City in regard to any random verification performed. Neither Contractor nor any subcontractor shall be deemed to have materially breached the Contractor Immigration Warranty if Contractor or subcontractor establishes that it has complied with the employment verification provisions prescribed by sections 274A and 274B of the Federal Immigration and Nationality Act and the E-verify requirements prescribed by A.R.S. § 23-214(A).

DEFAULT AND TERMINATION

- 50. TERMINATION FOR DEFAULT:** Prior to terminating this Contract for a material breach, the non-defaulting party shall give the defaulting party written notice and reasonable opportunity to cure the default, not to exceed thirty (30) days unless a longer period of time is granted by the non-defaulting party in writing. In the event the breach is not timely cured, or in the event of a series of repeated breaches the non-defaulting party may elect to terminate Contract by written notice to Contractor, which shall be effective upon receipt. In the event of default, the parties may execute all remedies available at law in addition Contract remedies provided for herein.
- 51. CITY REMEDIES:** In the event of Contractor's default, City may obtain required materials and/or services from a substitute contractor, and Contractor shall be liable to the City to pay for the costs of such substitute service. City may deduct or offset the cost of substitute service from any balance due to Contractor, and/or seek recovery of the costs of substitute service against any performance security, and/or collect any liquidated damages provided for in the Contract. Remedies herein are not exclusive.
- 52. CONTRACTOR REMEDIES:** In the event of City's default, Contractor may pursue all remedies available at law, except as provided for herein.
- 53. SPECIAL DAMAGES:** In the event of default, neither party shall be liable for incidental, special, or consequential damages.
- 54. TERMINATION FOR NONAPPROPRIATION OF FUNDS:** The City may terminate all or a portion of this Contract due to budget constraints and non-appropriation of funds for the following fiscal year, without penalty or liability to Contractor.

55. **TERMINATION FOR CONVENIENCE:** Unless expressly provided for otherwise in the Contract, this Contract may be terminated in whole or part by the City for convenience upon thirty (30) days written notice, without further penalty or liability to Contractor. If this Contract is terminated, City shall be liable only for payment for satisfactory materials and/or services received and accepted by City before the effective date of termination.
56. **TERMINATION DUE TO INSOLVENCY:** If Contractor becomes a debtor in a bankruptcy proceeding, or a reorganization, dissolution or liquidation proceeding, or if a trustee or receiver is appointed over all or a substantial portion of the property of Contractor under federal bankruptcy law or any state insolvency law, Contractor shall immediately provide the City with a written notice thereof. The City may terminate this Contract, and Contractor is deemed in default, at any time if the Contractor becomes insolvent, or is a party to any voluntary bankruptcy or receivership proceeding, makes an assignment for a creditor, or there is any similar action that affects Contractor's ability to perform under the Contract.
57. **PAYMENT UPON TERMINATION:** Upon termination of this Contract, City will pay Contractor for satisfactory performance up until the effective date of termination. City shall make final payment within thirty (30) days from receipt of the Contractor's final invoice.
58. **CANCELLATION FOR GRATUITIES:** The City may cancel this Contract at any time, without penalty or further liability to Contractor, if City determines that Contractor has given or offered to give any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant ("Gratuities") in connection with award or performance of the Contract.
59. **CANCELLATION FOR CONFLICT OF INTEREST (A.R.S. § 38-511):** The City may cancel this Contract within three (3) years after its execution, without penalty or further liability to Contractor.

MISCELLANEOUS

60. **ADVERTISING:** Contractor shall not advertise or publish information concerning its Contract with City, without the prior written consent of the City.
61. **NOTICES:** All notices given pursuant to this Contract shall be delivered at the addresses as specified in the Contract or updated by Notice to the other party. Notices may be: (a) personally delivered, with receipt effective upon personal delivery; (b) sent via certified mail, postage prepaid, with receipt deemed effective four (4) days after being sent; (c) or sent by overnight courier, with receipt deemed effective two (2) days after being sent. Notice may be sent by email as a secondary form of notice.
62. **THIRD PARTY BENEFICIARIES:** This Contract is intended for the exclusive benefit of the parties. Nothing herein is intended to create any rights or responsibilities to third parties.
63. **GOVERNING LAW:** This Contract shall be construed in accordance with the laws of Arizona.
64. **FORUM:** In the event of litigation relating to this Contract, any action at law or in equity shall be filed in Coconino County, Arizona.
65. **ATTORNEYS' FEES:** If any action at law or in equity is necessary to enforce the terms of this Contract, the prevailing party shall be entitled to recover its reasonable attorneys' fees, costs, professional fees and expenses.

Solicitation No. 2020-10
Human Resources Advertising Services
Monday November 25th at 3:00PM
City of Flagstaff Purchasing Division

Submitted By: Geo & Associates



GEO
PRESENTED BY
(520) 323-3221

Welcome Remarks

Geo & Associates Inc. is an experienced, longstanding recruitment marketing agency with local, national and international clients. We are recruitment experts specializing in government and municipal contracts. We have three Arizona offices across the state and a strong desire to provide quality, affordable recruitment services that bring value to our clients. From strategy and ad design to messaging and evaluation, Geo provides full-service recruitment services with an expert team of 31 professionals.

We are well-versed in the Arizona market and we specialize in all phases of recruitment marketing for government organizations. From analysis of existing employment needs and facilitation of recruitment efforts, to the development of comprehensive strategy, we will help develop and evolve the City of Flagstaff's recruitment goals.

We have a diverse array of local and national clients from both the public and private sectors. Geo is 1 of only 20 agencies on the Arizona Procurement List for the Governor's Office and we are the only agency to have 3 offices across the state of Arizona. Below find a list of recent clients that we have provided similar services:

- The Arizona Department of Health of Services and the State Hospital – medical staff recruitment and preparedness
- Maricopa County Recorder's Office – Temporary election worker recruitment and hiring ads
- Navajo County – Temporary election worker recruitment and hiring ads
- Az Hospice and Palliative Care – Hospice employee and volunteer recruitment and hiring ads
- Washington Patrol – Statewide and regional recruitment and hiring ads with out-of-home and digital media
- Claremont New Hampshire – Workforce and employer recruitment services with digital media
- The Arizona Department of Child Safety – Foster parent/family recruitment
- Riverside County California – Foster parent/family recruitment
- Flagstaff Unified School District – Branding and student recruitment strategies
- Community College of Aurora – New student recruitment
- Northwest Fire – Recruitment training video
- Jim Click Automotive Team – Employee/Sales recruitment
- Cellular One – Employee recruitment

The City of Flagstaff recruitment account will be led by Georgia Lacy, Theodore Serrano and Mitch Eskritt and supported by our remaining 28 staff members. The account leads will work directly with City officials to facilitate the specific needs and requirements of every recruitment project or job posting and approve all content developed for this contract. They will be available any time to handle any and all questions.

Our goal is to always provide the best service at the best price that produces the best results. Our customer service philosophy has always been that the greatest reward is a recruitment campaign that delivers qualified respondents for our clients, and we would like to produce those results for the City of Flagstaff. Our commitment to you is that if given the opportunity, we will invest all resources and staff power to take the time to understand your needs and goals to produce a campaign that delivers results.

Thank you.



Georgia Lacy, Owner & President of Geo

Experience and Qualifications

Geo & Associates has been providing recruitment marketing services since 1981. We are one of the top agencies in the state of Arizona with the ability to engage audiences and inspire them to act on recruitment messaging. From public and private sector employers to academic institutions, we are able to produce qualified recruitment leads that fill vacancies and deliver talented individuals to positions of need. We have a staff of 31 professionals who make it their mission to deliver on our client's goal each and every day.

As mentioned in the cover letter, we have several current and recent clients in which we have provided recruitment marketing services. We take pride in our recruitment marketing successes and welcome you to review our sample case studies in the following section for more detail on individual projects.

As a part of this contract, we will manage the city's recruitment and employment campaigns from start to finish. We can handle as much or as little of each campaign as requested by the City. We will start by developing and overall employment and recruitment strategy that provides the foundation for each individual campaign. This, along with the evaluation of existing recruitment needs, allows us to learn what the City has done in the past, what has worked and what hasn't. We incorporate our experience and best practices so the City benefits from our decades of experience in this industry.

For each individual campaign, we will write the job ad, post the job ad and place any media associated with increasing the reach of the job ad (i.e. newspaper ads, social media promotion etc.). We do more than just write copy, we create an overall design, within the City's brand, that engages the intended audience. We utilize graphics, video and creativity to separate the City's employment ads from others, ultimately making the City's ads more desirable and more likely to deliver increased responses.

Upon completion of the individual employment and recruitment campaigns, we collect responses, evaluate responses and provide recommendations to the City based on how each individual meets the needs outlined in the job posting.

We specialize in all of these services as they relate to employee recruitment. As one of the State's largest media buyers, we are well-versed in delivering strong value to our clients when placing paid media ads. We utilize public service announcements, strong negotiation tactics and targeted media efforts to deliver affordable employee recruitment campaigns. Additionally, we have 3 copywriters and 4 graphic designers that will assist with the design and layout of job descriptions and ads.

Our in-house staff has the ability to meet all deliverables requested by the City on time and on budget. We pride ourselves in quick turnaround for rush jobs (less than 24 hours) and we will work as fast as needed to deliver on the City's hiring goals.

Geo & Associates does not take any exceptions to this RFP or Service Agreement.

Geo Team

A staff of 31 professionals at your fingertips



Georgia Lacy

Owner/President
Project Manager

Financial Support Staff

Project Leads



Theo Serrano

Vice President
Project Manager

Account Management
Support Staff
Copywriting Support Staff



Mitch Eskritt

Recruitment Media Director
Project Manager

Recruitment Support Staff
Digital/Social Media Support
Staff



Jeff Mohney

Video Department Manager
Lead Videographer

Video Production Support
Staff
Web Support Staff



Jeremy Smith

Senior Graphic Designer
Department Manager

Graphic Design Support Staff

Our account management team above has worked on every single recruitment project the agency has handled in the past ten years (or more). Our lead staff have all been with the agency for over 10 years and all of them have had a hand in developing campaigns for the clients listed in our experience in the cover letter and the samples on the next 4 pages. These staff members will take the lead on this account with Georgia, Theo and Mitch being the main points of contact for the City of Flagstaff.

Client Work History

Sample 1

Maricopa County Recorder/Elections Department

While under contract with the Maricopa County Recorder/Elections Department, we were tasked with creative development and placement for an election's workers hiring campaign. This entire campaign lasted less than 5 weeks and was prepared and placed by our staff in less than 1 week.

With the 2018 Fall General Election fast approaching, Maricopa County needed to hire 4,000 temporary elections workers to support the county's vast voting network. We were tasked with developing a strategy that would reach the temporary employee population, seniors and the unemployed to give them an opportunity to work for the county and provide the much-needed election support. We created a digital, social, print and radio media strategy that delivered strong results and helped the county meet their hiring needs.

Highlights:

- Developed a hiring marketing and recruitment strategy for the 2018 general election
- With a \$30,000 budget, we helped the county hire 4,000 temporary elections workers in 30 days
- Delivered additional \$8,000 in no-charge PSA media
- Wrote job postings that were listed on the county government employment website
- Developed customized creative
- Placed media across a variety of traditional, digital and social media channels
- Deliver over 8,000 verifiable hiring leads to the county which resulted in the county exceeding hiring expectations

Print Ad



WE'RE HIRING!

Elections Workers

- Clerical work on ballot processing
- Physical, warehouse work supporting polling locations
- Night and Weekend shifts available, to speed up final results

CLICK HERE FOR MORE INFORMATION

Digital Ad



WE'RE HIRING!

Elections Workers

CLICK HERE FOR MORE INFORMATION

Client Work History

Sample 2

Hospice and Palliative Care

As the agency of record for an Az Hospice and Palliative Care, we developed and provided consulting on all pre-hiring projects. We utilized our expertise to write job postings and create outreach materials to increase volunteer applications. We even built an entire page on their website dedicated to hiring and careers. Each campaign would vary based on specific hiring needs but we were very responsive to the clients needs. We responded to all requests within 24-48 hours and performed all deliverables in less than one week.

Highlights:

- Directly increased qualified volunteer and employee applications by 19%
- Created careers/hiring section of their website (see below)
- Wrote and posted job applications on LinkedIn, craigslist, and local job boards
- Developed customized recruitment creative



Careers | Volunteer | Career Paths

Hospice is a situation that can be very challenging for individuals, families, and caretakers. It's also a very important place that can matter immensely to a family in need.

Are you a good fit for our team?

Do you love helping others, no matter how painful a situation might be? Do you have the compassion and caring nature we need to provide the highest possible level of care for every patient? If so, you may be a great fit for our special institution.

Please [click here](#) for a current list of available careers with us!

Healthcare jobs

Are you a healthcare professional who wants to provide for people who need care most? We have a need for dedicated individuals who want to make a difference.

- Nurse practitioners
- RNs
- LPNs
- CNAs

Administrative jobs

Do you have the ability to pay attention to details while providing a compassionate environment for patients and family members? We believe in providing a great experience from start to finish, from receptionist to upper management. If you want to provide unparalleled services to those who need care most, you may be right for us!

Call today to get started on a career that's right for you!

Your Name (optional)

Your Email (required)

Subject

Your Message

SEND

Client Work History

Sample 3

Arizona Department of Health Services - Arizona State Hospital

Three months ago we completed an employee recruitment video for the Arizona State Hospital, which provides long-term psychiatric care to Arizonans with mental illnesses who are under court order for treatment.

We were hired to provide job seekers with realistic job preview videos for positions at the Arizona State Hospital including the hazards of this type of work environment, potential employees learning their rights and responsibilities, and the types of institutionalized patients to be dealt with.

Project began in late June 2019 with outlining of job preview position requirements which were then formulated into scripts, outlines and shot sheets for each of the job preview positions. These were presented to the client for input, review and revisions. Production and on-location shoot schedule were prepared and set up for July 2019 that outlined all locations, ADHS personnel for on-camera interviews and testimonials, and staff interactions on the hospital floor for over 20 staff members while being cognizant of the physically and mentally disabled individuals both on-camera and in support shots, so as not to disturb their daily routine. Initial edited video presented to client for input, review and revisions. Final video completed and delivered August 2019, within 45-day timeframe allotted by contract.

Video Link: <https://app.box.com/s/ravbsa4x4publv4ok3bo>



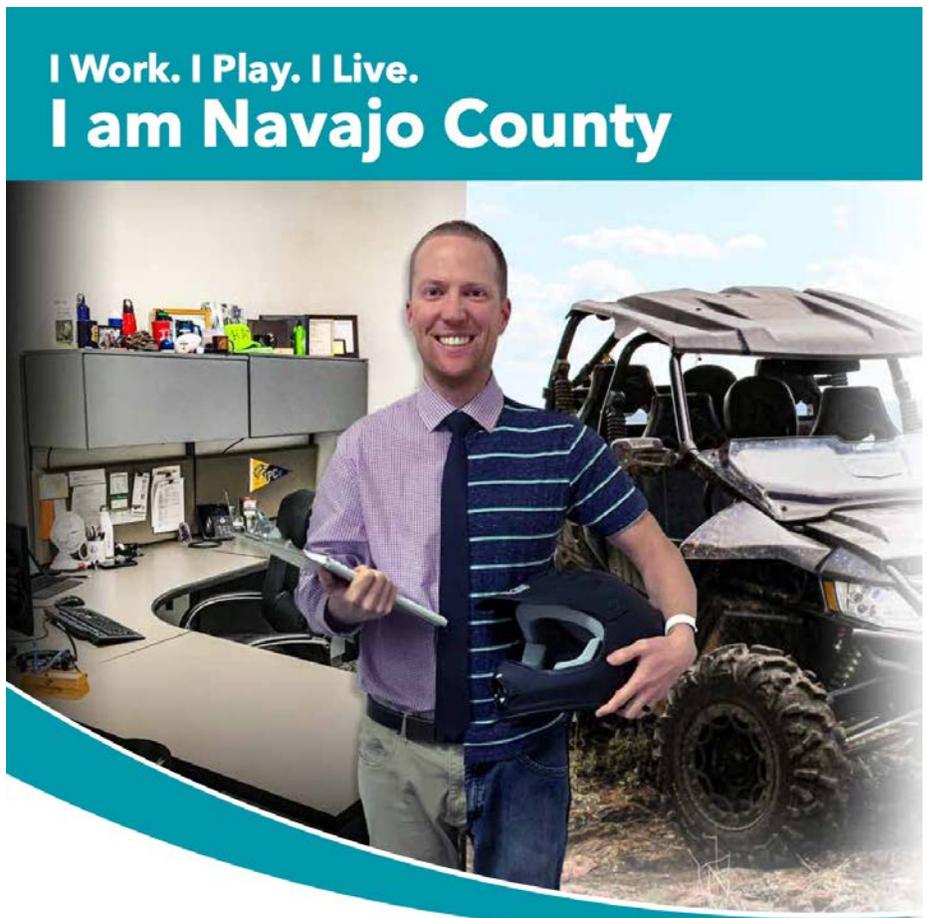
Client Work History

Sample 4

Navajo County

We were hired by Navajo County in the Summer of 2019 to assist with a variety of recruitment, social media and public awareness marketing campaigns. The County originally reached out to our agency for help with building awareness and educating the public on an upcoming special election for Proposition 421. When they learned of the depth and breadth of our skill set, they requested a variety of other support tactics including social media marketing for elections workers and a recruitment flyer for their county hiring events.

We have provided samples below of some of the recruitment marketing materials we developed. We know that they were able to hire enough elections workers for their special election due in large part to our efforts on social media. We have not been provided a recap on the effectiveness of the flyer at their hiring events.



Meet Eric. Eric is our Human Resources Manager in Navajo County. Eric embodies what we at Navajo County strive to be. In Navajo County life is more than 9 to 5. When Eric is not busy making sure the County is running with integrity and accountability he is out having fun exploring miles and miles of trails in the White Mountains and all across our diverse and unique Navajo County.

Come explore all that Navajo County has to offer.
Join our team today!



<http://www.navajocountyaz.gov/careers>

Project Approach

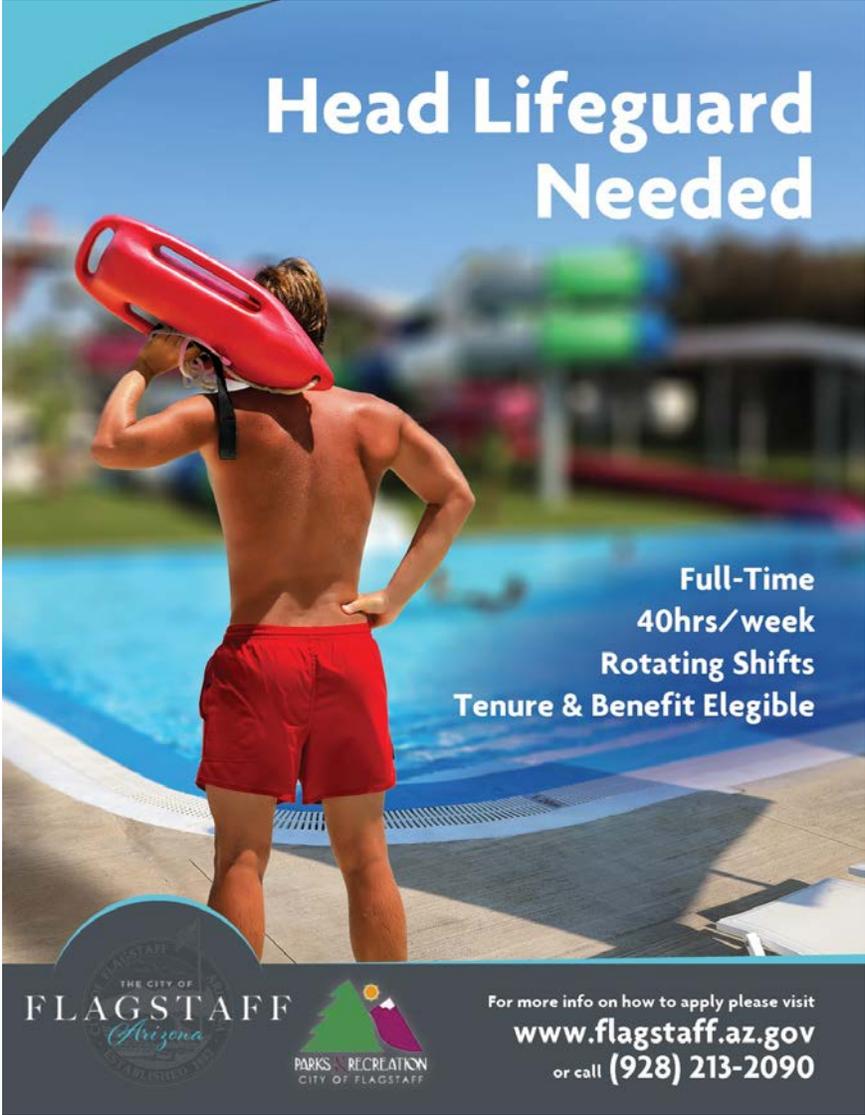
As a part of this contract, we propose the following services to the City of Flagstaff:

- Employment and recruitment strategy development: We will develop an overall strategy and direction for employee recruitment. The strategy will include an overview of job types, employment direction, recruitment tactics, benefits of working for the city and tactics on how to reach the best candidates.
- Evaluation of existing recruitment needs: we will look at past employment efforts and determine what worked and what didn't while implementing our experience and determining how the City can improve.
- Develop and design hiring materials and brochures for prospective and incoming employees: our in-house graphic design department will creatively design any materials that may be beneficial to recruitment efforts. During our evaluation phase we will determine which elements are necessary for this phase, but we like to provide our clients with a new or prospective hire packet that future employees can review to determine if working for the City is best for them. These packets are great for getting employment candidates excited about working for the City.
- Job ad writing: our expert staff of copywriters will carefully craft the language in all job ads. Each ad is proofed by 3 staff members as well as the account leads and the client to ensure accuracy and quality.
- Job ad posting: We will post all ads for the City on a variety of employment sites including but not limited to LinkedIn, Indeed, Craigslist as well as local and national job boards. Placement locations will be determined on a case by case basis.
- Media buying as it relates to job posting: we are expert media buyers that buy efficiently for our clients and stay within budget while negotiating more media than our competitors.
 - Print
 - Social media
 - Digital media
 - Traditional media (radio, television, out-of-home)
- Graphic design for job posts and advertising related to job posting: our in-house graphic design team will be utilized in the development of all employment ads. They are not only outstanding designers, but also very detail oriented when it comes to copywriting layout. They will organize job ads so that they are easy to read and understand for the potential recruit.
- Audio/video production for recruitment and advertising related to recruitment and job posting: we understand this offering isn't for everyone but you have no idea of the effectiveness of a quality recruitment video. So many people react strongly to visual stimuli and we feel that an informative, education recruitment video does wonders for our clients.
- Response collection, evaluation and recommendation: upon completion of each recruitment campaign, we will collect, evaluate and make recommendations to the city based on the most qualified candidates who apply or who may be a good fit for the City based on past experience.

Project Approach

Job Posting Example: This is only a model depiction for layout and design purposes only.

8.5x11 inch
Recruitment Flyer



**Head Lifeguard
Needed**

Full-Time
40hrs/week
Rotating Shifts
Tenure & Benefit Elicable

THE CITY OF
FLAGSTAFF
Arizona

PARKS & RECREATION
CITY OF FLAGSTAFF

For more info on how to apply please visit
www.flagstaff.az.gov
or call (928) 213-2090

300x250
Recruitment Web Banner



**Head Lifeguard
Needed**

Full-Time
Rotating Shifts
Tenure & Benefits

THE CITY OF
FLAGSTAFF
Arizona

APPLY NOW

728x90
Recruitment Web Banner



THE CITY OF
FLAGSTAFF
Arizona

Full-Time
Rotating Shifts
Tenure & Benefits

APPLY NOW

Long form job posting



VACANCY ANNOUNCEMENT CITY OF FLAGSTAFF "We Make the City Better"

Are you looking to begin a career with the Parks and Recreation Section? Start in Aquatics by becoming a Head Lifeguard! Team Flagstaff is looking for a customer service-oriented individual with current lifeguarding certifications, experience teaching swim lessons, and working in and around an aquatics facility.



- Arizona State Retirement System (ASRS)
- Group insurance including health, dental, and vision coverage
- Deferred compensation plan
- Life Insurance, Accidental Death & Dismemberment and Voluntary Life Insurance
- Long-term disability through ASRS and voluntary short-term disability
- Paid vacation and sick leave
- 11 paid holidays including a floating holiday
- Wellness program
- Voluntary Purchase Day Program
- Uniform Allowance
- Vera Whole Health Clinic

Vacancy No: 070-19-03
Position Title: Head Lifeguard
Division / Section: Public Works/Recreation/Parks/Cemetery
Position Status: Full Time; FLSA Non-Exempt; Tenure & Benefit Eligible
Work Week: 40 hours per week; Shifts will rotate including early mornings, nights, weekends, and some holidays between the hours of 6 AM - 9 PM based on facility needs
Salary Range: \$12.8736 Per Hour

Actively supports and upholds the City's stated mission and values. Under direct supervision from the Recreation Coordinator and/or Recreation Supervisor, employees of this class provide lifeguard and swimming instruction duties associated with the Aquatics program. In addition to all Lifeguard duties, a primary responsibility of the Head Lifeguard is to lead the activities of the temporary/seasonal Pool Manager, Water Safety Instructor, and Lifeguard Instructor positions.

ADMINISTRATIVE DUTIES

- **Supervisory:** This job has responsibility for leading and monitoring the work of temporary and seasonal aquatics employees, but does not supervise.
- **Budgetary:** This job does not have budgetary responsibilities, but carries out day-to-day activities within approved budget
- **Strategic Planning:** This job does not have strategic planning responsibilities, but carries out day-to-day activities in order to reach the stated goals and objectives.
- **Policies/Procedures:** This job carries out day-to-day activities in accordance with established policies and procedures.
- **Compliance:** This job carries out day-to-day activities in accordance with Federal, State, and Local laws, rules, and regulations as well as City policies and procedures.
- **Council Communications:** This job carries out day-to-day activities in accordance with Council's adopted priorities and direction.
- **Reporting:** This job does not have duties related to reporting to Federal/State/Local agencies.

EXAMPLES OF THE WORK PERFORMED (ILLUSTRATIVE ONLY)

- Provides excellent customer service to both internal and external customers.
- Monitors the activities of patrons in the pool area. Ensures guest activities are in compliance with City recreation rules and safety standards.
- Leads the activities of the Pool Manager and Lifeguard Instructor temporary employees.
- Performs rescue and life-saving techniques, including administering basic first aid and CPR, as needed.
- Monitors the condition of the swimming pool and ensures that the facility and equipment is safe and usable.
- May clean the pool, deck, and locker room areas. Includes contact with household chemicals and pool testing kits.
- Set up pool recreation area daily, ensuring safe environment for patron; Close pool and clean pool area, including proper set up for next day.
- May demonstrate, teach, and lead swimming instruction.
- Assist Recreation Coordinator and/or Recreation Assistant with supervisory duties: report completion, filing, scheduling, programming, training, collecting fees & other related duties as required.
- Assists with planning and implementing Aquatics special events.
- May run errands for the city of Flagstaff and transport patrons in City-owned vehicles.
- Other duties as assigned.

MINIMUM REQUIREMENTS

- High school diploma or G.E.D.
- Current American Red Cross Lifeguard Training certificate.
- Current American Red Cross First Aid and CPR certificates.
- Or any combination of education, experience, and training equivalent to the above Minimum Requirements.

DESIRED EXPERIENCE AND TRAINING

- Some experience as a Lifeguard.
- Some experience teaching swimming at all levels (beginner to advanced) and age groups.
- Competitive swimming experience.
- Some experience with adaptive aquatics.
- Some experience leading the work of others.

OTHER REQUIREMENTS

- Must possess, or obtain upon employment, a valid Arizona driver's license.
- Obtain American Red Cross certification for Lifeguard Instructor within one year of hire.
- Obtain American Red Cross certification for Water Safety Instructor within one year of hire.
- Ability to work split shifts, weekdays, weekends and/or evenings as assigned.
- Pre-employment background investigation and pre-employment drug/alcohol screening.
- Regular attendance is an essential function of this job to ensure continuity.

REQUIRED KNOWLEDGE, SKILLS AND ABILITIES (ILLUSTRATIVE ONLY)

- Ability to perform lifeguard duties according to American Red Cross and City of Flagstaff standards.
- Knowledge of swimming techniques and Aquatics equipment.
- Ability to administer first aid and CPR.
- Ability to work effectively with patrons, supervisor, co-workers, and public.

- Basic knowledge of pool sanitation and chemical testing regulations.
- Skill in swimming instruction and ability to instruct both groups and individuals.
- Knowledge of proper emergency response tactics.
- Safety hazard identification and injury prevention ability.
- Skill in leading the work of others.
- Ability to schedule staff and manage scheduling issues.
- Recordkeeping/report writing ability.
- Skill in conducting meetings and ability to organize the work of others.
- Thorough knowledge of and skill in CPR and First Aid techniques.
- Effective communication skills.
- Program/event development and assessment abilities.
- Skill in training staff identifying areas of needed improvement.
- Knowledge of basic office equipment and ability to utilize office equipment to perform essential job functions.
- Skill in managing time and prioritizing responsibilities.
- Ability to focus for extended periods of time, including monitoring the activities of a large group of patrons and quickly identify potential safety risks.
- Proficient computer literacy skills, including knowledge of Microsoft Office Suite applications (Word, Excel, Publisher, Outlook).
- Ability to interact with public in a firm, effective and respectful manner.



PHYSICAL REQUIREMENTS AND WORKING ENVIRONMENT

- While performing the duties of this job, the employee is frequently required to stand, walk, use hands to finger/handle/feel, reach with hands and arms, talk or hear; the employee is regularly required to sit, climb or balance; and the employee is occasionally required to stoop, kneel, crouch, or crawl, taste or smell.
- The employee must frequently lift and/or move up to 25 pounds, regularly lift and/or move up to 50 pounds, and occasionally lift and/or move more than 100 pounds.
- Vision requirements for this position include close vision, distance vision, color vision, peripheral vision, depth perception, and ability to adjust focus.
- Working conditions include frequent exposure to fumes or airborne particles and regular exposure to outdoor weather conditions. The employee is occasionally exposed to wet or humid conditions (non-weather); working near moving mechanical parts; working in high, precarious places; toxic or caustic chemicals; and risk of electrical shock.
- The noise level in the work environment is usually loud.

PRE-EMPLOYMENT REQUIREMENTS

- There are no pre-employment physical requirements for this position.
- Pre-employment testing requirements for this position include: Fingerprints, Drug & Alcohol (non-regulated).
- There are no pre-employment vaccination requirements for this position.

CLASSIFICATION INFORMATION

Range 2, A-1-1 FLSA non-exempt
The City of Flagstaff is an Equal Opportunity/Affirmative Action employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, disability, age, or protected Veteran status.

FOR APPLICATION MATERIALS

Visit Human Resources
Monday - Friday 8 AM - 4 PM
211 W. Aspen Ave., Flagstaff, AZ 86001

Call: (928) 213-2090 or
1 (800)-463-1389
Fax: (928) 213-2089

Website: www.flagstaff.az.gov
Email: human.resources@flagstaffaz.gov

Fees for Services

List of All Programs and Services Proposed:

City of Flagstaff Purchasing Division Request for Proposal Human Resources Advertising Services

Geo & Associates – Price Proposal November 18, 2019

Area of Focus	Detailed Description	Line Item Cost
	Hourly Rates and Estimated Hours expected to complete sample project	
Recruitment Ad development	<ol style="list-style-type: none"> 1. Write, design, illustrate or otherwise prepare advertisements, etc. for all print and online media as approved by HR. 2. Develop ad template for multiple positions. 	<ol style="list-style-type: none"> 1. \$85/hr. for ad development. Estimated \$425 for overall ad creation. 2. Estimated \$375 for this task.
Publish advertisements	<ol style="list-style-type: none"> 1. Develop an overall strategy and direction for employee recruitment. 2. Order space/time to secure and publish all advertisements online and or in print within the agreed upon time frames. <ol style="list-style-type: none"> 1. Print (local, state, national) 2. Social media 3. Digital media 4. Traditional media (radio, television, out-of-home) 3. Actual placement negotiation, recommendation and cost contingent on overall employment and recruitment strategy development, which includes an overview of job types, employment direction, recruitment tactics on how to reach the best candidates and HR client input. 	<ol style="list-style-type: none"> 1. \$45/hr. for planning and execution. Estimated \$180 for overall strategy. 2. Estimated cost is dependent upon placement medium, tactical execution and duration. Starts from \$175 for ad placement in local paper and \$450 for social media placement. 3. TBD
Verification and Lead Gen Metrics	<ol style="list-style-type: none"> 1. Verification of advertisements published in print and online to include response collection, evaluation and recommendation, including lead generation metrics. 	<ol style="list-style-type: none"> 1. \$85/hr. for planning and execution. Estimated \$375 for this overall task.

References

Navajo County Government

Eric Scott

Human Resources Manager | Risk Manager

100 East Code Talkers Drive

Holbrook, AZ 86025

(928) 524-4033

eric.scott@navajocountyaz.gov

Description: Eric tasked us with creating a recruitment flyer for county hiring and job fairs. Our goal was to engage potential hires with a fun flyer that showed then benefits of working for Navajo County. In addition to this flyer, we managed social media marketing for Navajo County for 3 months in Summer 2019. During this time we provided social media posting, graphic design, election awareness, hiring awareness and social media advertising.

Maricopa County Recorder/Elections

Murphy Heber

(Former) Communications Director for County Recorder Adrian Fontes

111 S. 3rd Avenue, Suite 103

Phoenix, AZ 85003

(602) 372-1021

cmhebert@risc.maricopa.gov

Description: We were hired by the Recorder's Office to handle 2018/2019 Election and Election Worker hiring marketing. We managed the public awareness marketing for 8 different county election events as well as 1 major marketing campaign to hire 4,000 temporary elections workers.

Community College of Aurora

Mary Jackson Meeks

(Former) Director of Communications and Marketing

(720) 353-5785

From 2014 to 2019, we were the agency of record for Community College of Aurora. We developed recruitment marketing campaigns for a variety of specific academic programs and career placement programs. We worked closely with their Strengthening Working Families Initiative (SWFI) to recruit low income working parents for academic programs with direct placement into jobs upon completion.

Contractor Questionnaire

CITY OF FLAGSTAFF PURCHASING DIVISION
211 WEST ASPEN AVE.
FLAGSTAFF, ARIZONA 86001

Solicitation No. 2020-10
Senior Procurement Specialist: Emily Markel

CONTRACTOR QUESTIONNAIRE (FORM)

Contractor:

Company Name: Geo & Associates, Inc.

Doing Business As (if different than above): _____

Address: 10645 N. Oracle Road, STE 121-312

City: Tucson State: AZ Zip: 85737 -

Phone: 520-323-3221 Fax: NA

E-Mail Address: geoadv@geo4ads.com Website: geo4ads.com

Taxpayer Identification Number: 86-0434285

Mailing Address (if different than above):

Address: Same

City: _____ State: _____ Zip: _____ -

Contractor Contact for Questions about Proposal:

Name: Georgia Lacy Fax: NA

Phone: 520-323-3221 E-Mail Address: geoadv@geo4ads.com

Transaction Privilege (Sales)Tax/Use Tax Information (check one):

Contractor is located outside Arizona (The City will pay use tax directly to the AZ Dept of Revenue)

OR

Contractor is located in Arizona (The Contractor must invoice the applicable state and local tax to City, and remit taxes.)

Arizona Department of Revenue TPT License Number: 86-0434285
(Attach proof of registration)

Business License Information (check one):

Contractor does not have a business location within the City of Flagstaff

OR

Exceptions

CITY OF FLAGSTAFF PURCHASING DIVISION
211 WEST ASPEN AVE.
FLAGSTAFF, ARIZONA 86001

Solicitation No. 2020-10
Senior Procurement Specialist: Emily Markel

EXCEPTIONS (FORM)

Notations. Any strikeouts, notes or modifications to the Solicitation documents shall be initialed in ink by the authorized person who signs the Proposal. If notations are made, they must be submitted with your Proposal and are considered Exceptions.

Exceptions: In addition to any notations on the Solicitation documents, please identify and list any exceptions to the Solicitation, by section/paragraph, on this Exceptions Form. The City reserves the right to reject, accept or further negotiate Exceptions. Exceptions may render the Proposal non-responsive.

Exceptions to Form of Contract: You may request changes to the form of contract (including any Standard or Special Terms and Conditions) on the Exceptions Form. You may also submit your own form of contract. The City will consider these in the same manner as any other exceptions.

You must indicate any and all exceptions taken to the requirements, specifications, and/or terms and conditions of this Solicitation, including the contract.

Exceptions (INITIAL ONE):

No exceptions

Exceptions taken (describe). Attach additional pages if needed.

Confidential Materials

CITY OF FLAGSTAFF PURCHASING DIVISION
211 WEST ASPEN AVE.
FLAGSTAFF, ARIZONA 86001

Solicitation No. 2020-10
Senior Procurement Specialist: Emily Markel

CONFIDENTIAL MATERIALS (FORM)

If you believe part of your Proposal is confidential, mark the page(s) "CONFIDENTIAL" and isolate the pages as an attachment to this form. Also include an explanation why they are confidential.

Requests to deem the entire Proposal as confidential will not be considered.

If you want confidential information returned to you after contract award (and you are not selected for contract award), then note this below. You will be responsible for pick up.

Generally, information submitted in response to a Solicitation is subject to disclosure pursuant to the Arizona Public Records Law after contract award.

The information identified as confidential shall not be disclosed until the City makes a written determination whether the information may be treated as confidential. If the City determines it is necessary to disclose the information, the City will inform you in writing.

Confidential/Proprietary Materials (INITIAL ONE):

No confidential/proprietary materials have been included with this Proposal

Confidential/Proprietary materials are included in this Proposal. See attached.

Cooperative Purchases

CITY OF FLAGSTAFF PURCHASING DIVISION
211 WEST ASPEN AVE.
FLAGSTAFF, ARIZONA 86001

Solicitation No. 2020-10
Senior Procurement Specialist: Emily Markel

COOPERATIVE PURCHASES (FORM)

The City of Flagstaff is a member of Flagstaff Alliance for the Second Century, along with the Coconino County Community College District, Northern Arizona University, Coconino County and Flagstaff Unified School District. The City is also a member of S.A.V.E. (Strategic Alliance for Volume Expenditures), which consists of numerous municipalities, counties, universities, colleges, schools and other Arizona State agencies. Cooperative purchasing arrangements such as the above are sanctioned by state law and allow a Contractor to sell services and materials to any member of a cooperative group under the same pricing, terms and conditions of contract awarded to the Contractor by any other member, following a competitive procurement process.

Is your company willing to offer the goods and services solicited under the terms and conditions of this solicitation to other members of the Flagstaff Alliance for the Second Century and S.A.V.E. under the same pricing, terms and conditions?

Yes No (INITIAL ONE)

If you answered No, that is acceptable. The City will not reject your Proposal or consider it to be non-responsive. If you answered Yes, and a contract is approved, others may seek to do business with you under the same terms and conditions, subject to your approval.

Disclosure

CITY OF FLAGSTAFF PURCHASING DIVISION
211 WEST ASPEN AVE.
FLAGSTAFF, ARIZONA 86001

Solicitation No. 2020-10
Senior Procurement Specialist: Emily Markel

DISCLOSURE (FORM)

For any item checked YES, you must provide information. Answering YES to one or more questions does not necessarily mean you will be disqualified from this Solicitation. **FAILURE TO PROVIDE TRUE AND COMPLETE INFORMATION MAY RESULT IN DISQUALIFICATION FROM THIS SOLICITATION.**

1. Has your company or any affiliate* in the past 5 years: (i) had a permit revoked or suspended, (ii) been required to pay a fine, judgment or settlement of more than \$100,000, (iii) been convicted of a criminal offense (including a plea of guilty or *nolo contendere*), or (iv) been found in contempt of court, as a result of or in connection with any of the following:

- a. Any offense relating to integrity or honesty, including fraud, bribery, embezzlement, false claims, false statements, falsification or destruction of records, forgery, obstruction of justice, receiving stolen property, theft, price fixing, proposal rigging, restraint of trade or other antitrust law violation? YES _____
NO x
- b. Violation of the terms of any public contract? YES _____
NO x
- c. Failure to pay any uncontested debt to a government agency? YES _____
NO x
- d. Violation of any law or regulation pertaining to the protection of public health or the environment? YES _____
NO x

*An "affiliate" of your company means any person, company or other entity that, either directly or indirectly (for example, through stock ownership by family members), controls, is controlled by, or is under common control with, your company.

2. Has your company or any affiliate in the past 5 years been named as a party in any lawsuit related to performance of a contract (you do not need to list subcontractor lien claims which have been fully paid/satisfied)?

YES _____ NO x

3. Has your company or any affiliate of your company in the past 5 years been debarred or suspended from submitting proposals on public contracts?

YES _____ NO x

I hereby verify that the foregoing information, and any explanation attached are to the best of my knowledge, true and complete.



Signature of Person Authorized to Sign Proposal

Declarations

CITY OF FLAGSTAFF PURCHASING DIVISION
211 WEST ASPEN AVE.
FLAGSTAFF, ARIZONA 86001

Solicitation No. 2020-10
Senior Procurement Specialist: Emily Markel

DECLARATION RELATED TO SOLVENCY (FORM)

Is your Contractor currently involved in an ongoing bankruptcy as a debtor, or in a reorganization, liquidation, or dissolution proceeding, or has a trustee or receiver been appointed over all or a substantial portion of the property of your Contractor under federal bankruptcy law or any state insolvency law?

Yes No (INITIAL ONE)

DECLARATION RELATED TO GRATUITIES (FORM)

I hereby verify and declare that, to the best of my knowledge, neither the Contractor nor anyone associated with the Contractor has given, offered to give, or intends to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with the Proposal ("Gratuities").



Signature of Person Authorized to Sign Proposal

DECLARATION OF NON-COLLUSION (FORM)

I hereby verify and declare that:

The pricing for this Proposal has been arrived at independently and without consultation, communication or agreement with any other Contractor who may submit an Proposal.

The pricing for this Proposal has not been disclosed to any other Contractor who may submit a Proposal, and will not be, prior to the Closing Date and Time.

No attempt has been made or will be made to induce any Contractor or person to refrain from submitting a Proposal, or to submit a Proposal with higher pricing than this Proposal, or to submit an intentionally high or noncompetitive Proposal or other form of complementary Proposal.

This Proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any Contractor or person to submit a complementary or other noncompetitive bid.

Contractor, its affiliates, subsidiaries, officers, directors, and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by state or federal law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract.



Signature of Person Authorized to Sign Proposal

**CITY OF FLAGSTAFF
STAFF SUMMARY REPORT**

To: The Honorable Mayor and Council

:

Co-Submitter: Anja Wendel

Date: 02/12/2020

Meeting Date: 02/18/2020



TITLE:

Consideration and Adoption of Ordinance No. 2020-04: An ordinance of the City Council of the City of Flagstaff, authorizing the City of Flagstaff to enter into the Fifth Amendment to Development Agreement with Nestle Purina Petcare Company; providing for repeal of conflicting ordinances, severability, and establishing an effective date.

STAFF RECOMMENDED ACTION:

- 1) Read Ordinance No. 2020-04 by title only for the final time
- 2) City Clerk reads Ordinance No. 2020-04 by title only (if approved above)
- 3) Adopt Ordinance No. 2020-04

Executive Summary:

The City entered into a Development Agreement (DA) with Nestle-Purina in 2003 to facilitate reinvestment and expansion of the company's local pet food manufacturing plant, to be financed in part through property tax relief. The expansion was a success but also resulted in additional associated odor.

The DA was amended in 2016 to facilitate an odor mitigation project, which would result in a 50% reduction of modeled ground level odor at the fence line of the Nestle-Purina property, via two Phases. Phase 1 has been completed and achieved a 44% odor reduction, exceeding the originally planned 37.5%; however, Phase 1 went over Nestle-Purina's estimated budget by \$870,000. Nestle-Purina has determined that the cost of Phase 2, as described in the DA, is prohibitive. It has the option of returning \$400,000 in property tax savings without any obligation to complete Phase 2. However, Nestle-Purina remains committed to achieving the original goal of at least 50% odor reduction and has proposed a new Phase 2 at a lower cost, which is anticipated to accomplish the 50% reduction originally intended. Staff supports Nestle-Purina's proposal.

Financial Impact:

Nestle-Purina currently pays the full property tax for its facility in Flagstaff, as the original Development Agreement has expired, leaving only the Fourth Amendment in place. Per the Fourth Amendment, if Nestle-Purina fails to implement Phase 2, Nestle-Purina is obligated to pay the sum of \$400,000, which would be property tax allocated proportionately to the receiving entities.

Policy Impact:

N/A

Connection to Council Goal, Regional Plan, CAAP, and/or Strategic Plan:

COUNCIL GOALS:

9) Improve the economic quality of life for Flagstaff through economic diversification, and by fostering jobs and programs that grow wages and revenues.

REGIONAL PLAN:

Goal E.3. Regional economic development partners support the start up, retention, and expansion of existing business enterprises.

Has There Been Previous Council Decision on This:

Yes. Council has approved the original development agreement plus four amendments.

Options and Alternatives:

1. Approve the Fifth Amendment and allow a new, less expensive Phase 2 odor mitigation plan, which will still achieve the 50% modeled ground level odor reduction at the Nestle-Purina fence line.
2. Reject the Fifth Amendment, and in this case Nestle-Purina will need to either implement Phase 2 as it is written in the Fourth Amendment which is budgeted at \$670,000 to achieve at least a 50% modeled ground level odor reduction at the fence line or to reimburse the City and area partners \$400,000 without further odor mitigation efforts at this time. Alternatively, it could submit another proposal to City.

Background/History:

Nestle-Purina entered the market in 1976 and started employing approximately 150 residents of Flagstaff. During business operations, the company, originally Ralston Purina, was acquired by Nestle Corporation, thereby becoming Nestle-Purina. The transition brought questions about the ways that the Flagstaff plant would contribute to the global operations, and there was concern that the plant could close. A closure such as that would have a significant impact on Flagstaff's resiliency as it would reduce high paying manufacturing jobs and reduce the diversity of the economy as a whole. The City of Flagstaff was concerned that Nestle-Purina would be closed and worked with Nestle-Purina and the Department of Commerce to retain the company.

The original effort was enacted through a development agreement which reduced the property tax liability for the company's local operations in exchange for the expansion and improvement of the facility and the number of jobs in the community. Nestle Purina exceeded the goals of the original agreement and currently employs 300 individuals. The subsequent efforts intend to reduce the ground level modeled odor at their fence line.

Nestle-Purina meets regulatory thresholds for odor, as regulated by ADEQ. Nestle-Purina has voluntarily agreed to work with the City to reduce the odor impact and has provided a proposal to achieve the desired 50% reduction. The solution will have both immediate costs and, for Nestle-Purina, ongoing maintenance and energy costs to operate.

Key Considerations:

Nestle-Purina PetCare has been a long-standing community partner providing 300 Flagstaff families sustainable employment. A recent economic impact study states that NPPC provides an annual economic impact of \$54 million.

Complete reduction of the odor is practically impossible if production continues. The proposed 50% reduction of odor is expected to improve the out of doors experience for the surrounding commercial and residential areas, including the regional mall.

The odor mitigation plan is a voluntary effort in an attempt to work with the City to provide a public benefit. While implementing the odor mitigation plan will add costs to NPPC, the NPPC organization is aware of the plans to improve the shopping experience in the area, and views the effort as part of being a good neighbor and part of the community.

Community Benefits and Considerations:

The mountain air is a true amenity to the region, as is the opportunity for gainful employment.

Community Involvement:

Collaborate

-
- Attachments:** [Ord. 2019-04](#)
 [5th Amendment](#)
 [Exhibit 1 - Legal Description](#)
 [Exhibit 5 - Proposed Phase 2](#)
 [4th Amendment](#)
 [Purina Presentation](#)

ORDINANCE NO. 2020-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AUTHORIZING THE CITY OF FLAGSTAFF TO ENTER INTO A FIFTH AMENDMENT TO DEVELOPMENT AGREEMENT WITH NESTLE PURINA PETCARE COMPANY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, the City of Flagstaff desires to enter into a Fifth Amendment to Development Agreement with Nestle Purina Petcare Company for the reasons set forth therein;

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. In General.

The Fifth Amendment to the Development Agreement between the City of Flagstaff and Nestle Purina Petcare Company attached hereto is hereby approved. The Mayor of the City of Flagstaff is hereby authorized to execute the Fifth Amendment of the Development Agreement on behalf of the City and all other associated documents.

SECTION 2. 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 are hereby repealed.

SECTION 3. Severability

If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 4. Effective Date

This Ordinance shall be effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 18th day of February, 2020.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Exhibits:
Fifth Amendment to Development Agreement

WHEN RECORDED, RETURN TO:

City Clerk
City of Flagstaff
211 West Aspen Avenue
Flagstaff, Arizona 86001

**FIFTH AMENDMENT TO
DEVELOPMENT AGREEMENT**

The City of Flagstaff, a political subdivision of the state of Arizona (“City”) and Nestle Purina PetCare Company, a Missouri corporation (“Purina”) enter into this Fifth Amendment to Development Agreement effective this _____ day of _____, 2020 (the “Fifth Amendment”).

RECITALS:

- A. Purina owns and operates a pet food manufacturing and warehousing facility located in the City of Flagstaff on the property legally described in Exhibit 1.
- B. City and Purina entered into a Fourth Amendment to Development Agreement, recorded on November 7, 2016 in the official records of the Coconino County, Arizona as Instrument No. 3768807 (“the Fourth Amendment”), for an odor reduction plan, in two phases, to achieve at least a 50% reduction in maximum odor from the baseline 55 dilution threshold (“D/T”).
- C. Purina has implemented Phase 1 of the odor reduction plan, and achieved a 44% reduction in maximum odor, but reports that the actual costs of implementation exceeded its original estimate by \$870,000.
- D. The parties are willing to proceed with modified Phase 2, in order to achieve the original goal of at least a 50% reduction in maximum odor, and in light of the fact that costs of the odor reduction plan have exceeded original estimates.

AGREEMENT

NOW THEREFORE, IN CONSIDERATION FOR THE MUTUAL PROMISES CONTAINED HEREIN, THE PARTIES AGREE AS FOLLOWS:

The Fourth Amendment to Development Agreement, sections 10, 13, and 15 are amended to read as follows (additions shown in capitalized, underlined text, and deletions shown as stricken), and Exhibit 5 to the Fourth Amendment to Development Agreement is deleted and replaced with Exhibit 5 to this Fifth Amendment to Development Agreement:

Phase 2

10. Dispersion Stacks for Dryers.

- a. Equipment. PURINA WILL EXTEND ONE(1) DRYER EXHAUST PIPE INTO A NEW TALL STACK SUPPORTED BY THE MILL BUILDING. ~~Purina will connect all dryer exhausts in a bundle and extend the exhaust piping into four or five new tall stacks supported by the mill building (“Dryer Stacks”).~~ A conceptual rendering and description of the dryer stacks is attached hereto as part of Exhibit 5. PURINA WARRANTS THAT THIS MODIFIED PHASE 2 WILL NOT HAVE THE EFFECT OF LIMITING ADDITIONAL ODOR REDUCTION EFFORTS IN THE FUTURE.
- b. Cost. Purina will pay for all costs of the Dryer Stacks #3, estimated at a cost of \$250,000, \$670,000, according to Purina.
- c. Schedule. Purina shall use its reasonable efforts to obtain approval from its ultimate parent company to spend capital to install the Dryer Stacks and startup use of the Dryer Stacks on or before OCTOBER 30, 2020 ~~June 30, 2018~~. In the event Purina is unable to obtain approval for such capital expenditure, Purina will continue to use its reasonable efforts to obtain such approval as soon as possible thereafter and complete installation and startup as soon as reasonable feasible upon receipt of approval to spend the capital.
- d. Post Installation Testing. Within 60 days after installation of the Dryer Stacks, Purina at its own cost will conduct post installation testing and modeling at the property line testing point(s) using the Testing Procedures. The estimated cost is \$50,000, according to Purina. Purina will provide a summary of testing results to City.
- e. Measurable Reduction in Odor. Based on current operations, it is anticipated the Dryer Stacks (in conjunction with the ATA Stack) will reduce modeled ground-level odor at the Facility’s property line by at least 50% when measured using the Testing and Modeling Procedures and compared to the Baseline Test: Maximum odor at property line 27.5 D/T (*European Method*).
- f. Maintenance and Operations. Purina will keep and operate the Dryer Stacks in good repair for at least 10 years after the technology is installed and operational. Purina will pay all ongoing repair and operational costs, including an estimated \$5,000 to \$10,000 ~~\$205,000~~ in annual energy usage and maintenance costs (FY 20 DOLLARS) (~~FY 16 dollars~~). In the event Purina desires to remove or decommission the Dryer Stacks during such 10 year period, it will implement similar (or improved) odor mitigation technology at the Facility and keep and operate in good repair such replacement odor mitigation technology for the balance of the 10 year period, not counting any time when odor mitigation equipment was not in service. Example: Dryer Stacks ~~are IS~~ taken out of service on January 1 of year 8, replacement odor mitigation technology is

installed in and becomes operational on January 1 of year 10 (equipment is out of service for 3 years): Purina will operate the replacement odor mitigation technology in good repair for at least three (3) more years. The obligations set forth herein will survive expire upon expiration of the 10 year period as described above, except in the event Purina, its successor and/or assigns ceases to operate a pet manufacturing food operation in Flagstaff altogether within the promised minimum operation period(s), this obligation shall automatically expire.

* * *

13. All other terms and conditions of the Development Agreement (as previously amended) as further amended by this Fourth Amendment AND FIFTH AMENDMENT shall remain in effect and are incorporated herein. PURSUANT TO THE NOTICE OF EXPIRATION OF DEVELOPMENT AGREEMENT RECORDED ON OCTOBER 16, 2017 IN THE OFFICIAL RECORDS OF THE COCONINO COUNTY RECORDER, INSTRUMENT NO. 3798786, ONLY THE FOURTH AMENDMENT, AS AMENDED BY THIS FIFTH AMENDMENT, REMAIN AN ENCUMBRANCE ON THE PROPERTY.

* * *

15. The parties agree that until all requirements of this Fourth Amendment AS AMENDED BY THIS FIFTH AMENDMENT are met, general provisions related enforcement to and remedies as found in the original Development Agreement will apply (including but not limited to Section 8 Default and Remedies, Section 9 General Provisions) will apply.

NESTLE PURINA PETCARE COMPANY

By: _____

Its: _____

CITY OF FLAGSTAFF

By: Mayor Coral Evans

Attest:

By: Stacy Saltzburg, City Clerk

Approved as to form:

City Attorney's Office

Attachments:

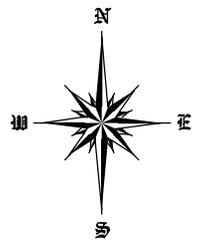
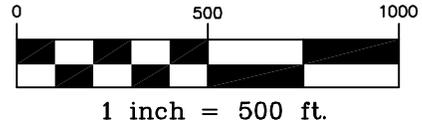
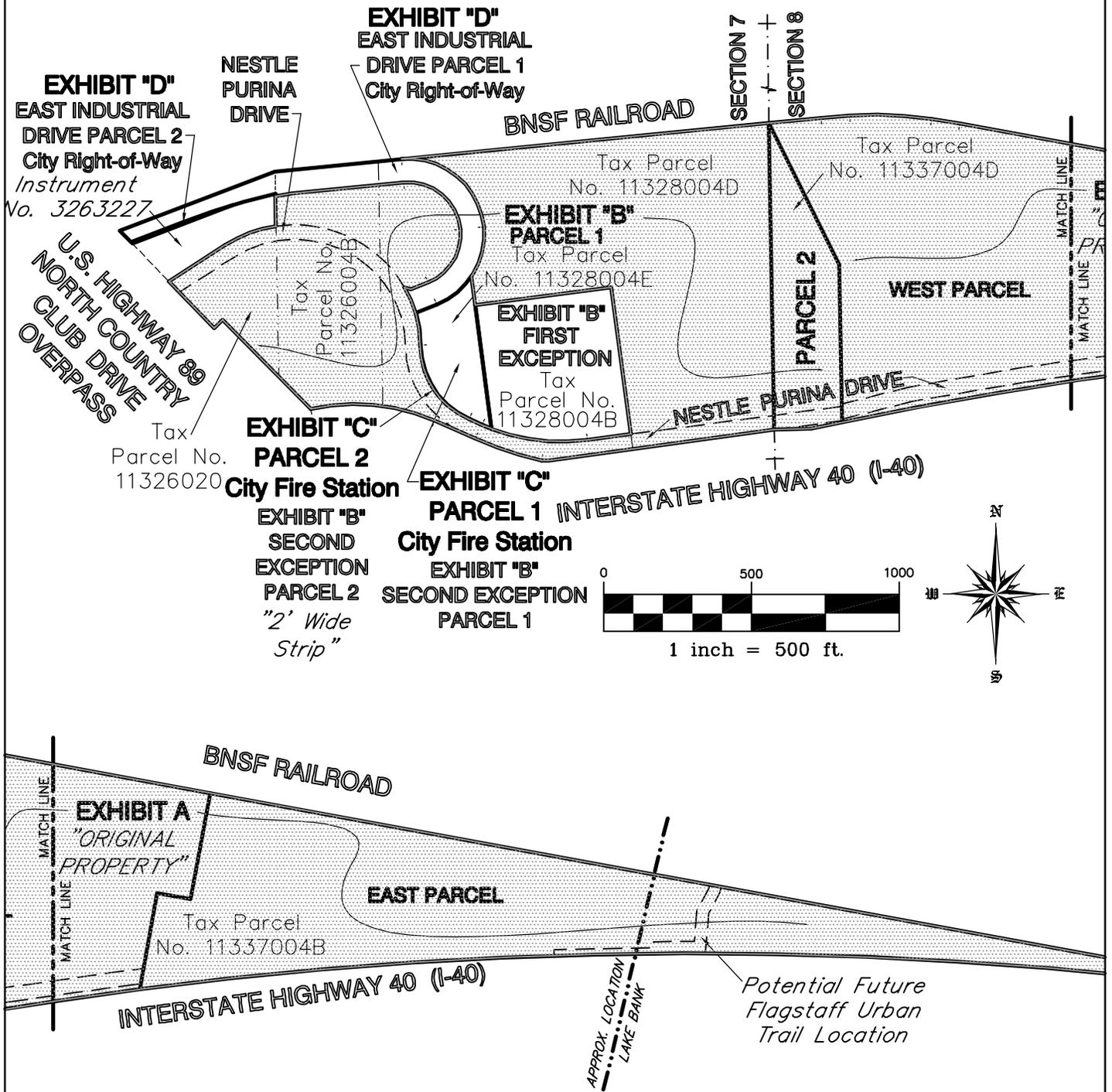
Exhibit 1 Purina Facility property (with Map, Exhibits A, B, C and D)

Exhibit 5 Dispersion Stack for Dryer #3

S:\Legal\Civil Matters\2014\2014-626 Purina Scrubbers Air Quality\5th Amendment 1-21-20.docx

EXHIBIT 1
PURINA PROPERTY

MAP OF EXHIBITS A, B, C, & D



INITIAL:

PROPERTY EXHIBIT NESTLE PURINA PETCARE COMPANY PROPERTIES

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 7
AND PART OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN
CITY OF FLAGSTAF, COCONINO COUNTY, ARIZONA

EXHIBIT "A" (Original Property)

LEGAL DESCRIPTION
PURINA WEST PARCEL

A PARCEL OF LAND BEING A PORTION OF THE "PURINA TRACT" AS DESCRIBED IN EXHIBIT "A" OF THAT CERTAIN DOCUMENT RECORDED IN DOCKET 476, PAGES 41-46 (REC.) OF THE COCONINO COUNTY RECORDER'S OFFICE AND BEING SITUATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN IN COCONINO COUNTY, ARIZONA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" O.D. IRON PIPE WITH NO IDENTIFICATION FOUND IN A HANDHOLE AT THE NORTHWEST CORNER OF SAID SECTION 8 AND FROM WHICH A SQUARE HEADED BOLT FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 8, LIES S 01°10'00" E (BASIS OF BEARINGS PER REC.) A DISTANCE OF 2,665.67 FEET; THENCE FROM SAID NORTHWEST CORNER OF SECTION 8, S 01°10'00" E (REC. SAME) A DISTANCE 2,567.77 (2,573.23 REC.) FEET ALONG THE WEST LINE OF SAID NORTH HALF OF SECTION 8 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 40 (I-40) AND FROM WHICH A 60D NAIL WITH NO IDENTIFICATION WAS FOUND LYING S 88°19'56" W A DISTANCE OF 0.57 FOOT; THENCE N 88°19'56" E (N 87°30'55" E REC.) A DISTANCE OF 124.09 (125.81 REC.) FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO AN ARIZONA HIGHWAY DEPARTMENT (A.H.D.) BRASS CAP RIGHT-OF-WAY MONUMENT FOUND IN CONCRETE AT THE BEGINNING OF A NON-TANGENT CURVE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE BEING A CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A CHORD BEARING AND LENGTH OF N 78°06'43" E - 107.80 FEET, RADIUS OF 14,523.95 (REC. SAME) AND CENTRAL ANGLE OF 0°25'31", AN ARC DISTANCE OF 107.80 (106.09 REC.) FEET TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT THE SOUTHWEST CORNER OF SAID "PURINA TRACT" WHICH IS THE POINT OF BEGINNING; THENCE N 01°10'00" W (REC. SAME) A DISTANCE OF 533.05 (527.54 REC.) FEET ALONG THE WEST BOUNDARY OF SAID "PURINA TRACT", WHICH IS A LINE THAT LIES 230.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE NORTH HALF OF SECTION 8, TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT AN ANGLE POINT IN SAID WEST BOUNDARY; THENCE N 26°36'03" W (REC. SAME) A DISTANCE OF 535.54 (REC. SAME) FEET TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT THE INTERSECTION OF SAID WEST LINE OF THE NORTH HALF OF SECTION 8 WITH THE SOUTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY (BNSF) (FORMERLY ATCHISON, TOPEKA AND SANTA FE RAILWAY); THENCE N 84°23'13" E (N 84°23'24" E REC.) A DISTANCE OF 177.33 (198.30 REC.) FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT A POINT OF CURVATURE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY BEING A TANGENT CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A RADIUS OF 2,764.93 (REC. SAME) AND CENTRAL ANGLE OF 2°00'00", AN ARC DISTANCE OF 96.51 (96.52 REC.) FEET TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT A POINT OF COMPOUND CURVATURE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY BEING A TANGENT CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,332.69 (REC. SAME) AND CENTRAL ANGLE OF 12°00'00", AN ARC DISTANCE OF 279.12 (REC. SAME) FEET TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT A POINT OF COMPOUND CURVATURE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY BEING A TANGENT CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A RADIUS OF 2,764.93 (REC. SAME) AND CENTRAL ANGLE OF 2°00'00", AN ARC DISTANCE OF 96.51 (96.52 REC.) FEET TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT A POINT OF TANGENCY; THENCE S 79°36'47" E (S 79°40'09" E REC.) A DISTANCE OF 510.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY TO A POINT THAT LIES 100.0 FEET SOUTHERLY OF THE CENTERLINE OF THE SOUTH MAIN (WESTBOUND) RAILS OF SAID BNSF RAILWAY; THENCE S 79°36'47" E (S 79°40'09" E REC.) A DISTANCE OF 413.49 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY, WHICH LIES 100.0 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE OF THE SOUTH MAIN (WESTBOUND) RAILS, TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH THE NORTHERLY PROJECTION OF THE CENTERLINE OF STEEL COLUMNS ALIGNED ALONG THE EAST WALL OF THE PURINA BUILDING AS IT EXISTED IN NOVEMBER OF THE YEAR 2002. THENCE

EXHIBIT A continued:

S 10°22'23" W A DISTANCE OF 364.83 FEET ALONG SAID CENTERLINE PROJECTION AND SAID CENTERLINE OF STEEL COLUMNS TO AN ANGLE POINT IN SAID EAST WALL; THENCE N 79°37'37" W A DISTANCE OF 115.06 FEET ALONG SAID CENTERLINE OF STEEL COLUMNS TO AN ANGLE POINT IN SAID EAST WALL; THENCE S 10°22'23" W A DISTANCE OF 331.18 FEET ALONG SAID CENTERLINE OF STEEL COLUMNS AND THE SOUTHERLY PROJECTION OF SAID CENTERLINE TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET ON SAID NORTH RIGHT-OF-WAY LINE OF I-40; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF I-40, BEING A NON-TANGENT CURVE TO THE LEFT AND CONCAVE TO THE SOUTH HAVING A CHORD BEARING AND LENGTH OF S 80°27'22" W – 1,080.42 FEET, RADIUS OF 14,523.95 (REC. SAME) FEET AND CENTRAL ANGLE OF 4°15'47", AN ARC DISTANCE OF 1,080.67 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION
PURINA EAST PARCEL

A PARCEL OF LAND BEING A PORTION OF THE "PURINA TRACT" AS DESCRIBED IN EXHIBIT "A" OF THAT CERTAIN DOCUMENT RECORDED IN DOCKET 476, PAGES 41-46 (REC.) OF THE COCONINO COUNTY RECORDER'S OFFICE AND BEING SITUATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN IN COCONINO COUNTY, ARIZONA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" O.D. IRON PIPE WITH NO IDENTIFICATION FOUND IN A HANDHOLE AT THE NORTHWEST CORNER OF SAID SECTION 8 AND FROM WHICH A SQUARE HEADED BOLT FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 8, LIES S 01°10'00" E (BASIS OF BEARINGS PER REC.) A DISTANCE OF 2,665.67 FEET; THENCE FROM SAID NORTHWEST CORNER OF SECTION 8, S 01°10'00" E (REC. SAME) A DISTANCE 2,567.77 (2,573.23 REC.) FEET ALONG THE WEST LINE OF SAID NORTH HALF OF SECTION 8 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 40 (I-40) AND FROM WHICH A 60D NAIL WITH NO IDENTIFICATION WAS FOUND LYING S 88°19'56" W A DISTANCE OF 0.57 FOOT; THENCE N 88°19'56" E (N 87°30'55"E REC.) A DISTANCE OF 124.09 (125.81 REC.) FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO AN ARIZONA HIGHWAY DEPARTMENT (A.H.D.) BRASS CAP RIGHT-OF-WAY MONUMENT FOUND IN CONCRETE AT THE BEGINNING OF A NON-TANGENT CURVE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE BEING A CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A CHORD BEARING AND LENGTH OF N 78°06'43" E – 107.80 FEET, RADIUS OF 14,523.95 (REC. SAME) AND CENTRAL ANGLE OF 0°25'31", AN ARC DISTANCE OF 107.80 (106.09 REC.) FEET TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT THE SOUTHWEST CORNER OF SAID "PURINA TRACT; THENCE N 01°10'00" W (REC. SAME) A DISTANCE OF 533.05 (527.54 REC.) FEET ALONG THE WEST BOUNDARY OF SAID "PURINA TRACT", WHICH IS A LINE THAT LIES 230.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE NORTH HALF OF SECTION 8, TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT AN ANGLE POINT IN SAID WEST BOUNDARY; THENCE N 26°36'03" W (REC. SAME) A DISTANCE OF 535.54 (REC. SAME) FEET TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT THE INTERSECTION OF SAID WEST LINE OF THE NORTH HALF OF SECTION 8 WITH THE SOUTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY (BNSF) (FORMERLY ATCHISON, TOPEKA AND SANTA FE RAILWAY); THENCE N 84°23'13" E (N 84°23'24" E REC.) A DISTANCE OF 177.33 (198.30 REC.) FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT A POINT OF CURVATURE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY BEING A TANGENT CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A RADIUS OF 2,764.93 (REC. SAME) AND CENTRAL ANGLE OF 2°00'00", AN ARC DISTANCE OF 96.51 (96.52 REC.) FEET TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT A POINT OF COMPOUND CURVATURE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY BEING A TANGENT CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,332.69 (REC. SAME) AND CENTRAL ANGLE OF 12°00'00", AN ARC DISTANCE OF 279.12 (REC. SAME) FEET TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT A POINT OF COMPOUND CURVATURE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY BEING A TANGENT CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A

EXHIBIT A continued:

RADIUS OF 2,764.93 (REC. SAME) AND CENTRAL ANGLE OF 2°00,00", AN ARC DISTANCE OF 96.51 (96.52 REC.) FEET TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT A POINT OF TANGENCY; THENCE S 79°36'47" E (S 79°40'09" E REC.) A DISTANCE OF 510.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY TO A POINT THAT LIES 100.0 FEET SOUTHERLY OF THE CENTERLINE OF THE SOUTH MAIN (WESTBOUND) RAILS OF SAID BNSF RAILWAY; THENCE S 79°36'47" E (S 79°40'09" E REC.) A DISTANCE OF 413.49 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY, WHICH LIES 100.0 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE OF THE SOUTH MAIN (WESTBOUND) RAILS, TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH THE NORTHERLY PROJECTION OF THE CENTERLINE OF STEEL COLUMNS ALIGNED ALONG THE EAST WALL OF THE PURINA BUILDING AS IT EXISTED IN NOVEMBER OF THE YEAR 2002, SAID INTERSECTION BEING THE POINT OF BEGINNING. THENCE S 10°22'23" W A DISTANCE OF 364.83 FEET ALONG SAID CENTERLINE PROJECTION AND SAID CENTERLINE OF STEEL COLUMNS TO AN ANGLE POINT IN SAID EAST WALL; THENCE N 79°37'37" W A DISTANCE OF 115.06 FEET ALONG SAID CENTERLINE OF STEEL COLUMNS TO AN ANGLE POINT IN SAID EAST WALL; THENCE S 10°22'23" W A DISTANCE OF 331.18 FEET ALONG SAID CENTERLINE OF STEEL COLUMNS AND THE SOUTHERLY PROJECTION OF SAID CENTERLINE TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET ON SAID NORTH RIGHT-OF-WAY LINE OF I-40; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF I-40, BEING A NON-TANGENT CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A CHORD BEARING AND LENGTH OF S 89°31'08" E - 3,989.06 FEET, RADIUS OF 14,523.95 (REC. SAME) FEET AND CENTRAL ANGLE OF 15°47'11", AN ARC DISTANCE OF 4,001.70 FEET TO THE POINT ON THE EAST LINE OF SAID NORTH HALF OF SECTION 8, FROM WHICH AN A.H.D. BRASS CAP RIGHT-OF-WAY MONUMENT FOUND IN CONCRETE LIES S 81°37'31" E A DISTANCE OF 0.19 FOOT; THENCE N 00°21'19" E A DISTANCE OF 9.94 FEET ALONG SAID EAST LINE OF THE NORTH HALF OF SECTION 8 TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET ON SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY WHICH LIES 100.0 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE OF THE SOUTH MAIN (WESTBOUND) RAILS AND FROM SAID SET RE-BAR, AN A.H.D. BRASS CAP RIGHT-OF-WAY MONUMENT FOUND IN CONCRETE LIES N 01°35'58" E A DISTANCE OF 2.48 FEET; THENCE N 79°36'47" W (N 79°40'09" W & N 79°43'03" W REC.) A DISTANCE OF 3,812.96 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION
PURINA EASEMENT

A STRIP OF LAND BEING A PORTION OF THE "PURINA TRACT" AS DESCRIBED IN EXHIBIT "A" OF THAT CERTAIN DOCUMENT RECORDED IN DOCKET 476, PAGES 41-46 (REC.) OF THE COCONINO COUNTY RECORDER'S OFFICE AND BEING SITUATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN IN COCONINO COUNTY, ARIZONA, SAID STRIP OF LAND BEING MORE PARTICULARLY DEFINED AS LYING 25.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A 3/4" O.D. IRON PIPE WITH NO IDENTIFICATION FOUND IN A HANDHOLE AT THE NORTHWEST CORNER OF SAID SECTION 8 AND FROM WHICH A SQUARE HEADED BOLT FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 8, LIES S 01°10'00" E (BASIS OF BEARINGS PER REC.) A DISTANCE OF 2,665.67 FEET; THENCE FROM SAID NORTHWEST CORNER OF SECTION 8, S 01°10'00" E (REC. SAME) A DISTANCE 2,567.77 (2,573.23 REC.) FEET ALONG THE WEST LINE OF SAID NORTH HALF OF SECTION 8 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 40 (I-40) AND FROM WHICH A 60D NAIL WITH NO IDENTIFICATION WAS FOUND LYING S 88°19'56" W A DISTANCE OF 0.57 FOOT; THENCE N 88°19'56" E (N 87°30'55" E REC.) A DISTANCE OF 124.09 (125.81 REC.) FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO AN ARIZONA HIGHWAY DEPARTMENT (A.H.D.) BRASS CAP RIGHT-OF-WAY MONUMENT FOUND IN CONCRETE AT THE BEGINNING OF A NON-TANGENT CURVE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE BEING A CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A CHORD BEARING AND LENGTH OF N 78°06'43" E - 107.80 FEET, RADIUS OF 14,523.95 (REC. SAME) AND CENTRAL ANGLE OF 0°25'31", AN ARC DISTANCE

EXHIBIT A continued:

OF 107.80 (106.09 REC.) FEET TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT THE SOUTHWEST CORNER OF SAID "PURINA TRACT"; THENCE N 01°10'00" W (REC. SAME) A DISTANCE OF 533.05 (527.54 REC.) FEET ALONG THE WEST BOUNDARY OF SAID "PURINA TRACT", WHICH IS A LINE THAT LIES 230.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE NORTH HALF OF SECTION 8, TO THE POINT OF BEGINNING OF CENTERLINE (SIDE LINES OF STRIP BEGIN ON SAID WEST BOUNDARY OF THE "PURINA TRACT"); THENCE N 75°42'07" E A DISTANCE OF 237.77 FEET; THENCE N 80°14'11" E A DISTANCE OF 384.51 FEET; THENCE N 82°03'30" E A DISTANCE OF 469.59 FEET TO THE POINT OF TERMINUS OF CENTERLINE ON THE EAST BOUNDARY OF THE "PURINA WEST PARCEL", SAID POINT LIES N 80°27'22" E A DISTANCE OF 1,080.42 FEET, THENCE N 10°22'23" E A DISTANCE OF 45.84 FEET FROM SAID SOUTHWEST CORNER OF THE "PURINA TRACT" (SIDE LINES OF STRIP END ON SAID EAST BOUNDARY OF THE "PURINA WEST PARCEL").

EXHIBIT "B" (Additional Property)

PARCEL 1 AS DESCRIBED IN DOCKET 662, PAGE 75 (HEREINAFTER REFERRED TO AS R1) WHICH IS ALL OF THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN IN COCONINO COUNTY, ARIZONA LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF THE BNSF/ATSF RAILROAD AND NORTHERLY OF THE INTERSTATE 40 RIGHT OF WAY AND OFF RAMP AS SHOWN ON THE ADOT RIGHT OF WAY MAP PROJECT # I-40-4-701, SHEET 5 OF 5 DATED 1973 (HEREINAFTER REFERRED TO AS R2) AND EAST OF U.S. HIGHWAY 89, ALSO KNOWN AS THE NORTH COUNTRY CLUB DRIVE OVERPASS, AND EXCEPT THAT CERTAIN PARCEL OF LAND SET FORTH IN A SPECIAL WARRANTY DEED TO ADOT AND RECORDED IN INSTRUMENT 3390420 (HEREINAFTER REFERRED TO AS R6) MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, FOR REFERENCE, AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7, A POINT FROM WHICH THE NORTHEAST CORNER OF SECTION 7 BEARS NORTH 01°10'00" WEST A DISTANCE OF 2662.66 FEET AWAY (BASIS OF BEARING AS PER R1); THENCE NORTH 01°10'00" WEST ALONG THE EAST LINE OF SECTION 7 A DISTANCE OF 94.89 FEET TO THE INTERSECTION OF THE EAST LINE OF SECTION 7 WITH THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 40 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 82°13'08" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 486.55 FEET TO A POINT HEREINAFTER REFERRED TO AS "POINT A"; THENCE CONTINUING SOUTH 82°13'08" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 286.32 FEET TO A POINT WHICH LIES ALONG THE EAST WEST MID SECTION LINE OF SECTION 7; THENCE SOUTH 89°50'25" WEST ALONG SAID EAST WEST MID SECTION LINE, A DISTANCE OF 24.83 FEET TO THE BEGINNING OF A NON TANGENT CURVE, CONCAVE TO THE NORTHEAST; THENCE ALONG SAID CURVE, THE ARC LENGTH OF WHICH IS 236.69 FEET, THROUGH A CENTRAL ANGLE OF 12°22'28", THE RADIUS OF WHICH IS 1095.92 FEET, WITH A CHORD BEARING OF NORTH 71°22'37" WEST, AND WITH A CHORD LENGTH OF 236.23 FEET, THENCE NORTH 66°35'27" WEST A DISTANCE OF 150.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH; THENCE ALONG SAID CURVE, THE ARC LENGTH OF WHICH IS 428.93 FEET, THROUGH A CENTRAL ANGLE OF 35°47'31", THE RADIUS OF WHICH IS 686.63 FEET, WITH A CHORD BEARING OF NORTH 84°31'14" WEST, AND WITH A CHORD LENGTH OF 421.99 FEET, TO THE SOUTHEASTERLY CORNER OF SAID R6; THENCE NORTH 44°48'59" WEST A DISTANCE OF 423.38 FEET TO THE NORTHEASTERLY CORNER OF R6; THENCE SOUTH 45°11'28" WEST A DISTANCE OF 40.00 FEET TO A POINT WHICH LIES ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 89, ALSO KNOWN AS THE NORTH COUNTRY CLUB DRIVE OVERPASS; THENCE NORTH 44°04'37" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 220.05 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND AS RECORDED IN INSTRUMENT 3263227; THENCE NORTH 57°11'14" EAST A DISTANCE OF 227.12 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST; THENCE ALONG SAID CURVE THE ARC LENGTH OF WHICH IS 185.05 FEET, THROUGH A CENTRAL ANGLE OF 24°24'32", THE RADIUS OF WHICH IS 434.37 FEET, WITH A CHORD BEARING OF NORTH 69°24'18" EAST, AND WITH A CHORD LENGTH OF 183.65 FEET, TO THE SOUTHEASTERLY CORNER OF SAID INSTRUMENT 3263227; THENCE NORTH 01°04'11" WEST A DISTANCE OF 109.74 FEET TO THE NORTHEASTERLY CORNER OF SAID INSTRUMENT 3263227, SAID POINT BEING THE BEGINNING OF AS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST; THENCE ALONG SAID CURVE, THE ARC LENGTH OF WHICH IS 324.48 FEET, THROUGH A CENTRAL ANGLE OF 07°23'37", THE RADIUS OF WHICH IS 2514.51 FEET, WITH A CHORD BEARING OF SOUTH 72°50'29" WEST, AND WITH A CHORD LENGTH OF 324.25 FEET; THENCE SOUTH 69°08'29" WEST A DISTANCE OF 191.45 FEET; TO THE NORTHWESTERLY CORNER OF SAID INSTRUMENT 3263227, SAID POINT BEING LIES ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 89, ALSO KNOWN AS THE NORTH COUNTRY CLUB DRIVE OVERPASS; THENCE NORTH 43°46'26" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 54.29 FEET TO A POINT WHICH LIES ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE BNSF/ATSF RAILROAD RIGHT OF WAY; THENCE NORTH 69°09'46" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 561.60 FEET TO AN ANGLE POINT; THENCE NORTH 84°23'34" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1679.81 FEET TO A POINT WHICH LIES ALONG THE EAST LINE OF SECTION 7; THENCE SOUTH 01°10'00" EAST ALONG SAID EAST LINE, A DISTANCE OF 1037.83 FEET TO THE POINT OF BEGINNING.

EXHIBIT B continued:

EXCEPTING THAT CERTAIN PARCEL OF LAND AS RECORDED IN INSTRUMENT 3417898 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, FOR REFERENCE, AT THE ABOVE REFERENCED "POINT A"; THENCE NORTH 07°46'52" WEST A DISTANCE OF 50.59 FEET TO A FOUND 1/2" REBAR AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 82°28'39" WEST A DISTANCE OF 147.62 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH; THENCE ALONG SAID CURVE, THE ARC LENGTH OF WHICH IS 330.15 FEET, THROUGH A CENTRAL ANGLE OF 27°57'31", THE RADIUS OF WHICH IS 676.58 FEET, WITH A CHORD BEARING OF NORTH 83°32'02" WEST, AND WITH A CHORD LENGTH OF 326.88 FEET; THENCE NORTH 07°32'26" WEST A DISTANCE OF 422.82 FEET; THENCE NORTH 82°31'11" EAST A DISTANCE OF 464.96 FEET; THENCE SOUTH 07°31'15" EAST A DISTANCE OF 501.49 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT CERTAIN PARCEL OF LAND AS RECORDED IN SPECIAL WARRANTY DEED AS 2008--3491528 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1

THE FOLLOWING IS A DESCRIPTION OF A PARCEL OF LAND, BEING A PORTION OF THE DESCRIBED IN DOCKET 652, PAGE 74, COCONINO COUNTY RECORDS (CCR), SITUATED IN SECTION 7, TOWNSHIP 21 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, FLAGSTAFF, COCONINO COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN INSTRUMENT 3314041 (CCR); THENCE SOUTH 07 DEGREES 32 MINUTES 25 SECONDS EAST (BASIS OF BEARINGS) ALONG WESTERLY LINE OF THE PARCEL DESCRIBED IN INSTRUMENT 3314041 A DISTANCE OF 420.55 FEET TO A POINT WHICH IS THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 674.58 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 20 DEGREES 28 MINUTES 30 SECONDS WEST; THENCE NORTHWESTERLY 33.78 FEET THROUGH A CENTRAL ANGLE OF 02 DEGREES 52 MINUTES 08 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 64 DEGREES 58 MINUTES 15 SECONDS WEST A DISTANCE OF 47.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 273.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 23 DEGREES 20 MINUTES 25 SECONDS WEST; THENCE NORTHWESTERLY AND NORTHERLY 316.20 FEET THROUGH A CENTRAL ANGLE OF 66 DEGREES 21 MINUTES 45 SECONDS TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 399.77 FEET; THENCE NORTHERLY 110.67 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 51 MINUTES 39 SECONDS, TO A POINT ON THE SOUTHERLY LINE OF THE PROPOSED RIGHT-OF-WAY OF INDUSTRIAL DRIVE REALIGNMENT; THENCE NORTH 68 DEGREES 18 MINUTES 56 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE PROPOSED RIGHT-OF-WAY OF INDUSTRIAL DRIVE REALIGNMENT A DISTANCE OF 74.91 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 255.98 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF THE PROPOSED RIGHT-OF-WAY OF INDUSTRIAL DRIVE REALIGNMENT 153.03 FEET THROUGH A CENTRAL ANGLE OF 34 DEGREES 15 MINUTES 08 SECONDS; THENCE SOUTH 07 DEGREES 32 MINUTES 26 SECONDS EAST A DISTANCE OF 97.27 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

THE FOLLOWING IS A DESCRIPTION OF A 2.00 FOOT WIDE STRIP OF LAND, BEING A PORTION OF THE PARCEL DESCRIBED IN DOCKET 662, PAGE 74, COCONINO COUNTY RECORDS (CCR) (BASIS OF BEARINGS IS THE NORTH LINE OF THE PARCEL DESCRIBED IN INSTRUMENT 3314041), SITUATED IN SECTION 7, TOWNSHIP 21 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, FLAGSTAFF, COCONINO COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN INSTRUMENT 3314041 (CCR); WHICH IS THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 676.58 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 20 DEGREES 21

EXHIBIT B continued:

MINUTES 37 SECONDS WEST; THENCE NORTHWESTERLY 35.27 FEET THROUGH A CENTRAL ANGLE OF 02 DEGREES 59 MINUTES 14 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 64 DEGREES 56 MINUTES 15 SECONDS WEST A DISTANCE OF 47.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 275.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 23 DEGREES 20 MINUTES 48 SECONDS WEST; THENCE NORTHWESTERLY 318.49 FEET THROUGH A CENTRAL ANGLE OF 66 DEGREES 21 MINUTES 22 SECONDS TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 397.77 FEET; THENCE NORTHERLY 109.92 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 49 MINUTES 59 SECONDS, TO A POINT ON THE SOUTHERLY LINE OF THE PROPOSED RIGHT-OF-WAY OF INDUSTRIAL DRIVE REALIGNMENT. THENCE ON A NON-TANGENT LINE NORTH 68 DEGREES 18 MINUTES 56 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE PROPOSED RIGHT-OF-WAY OF INDUSTRIAL DRIVE REALIGNMENT A DISTANCE OF 2.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 399.77 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 73 DEGREES 50 MINUTES 31 SECONDS EAST; THENCE SOUTHERLY 110.67 FEET THROUGH A CENTRAL ANGLE OF 15 DEGREES 51 MINUTES 39 SECONDS TO THE BEGINNING OF A REVERSE CURVE TO THE EAST HAVING A RADIUS OF 273.00 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY 316.20 FEET THROUGH A CENTRAL ANGLE OF 66 DEGREES 21 MINUTES 45 SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 64 DEGREES 56 MINUTES 15 SECONDS EAST A DISTANCE OF 47.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 674.58 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 23 DEGREES 20 MINUTES 39 SECONDS WEST; THENCE SOUTHEASTERLY 34.07 FEET THROUGH A CENTRAL ANGLE OF 02 DEGREES 53 MINUTES 38 SECONDS; THENCE SOUTH 07 DEGREES 34 MINUTES 32 SECONDS EAST ALONG WESTERLY LINE OF THE PARCEL DESCRIBED INSTRUMENT 3314041 A DISTANCE OF 2.26 FEET TO THE TRUE POINT OF BEGINNING.

AND PARCEL 2 AS DESCRIBED IN DOCKET 662, PAGE 75 (HEREINAFTER REFERRED TO AS R1) WHICH IS ALL OF THAT PORTION OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN IN COCONINO COUNTY, ARIZONA LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 40, SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF THE BNSF/ATSF RAILROAD RIGHT OF WAY AND WEST OF THAT CERTAIN PARCEL OF LAND KNOWN AS THE RALSTON PURINA PROPERTY AS RECORDED IN INSTRUMENT 3242297, HEREINAFTER REFERRED TO AS R5, SAID PARCEL OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, FOR REFERENCE, AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; A POINT FROM WHICH THE NORTHWEST CORNER OF SECTION 8 BEARS NORTH 01°10'00" WEST A DISTANCE OF 2662.66 FEET AWAY (BASIS OF BEARING AS PER R1); THENCE NORTH 01°10'00" WEST ALONG THE WEST LINE OF SECTION 8 A DISTANCE OF 94.89 FEET TO THE INTERSECTION OF THE WEST LINE OF SECTION 8 WITH THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 40 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01°10'00" WEST ALONG THE WEST LINE OF SECTION 8 A DISTANCE OF 1037.83 FEET TO THE NORTHWEST CORNER OF SAID RALSTON PURINA PROPERTY; THENCE SOUTH 26°36'03" EAST A DISTANCE OF 535.54 FEET TO AN ANGLE POINT ALONG THE WEST LINE OF THE RALSTON PURINA PARCEL; THENCE SOUTH 01°10'00" EAST A DISTANCE OF 533.05 FEET TO THE SOUTHWEST CORNER OF SAID RALSTON PURINA PARCEL, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH; THENCE ALONG SAID CURVE, THE ARC LENGTH OF WHICH IS 107.47 FEET, THROUGH A CENTRAL ANGLE OF 00°25'26", THE RADIUS OF WHICH IS 14523.95 FEET, WITH A CHORD BEARING OF SOUTH 78°03'40" WEST, AND WITH A CHORD LENGTH OF 107.47 FEET; THENCE SOUTH 88°20'38" WEST A DISTANCE OF 124.43 FEET TO THE POINT OF BEGINNING. THE COMBINED AREA OF PARCELS 1 AND 2 IS 39.041 ACRES, MORE OR LESS

EXHIBIT "C" (Fire Station Parcel)

PARCEL NO. 1

THE FOLLOWING IS A DESCRIPTION OF A PARCEL OF LAND, BEING A PORTION OF THE DESCRIBED IN DOCKET 652, PAGE 74, COCONINO COUNTY RECORDS (CCR), SITUATED IN SECTION 7, TOWNSHIP 21 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, FLAGSTAFF, COCONINO COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN INSTRUMENT 3314041 (CCR); THENCE SOUTH 07 DEGREES 32 MINUTES 25 SECONDS EAST (BASIS OF BEARINGS) ALONG WESTERLY LINE OF THE PARCEL DESCRIBED IN INSTRUMENT 3314041 A DISTANCE OF 420.55 FEET TO A POINT WHICH IS THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 674.58 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 20 DEGREES 28 MINUTES 30 SECONDS WEST; THENCE NORTHWESTERLY 33.78 FEET THROUGH A CENTRAL ANGLE OF 02 DEGREES 52 MINUTES 08 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 64 DEGREES 58 MINUTES 15 SECONDS WEST A DISTANCE OF 47.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 273.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 23 DEGREES 20 MINUTES 25 SECONDS WEST; THENCE NORTHWESTERLY AND NORTHERLY 316.20 FEET THROUGH A CENTRAL ANGLE OF 66 DEGREES 21 MINUTES 45 SECONDS TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 399.77 FEET; THENCE NORTHERLY 110.67 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 51 MINUTES 39 SECONDS, TO A POINT ON THE SOUTHERLY LINE OF THE PROPOSED RIGHT-OF-WAY OF INDUSTRIAL DRIVE REALIGNMENT; THENCE NORTH 68 DEGREES 18 MINUTES 56 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE PROPOSED RIGHT-OF-WAY OF INDUSTRIAL DRIVE REALIGNMENT A DISTANCE OF 74.91 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 255.98 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF THE PROPOSED RIGHT-OF-WAY OF INDUSTRIAL DRIVE REALIGNMENT 153.03 FEET THROUGH A CENTRAL ANGLE OF 34 DEGREES 15 MINUTES 08 SECONDS; THENCE SOUTH 07 DEGREES 32 MINUTES 26 SECONDS EAST A DISTANCE OF 97.27 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

THE FOLLOWING IS A DESCRIPTION OF A 2.00 FOOT WIDE STRIP OF LAND, BEING A PORTION OF THE PARCEL DESCRIBED IN DOCKET 662, PAGE 74, COCONINO COUNTY RECORDS (CCR) (BASIS OF BEARINGS IS THE NORTH LINE OF THE PARCEL DESCRIBED IN INSTRUMENT 3314041), SITUATED IN SECTION 7, TOWNSHIP 21 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, FLAGSTAFF, COCONINO COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN INSTRUMENT 3314041 (CCR); WHICH IS THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 676.58 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 20 DEGREES 21 MINUTES 37 SECONDS WEST; THENCE NORTHWESTERLY 35.27 FEET THROUGH A CENTRAL ANGLE OF 02 DEGREES 59 MINUTES 14 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 64 DEGREES 56 MINUTES 15 SECONDS WEST A DISTANCE OF 47.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 275.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 23 DEGREES 20 MINUTES 48 SECONDS WEST; THENCE NORTHWESTERLY 318.49 FEET THROUGH A CENTRAL ANGLE OF 66 DEGREES 21 MINUTES 22 SECONDS TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 397.77 FEET; THENCE NORTHERLY 109.92 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 49 MINUTES 59 SECONDS, TO A POINT ON THE SOUTHERLY LINE OF THE PROPOSED RIGHT-OF-WAY OF INDUSTRIAL DRIVE REALIGNMENT. THENCE ON A NON-TANGENT LINE NORTH 68 DEGREES 18 MINUTES 56 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE PROPOSED RIGHT-OF-WAY OF INDUSTRIAL DRIVE REALIGNMENT A DISTANCE OF 2.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 399.77 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 73 DEGREES 50 MINUTES 31 SECONDS EAST; THENCE SOUTHERLY 110.67 FEET THROUGH A CENTRAL ANGLE OF 15 DEGREES 51 MINUTES 39 SECONDS TO THE BEGINNING OF A

EXHIBIT C continued:

REVERSE CURVE TO THE EAST HAVING A RADIUS OF 273.00 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY 316.20 FEET THROUGH A CENTRAL ANGLE OF 66 DEGREES 21 MINUTES 45 SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 64 DEGREES 56 MINUTES 15 SECONDS EAST A DISTANCE OF 47.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 674.58 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 23 DEGREES 20 MINUTES 39 SECONDS WEST; THENCE SOUTHEASTERLY 34.07 FEET THROUGH A CENTRAL ANGLE OF 02 DEGREES 53 MINUTES 38 SECONDS; THENCE SOUTH 07 DEGREES 34 MINUTES 32 SECONDS EAST ALONG WESTERLY LINE OF THE PARCEL DESCRIBED INSTRUMENT 3314041 A DISTANCE OF 2.26 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT "D" (Industrial Drive)

A PARCEL OF LAND, SAID PARCEL BEING A PORTION OF PARCEL 1 AS DESCRIBED IN INSTRUMENT NO. 3510883 (R) OF THE RECORDS OF COCONINO COUNTY, ARIZONA, SITUATED IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT DESCRIBED AS "THE NORTHWESTERLY CORNER OF SAID INSTRUMENT 3263227, SAID POINT BEING LIES ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89, ALSO KNOWN AS THE NORTH COUNTRY CLUB DRIVE OVERPASS" IN (R), THENCE N 43° 36' 39" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89, FOR A DISTANCE OF 54.27 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE N 69° 20' 45" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 561.61 FEET TO A POINT; THENCE N 84° 34' 36" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 429.36 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90° 00' 00" AND A RADIUS OF 255.92 FEET, FOR A DISTANCE OF 402.00 FEET, THE CHORD OF SAID CURVE BEARS S 50° 25' 24" E FOR 361.92 FEET, TO A POINT OF COMPOUND CURVE; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG A CURVE TO THE RIGHT., HAVING A CENTRAL ANGLE OF 39° 38' 47" AND A RADIUS OF 255.98 FEET, FOR A DISTANCE OF 177.13 FEET, THE CHORD OF SAID CURVE BEARS S 14° 23' 55" E FOR 173.62 FEET, TO POINT ON SAID CURVE, SAID POINT BEING THE NORTHEAST PARCEL CORNER OF EXCEPTION PARCEL NO. 1 DESCRIBED IN INSTRUMENT NO. 3510883; THENCE CONTINUE SOUTHWESTERLY ALONG THE NORTHERLY PARCEL LINE OF SAID PARCEL 1, ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 34° 15' 08" AND A RADIUS OF 255.98 FEET, FOR A DISTANCE OF 153.03 FEET, THE CHORD OF SAID CURVE BEARS S 51° 20' 57" W FOR 150.76 FEET, TO A POINT OF TANGENCY; THENCE S 68° 28' 31" W, ALONG SAID NORTHERLY PARCEL LINE, FOR A DISTANCE OF 76.99 FEET TO A NONTANGENT POINT OF CURVATURE, SAID POINT BEING THE EASTERLY EASEMENT LINE OF A 50 FOOT EASEMENT DESCRIBED IN DOCKET 547. PAGE 696; THENCE NORTHERLY ALONG SAID EASTERLY EASEMENT LINE, ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13° 42' 57" AND A RADIUS OF 397.90 FEET, FOR A DISTANCE OF 95.25 FEET, THE CHORD OF SAID CURVE BEARS N 22° 48' 03" W FOR 95.02 FEET, TO A NONTANGENT POINT; THENCE S 69° 51' 20" E FOR A DISTANCE OF 22.56 FEET TO A POINT; THENCE N 68° 28' 31" E FOR A DISTANCE OF 62.26 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY AND NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 73° 53' 55" AND A RADIUS OF 175.98 FEET, FOR A DISTANCE OF 226.97 FEET, THE CHORD OF SAID CURVE BEARS N 31° 31' 33" E FOR 211.57 FEET, TO A POINT OF COMPOUND CURVE; THENCE NORTHERLY AND NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90° 00' 00" AND A RADIUS OF 175.92 FEET, FOR A DISTANCE OF 276.33 FEET, THE CHORD OF SAID CURVE BEARS N 50° 25' 24" W FOR 248.79 FEET, TO A POINT OF TANGENCY; THENCE S 84° 34' 36" W FOR A DISTANCE OF 377.23 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06° 02' 13" AND A RADIUS OF 558.50, FOR A DISTANCE OF 58.85 FEET, THE CHORD OF SAID CURVE BEARS S 81° 33' 29" W FOR 58.82 FEET, TO A NONTANGENT POINT ON THE EAST PARCEL LINE OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 3263227 (R1); THENCE N 00° 51' 02" W, ALONG SAID EAST PARCEL LINE, FOR A DISTANCE OF 8.27 FEET TO THE NORTHEAST PARCEL CORNER OF SAID PARCEL (R1), SAID POINT BEING A NONTANGENT POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE NORTH PARCEL LINE OF SAID PARCEL (EL), ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03° 26' 05" AND A RADIUS OF 2514.58 FEET, FOR A DISTANCE OF 150.74 FEET, THE CHORD OF SAID CURVE BEARS S 74° 59' 38" W FOR 150.72 FEET, TO A POINT; THENCE CONTINUE SOUTHWESTERLY ALONG SAID NORTH PARCEL LINE, ALONG SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03° 57' 32" AND A RADIUS OF 2514.58 FEET, FOR A DISTANCE OF 173.74 FEET, THE CHORD OF SAID CURVE BEARS S 71° 17' 50" W FOR 173.71 FEET, TO A POINT OF TANGENCY; THENCE S 69° 19' 04" W, ALONG SAID NORTH PARCEL LINE, FOR A DISTANCE OF 191.45 FEET TO THE POINT OF BEGINNING.

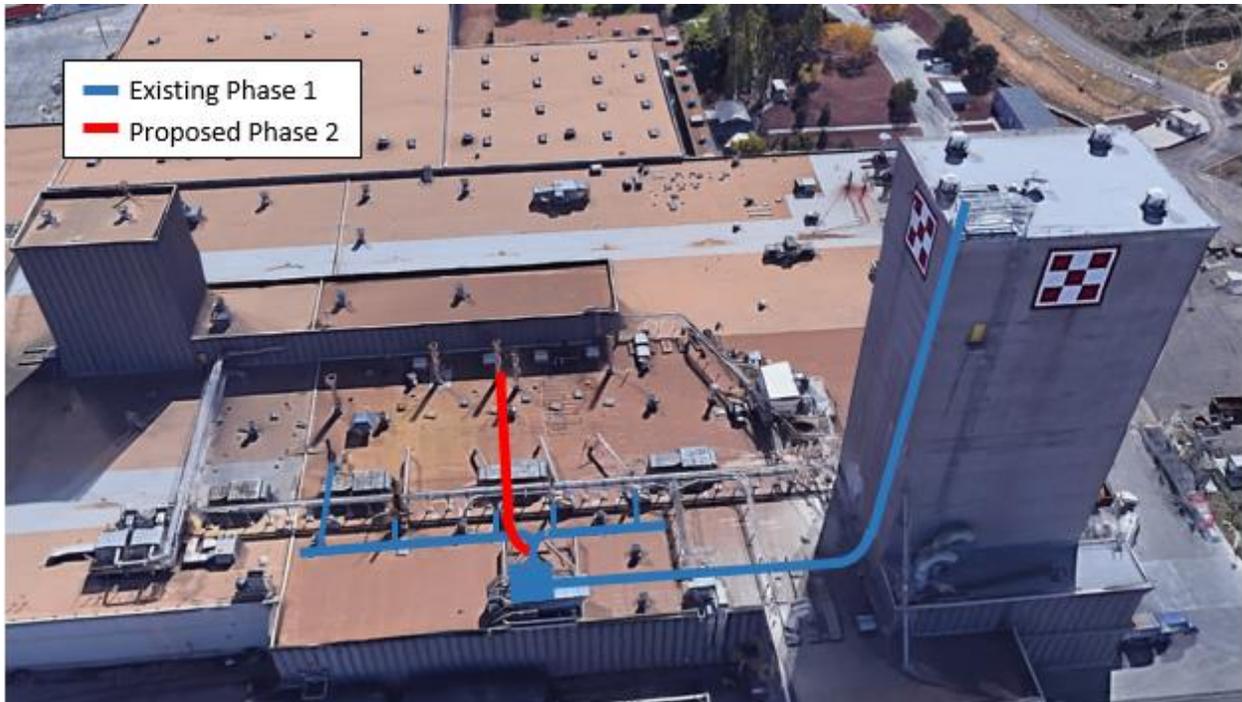
PARCEL NO. 2: (Original Parcel 8)

A PARCEL OF LAND, SAID PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS DESCRIBED IN INSTRUMENT NO. 3263227 (R1) OF THE RECORDS OF COCONINO COUNTY, ARIZONA, SITUATED IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT DESCRIBED AS "THE NORTHWESTERLY CORNER OF SAID INSTRUMENT 3263227, SAID POINT BEING LIES ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89, ALSO KNOWN AS THE CONTINENTAL DRIVE OVERPASS" IN (R1), THENCE S 43° 37' 04" E, ALONG THE WESTERLY PARCEL LINE OF SAID PARCEL (R1), FOR A DISTANCE OF 6.52 FEET TO A POINT; THENCE N 69° 19' 04" E, FOR A DISTANCE OF 362.52 FEET TO A POINT ON THE NORTH PARCEL LINE OF SAID PARCEL (R1), SAID POINT BEING THE POINT OF CUSP OF A NONTANGENT CURVE; THENCE SOUTHWESTERLY ALONG SAID NORTH PARCEL LINE, ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03° 57' 32" AND A RADIUS OF 2514.58 FEET, FOR A DISTANCE OF 173.74 FEET, THE CHORD OF SAID CURVE BEARS S 71° 17' 50" W FOR 173,71 FEET, TO A POINT OF TANGENCY; THENCE S 69° 19' 04" W, ALONG SAID NORTH PARCEL LINE, FOR A DISTANCE OF 191.45 FEET TO THE POINT OF BEGINNING.

EXHIBIT 5

PHASE 2 DRYER STACKS



In Phase 1, Nestlé Purina Flagstaff built an odor mitigation stack up the side of the Mill Building at the height of 200 feet from ground level. This stack incorporated the air exhaust streams of the five (5) Extruder air-takeaway (ATA) systems into one collected pipe, blowing the exhaust air at a higher altitude, thereby reducing ground level odors in the area. This phase achieved a reduction in maximum odor of 44%, which was higher than the target for Phase I. In order to achieve the full 50% reduction per the original agreement, Purina will install a “tie-in” of a Dryer exhaust stream into this odor mitigation stack. The work will consist of initial expenditures of exhaust piping, ducting, electrical, and engineering, and all subsequent ongoing repair and operational costs to keep the tie-in functioning at optimal operational range.



2016 178A4

Elizabeth Burke, City Clerk
City of Flagstaff
211 West Aspen Avenue
Flagstaff, Arizona 86001

FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT

The City of Flagstaff, a political subdivision of the state of Arizona ("City") and Nestle Purina Petcare Company, a Missouri corporation ("Purina") enter into this Fourth Amendment to Development Agreement effective this 6th day of October, 2016 (the "Fourth Amendment").

RECITALS:

- A. This Fourth Amendment is intended to further purposes of the Development Agreement (as hereinafter defined) and achieve a 50% reduction in modeled ground level odor concentrations along the Purina facility's property line in Flagstaff, Arizona and identified in Exhibit 1 (which includes Exhibits A, B, C, and D), with such reduction determination to be based on the Testing and Modeling Procedures (defined in Section 5 below).
- B. In 2003 the City and Purina entered into a Development Agreement recorded on June 25, 2003 as Instrument No. 3207666, Official Records of Coconino County, Arizona ("Development Agreement") in connection with Purina's expansion of its pet food manufacturing and warehousing facility located in the City of Flagstaff.
- C. Pursuant to the Development Agreement, title to the Original Property (Exhibit A) and Purina's manufacturing facility located thereon (the "Facility") were conveyed to the City and leased back by the City to Purina under the terms and conditions of a Government Property Lease entered into pursuant the provisions of A.R.S. § 42-6201, *et seq.* (as previously amended, the "Lease"). The form of Lease was recorded along with the original Development Agreement in Instrument No. 3207666, Official Records of the Coconino County, Arizona ("Lease").
- D. In 2008 as approved in Ordinance No. 2008-16 the City and Purina entered into a First Amendment to Development Agreement recorded on June 26, 2008 as Instrument No. 3491226, Official Records of the Coconino County, Arizona ("First Amendment") in connection with approximately 34.28 net acres of additional real property legally described in Exhibit B ("Additional Property") for the purpose constructing a 94,000 square foot warehouse space addition, and parking facilities for employees and trailers, all as part of a further expansion of the Facility.
- E. Pursuant to the First Amendment, title to the Additional Property and the expanded Facility ("Expanded Facility") were conveyed to the City and leased back by the City to

Purina under the terms and conditions of the Lease (which was also amended). The Special Warranty deed conveying the Additional Property to the City was recorded on January 16, 2009, Instrument No. 3510883, Official Records of the Coconino County, Arizona. The First Amendment to the Lease was recorded on January 16, 2009, Instrument No. 3510882, Official Records of the Coconino County, Arizona ("First Amendment to Lease").

- F. In 2008 pursuant to the First Amendment, the City purchased approximately two (2) acres of the Additional Property from Purina as legally described in Exhibit C ("Fire Station Parcel"), and as conveyed by Special Warranty Deed recorded on June 27, 2008 as Instrument No. 3491528 in the Official Records of the Coconino County, Arizona.
- G. In 2015 pursuant to the Development Agreement, Purina conveyed real property to the City for Industrial Drive by Quit Claim deed as recorded on January 1, 2015 as Instrument No. 3711317, Official Records of the Coconino County, Arizona, and as legally described in Exhibit D ("Industrial Drive Parcel").
- H. The original purposes of the Development Agreement as amended by the First Amendment were to help fund expansions of the Purina facilities ("Expansions") so as to provide new stable, good-paying employment opportunities for Flagstaff residents; provide for purchase of the Fire Station Parcel, and conveyance of the Industrial Drive Parcel; and provide certain other benefits (collectively "Benefits") via Purina's projected total tax savings of \$3,928,964.00. This total represents the actual tax savings under the original Development Agreement of \$481,964.00, plus the projected tax savings under the First Amendment of \$3,447,000.00.
- I. The parties have been performing the terms and conditions of the Development Agreement (as amended) and underlying Lease (as amended), and these agreements were initially scheduled to expire on or about October 14, 2015.
- J. Purina's actual tax savings under the First Amendment are \$2,522,770.00, or approximately \$924,230.00 less than projected.
- K. The Purina Expansions have enabled a substantial increase in production of pet food at the Facility, and there are associated emissions to the atmosphere.
- L. Purina has an Air Quality Control Permit from the Arizona Department of Environmental Quality ("ADEQ") and this Fourth Amendment is not being required by ADEQ or the parties for compliance with applicable laws, rules and regulations regarding its emissions to the atmosphere.
- M. On September 15, 2015 pursuant to A.R.S. § 42-6203.A.4 the City and Purina entered into a Second Amendment to Development Agreement in order to temporarily extend the Agreement and underlying Lease for a period commencing on October 14, 2015 and

continuing for up to six (6) months (April 15, 2016) to further the original purposes of the Development Agreement and to explore the feasibility of voluntary installation of equipment at the Purina Facility to measurably reduce odor. This document was recorded on September 8, 2016 as Instrument No. 3762680 in the Official Records of the Coconino County, Arizona.

- N. On March 1, 2016 pursuant to A.R.S. § 42-6203.A.4 the City and Purina entered into a Third Amendment to Development Agreement in order to temporarily extend the Agreement and underlying Lease for a period commencing on April 15, 2016 and continuing for up to six (6) months to further the original purposes of the Development Agreement and to explore the feasibility of voluntary installation of equipment at the Purina Facility to measurably reduce odor. This document was recorded on September 9, 2016 as Instrument No. 3762827 in the Official Records of the Coconino County, Arizona.
- O. This Fourth Amendment will extend the Development Agreement until October 15, 2017 for the purposes stated herein.
- P. The Second, Third, and Fourth Amendments, resulting in extensions of the Development Agreement from October 14, 2015 through October 15, 2017 may result in a tax savings of approximately \$800,000.

AGREEMENT

NOW THEREFORE, IN CONSIDERATION FOR THE MUTUAL PROMISES CONTAINED HEREIN, THE PARTIES AGREE AS FOLLOWS:

In General

1. Purpose. The purpose of this Fourth Amendment is to further the purposes of the original Development Agreement and achieve a 50% reduction in modeled ground-level odor concentrations (based on the Testing and Modeling Procedures) from the Facility.
2. Phases. There are two (2) proposed phases of odor minimization as described herein. The first two phases will be funded in part by property tax savings.
3. Extension Period. The Development Agreement is hereby extended until October 15, 2017. The estimated tax savings for Purina over the two tax years covered by the extension from October 15, 2015 to October 15, 2017 is approximately \$800,000.00.
4. Fourth Amendment to Lease. The term of the Lease (as amended) shall be extended to October 15, 2017. To accomplish this, the parties shall execute a Fourth Amendment to Lease in the form attached hereto as Exhibit 2.

5. How Odor is Measured (D/T). A dilution threshold measures how many unit volumes of odor free air are needed to dilute one (1) unit volume of odorous air to the point where odor is no longer detectible by the average person. A liter is typically used as the unit volume.
6. Testing and Modeling Procedures. Testing and Modeling Procedures are intended to provide a reasonably accurate measure of odors at the designated receptor point(s) at the property line, measured in terms of dilutions per threshold (D/T). Testing and Modeling Procedures are more fully described in Brown & Caldwell technical memorandum dated May 23, 2016 attached hereto as Exhibit 3 ("Testing and Modeling Procedures"). Testing and Modeling Procedures used before and after each Phase will be based on the same operational assumptions, conditions, and factors so as to achieve an accurate comparison of before and after results.
7. Baseline Test. Purina in consultation with Brown & Caldwell has conducted baseline testing and modeling of odors at the designated testing points at the property line ("Baseline Test") using the Testing and Modeling Procedures, at its own costs. The Baseline Test measures odor in terms of a dilutions per threshold (D/T) (D/T's are further described in Exhibit 3). Based on current operations at the Facility, the Baseline Test shows the following: Maximum odor at property line 55 D/T (*European method*). A copy of the Brown & Caldwell technical memorandum dated May 23, 2016 describing baseline testing and modeling and possible odor solutions is attached hereto as Exhibit 3.
8. Permits and Approvals. Purina at its own expense will obtain all necessary governmental permits and approvals for the odor reduction equipment and measures described herein. Purina will obtain any necessary approvals from ADEQ for modification of its Air Quality Permit No. 58866, as amended by No. 60197, and as may be amended or superseded.

Phase 1

9. Dispersion Stack for Extruder Air Take Aways.
 - a. Equipment. Purina will combine all five (5) extruder air take aways into one new tall stack supported by the mill building to disperse exhaust higher into the atmosphere ("ATA Stack") A conceptual rendering and description of the ATA Stack is attached hereto as Exhibit 4.
 - b. Cost. Purina will pay for all costs of the ATA Stack, estimated at a cost of \$430,000, according to Purina.
 - c. Schedule. Purina shall use its reasonable efforts to obtain approval from its ultimate parent company to spend capital to install the ATA Stack and startup use of the ATA Stack on or before April 30, 2017. In the event Purina is unable to obtain approval

for such capital expenditure, Purina will continue to use its reasonable efforts to obtain such approval as soon as possible thereafter and complete installation and startup as soon as reasonably feasible upon receipt of approval to spend the capital.

- d. Post Installation Testing. Within 60 days after installation of the ATA Stack, Purina at its own cost will conduct post installation testing and modeling at the property line using the Testing and Modeling Procedures. The estimated cost is \$50,000.00, according to Purina. Purina will provide a summary of such testing results to City.
- e. Measurable Reduction in Odor. Based on current operations, it is anticipated the ATA Stack will reduce modeled ground-level odor at the Facility's property line by approximately 35% when measured using the Testing and Modeling Procedures and compared to the Baseline Test: Maximum odor at property line 35.75 D/T (*European method*)
- f. Maintenance and Operations. Purina will keep and operate the ATA Stack in good repair for at least 10 years after the technology is installed and operational. Purina will pay all ongoing repair and operational costs for the ATA Stack, including an estimated \$67,000 in annual energy usage costs (FY 16 dollars). In the event Purina desires to remove or decommission the ATA Stack during such 10 year period, it will implement similar (or improved) odor mitigation technology at the Facility and keep and operate in good repair such replacement odor mitigation technology for the balance of the 10 year period, not counting any time when odor mitigation equipment was not in service. Example: ATA Stack is taken out of service on January 1 of year 8, replacement odor mitigation technology is installed in and becomes operational on January 1 of year 10 (equipment is out of service for 3 years): Purina will operate the replacement odor mitigation technology in good repair for at least three (3) more years. The obligations set forth herein will survive expire upon expiration of the 10 year period as described above, except in the event Purina, its successor and/or assigns ceases to operate a pet manufacturing food operation in Flagstaff altogether within the promised minimum operation period(s), this obligation shall automatically expire.

Phase 2

10. Dispersion Stacks for Dryers.

- a. Equipment. Purina will connect all dryer exhausts in a bundle and extend the exhaust piping into four or five new tall stacks supported by the mill building ("Dryer Stacks"). A conceptual rendering and description of the dryer stacks is attached hereto as part of Exhibit 5
- b. Cost. Purina will pay for all costs of the Dryer Stacks, estimated at a cost of \$670,000, according to Purina.

- c. Schedule. Purina shall use its reasonable efforts to obtain approval from its ultimate parent company to spend capital to install the Dryer Stacks and startup use of the Dryer Stacks on or before June 30, 2018. In the event Purina is unable to obtain approval for such capital expenditure, Purina will continue to use its reasonable efforts to obtain such approval as soon as possible thereafter and complete installation and startup as soon as reasonable feasible upon receipt of approval to spend the capital.
- d. Post Installation Testing. Within 60 days after installation of the Dryer Stacks, Purina at its own cost will conduct post installation testing and modeling at the property line testing point(s) using the Testing Procedures. The estimated cost is \$50,000.00, according to Purina. Purina will provide a summary of testing results to City.
- e. Measurable Reduction in Odor. Based on current operations, it is anticipated the Dryer Stacks (in conjunction with the ATA Stack) will reduce modeled ground-level odor at the Facility's property line by at least 50% when measured using the Testing and Modeling Procedures and compared to the Baseline Test: Maximum odor at property line 27.5 D/T (*European Method*).
- f. Maintenance and Operations. Purina will keep and operate the Dryer Stacks in good repair for at least 10 years after the technology is installed and operational. Purina will pay all ongoing repair and operational costs, including an estimated \$205,000 in annual energy usage costs (FY 16 dollars). In the event Purina desires to remove or decommission the Dryer Stacks during such 10 year period, it will implement similar (or improved) odor mitigation technology at the Facility and keep and operate in good repair such replacement odor mitigation technology for the balance of the 10 year period, not counting any time when odor mitigation equipment was not in service. Example: Dryer Stacks are taken out of service on January 1 of year 8, replacement odor mitigation technology is installed in and becomes operational on January 1 of year 10 (equipment is out of service for 3 years): Purina will operate the replacement odor mitigation technology in good repair for at least three (3) more years. The obligations set forth herein will survive upon expiration of the 10 year period as described above, except in the event Purina, its successor and/or assigns ceases to operate a pet manufacturing food operation in Flagstaff altogether within the promised minimum operation period(s), this obligation shall automatically expire.

Possible Additional Evaluation.

- 11. Possible Additional Work. In the event the post-installation Testing and Modeling Results of Phases 1 and 2 do not reduce modeled ground-level odor at the Facility's property line by at least 50% when measured using the Testing and Modeling Procedures and compared to the Baseline Test, Purina will evaluate additional odor mitigation measures at its own expense. Possible additional mitigation techniques include those set forth in the Brown & Caldwell technical memorandum (Exhibit 3).

Purina will be responsible for determining appropriate technology and operations management to be used and the schedule for implementation, if any.

12. Good Faith Review. On or before October 15, 2020 City and Purina, including any successor or assigns, will meet to review the progress on odor reduction at the Facility and to discuss intentions and long term solutions to achieving and maintaining the purposes of the Fourth Amendment.

FUTS Trail

13. Flagstaff Urban Trail System ("FUTS" trail). As additional consideration for this Fourth Amendment to Development Agreement, on or before April 1, 2017 Purina shall grant to the City an easement for the Flagstaff Urban Trail System across Coconino County Assessor Parcel No. 11337004B. The easement will be in a mutually agreed location. The minimum width of the easement is twenty-five (25) feet and may be as wide as forty (40) feet in places. The approximate location of the easement is identified in the map included as part of Exhibit 1. A conceptual rendering is attached hereto as Exhibit 6. A copy of the easement to be executed is attached hereto as Exhibit 7. In addition, Purina, its successors and/or assigns will grant City a temporary construction permit across the Purina property adjoining the FUTS trail easement area as may be reasonably necessary for construction of such segment of the FUTS trail at time City is ready to proceed with construction. City understands and agrees that construction of, maintenance of and the trail itself must not interfere with Purina's storm water outflow or other factory operations. City shall not be required to pay any funds to Purina, its successors and/or assigns for the value of the FUTS trail easement and temporary construction permit. City will be responsible for obtaining and paying for the legal descriptions and maps for such grants, as well as costs of construction of the FUTS trail, performing (and paying for) maintenance of the FUTS trail (and surrounding property within the easement area). This paragraph shall survive expiration of the Development Agreement.

Harmonization

13. All other terms and conditions of the Development Agreement (as previously amended) as further amended by this Fourth Amendment shall remain in effect and are incorporated herein.
14. The parties agree that Exhibit 1 as attached hereto is intended to reflect the current status of the Purina and City properties respectively.
15. The parties agree that until all requirements of this Fourth Amendment are met, general provisions related enforcement to and remedies as found in the original Development Agreement will apply (including but not limited to Section 8 Default and Remedies, Section 9 General Provisions) will apply.

16. Upon City's reconveyance of the property and facility to Purina following October 15, 2017, Purina will execute any mutually agreed documents as are reasonably necessary to accomplish the intended property transfers for Industrial Drive and Fire Station and the FUTS trail to City in the event chain of title is not clear.

Contingency

17. If on or before October 15, 2020, Purina installs the equipment called for by both Phases 1 and 2 of this agreement and achieves a modeled ground-level odor reduction at the Facility's property line of less than 50% (when measured using the Testing and Modeling Procedures and compared to the Baseline Test), Purina shall pay to City the percentage of \$800,000 that corresponds with the amount of modeled ground-level odor reduction achieved at the Facility:

Odor Reduction using the Testing and Modeling Procedures and compared to the Baseline Test		
Modeled Percent Reduction is at least	Modeled D/T is at most	Repayment of 2017 & 2018 Property Tax Savings
50%	27.5	0%
45%	30.25	10%
40%	33	20%
30%	38.5	40%
20%	44	60%
10%	49.5	80%
<10%		100%

Notwithstanding the foregoing table, if Purina installs and operates the equipment required by Phase 1, but not Phase 2 (as both phases are described above), Purina will refund \$400,000 to City. For the avoidance of doubt, the table above is intended to apply if Purina has completed both phases 1 and 2, but Purina has not achieved a 50% or greater reduction in modeled ground-level odor (when measured using the Testing and Modeling Procedures and compared to the Baseline Test), as further described in the first paragraph of this section.

Amounts owed under this Section 17 shall be paid by Purina on or before December 31, 2020. For the avoidance of doubt, if Purina installs the equipment required by this Agreement and achieves a modeled ground-level odor reduction at the Facility's property line equal to 50% or greater (when measured using the Testing and Modeling Procedures and compared to the Baseline Test), then Purina shall not have any obligation to repay tax savings.

City will be responsible for distributing the funds in proportionate shares to the governmental entities (City, County, FUSD) that normally would have received a share of property taxes in the 2015-2017 time period. This provision will survive expiration or termination of the Fourth Amendment to the Development Agreement and underlying Lease until the amount owing, if any, is paid. In the event a payment obligation under this Section 17 is triggered, the City shall have the right to file a lien against any real property owned by Purina, its successors and assigns until Purina has paid the City the amount owed hereunder. In the event the amount owing, if any, is not paid on or before December 31, 2010, interest shall accrue on such amount at 3% annually. If the City files a lien against Purina's property pursuant to the foregoing, then once Purina has paid the amount owed hereunder, upon written request of Purina, City will promptly record a lien release.

18. If Purina fails to install and operate the equipment required by Phase 1 and Phase 2 of this Agreement by October 15, 2020, then the following shall apply:
- a. Purina shall pay the City \$708,000 (\$800,000 less the value of the FUTS easement), plus simple interest at a rate of three percent (3%) per year, with interest beginning effective as of the date when Purina would have been obligated to pay such taxes absent this Agreement. Such interest shall be applied to the amount of taxes that would have been owed as of such date, meaning the first year interest only applies to \$308,000, and after the second year interest applies to all \$708,000.
 - b. City will retain the FUTS easement (valued at \$92,000).

NESTLE PURINA PETCARE COMPANY



By: Rock A. Foster

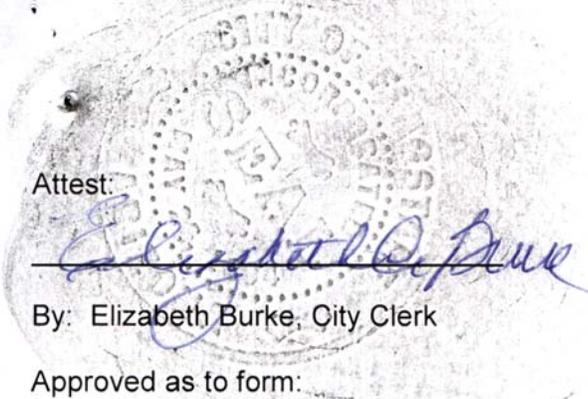
Its: Chief Financial Officer

CITY OF FLAGSTAFF



By: Mayor Nabours

Attest:


Elizabeth Burke

By: Elizabeth Burke, City Clerk

Approved as to form:

Mija Wendel

By: Mija Wendel

City Attorney's Office

Attachments:

Exhibit 1 Purina Facility property (with Map, Exhibits A, B, C and D)

Exhibit 2 Fourth Amendment to Lease

Exhibit 3 Brown & Caldwell technical memorandum dated May 23, 2016

Exhibit 4 Dispersion Stack for Extruder Air Take Aways

Exhibit 5 Dispersion Stacks for Dryers

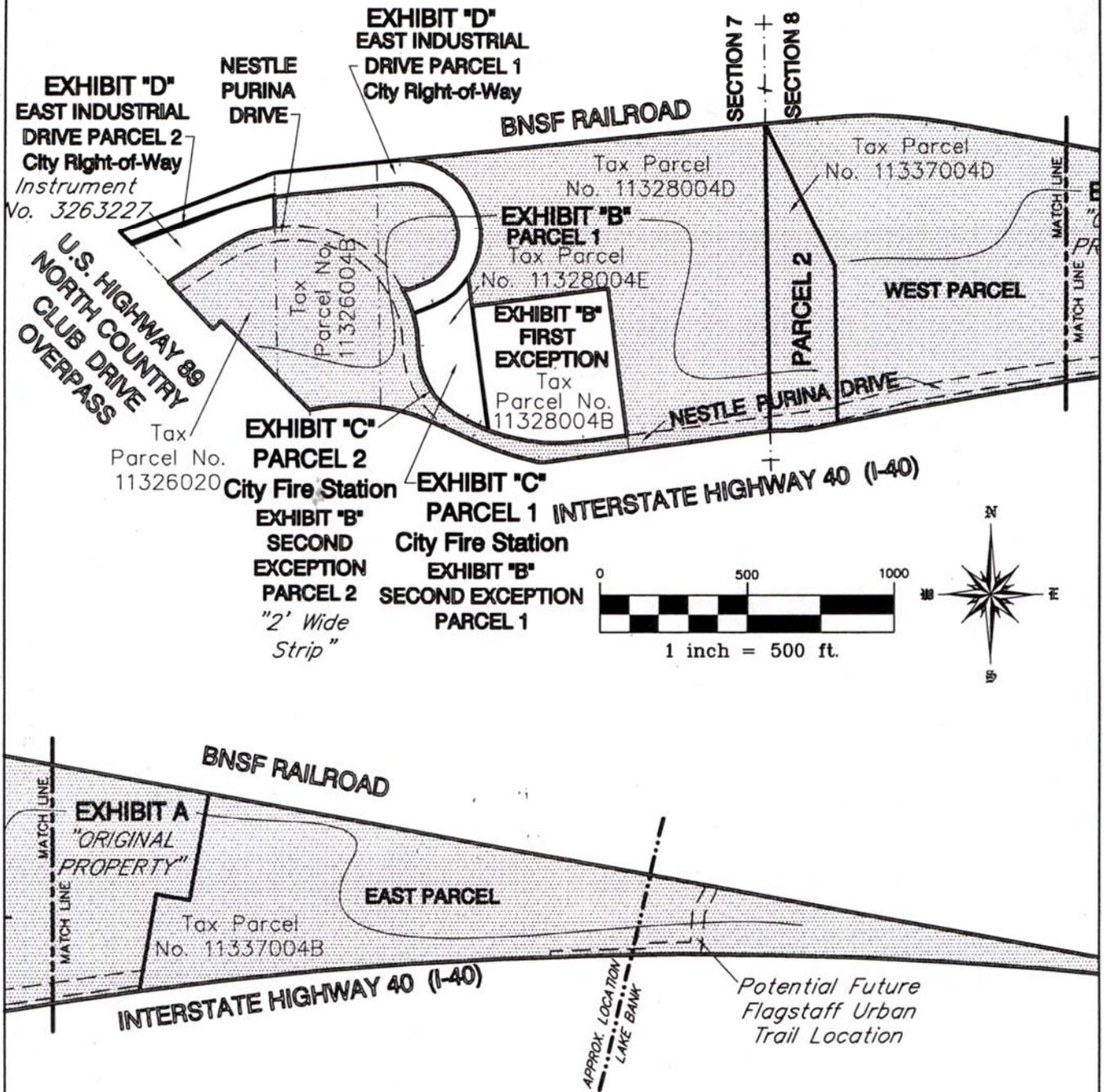
Exhibit 6 Conceptual map of FUTS trail easement

Exhibit 7 Form of FUTS trail easement

EXHIBIT 1

PURINA PROPERTY

MAP OF EXHIBITS A, B, C, & D



INITIAL:

PROPERTY EXHIBIT NESTLE PURINA PETCARE COMPANY PROPERTIES

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 7
AND PART OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN
CITY OF FLAGSTAF, COCONINO COUNTY, ARIZONA

06/07/16

E.E.G.

FOR LOCATION PURPOSES ONLY

EXHIBIT "A" (Original Property)

LEGAL DESCRIPTION
PURINA WEST PARCEL

A PARCEL OF LAND BEING A PORTION OF THE "PURINA TRACT" AS DESCRIBED IN EXHIBIT "A" OF THAT CERTAIN DOCUMENT RECORDED IN DOCKET 476, PAGES 41-46 (REC.) OF THE COCONINO COUNTY RECORDER'S OFFICE AND BEING SITUATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN IN COCONINO COUNTY, ARIZONA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" O.D. IRON PIPE WITH NO IDENTIFICATION FOUND IN A HANDHOLE AT THE NORTHWEST CORNER OF SAID SECTION 8 AND FROM WHICH A SQUARE HEADED BOLT FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 8, LIES S 01°10'00" E (BASIS OF BEARINGS PER REC.) A DISTANCE OF 2,665.67 FEET; THENCE FROM SAID NORTHWEST CORNER OF SECTION 8, S 01°10'00" E (REC. SAME) A DISTANCE 2,567.77 (2,573.23 REC.) FEET ALONG THE WEST LINE OF SAID NORTH HALF OF SECTION 8 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 40 (I-40) AND FROM WHICH A 60D NAIL WITH NO IDENTIFICATION WAS FOUND LYING S 88°19'56" W A DISTANCE OF 0.57 FOOT; THENCE N 88°19'56" E (N 87°30'55" E REC.) A DISTANCE OF 124.09 (125.81 REC.) FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO AN ARIZONA HIGHWAY DEPARTMENT (A.H.D.) BRASS CAP RIGHT-OF-WAY MONUMENT FOUND IN CONCRETE AT THE BEGINNING OF A NON-TANGENT CURVE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE BEING A CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A CHORD BEARING AND LENGTH OF N 78°06'43" E - 107.80 FEET, RADIUS OF 14,523.95 (REC. SAME) AND CENTRAL ANGLE OF 0°25'31", AN ARC DISTANCE OF 107.80 (106.09 REC.) FEET TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT THE SOUTHWEST CORNER OF SAID "PURINA TRACT" WHICH IS THE POINT OF BEGINNING; THENCE N 01°10'00" W (REC. SAME) A DISTANCE OF 533.05 (527.54 REC.) FEET ALONG THE WEST BOUNDARY OF SAID "PURINA TRACT", WHICH IS A LINE THAT LIES 230.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE NORTH HALF OF SECTION 8, TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT AN ANGLE POINT IN SAID WEST BOUNDARY; THENCE N 26°36'03" W (REC. SAME) A DISTANCE OF 535.54 (REC. SAME) FEET TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT THE INTERSECTION OF SAID WEST LINE OF THE NORTH HALF OF SECTION 8 WITH THE SOUTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY (BNSF) (FORMERLY ATCHISON, TOPEKA AND SANTA FE RAILWAY); THENCE N 84°23'13" E (N 84°23'24" E REC.) A DISTANCE OF 177.33 (198.30 REC.) FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT A POINT OF CURVATURE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY BEING A TANGENT CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A RADIUS OF 2,764.93 (REC. SAME) AND CENTRAL ANGLE OF 2°00'00", AN ARC DISTANCE OF 96.51 (96.52 REC.) FEET TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT A POINT OF COMPOUND CURVATURE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY BEING A TANGENT CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,332.69 (REC. SAME) AND CENTRAL ANGLE OF 12°00'00", AN ARC DISTANCE OF 279.12 (REC. SAME) FEET TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT A POINT OF COMPOUND CURVATURE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY BEING A TANGENT CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A RADIUS OF 2,764.93 (REC. SAME) AND CENTRAL ANGLE OF 2°00'00", AN ARC DISTANCE OF 96.51 (96.52 REC.) FEET TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT A POINT OF TANGENCY; THENCE S 79°36'47" E (S 79°40'09" E REC.) A DISTANCE OF 510.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY TO A POINT THAT LIES 100.0 FEET SOUTHERLY OF THE CENTERLINE OF THE SOUTH MAIN (WESTBOUND) RAILS OF SAID BNSF RAILWAY; THENCE S 79°36'47" E (S 79°40'09" E REC.) A DISTANCE OF 413.49 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY, WHICH LIES 100.0 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE OF THE SOUTH MAIN (WESTBOUND) RAILS, TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH THE NORTHERLY PROJECTION OF THE CENTERLINE OF STEEL COLUMNS ALIGNED ALONG THE EAST WALL OF THE PURINA BUILDING AS IT EXISTED IN NOVEMBER OF THE YEAR 2002. THENCE

EXHIBIT A continued:

S 10°22'23" W A DISTANCE OF 364.83 FEET ALONG SAID CENTERLINE PROJECTION AND SAID CENTERLINE OF STEEL COLUMNS TO AN ANGLE POINT IN SAID EAST WALL; THENCE N 79°37'37" W A DISTANCE OF 115.06 FEET ALONG SAID CENTERLINE OF STEEL COLUMNS TO AN ANGLE POINT IN SAID EAST WALL; THENCE S 10°22'23" W A DISTANCE OF 331.18 FEET ALONG SAID CENTERLINE OF STEEL COLUMNS AND THE SOUTHERLY PROJECTION OF SAID CENTERLINE TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET ON SAID NORTH RIGHT-OF-WAY LINE OF I-40; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF I-40, BEING A NON-TANGENT CURVE TO THE LEFT AND CONCAVE TO THE SOUTH HAVING A CHORD BEARING AND LENGTH OF S 80°27'22" W - 1,080.42 FEET, RADIUS OF 14,523.95 (REC. SAME) FEET AND CENTRAL ANGLE OF 4°15'47", AN ARC DISTANCE OF 1,080.67 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION
PURINA EAST PARCEL

A PARCEL OF LAND BEING A PORTION OF THE "PURINA TRACT" AS DESCRIBED IN EXHIBIT "A" OF THAT CERTAIN DOCUMENT RECORDED IN DOCKET 476, PAGES 41-46 (REC.) OF THE COCONINO COUNTY RECORDER'S OFFICE AND BEING SITUATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN IN COCONINO COUNTY, ARIZONA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" O.D. IRON PIPE WITH NO IDENTIFICATION FOUND IN A HANDHOLE AT THE NORTHWEST CORNER OF SAID SECTION 8 AND FROM WHICH A SQUARE HEADED BOLT FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 8, LIES S 01°10'00" E (BASIS OF BEARINGS PER REC.) A DISTANCE OF 2,665.67 FEET; THENCE FROM SAID NORTHWEST CORNER OF SECTION 8, S 01°10'00" E (REC. SAME) A DISTANCE 2,567.77 (2,573.23 REC.) FEET ALONG THE WEST LINE OF SAID NORTH HALF OF SECTION 8 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 40 (I-40) AND FROM WHICH A 60D NAIL WITH NO IDENTIFICATION WAS FOUND LYING S 88°19'56" W A DISTANCE OF 0.57 FOOT; THENCE N 88°19'56" E (N 87°30'55" E REC.) A DISTANCE OF 124.09 (125.81 REC.) FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO AN ARIZONA HIGHWAY DEPARTMENT (A.H.D.) BRASS CAP RIGHT-OF-WAY MONUMENT FOUND IN CONCRETE AT THE BEGINNING OF A NON-TANGENT CURVE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE BEING A CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A CHORD BEARING AND LENGTH OF N 78°06'43" E - 107.80 FEET, RADIUS OF 14,523.95 (REC. SAME) AND CENTRAL ANGLE OF 0°25'31", AN ARC DISTANCE OF 107.80 (106.09 REC.) FEET TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT THE SOUTHWEST CORNER OF SAID "PURINA TRACT"; THENCE N 01°10'00" W (REC. SAME) A DISTANCE OF 533.05 (527.54 REC.) FEET ALONG THE WEST BOUNDARY OF SAID "PURINA TRACT", WHICH IS A LINE THAT LIES 230.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE NORTH HALF OF SECTION 8, TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT AN ANGLE POINT IN SAID WEST BOUNDARY; THENCE N 26°36'03" W (REC. SAME) A DISTANCE OF 535.54 (REC. SAME) FEET TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT THE INTERSECTION OF SAID WEST LINE OF THE NORTH HALF OF SECTION 8 WITH THE SOUTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY (BNSF) (FORMERLY ATCHISON, TOPEKA AND SANTA FE RAILWAY); THENCE N 84°23'13" E (N 84°23'24" E REC.) A DISTANCE OF 177.33 (198.30 REC.) FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT A POINT OF CURVATURE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY BEING A TANGENT CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A RADIUS OF 2,764.93 (REC. SAME) AND CENTRAL ANGLE OF 2°00'00", AN ARC DISTANCE OF 96.51 (96.52 REC.) FEET TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT A POINT OF COMPOUND CURVATURE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY BEING A TANGENT CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,332.69 (REC. SAME) AND CENTRAL ANGLE OF 12°00'00", AN ARC DISTANCE OF 279.12 (REC. SAME) FEET TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT A POINT OF COMPOUND CURVATURE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY BEING A TANGENT CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A

RADIUS OF 2,764.93 (REC. SAME) AND CENTRAL ANGLE OF 2°00,00", AN ARC DISTANCE OF 96.51 (96.52 REC.) FEET TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT A POINT OF TANGENCY; THENCE S 79°36'47" E (S 79°40'09" E REC.) A DISTANCE OF 510.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY TO A POINT THAT LIES 100.0 FEET SOUTHERLY OF THE CENTERLINE OF THE SOUTH MAIN (WESTBOUND) RAILS OF SAID BNSF RAILWAY; THENCE S 79°36'47" E (S 79°40'09" E REC.) A DISTANCE OF 413.49 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY, WHICH LIES 100.0 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE OF THE SOUTH MAIN (WESTBOUND) RAILS, TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH THE NORTHERLY PROJECTION OF THE CENTERLINE OF STEEL COLUMNS ALIGNED ALONG THE EAST WALL OF THE PURINA BUILDING AS IT EXISTED IN NOVEMBER OF THE YEAR 2002, SAID INTERSECTION BEING THE POINT OF BEGINNING. THENCE S 10°22'23" W A DISTANCE OF 364.83 FEET ALONG SAID CENTERLINE PROJECTION AND SAID CENTERLINE OF STEEL COLUMNS TO AN ANGLE POINT IN SAID EAST WALL; THENCE N 79°37'37" W A DISTANCE OF 115.06 FEET ALONG SAID CENTERLINE OF STEEL COLUMNS TO AN ANGLE POINT IN SAID EAST WALL; THENCE S 10°22'23" W A DISTANCE OF 331.18 FEET ALONG SAID CENTERLINE OF STEEL COLUMNS AND THE SOUTHERLY PROJECTION OF SAID CENTERLINE TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET ON SAID NORTH RIGHT-OF-WAY LINE OF I-40; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF I-40, BEING A NON-TANGENT CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A CHORD BEARING AND LENGTH OF S 89°31'08" E - 3,989.06 FEET, RADIUS OF 14,523.95 (REC. SAME) FEET AND CENTRAL ANGLE OF 15°47'11", AN ARC DISTANCE OF 4,001.70 FEET TO THE POINT ON THE EAST LINE OF SAID NORTH HALF OF SECTION 8, FROM WHICH AN A.H.D. BRASS CAP RIGHT-OF-WAY MONUMENT FOUND IN CONCRETE LIES S 81°37'31" E A DISTANCE OF 0.19 FOOT; THENCE N 00°21'19" E A DISTANCE OF 9.94 FEET ALONG SAID EAST LINE OF THE NORTH HALF OF SECTION 8 TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET ON SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY WHICH LIES 100.0 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE OF THE SOUTH MAIN (WESTBOUND) RAILS AND FROM SAID SET RE-BAR, AN A.H.D. BRASS CAP RIGHT-OF-WAY MONUMENT FOUND IN CONCRETE LIES N 01°35'58" E A DISTANCE OF 2.48 FEET; THENCE N 79°36'47" W (N 79°40'09" W & N 79°43'03" W REC.) A DISTANCE OF 3,812.96 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION
PURINA EASEMENT

A STRIP OF LAND BEING A PORTION OF THE "PURINA TRACT" AS DESCRIBED IN EXHIBIT "A" OF THAT CERTAIN DOCUMENT RECORDED IN DOCKET 476, PAGES 41-46 (REC.) OF THE COCONINO COUNTY RECORDER'S OFFICE AND BEING SITUATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN IN COCONINO COUNTY, ARIZONA, SAID STRIP OF LAND BEING MORE PARTICULARLY DEFINED AS LYING 25.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A 3/4" O.D. IRON PIPE WITH NO IDENTIFICATION FOUND IN A HANDHOLE AT THE NORTHWEST CORNER OF SAID SECTION 8 AND FROM WHICH A SQUARE HEADED BOLT FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 8, LIES S 01°10'00" E (BASIS OF BEARINGS PER REC.) A DISTANCE OF 2,665.67 FEET; THENCE FROM SAID NORTHWEST CORNER OF SECTION 8, S 01°10'00" E (REC. SAME) A DISTANCE 2,567.77 (2,573.23 REC.) FEET ALONG THE WEST LINE OF SAID NORTH HALF OF SECTION 8 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 40 (I-40) AND FROM WHICH A 60D NAIL WITH NO IDENTIFICATION WAS FOUND LYING S 88°19'56" W A DISTANCE OF 0.57 FOOT; THENCE N 88°19'56" E (N 87°30'55" E REC.) A DISTANCE OF 124.09 (125.81 REC.) FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO AN ARIZONA HIGHWAY DEPARTMENT (A.H.D.) BRASS CAP RIGHT-OF-WAY MONUMENT FOUND IN CONCRETE AT THE BEGINNING OF A NON-TANGENT CURVE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE BEING A CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A CHORD BEARING AND LENGTH OF N 78°06'43" E - 107.80 FEET, RADIUS OF 14,523.95 (REC. SAME) AND CENTRAL ANGLE OF 0°25'31", AN ARC DISTANCE

EXHIBIT A continued:

OF 107.80 (106.09 REC.) FEET TO A 1/2" RE-BAR WITH PLASTIC CAP STAMPED "LS 14184" SET AT THE SOUTHWEST CORNER OF SAID "PURINA TRACT"; THENCE N 01°10'00" W (REC. SAME) A DISTANCE OF 533.05 (527.54 REC.) FEET ALONG THE WEST BOUNDARY OF SAID "PURINA TRACT", WHICH IS A LINE THAT LIES 230.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE NORTH HALF OF SECTION 8, TO THE POINT OF BEGINNING OF CENTERLINE (SIDE LINES OF STRIP BEGIN ON SAID WEST BOUNDARY OF THE "PURINA TRACT"); THENCE N 75°42'07" E A DISTANCE OF 237.77 FEET; THENCE N 80°14'11" E A DISTANCE OF 384.51 FEET; THENCE N 82°03'30" E A DISTANCE OF 469.59 FEET TO THE POINT OF TERMINUS OF CENTERLINE ON THE EAST BOUNDARY OF THE "PURINA WEST PARCEL", SAID POINT LIES N 80°27'22" E A DISTANCE OF 1,080.42 FEET, THENCE N 10°22'23" E A DISTANCE OF 45.84 FEET FROM SAID SOUTHWEST CORNER OF THE "PURINA TRACT" (SIDE LINES OF STRIP END ON SAID EAST BOUNDARY OF THE "PURINA WEST PARCEL").

EXHIBIT "B" (Additional Property)

PARCEL 1 AS DESCRIBED IN DOCKET 662, PAGE 75 (HEREINAFTER REFERRED TO AS R1) WHICH IS ALL OF THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN IN COCONINO COUNTY, ARIZONA LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF THE BNSF/ATSF RAILROAD AND NORTHERLY OF THE INTERSTATE 40 RIGHT OF WAY AND OFF RAMP AS SHOWN ON THE ADOT RIGHT OF WAY MAP PROJECT # I-40-4-701, SHEET 5 OF 5 DATED 1973 (HEREINAFTER REFERRED TO AS R2) AND EAST OF U.S. HIGHWAY 89, ALSO KNOWN AS THE NORTH COUNTRY CLUB DRIVE OVERPASS, AND EXCEPT THAT CERTAIN PARCEL OF LAND SET FORTH IN A SPECIAL WARRANTY DEED TO ADOT AND RECORDED IN INSTRUMENT 3390420 (HEREINAFTER REFERRED TO AS R6) MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, FOR REFERENCE, AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7, A POINT FROM WHICH THE NORTHEAST CORNER OF SECTION 7 BEARS NORTH 01°10'00" WEST A DISTANCE OF 2662.66 FEET AWAY (BASIS OF BEARING AS PER R1); THENCE NORTH 01°10'00" WEST ALONG THE EAST LINE OF SECTION 7 A DISTANCE OF 94.89 FEET TO THE INTERSECTION OF THE EAST LINE OF SECTION 7 WITH THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 40 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 82°13'08" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 486.55 FEET TO A POINT HEREINAFTER REFERRED TO AS "POINT A"; THENCE CONTINUING SOUTH 82°13'08" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 286.32 FEET TO A POINT WHICH LIES ALONG THE EAST WEST MID SECTION LINE OF SECTION 7; THENCE SOUTH 89°50'25" WEST ALONG SAID EAST WEST MID SECTION LINE, A DISTANCE OF 24.83 FEET TO THE BEGINNING OF A NON TANGENT CURVE, CONCAVE TO THE NORTHEAST; THENCE ALONG SAID CURVE, THE ARC LENGTH OF WHICH IS 236.69 FEET, THROUGH A CENTRAL ANGLE OF 12°22'28", THE RADIUS OF WHICH IS 1095.92 FEET, WITH A CHORD BEARING OF NORTH 71°22'37" WEST, AND WITH A CHORD LENGTH OF 236.23 FEET, THENCE NORTH 66°35'27" WEST A DISTANCE OF 150.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH; THENCE ALONG SAID CURVE, THE ARC LENGTH OF WHICH IS 428.93 FEET, THROUGH A CENTRAL ANGLE OF 35°47'31", THE RADIUS OF WHICH IS 686.63 FEET, WITH A CHORD BEARING OF NORTH 84°31'14" WEST, AND WITH A CHORD LENGTH OF 421.99 FEET, TO THE SOUTHEASTERLY CORNER OF SAID R6; THENCE NORTH 44°48'59" WEST A DISTANCE OF 423.38 FEET TO THE NORTHEASTERLY CORNER OF R6; THENCE SOUTH 45°11'28" WEST A DISTANCE OF 40.00 FEET TO A POINT WHICH LIES ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 89, ALSO KNOWN AS THE NORTH COUNTRY CLUB DRIVE OVERPASS; THENCE NORTH 44°04'37" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 220.05 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND AS RECORDED IN INSTRUMENT 3263227; THENCE NORTH 57°11'14" EAST A DISTANCE OF 227.12 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST; THENCE ALONG SAID CURVE THE ARC LENGTH OF WHICH IS 185.05 FEET, THROUGH A CENTRAL ANGLE OF 24°24'32", THE RADIUS OF WHICH IS 434.37 FEET, WITH A CHORD BEARING OF NORTH 69°24'18" EAST, AND WITH A CHORD LENGTH OF 183.65 FEET, TO THE SOUTHEASTERLY CORNER OF SAID INSTRUMENT 3263227; THENCE NORTH 01°04'11" WEST A DISTANCE OF 109.74 FEET TO THE NORTHEASTERLY CORNER OF SAID INSTRUMENT 3263227, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST; THENCE ALONG SAID CURVE, THE ARC LENGTH OF WHICH IS 324.48 FEET, THROUGH A CENTRAL ANGLE OF 07°23'37", THE RADIUS OF WHICH IS 2514.51 FEET, WITH A CHORD BEARING OF SOUTH 72°50'29" WEST, AND WITH A CHORD LENGTH OF 324.25 FEET; THENCE SOUTH 69°08'29" WEST A DISTANCE OF 191.45 FEET; TO THE NORTHWESTERLY CORNER OF SAID INSTRUMENT 3263227, SAID POINT BEING LIES ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 89, ALSO KNOWN AS THE NORTH COUNTRY CLUB DRIVE OVERPASS; THENCE NORTH 43°46'26" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 54.29 FEET TO A POINT WHICH LIES ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE BNSF/ATSF RAILROAD RIGHT OF WAY; THENCE NORTH 69°09'46" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 561.60 FEET TO AN ANGLE POINT; THENCE NORTH 84°23'34" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1679.81 FEET TO A POINT WHICH LIES ALONG THE EAST LINE OF SECTION 7; THENCE SOUTH 01°10'00" EAST ALONG SAID EAST LINE, A DISTANCE OF 1037.83 FEET TO THE POINT OF BEGINNING.

EXHIBIT B continued:

EXCEPTING THAT CERTAIN PARCEL OF LAND AS RECORDED IN INSTRUMENT 3417898 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, FOR REFERENCE, AT THE ABOVE REFERENCED "POINT A"; THENCE NORTH 07°46'52" WEST A DISTANCE OF 50.59 FEET TO A FOUND 1/2" REBAR AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 82°28'39" WEST A DISTANCE OF 147.62 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH; THENCE ALONG SAID CURVE, THE ARC LENGTH OF WHICH IS 330.15 FEET, THROUGH A CENTRAL ANGLE OF 27°57'31", THE RADIUS OF WHICH IS 676.58 FEET, WITH A CHORD BEARING OF NORTH 83°32'02" WEST, AND WITH A CHORD LENGTH OF 326.88 FEET; THENCE NORTH 07°32'26" WEST A DISTANCE OF 422.82 FEET; THENCE NORTH 82°31'11" EAST A DISTANCE OF 464.96 FEET; THENCE SOUTH 07°31'15" EAST A DISTANCE OF 501.49 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT CERTAIN PARCEL OF LAND AS RECORDED IN SPECIAL WARRANTY DEED AS 2008-3491528 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1

THE FOLLOWING IS A DESCRIPTION OF A PARCEL OF LAND, BEING A PORTION OF THE DESCRIBED IN DOCKET 652, PAGE 74, COCONINO COUNTY RECORDS (CCR), SITUATED IN SECTION 7, TOWNSHIP 21 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, FLAGSTAFF, COCONINO COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN INSTRUMENT 3314041 (CCR); THENCE SOUTH 07 DEGREES 32 MINUTES 25 SECONDS EAST (BASIS OF BEARINGS) ALONG WESTERLY LINE OF THE PARCEL DESCRIBED IN INSTRUMENT 3314041 A DISTANCE OF 420.55 FEET TO A POINT WHICH IS THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 674.58 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 20 DEGREES 28 MINUTES 30 SECONDS WEST; THENCE NORTHWESTERLY 33.78 FEET THROUGH A CENTRAL ANGLE OF 02 DEGREES 52 MINUTES 08 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 64 DEGREES 58 MINUTES 15 SECONDS WEST A DISTANCE OF 47.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 273.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 23 DEGREES 20 MINUTES 25 SECONDS WEST; THENCE NORTHWESTERLY AND NORTHERLY 316.20 FEET THROUGH A CENTRAL ANGLE OF 66 DEGREES 21 MINUTES 45 SECONDS TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 399.77 FEET; THENCE NORTHERLY 110.67 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 51 MINUTES 39 SECONDS, TO A POINT ON THE SOUTHERLY LINE OF THE PROPOSED RIGHT-OF-WAY OF INDUSTRIAL DRIVE REALIGNMENT; THENCE NORTH 68 DEGREES 18 MINUTES 56 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE PROPOSED RIGHT-OF-WAY OF INDUSTRIAL DRIVE REALIGNMENT A DISTANCE OF 74.91 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 255.98 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF THE PROPOSED RIGHT-OF-WAY OF INDUSTRIAL DRIVE REALIGNMENT 153.03 FEET THROUGH A CENTRAL ANGLE OF 34 DEGREES 15 MINUTES 08 SECONDS; THENCE SOUTH 07 DEGREES 32 MINUTES 26 SECONDS EAST A DISTANCE OF 97.27 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

THE FOLLOWING IS A DESCRIPTION OF A 2.00 FOOT WIDE STRIP OF LAND, BEING A PORTION OF THE PARCEL DESCRIBED IN DOCKET 662, PAGE 74, COCONINO COUNTY RECORDS (CCR) (BASIS OF BEARINGS IS THE NORTH LINE OF THE PARCEL DESCRIBED IN INSTRUMENT 3314041), SITUATED IN SECTION 7, TOWNSHIP 21 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, FLAGSTAFF, COCONINO COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN INSTRUMENT 3314041 (CCR); WHICH IS THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 676.58 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 20 DEGREES 21

EXHIBIT B continued:

MINUTES 37 SECONDS WEST; THENCE NORTHWESTERLY 35.27 FEET THROUGH A CENTRAL ANGLE OF 02 DEGREES 59 MINUTES 14 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 64 DEGREES 56 MINUTES 15 SECONDS WEST A DISTANCE OF 47.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 275.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 23 DEGREES 20 MINUTES 48 SECONDS WEST; THENCE NORTHWESTERLY 318.49 FEET THROUGH A CENTRAL ANGLE OF 66 DEGREES 21 MINUTES 22 SECONDS TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 397.77 FEET; THENCE NORTHERLY 109.92 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 49 MINUTES 59 SECONDS, TO A POINT ON THE SOUTHERLY LINE OF THE PROPOSED RIGHT-OF-WAY OF INDUSTRIAL DRIVE REALIGNMENT. THENCE ON A NON-TANGENT LINE NORTH 68 DEGREES 18 MINUTES 56 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE PROPOSED RIGHT-OF-WAY OF INDUSTRIAL DRIVE REALIGNMENT A DISTANCE OF 2.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 399.77 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 73 DEGREES 50 MINUTES 31 SECONDS EAST; THENCE SOUTHERLY 110.67 FEET THROUGH A CENTRAL ANGLE OF 15 DEGREES 51 MINUTES 39 SECONDS TO THE BEGINNING OF A REVERSE CURVE TO THE EAST HAVING A RADIUS OF 273.00 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY 316.20 FEET THROUGH A CENTRAL ANGLE OF 66 DEGREES 21 MINUTES 45 SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 64 DEGREES 56 MINUTES 15 SECONDS EAST A DISTANCE OF 47.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 674.58 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 23 DEGREES 20 MINUTES 39 SECONDS WEST; THENCE SOUTHEASTERLY 34.07 FEET THROUGH A CENTRAL ANGLE OF 02 DEGREES 53 MINUTES 38 SECONDS; THENCE SOUTH 07 DEGREES 34 MINUTES 32 SECONDS EAST ALONG WESTERLY LINE OF THE PARCEL DESCRIBED INSTRUMENT 3314041 A DISTANCE OF 2.26 FEET TO THE TRUE POINT OF BEGINNING.

AND PARCEL 2 AS DESCRIBED IN DOCKET 662, PAGE 75 (HEREINAFTER REFERRED TO AS R1) WHICH IS ALL OF THAT PORTION OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN IN COCONINO COUNTY, ARIZONA LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 40, SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF THE BNSF/ATSF RAILROAD RIGHT OF WAY AND WEST OF THAT CERTAIN PARCEL OF LAND KNOWN AS THE RALSTON PURINA PROPERTY AS RECORDED IN INSTRUMENT 3242297, HEREINAFTER REFERRED TO AS R5, SAID PARCEL OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, FOR REFERENCE, AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8, A POINT FROM WHICH THE NORTHWEST CORNER OF SECTION 8 BEARS NORTH 01°10'00" WEST A DISTANCE OF 2662.66 FEET AWAY (BASIS OF BEARING AS PER R1); THENCE NORTH 01°10'00" WEST ALONG THE WEST LINE OF SECTION 8 A DISTANCE OF 94.89 FEET TO THE INTERSECTION OF THE WEST LINE OF SECTION 8 WITH THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 40 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01°10'00" WEST ALONG THE WEST LINE OF SECTION 8 A DISTANCE OF 1037.83 FEET TO THE NORTHWEST CORNER OF SAID RALSTON PURINA PROPERTY; THENCE SOUTH 26°36'03" EAST A DISTANCE OF 535.54 FEET TO AN ANGLE POINT ALONG THE WEST LINE OF THE RALSTON PURINA PARCEL; THENCE SOUTH 01°10'00" EAST A DISTANCE OF 533.05 FEET TO THE SOUTHWEST CORNER OF SAID RALSTON PURINA PARCEL, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH; THENCE ALONG SAID CURVE, THE ARC LENGTH OF WHICH IS 107.47 FEET, THROUGH A CENTRAL ANGLE OF 00°25'26", THE RADIUS OF WHICH IS 14523.95 FEET, WITH A CHORD BEARING OF SOUTH 78°03'40" WEST, AND WITH A CHORD LENGTH OF 107.47 FEET; THENCE SOUTH 88°20'38" WEST A DISTANCE OF 124.43 FEET TO THE POINT OF BEGINNING. THE COMBINED AREA OF PARCELS 1 AND 2 IS 39.041 ACRES, MORE OR LESS

EXHIBIT "C" (Fire Station Parcel)

PARCEL NO. 1

THE FOLLOWING IS A DESCRIPTION OF A PARCEL OF LAND, BEING A PORTION OF THE DESCRIBED IN DOCKET 652, PAGE 74, COCONINO COUNTY RECORDS (CCR), SITUATED IN SECTION 7, TOWNSHIP 21 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, FLAGSTAFF, COCONINO COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN INSTRUMENT 3314041 (CCR); THENCE SOUTH 07 DEGREES 32 MINUTES 25 SECONDS EAST (BASIS OF BEARINGS) ALONG WESTERLY LINE OF THE PARCEL DESCRIBED IN INSTRUMENT 3314041 A DISTANCE OF 420.55 FEET TO A POINT WHICH IS THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 674.58 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 20 DEGREES 28 MINUTES 30 SECONDS WEST; THENCE NORTHWESTERLY 33.78 FEET THROUGH A CENTRAL ANGLE OF 02 DEGREES 52 MINUTES 08 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 64 DEGREES 58 MINUTES 15 SECONDS WEST A DISTANCE OF 47.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 273.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 23 DEGREES 20 MINUTES 25 SECONDS WEST; THENCE NORTHWESTERLY AND NORTHERLY 316.20 FEET THROUGH A CENTRAL ANGLE OF 66 DEGREES 21 MINUTES 45 SECONDS TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 399.77 FEET; THENCE NORTHERLY 110.67 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 51 MINUTES 39 SECONDS, TO A POINT ON THE SOUTHERLY LINE OF THE PROPOSED RIGHT-OF-WAY OF INDUSTRIAL DRIVE REALIGNMENT; THENCE NORTH 68 DEGREES 18 MINUTES 56 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE PROPOSED RIGHT-OF-WAY OF INDUSTRIAL DRIVE REALIGNMENT A DISTANCE OF 74.91 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 255.98 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF THE PROPOSED RIGHT-OF-WAY OF INDUSTRIAL DRIVE REALIGNMENT 153.03 FEET THROUGH A CENTRAL ANGLE OF 34 DEGREES 15 MINUTES 08 SECONDS; THENCE SOUTH 07 DEGREES 32 MINUTES 26 SECONDS EAST A DISTANCE OF 97.27 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

THE FOLLOWING IS A DESCRIPTION OF A 2.00 FOOT WIDE STRIP OF LAND, BEING A PORTION OF THE PARCEL DESCRIBED IN DOCKET 662, PAGE 74, COCONINO COUNTY RECORDS (CCR) (BASIS OF BEARINGS IS THE NORTH LINE OF THE PARCEL DESCRIBED IN INSTRUMENT 3314041), SITUATED IN SECTION 7, TOWNSHIP 21 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, FLAGSTAFF, COCONINO COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN INSTRUMENT 3314041 (CCR); WHICH IS THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 676.58 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 20 DEGREES 21 MINUTES 37 SECONDS WEST; THENCE NORTHWESTERLY 35.27 FEET THROUGH A CENTRAL ANGLE OF 02 DEGREES 59 MINUTES 14 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 64 DEGREES 56 MINUTES 15 SECONDS WEST A DISTANCE OF 47.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 275.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 23 DEGREES 20 MINUTES 48 SECONDS WEST; THENCE NORTHWESTERLY 318.49 FEET THROUGH A CENTRAL ANGLE OF 66 DEGREES 21 MINUTES 22 SECONDS TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 397.77 FEET; THENCE NORTHERLY 109.92 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 49 MINUTES 59 SECONDS, TO A POINT ON THE SOUTHERLY LINE OF THE PROPOSED RIGHT-OF-WAY OF INDUSTRIAL DRIVE REALIGNMENT. THENCE ON A NON-TANGENT LINE NORTH 68 DEGREES 18 MINUTES 56 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE PROPOSED RIGHT-OF-WAY OF INDUSTRIAL DRIVE REALIGNMENT A DISTANCE OF 2.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 399.77 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 73 DEGREES 50 MINUTES 31 SECONDS EAST; THENCE SOUTHERLY 110.67 FEET THROUGH A CENTRAL ANGLE OF 15 DEGREES 51 MINUTES 39 SECONDS TO THE BEGINNING OF A

EXHIBIT C continued:

REVERSE CURVE TO THE EAST HAVING A RADIUS OF 273.00 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY 316.20 FEET THROUGH A CENTRAL ANGLE OF 66 DEGREES 21 MINUTES 45 SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 64 DEGREES 56 MINUTES 15 SECONDS EAST A DISTANCE OF 47.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 674.58 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 23 DEGREES 20 MINUTES 39 SECONDS WEST; THENCE SOUTHEASTERLY 34.07 FEET THROUGH A CENTRAL ANGLE OF 02 DEGREES 53 MINUTES 38 SECONDS; THENCE SOUTH 07 DEGREES 34 MINUTES 32 SECONDS EAST ALONG WESTERLY LINE OF THE PARCEL DESCRIBED INSTRUMENT 3314041 A DISTANCE OF 2.26 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT "D" (Industrial Drive)

A PARCEL OF LAND, SAID PARCEL BEING A PORTION OF PARCEL 1 AS DESCRIBED IN INSTRUMENT NO. 3510883 (R) OF THE RECORDS OF COCONINO COUNTY, ARIZONA, SITUATED IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT DESCRIBED AS "THE NORTHWESTERLY CORNER OF SAID INSTRUMENT 3263227, SAID POINT BEING LIES ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89, ALSO KNOWN AS THE NORTH COUNTRY CLUB DRIVE OVERPASS" IN (R), THENCE N 43° 36' 39" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89, FOR A DISTANCE OF 54.27 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE N 69° 20' 45" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 561.61 FEET TO A POINT; THENCE N 84° 34' 36" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 429.36 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90° 00' 00" AND A RADIUS OF 255.92 FEET, FOR A DISTANCE OF 402.00 FEET, THE CHORD OF SAID CURVE BEARS S 50° 25' 24" E FOR 361.92 FEET, TO A POINT OF COMPOUND CURVE; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 39° 38' 47" AND A RADIUS OF 255.98 FEET, FOR A DISTANCE OF 177.13 FEET, THE CHORD OF SAID CURVE BEARS S 14° 23' 55" E FOR 173.62 FEET, TO POINT ON SAID CURVE, SAID POINT BEING THE NORTHEAST PARCEL CORNER OF EXCEPTION PARCEL NO. 1 DESCRIBED IN INSTRUMENT NO. 3510883; THENCE CONTINUE SOUTHWESTERLY ALONG THE NORTHERLY PARCEL LINE OF SAID PARCEL 1, ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 34° 15' 08" AND A RADIUS OF 255.98 FEET, FOR A DISTANCE OF 153.03 FEET, THE CHORD OF SAID CURVE BEARS S 51° 20' 57" W FOR 150.76 FEET, TO A POINT OF TANGENCY; THENCE S 68° 28' 31" W, ALONG SAID NORTHERLY PARCEL LINE, FOR A DISTANCE OF 76.99 FEET TO A NONTANGENT POINT OF CURVATURE, SAID POINT BEING THE EASTERLY EASEMENT LINE OF A 50 FOOT EASEMENT DESCRIBED IN DOCKET 547. PAGE 696; THENCE NORTHERLY ALONG SAID EASTERLY EASEMENT LINE, ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13° 42' 57" AND A RADIUS OF 397.90 FEET, FOR A DISTANCE OF 95.25 FEET, THE CHORD OF SAID CURVE BEARS N 22° 48' 03" W FOR 95.02 FEET, TO A NONTANGENT POINT; THENCE S 69° 51' 20" E FOR A DISTANCE OF 22.56 FEET TO A POINT; THENCE N 68° 28' 31" E FOR A DISTANCE OF 62.26 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY AND NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 73° 53' 55" AND A RADIUS OF 175.98 FEET, FOR A DISTANCE OF 226.97 FEET, THE CHORD OF SAID CURVE BEARS N 31° 31' 33" E FOR 211.57 FEET, TO A POINT OF COMPOUND CURVE; THENCE NORTHERLY AND NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90° 00' 00" AND A RADIUS OF 175.92 FEET, FOR A DISTANCE OF 276.33 FEET, THE CHORD OF SAID CURVE BEARS N 50° 25' 24" W FOR 248.79 FEET, TO A POINT OF TANGENCY; THENCE S 84° 34' 36" W FOR A DISTANCE OF 377.23 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06° 02' 13" AND A RADIUS OF 558.50, FOR A DISTANCE OF 58.85 FEET, THE CHORD OF SAID CURVE BEARS S 81° 33' 29" W FOR 58.82 FEET, TO A NONTANGENT POINT ON THE EAST PARCEL LINE OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 3263227 (R1); THENCE N 00° 51' 02" W, ALONG SAID EAST PARCEL LINE, FOR A DISTANCE OF 8.27 FEET TO THE NORTHEAST PARCEL CORNER OF SAID PARCEL (R1), SAID POINT BEING A NONTANGENT POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE NORTH PARCEL LINE OF SAID PARCEL (EL), ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03° 26' 05" AND A RADIUS OF 2514.58 FEET, FOR A DISTANCE OF 150.74 FEET, THE CHORD OF SAID CURVE BEARS S 74° 59' 38" W FOR 150.72 FEET, TO A POINT; THENCE CONTINUE SOUTHWESTERLY ALONG SAID NORTH PARCEL LINE, ALONG SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03° 57' 32" AND A RADIUS OF 2514.58 FEET, FOR A DISTANCE OF 173.74 FEET, THE CHORD OF SAID CURVE BEARS S 71° 17' 50" W FOR 173.71 FEET, TO A POINT OF TANGENCY; THENCE S 69° 19' 04" W, ALONG SAID NORTH PARCEL LINE, FOR A DISTANCE OF 191.45 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2: (Original Parcel 8)

A PARCEL OF LAND, SAID PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS DESCRIBED IN INSTRUMENT NO. 3263227 (R1) OF THE RECORDS OF COCONINO COUNTY, ARIZONA, SITUATED IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT DESCRIBED AS "THE NORTHWESTERLY CORNER OF SAID INSTRUMENT 3263227, SAID POINT BEING LIES ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89, ALSO KNOWN AS THE CONTINENTAL DRIVE OVERPASS" IN (R1), THENCE S 43° 37' 04" E, ALONG THE WESTERLY PARCEL LINE OF SAID PARCEL (R1), FOR A DISTANCE OF 6.52 FEET TO A POINT; THENCE N 69° 19' 04" E, FOR A DISTANCE OF 362.52 FEET TO A POINT ON THE NORTH PARCEL LINE OF SAID PARCEL (R1), SAID POINT BEING THE POINT OF CUSP OF A NONTANGENT CURVE; THENCE SOUTHWESTERLY ALONG SAID NORTH PARCEL LINE, ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03° 57' 32" AND A RADIUS OF 2514.58 FEET, FOR A DISTANCE OF 173.74 FEET, THE CHORD OF SAID CURVE BEARS S 71° 17' 50" W FOR 173.71 FEET, TO A POINT OF TANGENCY; THENCE S 69° 19' 04" W, ALONG SAID NORTH PARCEL LINE, FOR A DISTANCE OF 191.45 FEET TO THE POINT OF BEGINNING.

EXHIBIT 2
FORM OF LEASE

WHEN RECORDED, RETURN TO:
Elizabeth Burke, City Clerk
City of Flagstaff
211 West Aspen Avenue
Flagstaff, Arizona 86001

FOURTH AMENDMENT TO LEASE

The City of Flagstaff, a political subdivision of the state of Arizona ("City" or "Landlord") and Nestle Purina Petcare Company, a Missouri corporation ("Purina" or "Tenant") enter into this Third Amendment to Lease effective _____, 2016.

RECITALS:

- A. The City and Purina have entered a lease of the property where the Purina pet manufacturing facilities are located. The substantive terms of the Lease are set forth in the 2003 Development Agreement, as amended by the 2008 First Amendment to Lease in 2008, respectively recorded in Instrument Nos. 3207666 and 3491226, Official Records of the Coconino County, Arizona ("Lease").
- B. The Lease term was extended from an expiration date of October 15, 2015 to October 15, 2016, as approved in Second and Third Amendments to the Lease, respectively recorded in Instrument recorded in Instrument Nos. ____ and ____, Official Records of the Coconino County, Arizona
- C. The recitals set forth in City of Flagstaff Ordinance No. 2016-32, on file with the City Clerk, are incorporated herein by reference to reflect the history and purpose of the Development Agreement and underlying Lease, as amended.

AGREEMENT

NOW THEREFORE, IN CONSIDERATION FOR THE MUTUAL PROMISES CONTAINED HEREIN, THE PARTIES AGREE AS FOLLOWS:

1. Leased Property. The Leased Property under the Lease consists of the land legally described in Exhibit 1, which has been amended and restated herein to take into account different transactions (additions and deletions) to the leasehold called for in the Development Agreement as amended.
2. Extension Period. The Lease is hereby extended from October 15, 2016 until October 15, 2017. The Development Agreement will also expire on the latter date.
3. Effect. All other terms and conditions of the Lease shall remain in effect.

TENANT: NESTLE PURINA PETCARE COMPANY

By: _____

Its: _____

LANDLORD: CITY OF FLAGSTAFF

By: Mayor Nabours

Attest:

By: Elizabeth Burke, City Clerk

Approved as to form:

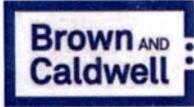
By: _____

City Attorney's Office

Attachment: Map and Legal description

EXHIBIT 3

TECHNICAL MEMORANDUM / TESTING AND MODELING PROCEDURES



Technical Memorandum

90 Hammond Dr, Suite 400
Atlanta, GA 30328
T: 770.396.9495

Prepared for: Nestlé Purina PetCare Company

Project Title: Odor Assessment and Mitigation Strategy

Project No.: 148334

Technical Memorandum

Subject: Flagstaff Odor Assessment and Mitigation Strategy Project Summary

Date: May 23, 2016

To: Gopi Sandhu, Director, Environmental Engineering Group

From: Philip Wolstenholme, Vice President

Copy to: Amy Kerr, John Cain, Andrew Sayer, Robert Downer (Nestlé Purina PetCare Company)
Theresa Muller, Si Givens, Steve Giese (Brown and Caldwell)

Prepared by: _____

A handwritten signature in black ink, appearing to read "David McEwen".

David McEwen, Civil Engineer

California License No. C69475

Reviewed by: _____

Philip Wolstenholme, Mechanical Engineer

Georgia License No. PE017206

average person. For example, a 1-liter air sample that needed to be diluted with 1,000 liters of clean air would have a measurement of 1,000 odor units (or 1,000 D/T odor concentration).

Targeted samples were also collected and analyzed in a separate laboratory for compounds commonly associated with food production. This knowledge can sometimes help rule out certain types of odor mitigation technologies based on past experience with those technologies.

2.2 Testing Results

The laboratory results indicate which cooking processes at the Flagstaff factory should be most closely evaluated as part of the mitigation strategy. This section discusses these observations.

Process Area Stack Emissions Quantification

Air samples to be analyzed by the odor panel were collected in Tedlar plastic bags using a vacuum pump apparatus shown in Figure 1. Air samples were collected from stacks emitting air from six different process areas of the factory. Multiple samples from each area were analyzed during times and days when different pet food products were being made.



Figure 1. Air Sample Collection for Odor Panel Analysis

area under all possible weather conditions, and identifies a “worst-case” condition. Following production of a baseline model, reductions in offsite impact are estimated by modeling specific mitigation measures applied to the baseline run. Such measures may also change the location (horizontal and/or vertical) of the release point of the air and in turn may change the offsite point of maximum impact.

For the baseline Flagstaff run, the odor at the point of maximum impact was approximately 55 D/T. This modeled result is caused by the combination of all cooking exhaust stacks at the factory. The location of this maximum impact is shown on the Flagstaff factory map in Figure 2 near the northwest corner of the NPPC property. BC’s experience at other facilities has shown that odor levels in this range are generally noticeable.

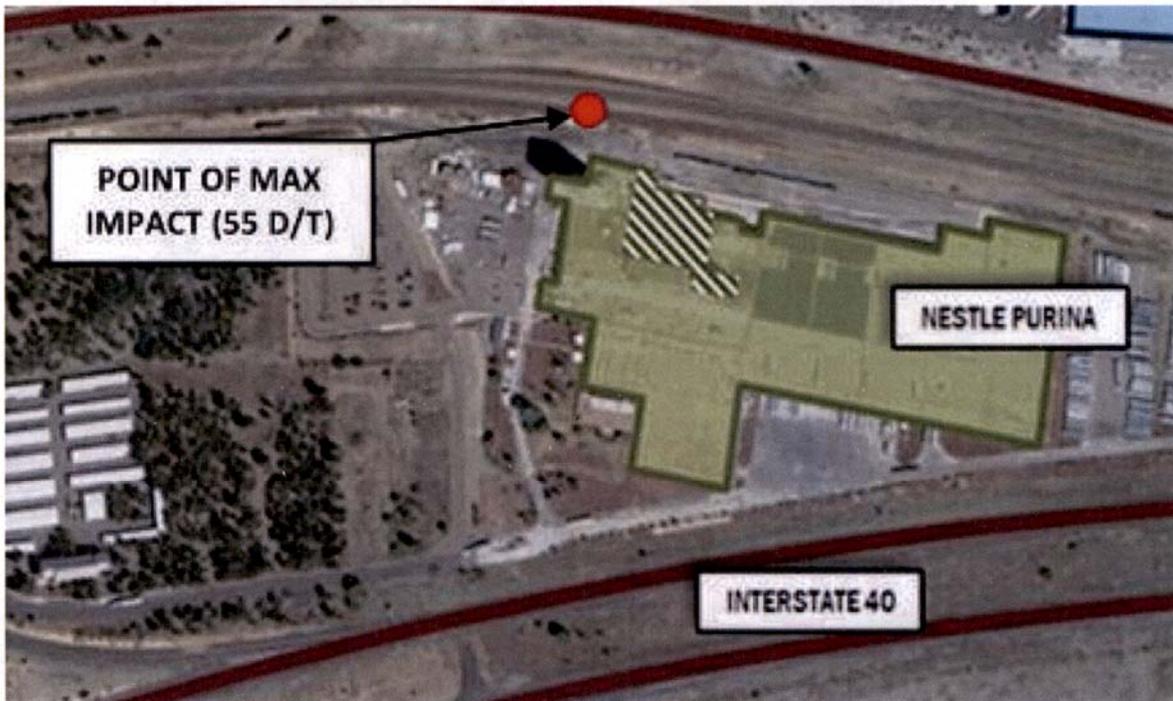


Figure 2. Baseline Odor Model Output Result on Area Map

Section 3: Odor Mitigation Approach

Additional dispersion modeling was completed assuming incorporation of various mitigation strategies on the key Flagstaff factory sources. The model results were analyzed to determine how well they met project goals. Next, specific technologies were evaluated to identify the likely best choices for the Flagstaff factory. This section describes the approach.

3.1 Odor Mitigation Program Development

BC completed dispersion model runs that tested the effect of reducing offsite impacts by treating the cooking exhaust air streams and/or dispersing the exhausts using new tall stacks. If an air stream is exhausted through a tall stack it experiences greater mixing with fresh air in the atmosphere such that by the time it reaches ground level it is noticeably less odorous. At the Flagstaff factory the presence of the tall mill building (Figure 3) presents an ideal opportunity to construct tall stacks which will achieve this objective.

	Validation Study	<ul style="list-style-type: none"> Fence line odor analysis and report completed following construction of new dispersion stacks Estimated cost is \$50,000
Year 3 (2018)	Extruder ATA Ionization	<ul style="list-style-type: none"> Implement ionization of Extruder ATA exhaust for all 5 existing banks Anticipated fence line odor reduction of 60% from current value, estimated by dispersion model and an assumed removal efficiency for the ionization technology. Includes prior years. Estimated cost for Year 3 is \$1,380,000 with \$41,000 additional annual energy usage

Table 1. Flagstaff Factory Odor Mitigation Recommended Approach

Year	Projects	Project Description and Projected NPPC Cost
Year 3 (2018) [CONTINUED]	Optional Pilot Study	<ul style="list-style-type: none"> Ionization is the assumed control technology for the purpose of this plan, but pilot testing is recommended <u>prior</u> to installation. Estimated cost of pilot study is \$60,000
	Validation Study	<ul style="list-style-type: none"> Fence line odor analysis and report completed following construction of new ionization units (or alternate control technology) Estimated cost is \$50,000
Year 4 (2019)	Dryer Ionization	<ul style="list-style-type: none"> Implement ionization of dryer exhaust for 3 of 5 existing dryers Anticipated fence line odor reduction of 70% from current value, estimated by dispersion model and an assumed removal efficiency for the ionization technology. Includes prior years. Estimated cost for Year 4 is \$1,520,000 with \$169,000 additional annual energy usage
	Optional Validation Study	<ul style="list-style-type: none"> Fence line odor analysis and report completed following construction of new ionization units Estimated cost is \$50,000 Follow-up odor study may be unwarranted, as all viable mitigation options will have been implemented by this time.

3.2 Odor Control Technology Evaluation

Odor control technologies that were considered potentially most effective included the following:

- Biofilters are environmentally friendly and use a bed of porous and moist media that support microorganisms that absorb and oxidize odorous constituents. Biofilters have a good track-record of success, but have the drawback of requiring a large footprint and can be considerably more expensive than other options. Additionally the weight of the biofilter would likely be an issue in construction of such a system on the Flagstaff factory roof.
- Ionization involves the electrically induced formation of air ions that attach to oxygen molecules to form reactive oxygen species. When a large concentration of these ions is produced, they can attach to and react with various odorous molecules and particles in the vicinity of the electrical field,



EXHIBIT 4
PHASE 1 ATA STACK

The project will manifold and route all five extruder air-take-away (ATA) system exhausts to the top of the mill building as recommended in the 2015 Brown and Caldwell odor mitigation study. Each 14 inch diameter fan outlet will connect to a duct that increases in diameter with each addition with a final diameter of 48". All ducts will be stainless steel. A back draft damper will be placed in each ATA exhaust to prevent back feeding when a system is off while others are running. The vertical duct will be supported by the mill building and painted to match the mill building concrete.

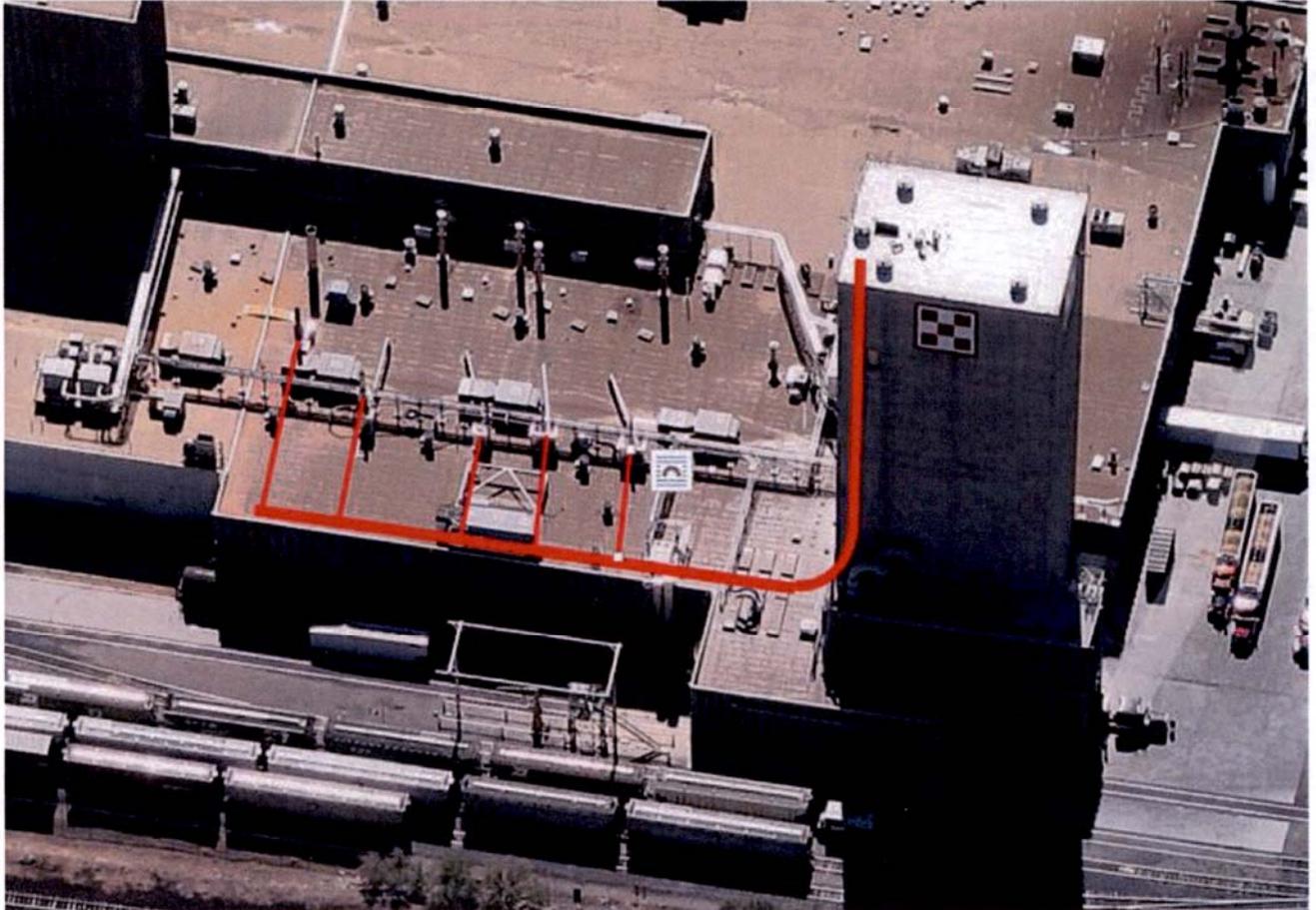


EXHIBIT 5

PHASE 2 DRYER STACKS

Red = phase 1 concept
Blue = phase 2 concept

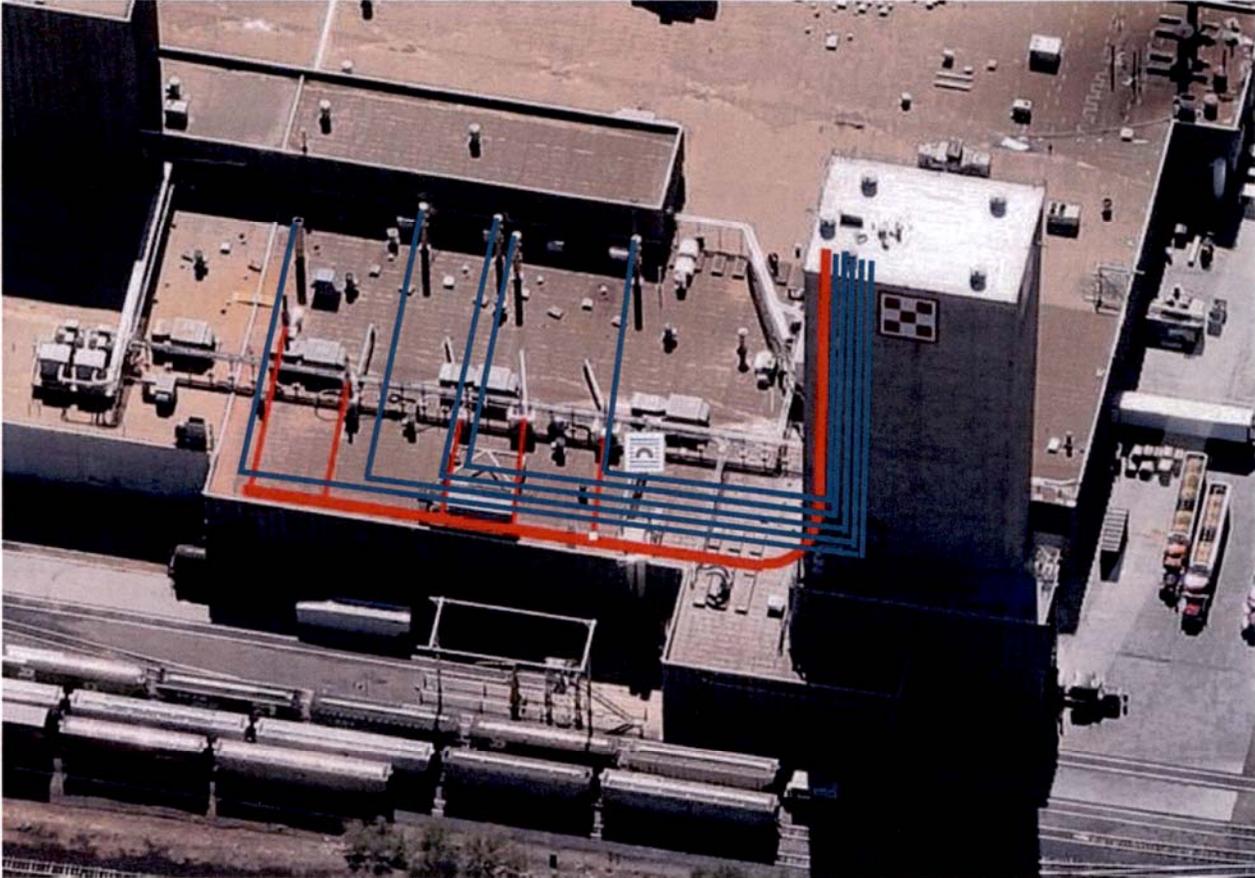


EXHIBIT 6

FUTS MAP



113-37-005

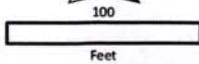
113-37-004B

Width: 40 feet
Area: 29,300 sf



**FUTS Easement
Nestle-Purina**

-  Easement
-  Existing FUTS
-  Planned FUTS



City of Flagstaff
9 June 2016

EXHIBIT 7

FORM OF FUTS EASEMENT

When recorded, mail to:

City Clerk
City of Flagstaff
211 West Aspen Avenue
Flagstaff, Arizona 86001

URBAN TRAILS EASEMENT

For Valuable consideration, the sufficiency and receipt of which is hereby acknowledged, _____, a _____, hereinafter referred to as "Grantor", hereby grants and conveys unto the CITY OF FLAGSTAFF, a municipal corporation organized and existing under and by virtue of the laws of the State of Arizona, hereinafter referred to as "Grantee", a non-exclusive perpetual (as provided herein) easement, hereinafter referred to as "Easement", for a non-motorized public access for a pedestrian, bicycle and other similar non-motorized use pathway and lateral and supplying utilities and structures as part of the Flagstaff Urban Trails System under, over, across and through the real property of Grantor situated in Coconino County, Arizona, and described in Exhibits A and A-1, both of which are attached hereto and by reference made a part hereof under the terms and conditions set forth below.

1. This Easement is granted to enable the Grantee to locate, construct, repair, replace, alter and maintain a non-motorized public access trail associated with the Flagstaff Urban Trails System (the "Trail").
2. The granting of this Easement is made on a non- exclusive basis to the Grantee for the benefit of the public.
3. This Easement shall include the rights to remove and to alter or maintain vegetation, improvements, or obstructions within the limits of the Easement that conflict with the use of the Easement. Grantor understands and agrees that neither Grantor, or its successors and assigns, shall cause or allow the construction or maintenance of any building or other structure or obstruction in or upon the Easement area conveyed without the prior written consent of Grantee, which may be granted or allowed in Grantee's sole discretion. Grantor understands and agrees that Grantee may cause the summary removal of any such building or structure so placed without Grantee's consent and that Grantor shall make no claim for and shall hold Grantee harmless from any claim by a third person for damage to or destruction of the property so removed.
4. Each party further agrees for itself, its heirs, successors and assigns that it shall not cause or allow any act or occurrence or condition of land that disturbs the subjacent or lateral support of the Easement area conveyed or Grantor's adjacent property. Grantee shall have the right of reasonable access over property adjacent to the area conveyed in a mutually agreeable location, but only on a temporary as-needed basis, for the limited purpose of construction, maintenance, repair, reconstruction and use of any and all such public pedestrian, bicycle and other similar non-motorized use pathway and lateral and

supporting structures in or on the Easement area conveyed and the right to remove any structure or vegetation located in the Easement area necessary or convenient to accomplish same.

5. Upon completion of any removal, alteration or maintenance of the trail improvements within the Easement by Grantee, the Grantee shall have the obligation to restore the attributes of the property disturbed by any such removal, alteration or maintenance to as near the pre-disturbance condition or better, including replacement of vegetation, trees and landscaping as physical characteristics of the constructed trail improvements permit and such restoration shall be subject to Grantor's reasonable approval. Grantee shall otherwise keep and maintain the Easement improvements in working order and in good and safe condition in compliance with all applicable legal requirements.
6. To the extent permitted by Arizona law, Grantee shall indemnify and hold Grantor harmless from any liabilities for injuries or damages to persons or property arising out of Grantee's or its contractors and their respective officers', agents', employees', licensees', and invitees' use of the Easement granted herein.
7. If the Grantee abandons the use contemplated by this Easement, the Easement shall terminate and the property interest herein shall revert to the Grantor. For the purposes of this instrument, the term "abandon" means (a) the failure of Grantee to install or construct the Trail in the Easement Area within ten (10) years of Grantor's execution of this Easement and/or (b) the failure by Grantee to maintain the Trail, including maintaining a continuous and obvious treadway that is clear of obstructions and overgrown vegetation, within the Easement for a period of two (2) consecutive years following construction of said Trail.
8. The Grantor shall have the right to use and enjoy the property burdened by the Easement, provided such use and enjoyment does not interfere with Grantee's or the public's ability to utilize the Easement granted herein, and further provided that the Grantor shall not construct or permit the erection of any structure or improvement in the Easement Area that would interfere with the Easement or the operation of the Trail within the Easement without Grantee's written consent, provided, however, this Easement is granted on an AS IS WITH ALL FAULTS basis and is also subject to all preexisting rights and interests. The determination of whether Grantor's use and enjoyment or proposed construction of any structure or improvement would interfere with the Grantee's or the public's ability to utilize the Easement or the operation of the Trail shall be in the reasonable discretion of the Grantee.
9. Notwithstanding any other provision to the contrary contained herein, Grantee agrees as follows: (a) in no event will the Easement or Grantee's exercise of its rights granted herein interfere with Grantor's existing stormwater facilities and structures.
10. Concurrently with its installation of the Trail, Grantee will construct and install a chain link fence that is the same as the Grantor has in place per City Code (maximum 8 foot height, including three rings of barbed wire at the top), at the option of Grantor, on Grantor property along both sides of the Trail in areas where Purina possesses both sides of property

bordering the Trail, and on at least the Purina side in areas where Purina possesses only one side of property bordering the Trail, in a mutually acceptable location acceptable to Grantor so that Grantor's property lines are fenced in. Fencing will be constructed in compliance with applicable laws. Upon final acceptance of the fencing, Grantor will own and be responsible for fencing.

Grantor hereby agrees that this instrument shall be binding upon itself, its successor and assigns.

If Grantor is a corporation, by the signature of its authorized agent it signifies that the agent has been authorized by its Board of Directors or other necessary authorities to make this conveyance on behalf of the corporation.

IN WITNESS WHEREOF, Grantor has caused this Urban Trails Easement to be executed in its name by the undersigned officers this ___ day of _____, 2016.

GRANTOR:

By: _____

Title: _____

STATE OF _____)

County of _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2016, by _____, the _____ of _____, on behalf of _____.

Notary Public

My Commission Expires:



Proposed Amendment of Nestle-Purina Development Agreement



TEAM FLAGSTAFF

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Background

- Ralston Purina comes to Flagstaff in 1976
- Ralston Purina becomes Nestle-Purina PetCare in 2001
- Development Agreement is adopted in 2003
- Development Agreement is amended in 2008, 2015, and 2016 (August and October)
- Odor Mitigation Plan Implemented 2017



TEAM FLAGSTAFF

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STACK DIAGRAM MAP



TEAM FLAGSTAFF

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Questions?



TEAM FLAGSTAFF

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Thank you



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER



**CITY OF FLAGSTAFF
STAFF SUMMARY REPORT**

To: The Honorable Mayor and Council
From: Charity Lee, Real Estate Manager
Date: 02/14/2020
Meeting Date: 02/18/2020



TITLE:

Consideration and Adoption of Resolution No. 2020-05: A resolution of the Flagstaff City Council, authorizing the acquisition of real property interests necessary for the Rio De Flag Flood Control Project, confirming that the project is a public use for the benefit of the residents of the City of Flagstaff; providing for delegation of authority, condemnation authority, prior approval of purchases; and establishing an effective date

STAFF RECOMMENDED ACTION:

- 1) Read Resolution No. 2020-05 by title only
- 2) City Clerk reads Resolution No. 2020-05 by title only (if approved above)
- 3) Adopt Resolution No. 2020-05

Executive Summary:

The proposed resolution authorizes the acquisition of real property interests necessary for the Rio de Flag Flood Control Project, as shown in the attached legal descriptions. The resolution will also delegate authority to the City Manager and staff to proceed with acquisition without any further need for Council approvals, as the City has been directed to obtain all such real property interests by the summer of 2020, and time is of the essence. We will be bringing additional resolutions and legal descriptions for the acquisition of property interests for the project as they are completed.

The City of Flagstaff has been working on the Rio de Flag Flood Control Project over the last 20 years to remove the 100-year floodplain from the Downtown area, Southside, and Northern Arizona University (NAU) campus. A significant flood event could cause property damage to over 1,500 structures with an estimated cost of over one billion dollars. Over the years the City Council has approved agreements, ordinances, and stormwater fee increases supporting drainage and flood control projects and the continued cooperation with the U.S. Army Corps of Engineers (USACE).

On February 10, 2020, the City of Flagstaff was informed that \$52,000,000 has been programmed in USACE's civil works work plan in fiscal year 2020 for the construction of the Rio de Flag Flood Control Project in Flagstaff, Arizona. This money is the federal contribution toward the project.

Financial Impact:

The City will be paying property owners just compensation for the real property interests being acquired from them unless they choose to donate the property interests needed. The City has started sending out offer letters to affected property owners.

Offers are based on the value determined by a third-party appraiser per federal project regulations and standard appraisal methodology. The City will pay for the real property interests being acquired, account number 206-08-385-3236-0-4433. Properties are currently in the process of being appraised, a final cost for acquisitions is not available at this time. Not all appraisals have been completed, and a final cost for acquisitions is not available at this time. The City of Flagstaff's financial contribution toward the project is approximately \$36,000,000.

Policy Impact:

None

Connection to Council Goal, Regional Plan, CAAP, and/or Strategic Plan:

Council Goal 2017 – 2019 - Transportation and Other Public Infrastructure Deliver quality community assets and continue to advocate and implement a highly performing multi-modal transportation system.

Council Goal 2017 – 2019 - Environmental and Natural Resources: Actively manage and protect all environmental and natural resources.

Regional Plan – Policy WR 5

Manage watersheds and stormwater to address flooding concerns, water quality, environmental protections, and rainwater harvesting.

Team Flagstaff Strategic Plan – Foster a Resilient and Economically Prosperous City:

Deliver outstanding services through a healthy environment, resources and infrastructure.

Has There Been Previous Council Decision on This:

- October 6, 1998, the City Council adopted Ordinance No. 1983 authorizing the acquisition of real property for flood control and to provide the opportunity for future development along the Rio de Flag and the Clay Avenue Wash.
- August 4, 2009, the City Council adopted an Ordinance No. 2009-22 amending Ordinance No. 1983 to add parcels of real property for flood control and redevelopment within the Rio de Flag Flood Control Project.
- January 2019, City Council approved the Stormwater Fee increase effective July 1, 2019, to pay for drainage and flood control projects.
- March 19, 2019, City Council award of a professional services contract with Beta Public Relations, LLC on, for a Public Outreach Campaign.
- June 11, 2019, council meeting, staff provided a project update and received direction to proceed.
- October 15, 2019, council meeting, staff provided a project update and received direction from the City Council to proceed with the project.

Options and Alternatives:

1. Approve the resolution.
2. Not approve and redirect staff.

Background/History:

RESOLUTION NO. 2020-05

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, AUTHORIZING THE ACQUISITION OF REAL PROPERTY INTERESTS NECESSARY FOR THE RIO DE FLAG FLOOD CONTROL PROJECT, CONFIRMING THAT THE PROJECT IS A PUBLIC USE FOR THE BENEFIT OF THE RESIDENTS OF THE CITY OF FLAGSTAFF; PROVIDING FOR DELEGATION OF AUTHORITY, CONDEMNATION AUTHORITY, PRIOR APPROVAL OF PURCHASES; AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, the City Council adopted an Ordinance No. 1983 on October 6, 1998 authorizing the acquisition of real property for flood control and to provide the opportunity for future development along the Rio de Flag and the Clay Avenue Wash, situated within Section 16, the southwest quarter of Section 15, the north half of Section 21, the north half of Section 22, and the northwest quarter of Section 23, Township 21 North, Range 7 East, Gila and Salt River Meridian Coconino County Arizona;

WHEREAS, the City Council adopted an Ordinance No. 2009-22 on August 4, 2009 amending Ordinance No. 1983 to add parcels of real property for flood control and redevelopment within the Rio de Flag Flood Control Project;

WHEREAS, the City of Flagstaff ("the City") has authority to acquire real property pursuant to Article 1, Section 3 of the Charter of the City of Flagstaff;

WHEREAS, the City has authority acquire real property necessary for a public use by right of eminent domain (condemnation), pursuant to A.R.S. §§ 9-240, 9-276, 12-1111, 12-1113, and pursuant to A.R.S. § 12-1142 for a public works project funded in part by a federal agency;

WHEREAS, the U.S. Department of the Army (Civil Works) and the City entered into a Project Cooperation Agreement for construction of the Rio de Flag Flood Control and Recreation Project dated August 13, 2004, and, per Articles III and IV, the City shall acquire real property necessary for the project;

WHEREAS, the U.S. Department of the Army (Civil Works) has approved \$52 million in funding for its FY2020 Work Plan for the Rio de Flag Flood Control and Recreation Project;

WHEREAS, City has adopted storm water fees to generate revenues for flood control and storm water projects, and has included the Rio de Flag Flood Control and Recreation Project in its Capital Improvement Program (CIP), so the City is able to pay its required share of funding for the project;

WHEREAS, the U.S. Army Corps of Engineers, in consultation with the City and the design engineer, has determined that the real properties identified in this resolution are necessary for the project;

WHEREAS, the City is obtaining appraisals and review appraisals as required by the U.S. Army Corps of Engineers to determine the just compensation to be paid for the real property interests necessary for the project;

ENACTMENTS:**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:**

SECTION 1. In General.

Pursuant to the original authority for acquisition provided for under Ordinance No. 1983, as amended by Ordinance No. 2009-22, the City Council hereby approves the acquisition of the rights of way, easements, and other real property interests necessary for the construction and completion of the projects known as the Rio de Flag and the Clay Avenue Wash flood control, for those phases of the projects conceptually depicted in the map attached hereto as *Exhibit 1*, and legally described in the attached *Exhibit 2* ("the Real Property").

SECTION 2. Delegation of Authority.

The City Manager and his designees, including the Real Estate Manager and City Attorney's Office are hereby authorized to negotiate with the owners of the Real Property, with the intent to obtain the necessary property by donation, or with the approval of the terms and conditions of sale by the City Manager, by purchase.

SECTION 3. Condemnation Authority.

When, in the opinion of the City Manager, it appears that it will be necessary to institute and prosecute condemnation actions in order to acquire the Real Property, the City Attorney is authorized to initiate the actions and proceed on behalf of the City or, with the approval of the City Manager, to retain the services of private counsel to do so. All legal actions necessary or appropriate to acquire the Real Property, including any negotiated settlement, may proceed without the need for any further approval of the City Council.

SECTION 4. Prior Approval of Purchases.

The City Council hereby gives its prior approval for purchases of the Real Property without the need for any further approval of the Council.

The City Council hereby directs the City Manager and Real Estate Manager to provide updates on the status of acquisitions upon the request of a Council Member, to all Council Members.

SECTION 5. Effective Date.

This Resolution shall be immediately effective.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 18th day of February, 2020

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Attachments:

Exhibit 1 Map

Exhibit 2 Legal descriptions

Rio de Flag Flood Control Project

Property Rights Exhibit 1

-  Private Property
-  City of Flagstaff
-  BNSF Property
-  Proposed Rio de Flag Channel
-  Streets

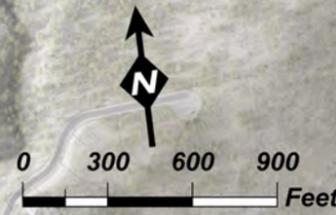
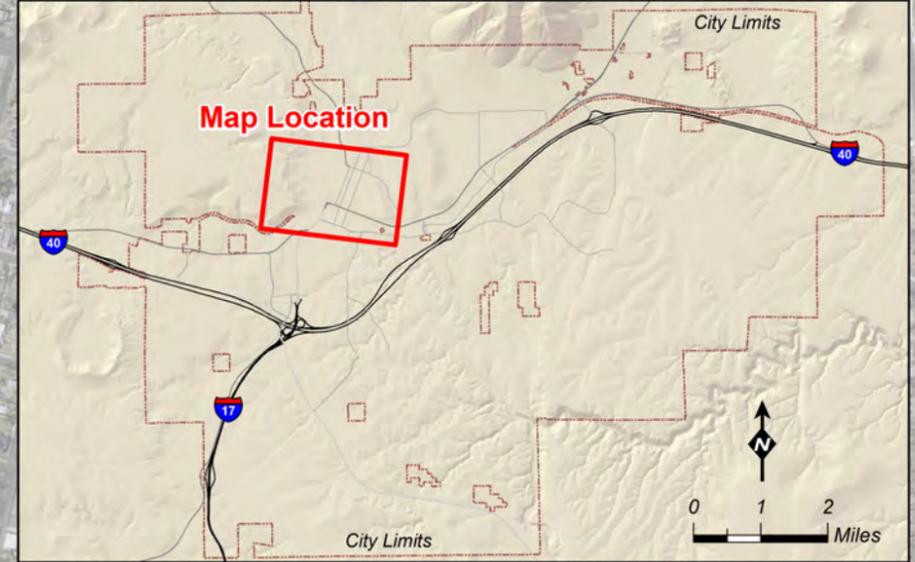


EXHIBIT 2
LEGAL DESCRIPTIONS

NAVAJO DRIVE
TEMPORARY WORK AREA EASEMENTS

Parcel Numbers

100-02-098

100-02-099

100-02-100

100-02-101

100-02-102

100-02-103

100-02-104

100-02-105

100-02-106

100-02-107

100-02-108

100-02-109

100-02-110

LEGAL DESCRIPTION

Exhibit 'A'

APN: 100-02-098

11/15/2019

A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Instrument Number 3143507, Official Records of Coconino County, said parcel of land being Lot 3, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 300 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.

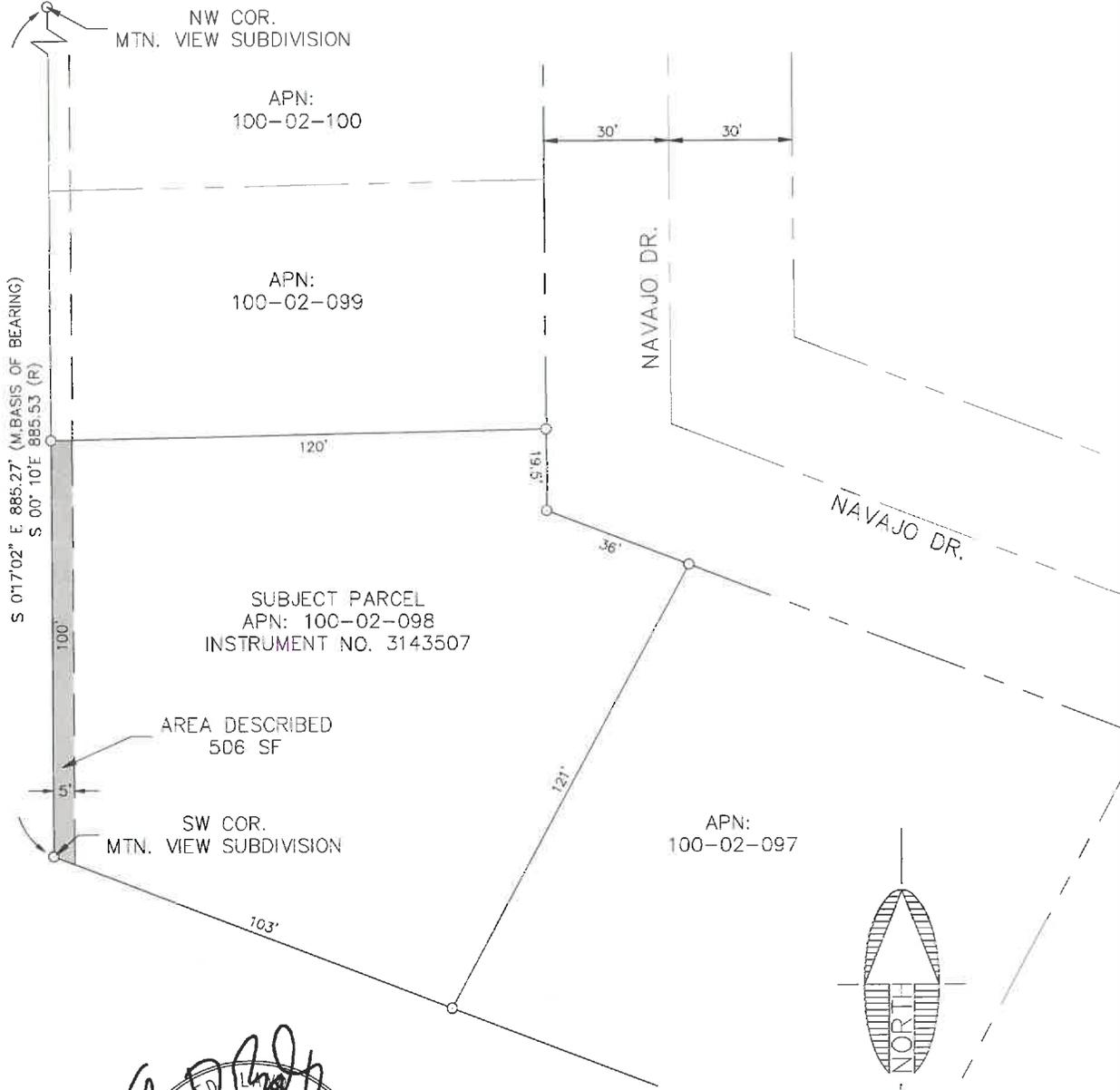


PLOTTED: Nov 15, 2019--3:15pm

FILE: \\vr-fileflag\Projects\2004\04473\Survey\Legals\Exhibits\TCE\TCE 3 EXHIBIT B.dwg SWI--C3D-1B

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



SCALE: 1" = 40'



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

 Shephard & Wesnitzer, Inc. www.swiaz.com	JOB NO. 04473 DATE NOV 2019 SCALE 1"=40' DRAWN MB DESIGN CHECKED ADB	RIO DE FLAG LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET 2 OF 2
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LEGAL DESCRIPTION

Exhibit 'A'

APN: 100-02-099

11/15/2019

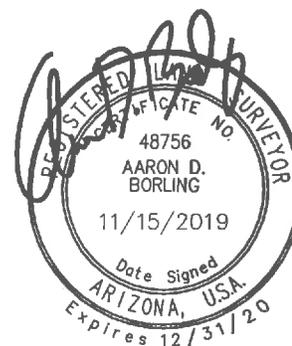
A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Instrument Number 3229628, Official Records of Coconino County, said parcel of land being Lot 4, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 300 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

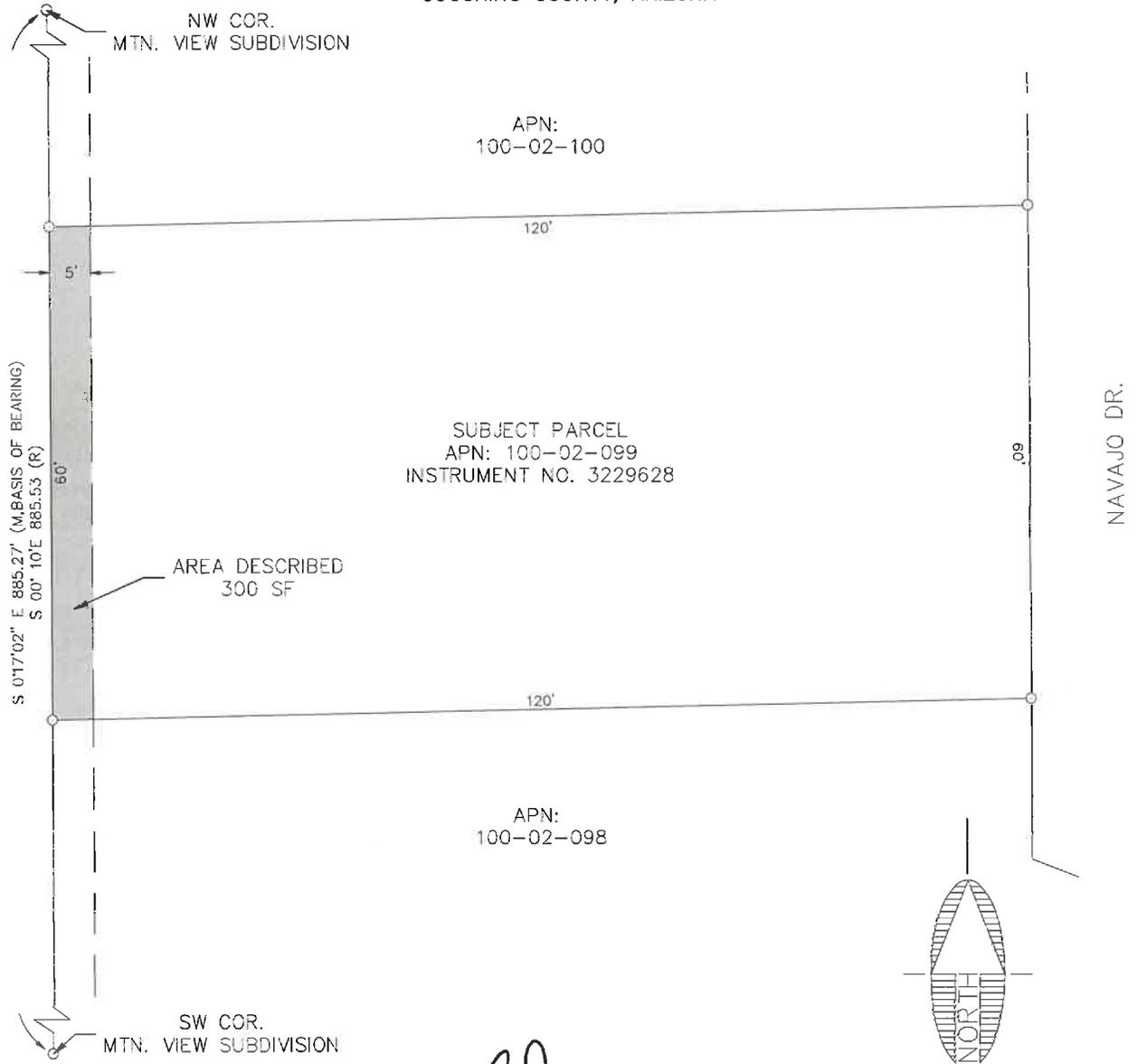
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



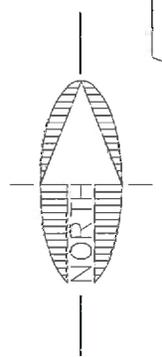
PLOTTED: Nov 15, 2019-3:07pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

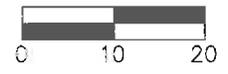
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



FILE: \\v-fileflag\Projects\2004\04473\Survey\Legals\Exhibits\TCE\TCE 4 EXHIBIT B.dwg SWI-C3D-18



SCALE: 1" = 20'



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

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SWI
Shephard & Wesnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	04473
DATE	NOV 2019
SCALE	1"=20'
DRAWN	MB
DESIGN	
CHECKED	ADB

RIO DE FLAG

FLAGSTAFF,
ARIZONA

LEGAL EXHIBIT

SHEET
2
OF 2

LEGAL DESCRIPTION

Exhibit 'A'

APN: 100-02-100

11/15/2019

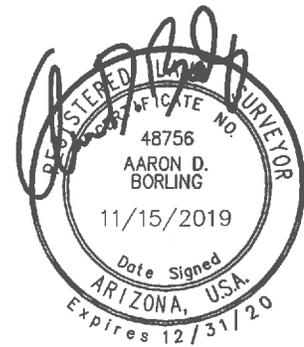
A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Instrument Number 3635281, Official Records of Coconino County, said parcel of land being Lot 5, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 300 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

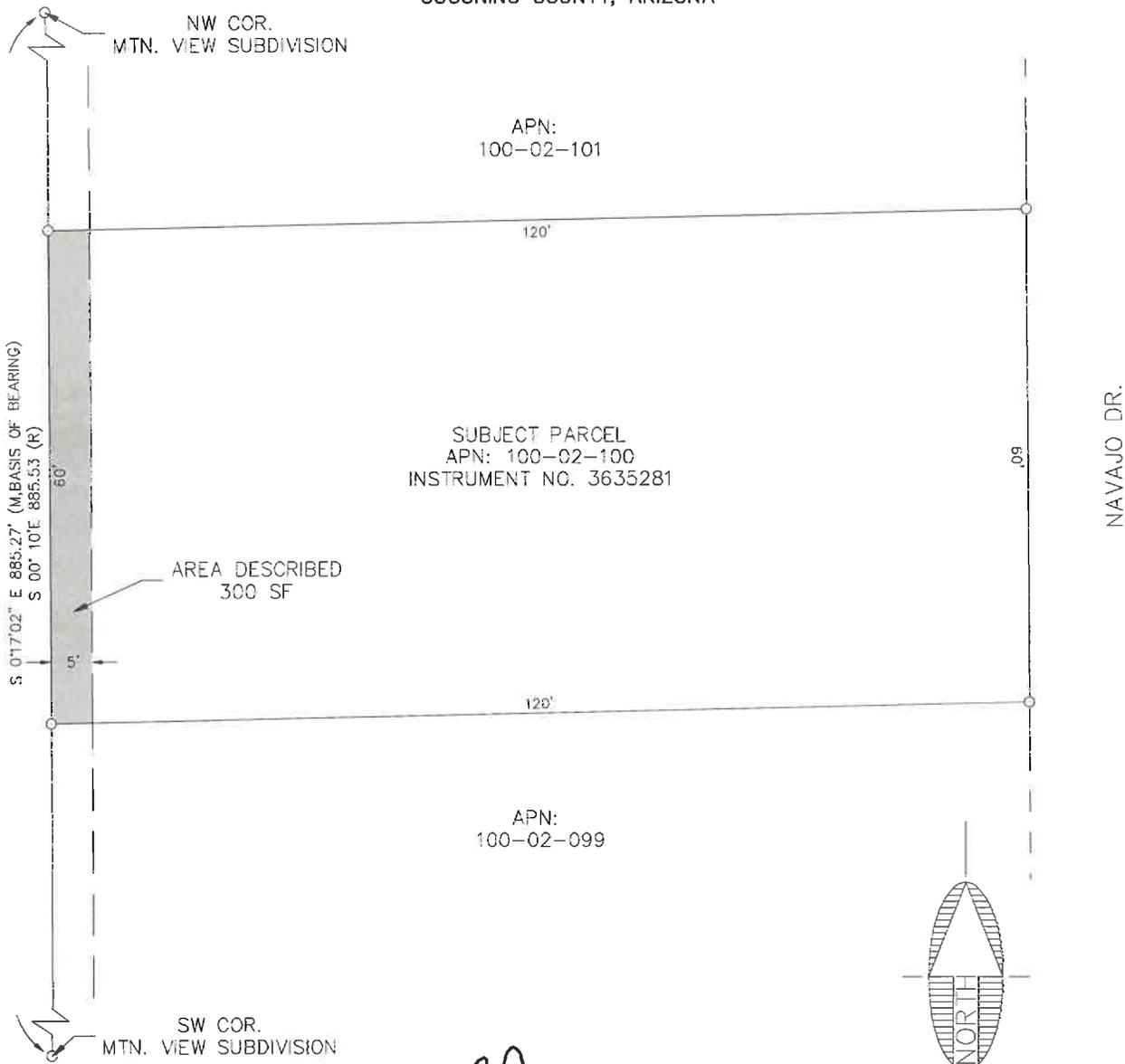
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



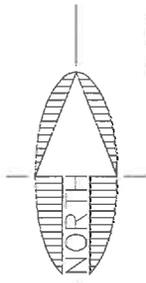
PLOTTED: Nov 15, 2019--3:04pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

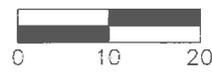
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



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SCALE: 1" = 20'



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

NOTE:
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LOCATION OF THE AREA DESCRIBED.

 Shephard & Wesnitzer, Inc. www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 04473	RIO DE FLAG	FLAGSTAFF, ARIZONA	SHEET
		DATE NOV 2019			2
		SCALE 1"=20'			
		DRAWN MB			
		DESIGN		LEGAL EXHIBIT	
	CHECKED ADB				
					OF 2

LEGAL DESCRIPTION

Exhibit 'A'

APN: 100-02-101

11/15/2019

A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Instrument Number 3361610, Official Records of Coconino County, said parcel of land being Lot 6 together with the south 5 feet of Lot 7, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 325 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

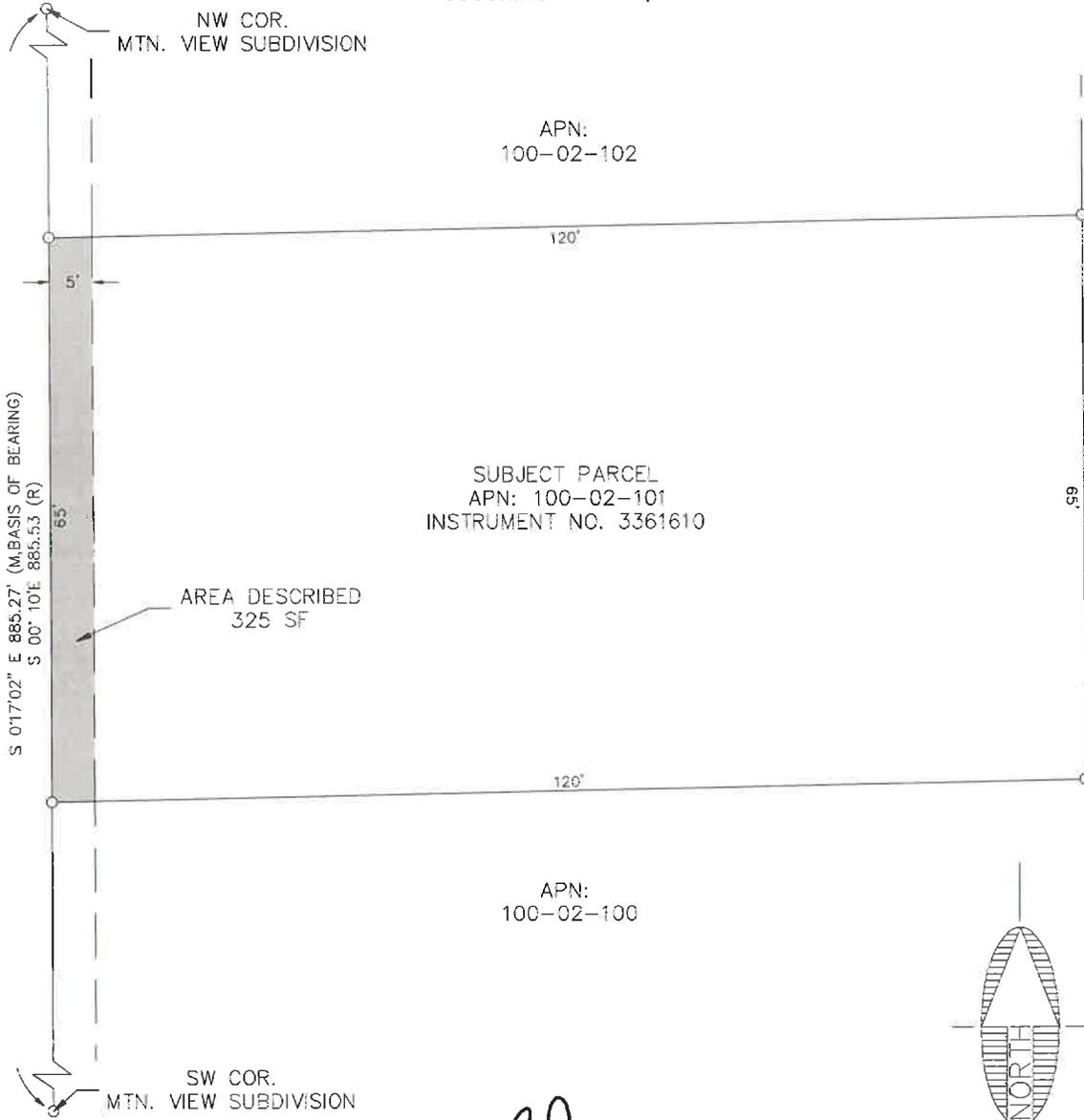
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



PLOTTED: Nov 15, 2019 - 3:00pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



SUBJECT PARCEL
APN: 100-02-101
INSTRUMENT NO. 3361610

APN:
100-02-100

APN:
100-02-102

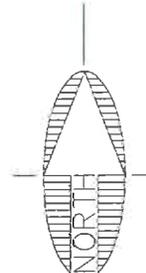
AREA DESCRIBED
325 SF

S 01°17'02" E 885.27' (M.BASIS OF BEARING)
S 00°10' E 885.53 (R)

SW COR.
MTN. VIEW SUBDIVISION

NW COR.
MTN. VIEW SUBDIVISION

NAVAJO DR.



SCALE: 1" = 20'



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CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

 Shephard & Wesnitzer, Inc. www.swiaz.com	JOB NO. 04473	RIO DE FLAG	FLAGSTAFF, ARIZONA	SHEET
	DATE NOV 2019			2
	SCALE 1"=20'			
	DRAWN MB			
	DESIGN			
CHECKED ADB		LEGAL EXHIBIT		OF 2

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LEGAL DESCRIPTION

Exhibit 'A'

APN: 100-02-102

11/15/2019

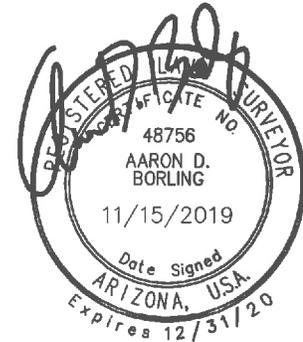
A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Instrument Number 3749774, Official Records of Coconino County, said parcel of land being the north 55 feet of Lot 7 together with the south 5 feet of Lot 8, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 300 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

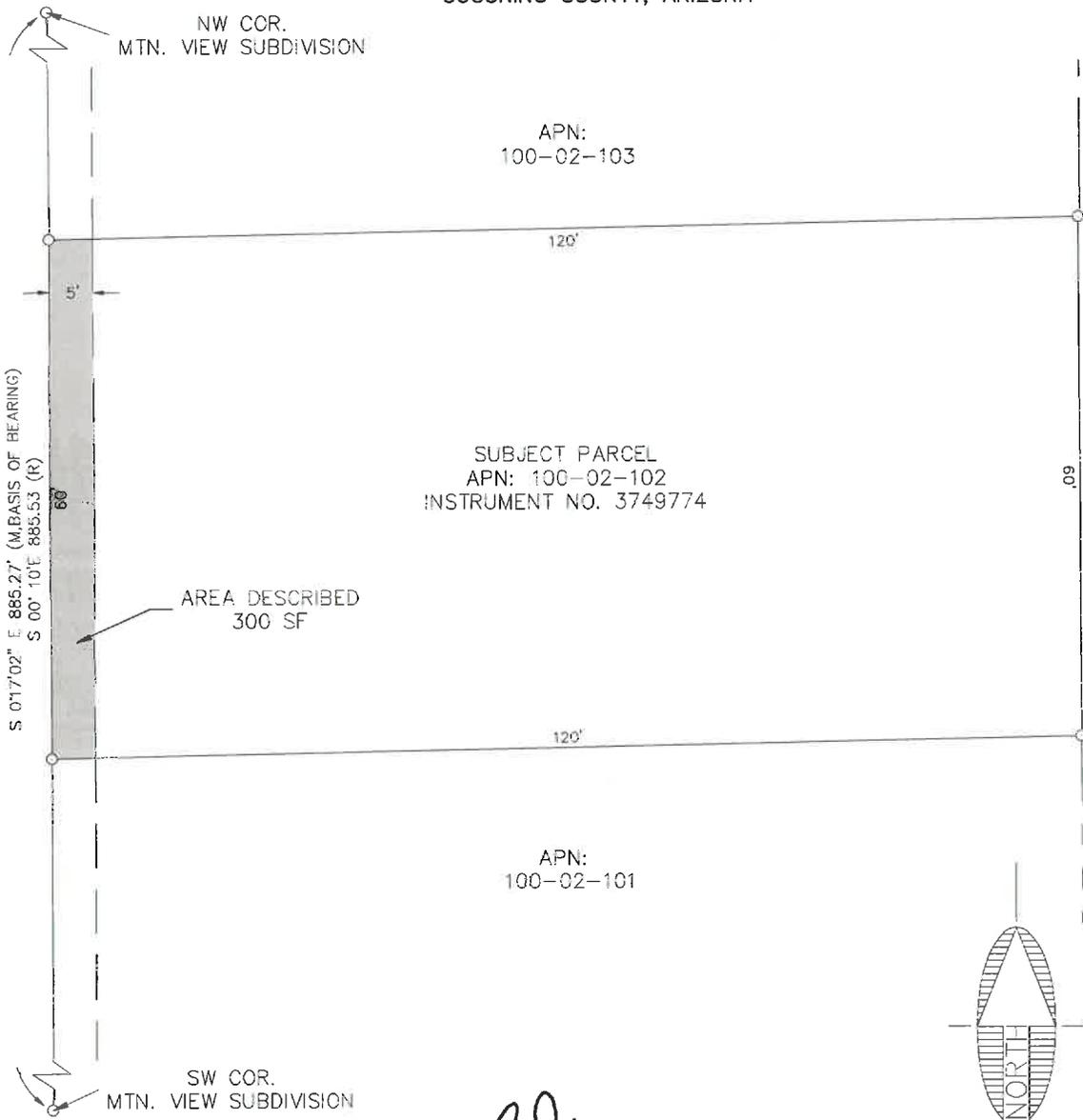
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



PLOTTED: Nov 15, 2019-2:54pm

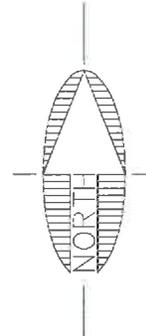
EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



NAVAJO DR.

FILE: \\vr-fileflag\Projects\2004\04473\Survey\Legals\Exhibits\TCE 7 EXHIBIT B.dwg SWI-C3D-18



SCALE: 1" = 20'



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

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 Shephard & Wesnitzer, Inc. www.swioz.com	JOB NO. 04473	RIO DE FLAG FLAGSTAFF, ARIZONA	SHEET 2 OF 2
	DATE NOV 2019		
	SCALE 1"=20'		
	DRAWN MB		
	DESIGN		
CHECKED ADB	LEGAL EXHIBIT		

LEGAL DESCRIPTION

Exhibit 'A'

APN: 100-02-103

11/15/2019

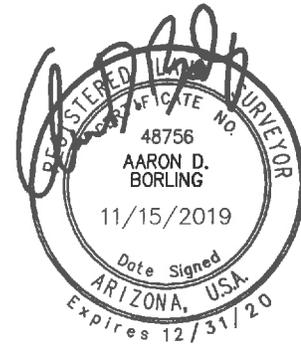
A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Book 1722, Page 41, Official Records of Coconino County, said parcel of land being the north 55 feet of Lot 8 together with the south 10 feet of Lot 9, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 325 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

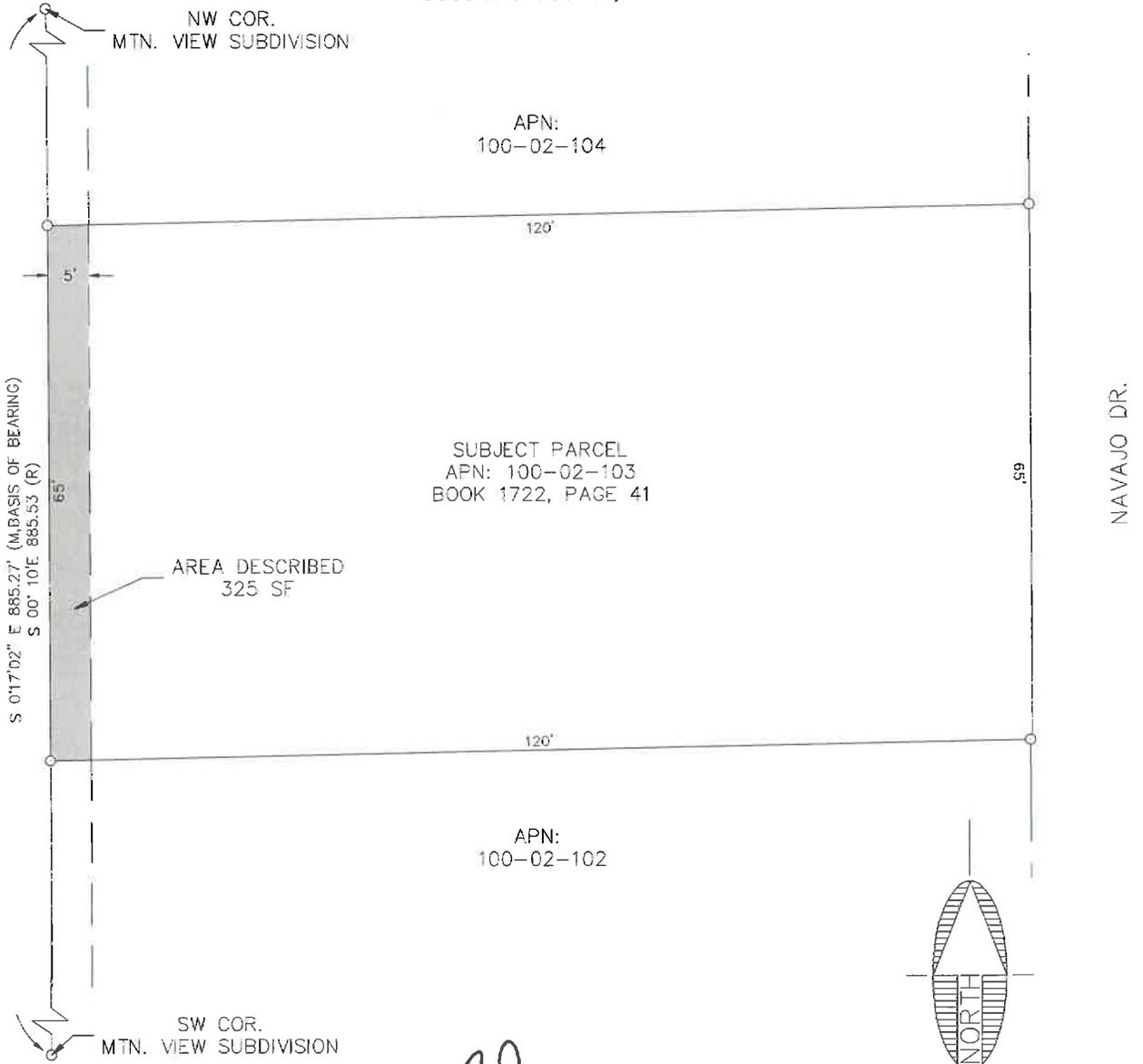
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



PLOTTED: Nov 15, 2019-2:48pm

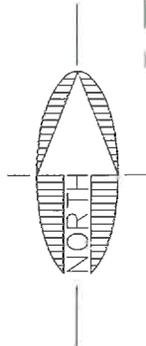
EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA

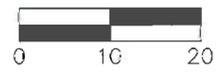


SUBJECT PARCEL
APN: 100-02-103
BOOK 1722, PAGE 41

APN:
100-02-102



SCALE: 1" = 20'



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

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ITS SOLE PURPOSE IS TO DEPICT THE
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 Shephard & Wesnitzer, Inc. www.swiaz.com	110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 04473 DATE NOV 2019 SCALE 1"=20' DRAWN MB DESIGN CHECKED ADB	RIO DE FLAG LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET 2 OF 2
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LEGAL DESCRIPTION

Exhibit 'A'

APN: 100-02-104

11/15/2019

A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Book 1906, Page 571, Official Records of Coconino County, said parcel of land being Lot 10 together with the north 50 feet of Lot 9, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 546 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

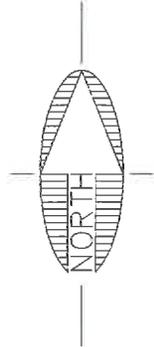
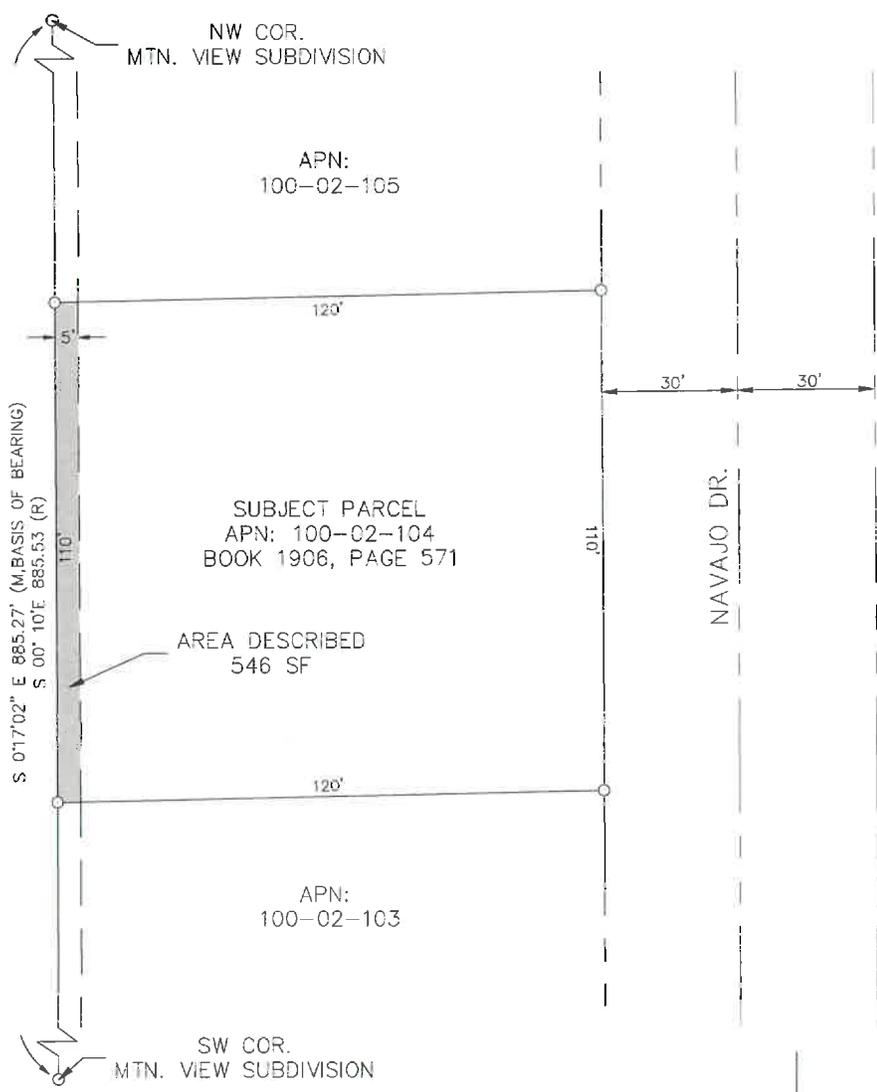
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



PLOTTED: Nov 15, 2019 - 3:38pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



SCALE: 1" = 40'



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

FILE: P:\2004\04473\Survey\legals\Exhibits\TCE\TCE 10 EXHIBIT B.dwg SWI-C3D-18

<p>110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com</p>	JOB NO. 04473	RIO DE FLAG	FLAGSTAFF, ARIZONA	SHEET
	DATE NOV 20:9			2
	SCALE 1"=40'			
	DRAWN MB			
	DESIGN			
CHECKED ADB		LEGAL EXHIBIT		OF 2

LEGAL DESCRIPTION

Exhibit 'A'
APN: 100-02-105
11/15/2019

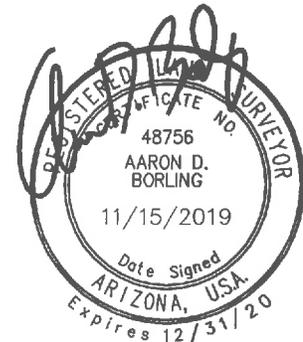
A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Instrument Number 3610222, Official Records of Coconino County, said parcel of land being Lot 11, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 300 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

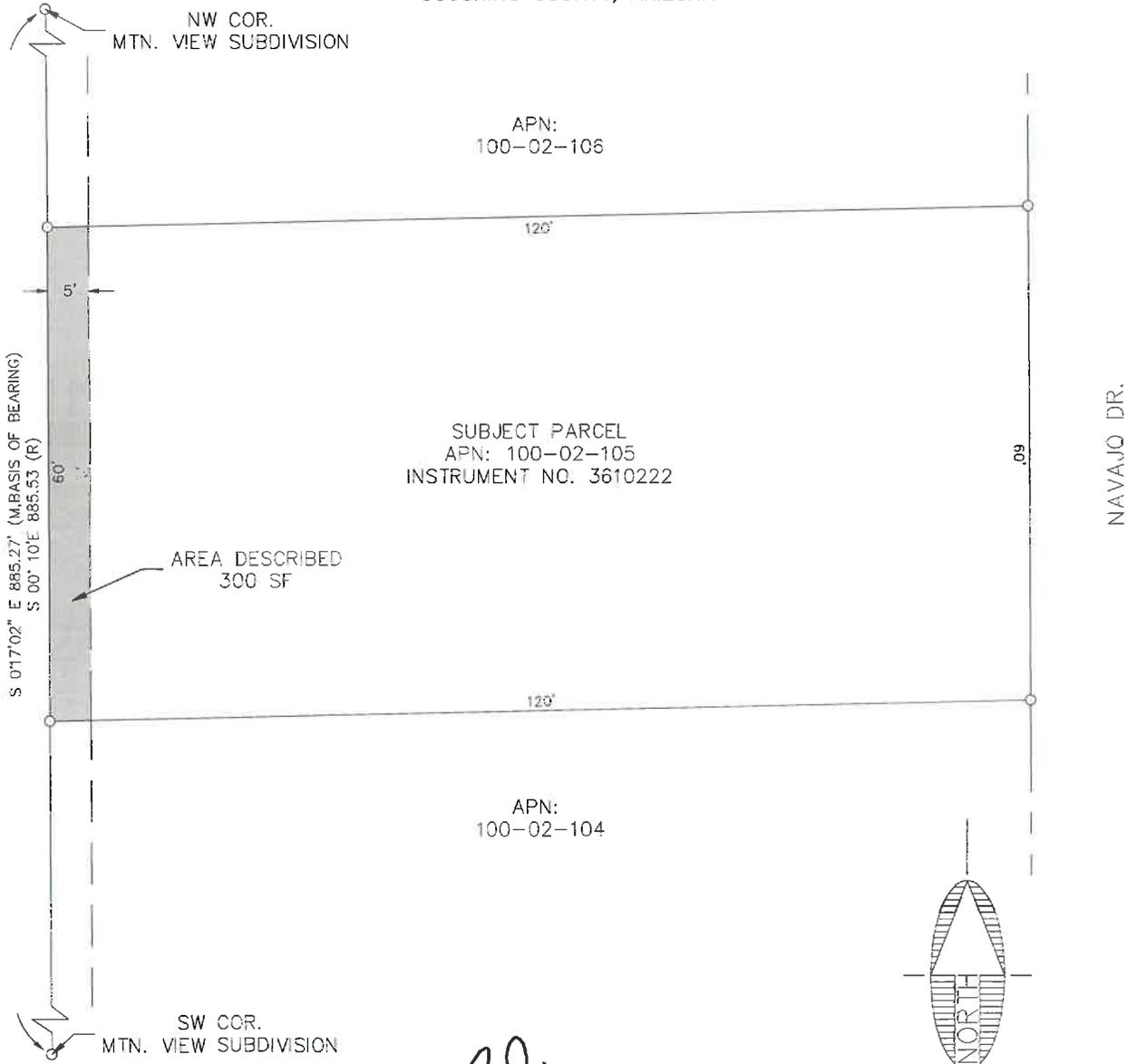
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



PLOTTED: Nov 14, 2019--3:06pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

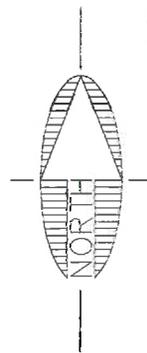
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



SUBJECT PARCEL
APN: 100-02-105
INSTRUMENT NO. 3610222

APN:
100-02-104

AREA DESCRIBED
300 SF



SCALE: 1" = 20'



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

FILE: \\V-fileflag\projects\2004\04473\Survey\Legals\Exhibits\TCE\TCE 11 EXHIBIT B.dwg SWI-C30-18

 Shephard & Wesnitzer, Inc. www.swiez.com	110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fex	JOB NO. 04473	RIO DE FLAG	FLAGSTAFF, ARIZONA	SHEET
		DATE NOV 2019			2
		SCALE 1"=20'			
		DRAWN MB			
		DESIGN		LEGAL EXHIBIT	
	CHECKED ADB				

OF 2

LEGAL DESCRIPTION

Exhibit 'A'

APN: 100-02-106

11/15/2019

A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Instrument Number 3740582, Official Records of Coconino County, said parcel of land being Lot 12, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 300 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

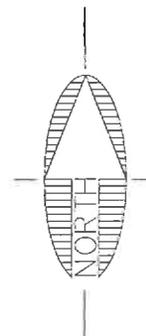
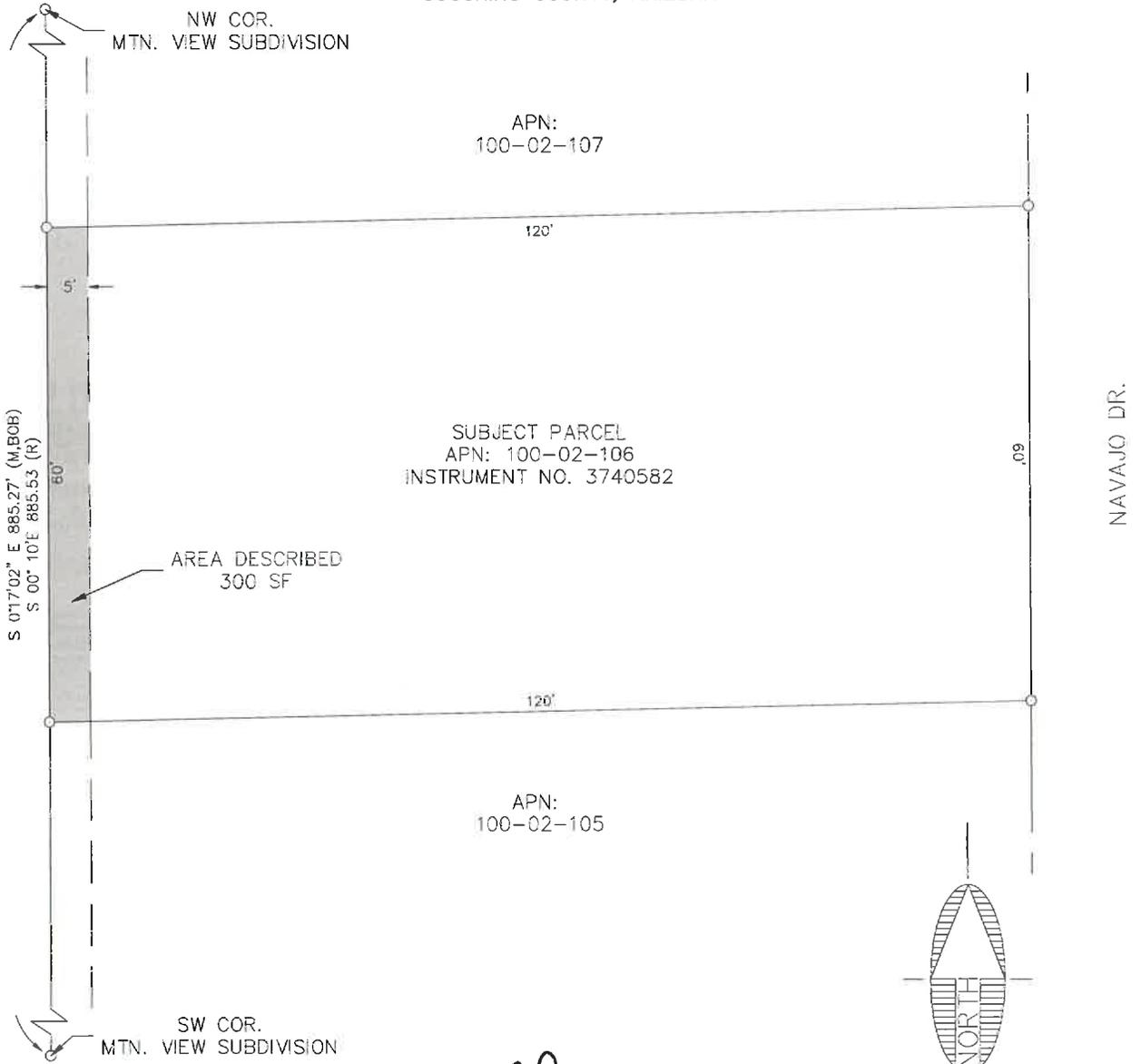
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



PLOTTED: Nov 14, 2019-2:59pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



SCALE: 1" = 20'



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

FILE: \\vr-fileflag\projects\2004\04473\Survey\Legals\Exhibits\TCE\TCE 12 EXHIBIT B.dwg SWI-C3D-18

SWI
Shephard & Wesnitzer, Inc.
110 W. Dole Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swioz.com

JOB NO.	04473
DATE	NOV 2019
SCALE	1"=20'
DRAWN	MB
DESIGN	
CHECKED	ADB

RIO DE FLAG
FLAGSTAFF, ARIZONA
LEGAL EXHIBIT

SHEET
2
OF 2

LEGAL DESCRIPTION

Exhibit 'A'

APN: 100-02-107

11/15/2019

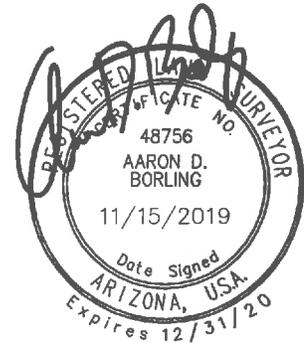
A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Instrument Number 3695487, Official Records of Coconino County, said parcel of land being Lot 13, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 300 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



LEGAL DESCRIPTION

Exhibit 'A'

APN: 100-02-108

11/15/2019

A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Instrument Number 3729521, Official Records of Coconino County, said parcel of land being Lot 14, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 300 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

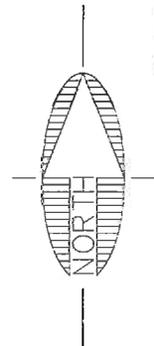
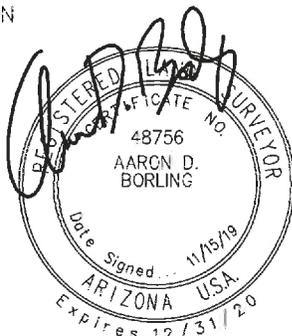
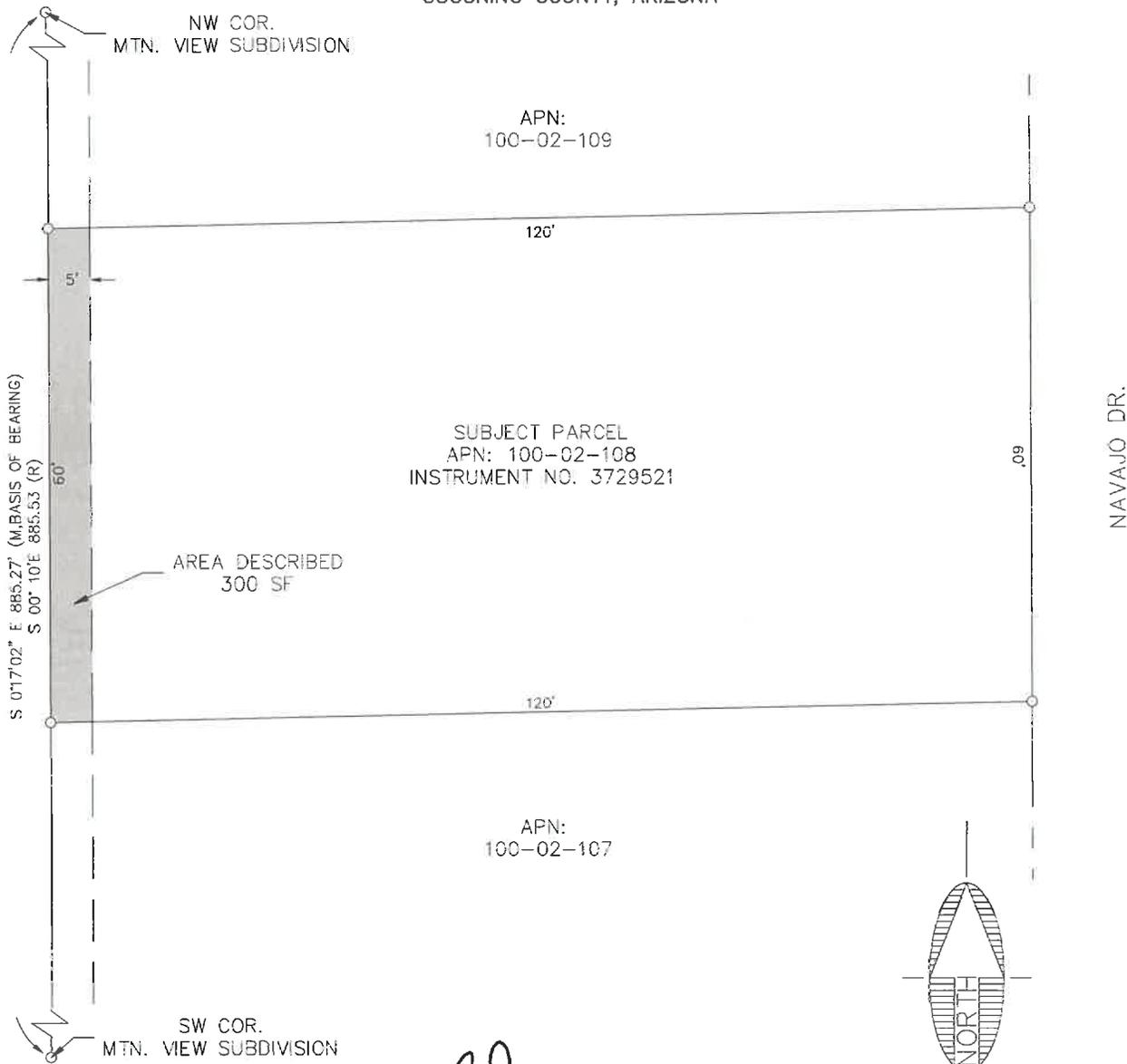
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



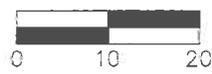
FILE: \\v-ffileflag\projects\2004\04473\Survey\Legals\Exhibits\TCE\TCE 14 EXHIBIT B.dwg SWI-C3D-18 PLOTTED: Nov 14, 2019-2:50pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



SCALE: 1" = 20'



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

 Shephard & Wesnitzer, Inc. www.swiaz.com	JOB NO. 04473	RIO DE FLAG LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET
	DATE NOV 2019		2 OF 2	
	SCALE 1"=20'			
	DRAWN MB			
	DESIGN			
CHECKED ADB				

LEGAL DESCRIPTION

Exhibit 'A'

APN: 100-02-109

11/15/2019

A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Instrument Number 3188176, Official Records of Coconino County, said parcel of land being Lot 15, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 300 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

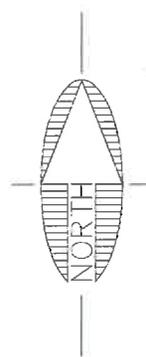
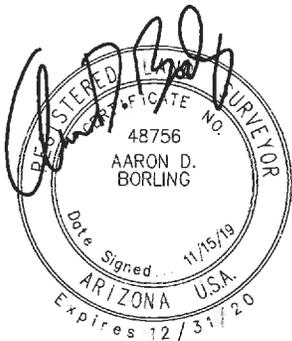
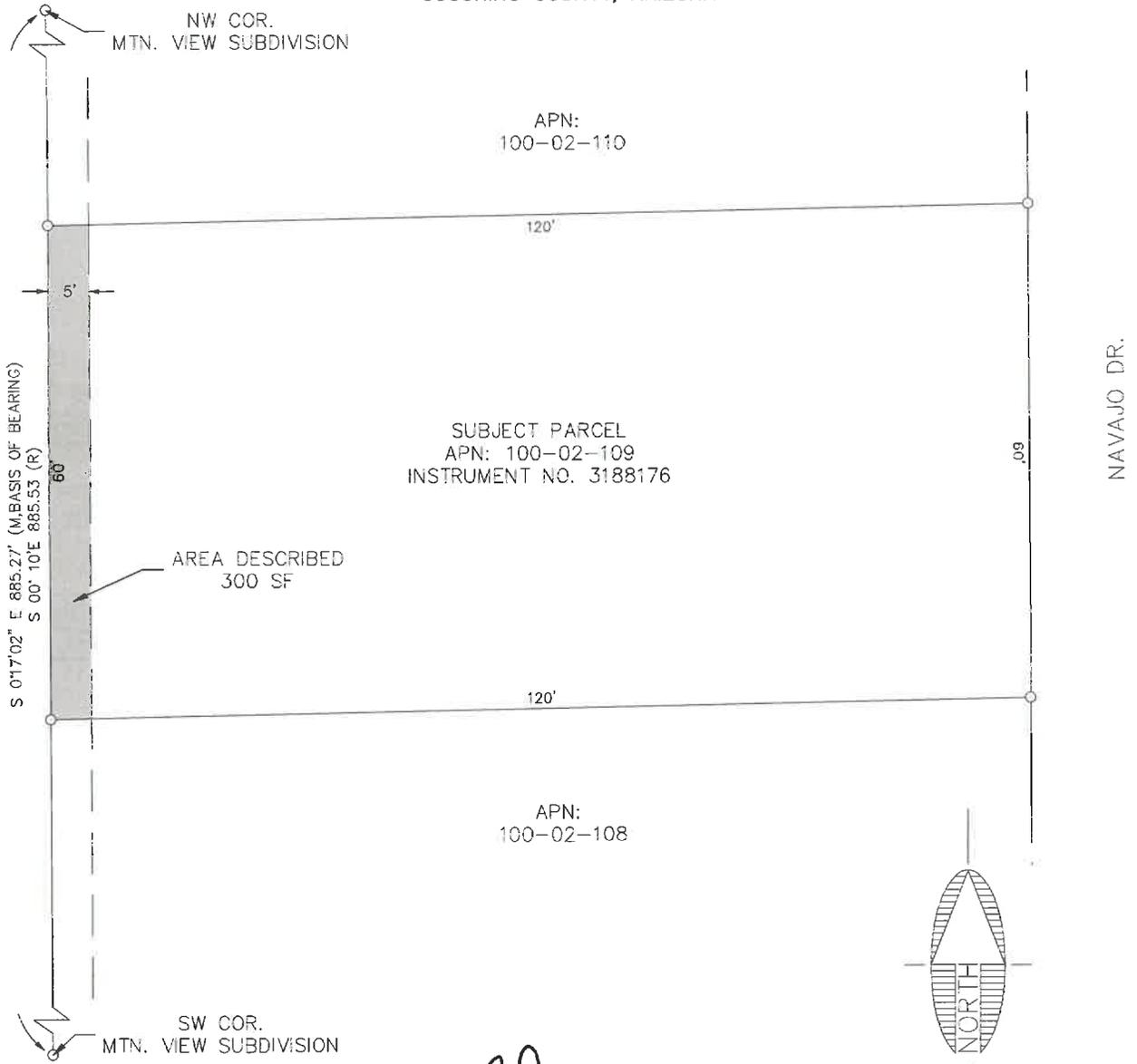
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



PLOTTED: Nov 14, 2019--2: 43pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



SCALE: 1" = 20'



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

NOTE:
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RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

FILE: \\w-filerlag\projects\2004\04473\Survey\Legals\Exhibits\TCE\TCE 15 EXHIBIT B.dwg SWI-C3D-18

	JOB NO. 04473	RIO DE FLAG	FLAGSTAFF, ARIZONA	SHEET
	DATE NOV 2019			2
	SCALE 1"=20'			OF
	DRAWN MS			2
	DESIGN		LEGAL EXHIBIT	
CHECKED ADB				

LEGAL DESCRIPTION

Exhibit 'A'

APN: 100-02-110

11/15/2019

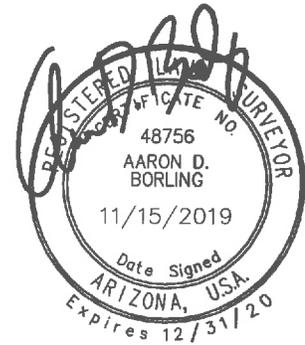
A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Book 2153, Page 684, Official Records of Coconino County, said parcel of land being Lot 16, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 305 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



PLOTTED: Nov 15, 2019--2:18pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA

APN:
102-08-003

APN:
102-08-004

NW COR.
MTN. VIEW SUBDIVISION

120'

5'

S 01°17'02" E 885.27' (M.BASIS OF BEARING)
S 00° 10' E 885.53 (R)

60'

AREA DESCRIBED
305 SF

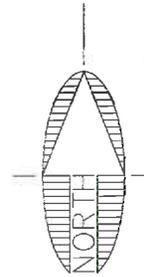
SUBJECT PARCEL
APN: 100-02-110
BOOK 2153, PAGE 684

120'

APN:
100-02-109

SW COR.
MTN. VIEW SUBDIVISION

NAVAJO DR.



SCALE: 1" = 20'



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

NOTE:
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SHOULD NOT BE CONSTRUED AS ONE.
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LOCATION OF THE AREA DESCRIBED.



FILE: \\vr-fileflag\Projects\2004\04473\Survey\Legals\Exhibits\TCE\TCE 16 EXHIBIT B.dwg SWI-C30-18

SWI
Shephard & Wesnitzer, Inc. www.swiaz.com

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax

JOB NO.	04473
DATE	NOV 2019
SCALE	1"=20'
DRAWN	MB
DESIGN	
CHECKED	ADB

RIO DE FLAG

FLAGSTAFF,
ARIZONA

LEGAL EXHIBIT

SHEET
2
OF 2

BNSF

PERMANENT EASEMENTS

Parcel Numbers

100-44-002A

100-44-006A

101-27-001C

101-27-002A

104-01-094D

100-43-001C

100-44-001

100-44-003E

101-27-002C

104-01-098A

104-04-011C

104-07-007A

EXHIBIT 'A'
RIGHT-OF-WAY
LEGAL DESCRIPTION

APN: 100-44-002A

A portion of that BNSF Railway parcel lying within the Southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 100, Map 44, Parcel 2A described as follows:

Commencing at the southwest corner of that parcel of land as described in Docket 1533, Page 56, Official Records of Coconino County, said point being in common with the northerly Right-of-Way line of East Phoenix Avenue;

Thence along the westerly line of said parcel, North 20°45'54" East, 205.80 feet (Basis of Bearing) to the southwest corner of said Assessor's Parcel Number 100-44-002A;

Thence along the westerly line of said Parcel, North 20°45'54" East, 23.16 feet to the northwest corner of said Parcel and the beginning of a non-tangent curve concave to the south having a radius of 3107.64 feet and a central angle of 00°22'30" and being subtended by a chord which bears South 80°23'08" East, 20.34 feet;

Thence along the northerly line of said Parcel, and easterly along said curve, 20.34 feet to the beginning of a of a tangent curve concave to the south having a radius of 3107.64 feet and a central angle of 0°33'31" and being subtended by a chord which bears South 79°55'08" East, 30.30 feet and the **TRUE POINT OF BEGINNING**;

Thence continuing along said northerly line, and easterly along said curve, 30.31 feet to the beginning of a non-tangent curve concave to the east having a radius of 225.00 feet and a central angle of 6°02'55" and being subtended by a chord which bears South 01°36'22" East, 23.74 feet;

Thence leaving said northerly line, and southerly along said curve, 23.75 feet to a point on the southerly line of said Parcel, and the beginning of a non-tangent curve concave to the south having a radius of 3494.81 feet and a central angle of 0°30'27" and being subtended by a chord which bears North 79°22'08" West, 30.96 feet;

Thence along said southerly line, and westerly along said curve, a distance of 30.96 feet to the beginning of a non-tangent curve concave to the east having a radius of 255.00 feet and a central angle of 5°14'34" and being subtended by a chord which bears North 00°10'39" West, 23.32 feet;

Thence leaving said southerly line, and northerly along said curve, 23.33 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.02 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



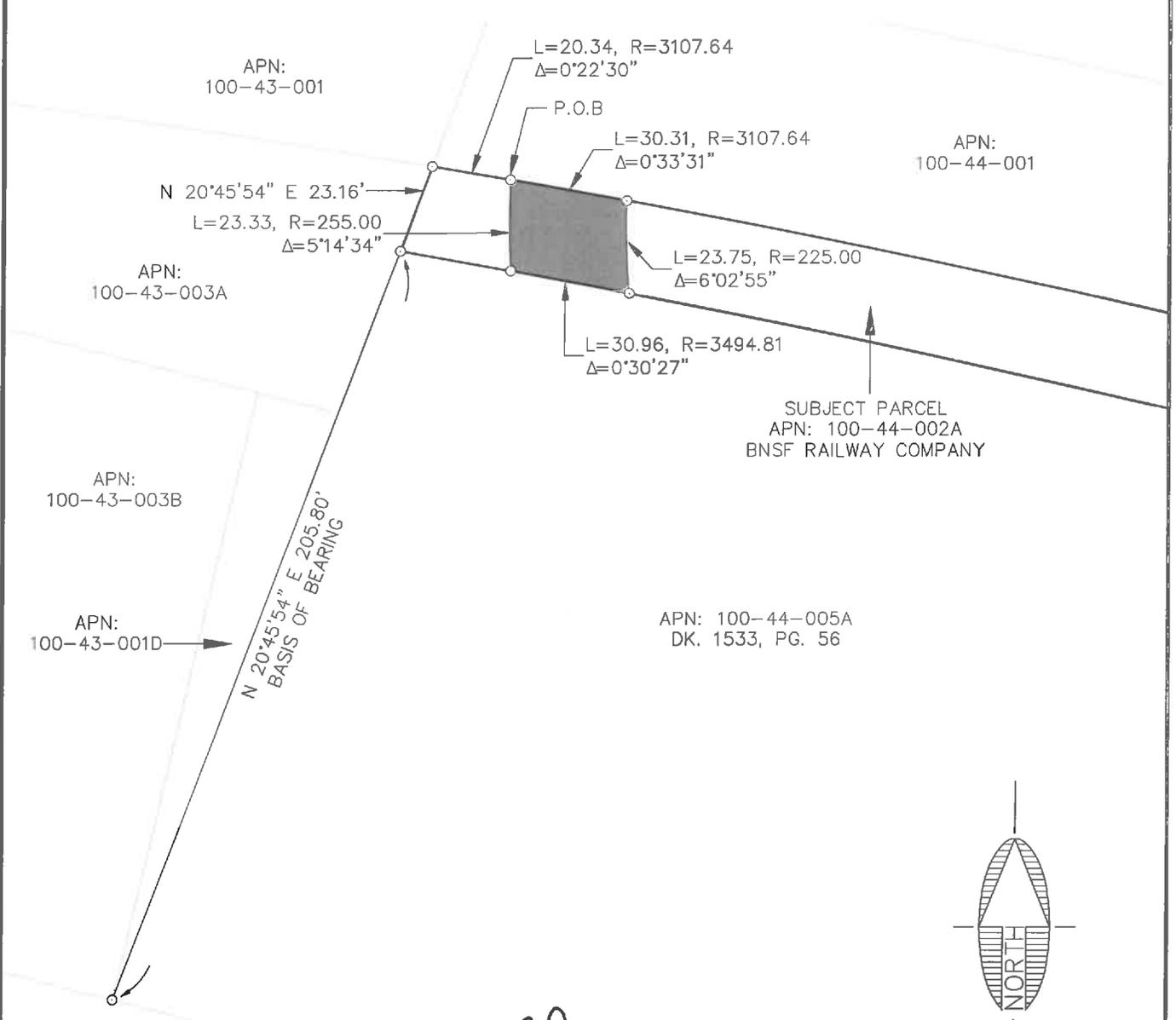
City File No.

Descriptive Title

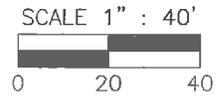
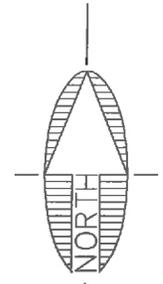
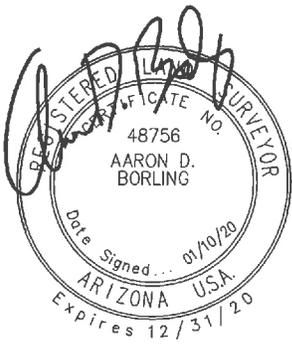
PLOTTED: Jan 07, 2020-3:56pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 100-44-002A.DWG ABORLING

 Shephard & Wesnitzer, Inc. www.swiaz.com	JOB NO. 04473	APN: 100-44-002A	FLAGSTAFF ARIZONA	SHEET
	DATE JAN 2020			3 OF 3
	SCALE 1" = 40'			
	DRAWN MB			
	DESIGN			
CHECKED ADB		LEGAL EXHIBIT		

EXHIBIT 'A'
RIGHT-OF-WAY
LEGAL DESCRIPTION

APN: 100-44-006A

A portion of that BNSF Railway parcel lying within the Southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 100, Map 44, Parcel 6A described as follows:

Commencing at the northwest corner of said Parcel, said point being in common with the southerly Right-of-Way line of West Route 66, from which the southwest corner of said Parcel bears South 20°45'48" West, 137.76 feet (Basis of Bearing) and the **TRUE POINT OF BEGINNING**;

Thence along the westerly line of said Parcel, South 20°45'48" West, 120.56 feet;

Thence leaving said westerly line, South 06°29'43" West, 16.91 feet to a point on the southerly line of said parcel, said point being the beginning of a non-tangent curve concave to the south having a radius of 3170.56 feet and a central angle of 0°32'38" and being subtended by a chord which bears South 79°58'12" East 30.10 feet;

Thence along said southerly line, and easterly along said curve, 30.10 feet to the beginning of a non-tangent curve concave to the east having a radius of 435.00 feet and a central angle of 4°02'52" and being subtended by a chord which bears North 07°09'39" East 30.72 feet;

Thence leaving said southerly line, and northerly along said curve, 30.73 feet

Thence South 80°15'29" East, 29.72 feet to the beginning of a non-tangent curve concave to the east having a radius of 465.00 feet and a central angle of 10°52'57" and being subtended by a chord which bears North 15°03'48" East 88.19 feet;

Thence northerly along said curve, 88.32 feet;

Thence North 21°17'26" East, 7.99 feet to a point on the northerly line of said parcel, said point being in common with the southerly Right-of-Way line of said West Route 66;

Thence along said northerly line, and said Right-of-Way line, North 69°09'49" West, 47.01 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.14 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



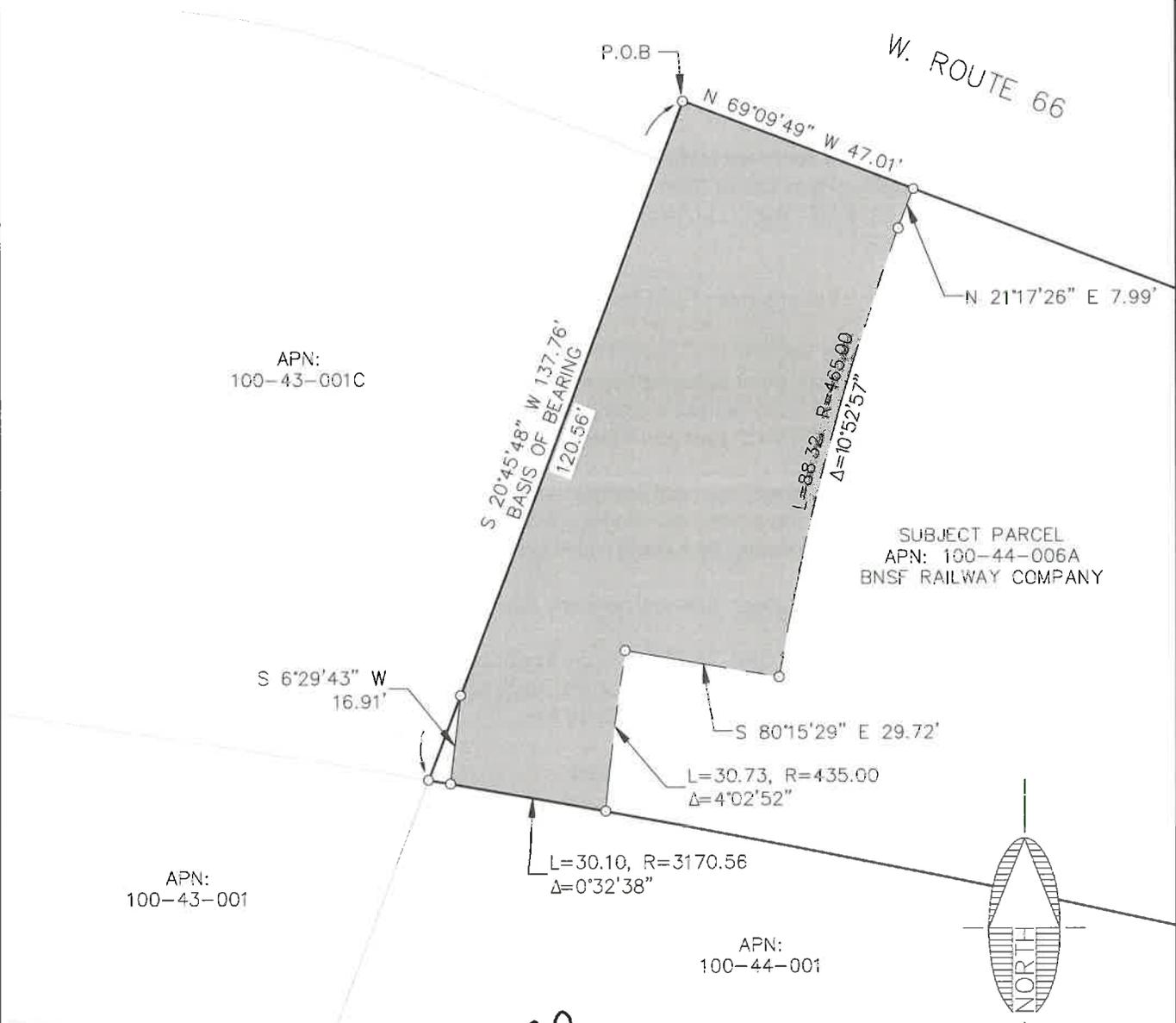
City File No.

Descriptive Title

PLOTTED: Jan 09, 2020--4:05pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA

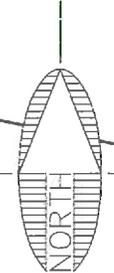


APN:
100-43-001C

SUBJECT PARCEL
APN: 100-44-006A
BNSF RAILWAY COMPANY

APN:
100-43-001

APN:
100-44-001



NOTE:
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RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____



Shepard  Wesnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swicz.com

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 30'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 100-44-006A

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET
2
OF 2

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 100-44-006A.DWG ABORLING

EXHIBIT 'A'

LEGAL DESCRIPTION

APN: 101-27-001C

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Southwest quarter of Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 101, Map 27, Parcel 1C described as follows:

Commencing at the centerline intersection of South San Francisco Street and Phoenix Avenue as shown on the Revised Plat of the Brannen Addition to Flagstaff, Book 1 of Maps, Page 42, Official Records of Coconino County, from which the centerline intersection of South San Francisco Street and East Route 66 bears North 20°55'30" East, 369.65 feet (Basis of Bearing);

Thence along said centerline of South San Francisco Street, North 20°55'30" East, 169.94 feet to the southwest corner of said Parcel, and the **TRUE POINT OF BEGINNING**;

Thence continuing along said centerline, and the westerly line of said parcel, North 20°55'30" East, 5.67 feet;

Thence leaving said centerline, and said westerly line, South 70°10'46" East, 365.79 feet;

Thence South 67°38'13" East, 32.51 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 368.94 feet and a central angle of 9°13'52" and being subtended by a chord which bears South 60°30'02" East 59.38 feet;

Thence southeasterly along said curve, 59.44 feet;

Thence South 55°52'45" East, 87.60 feet;

Thence South 59°38'33" East, 44.63 feet;

Thence South 63°24'21" East, 323.73 feet to a point on the southerly line of said Parcel, said point being in common with the south line of said Section 15;

Thence along said southerly line, South 89°29'02" West, 87.78 feet;

Thence leaving said southerly line, North 63°24'21" West, 226.83 feet to a point on said southerly line;

Thence along said southerly line, North 31°20'42" West, 51.58 feet;

Thence continuing along said southerly line, North 48°29'45" West, 100.00 feet

Thence continuing along said southerly line, North 69°10'22" West, 466.57 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.38 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



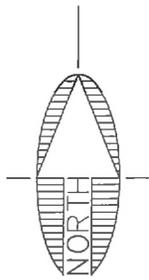
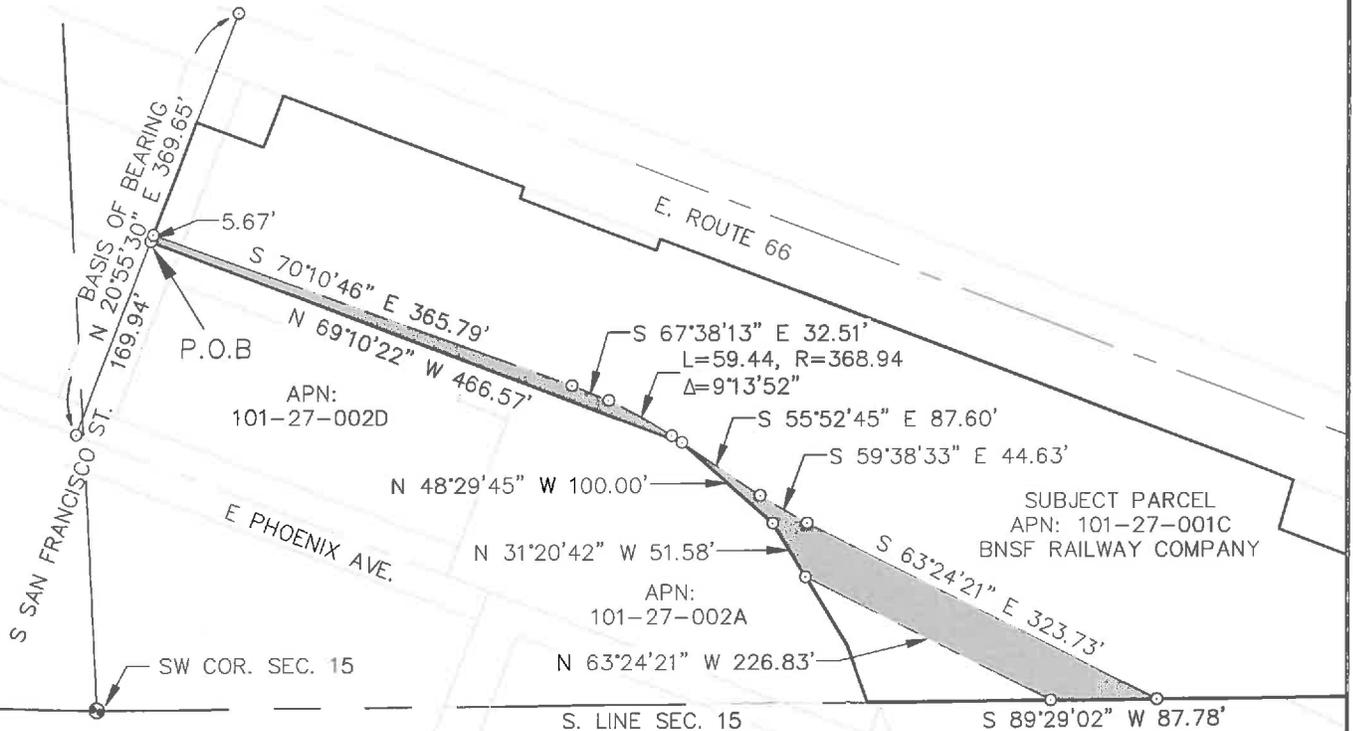
City File No.

Descriptive Title

PLOTTED: Jan 03, 2020-11:32am

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____



110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	04473
DATE	DEC 2019
SCALE	1" = 150'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 101-27-001C

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET

3

OF 3

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 101-27-001C.DWG ABORLING

EXHIBIT 'A'

LEGAL DESCRIPTION

APN: 101-27-002A

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Southwest quarter of Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 101, Map 27, Parcel 2A described as follows:

Commencing at the centerline intersection of South Agassiz Street and East Phoenix Avenue as shown on the Revised Plat of the Brannen Addition to Flagstaff, Book 1 of Maps, Page 42, Official Records of Coconino County, from which the centerline intersection of South San Francisco Street and East Phoenix Avenue bears North 69°10'22" West, 362.32 feet (Basis of Bearing);

Thence along said centerline of East Phoenix Street, North 69°10'22" West, 35.98 feet to a point on the westerly line of said Parcel;

Thence along the westerly line of said Parcel, North 20°51'04" East, 141.31 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line, North 20°51'04" East, 28.63 feet to the northwest corner of said Parcel;

Thence along the northerly line of said Parcel, South 69°10'22" East, 140.46 feet;

Thence continuing along said northerly line, South 48°29'45" East, 100.00 feet;

Thence continuing along said northerly line, South 31°20'42" East, 51.58 feet;

Thence leaving said northerly line, North 63°24'21" West, 20.08 feet;

Thence North 59°38'33" West, 47.26 feet;

Thence North 55°52'45" West, 88.59 feet;

Thence North 58°08'18" West, 26.18 feet;

Thence North 62°41'57" West, 26.52 feet;

Thence North 67°38'13" West, 30.45 feet;

Thence North 70°12'53" West, 39.48 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.19 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



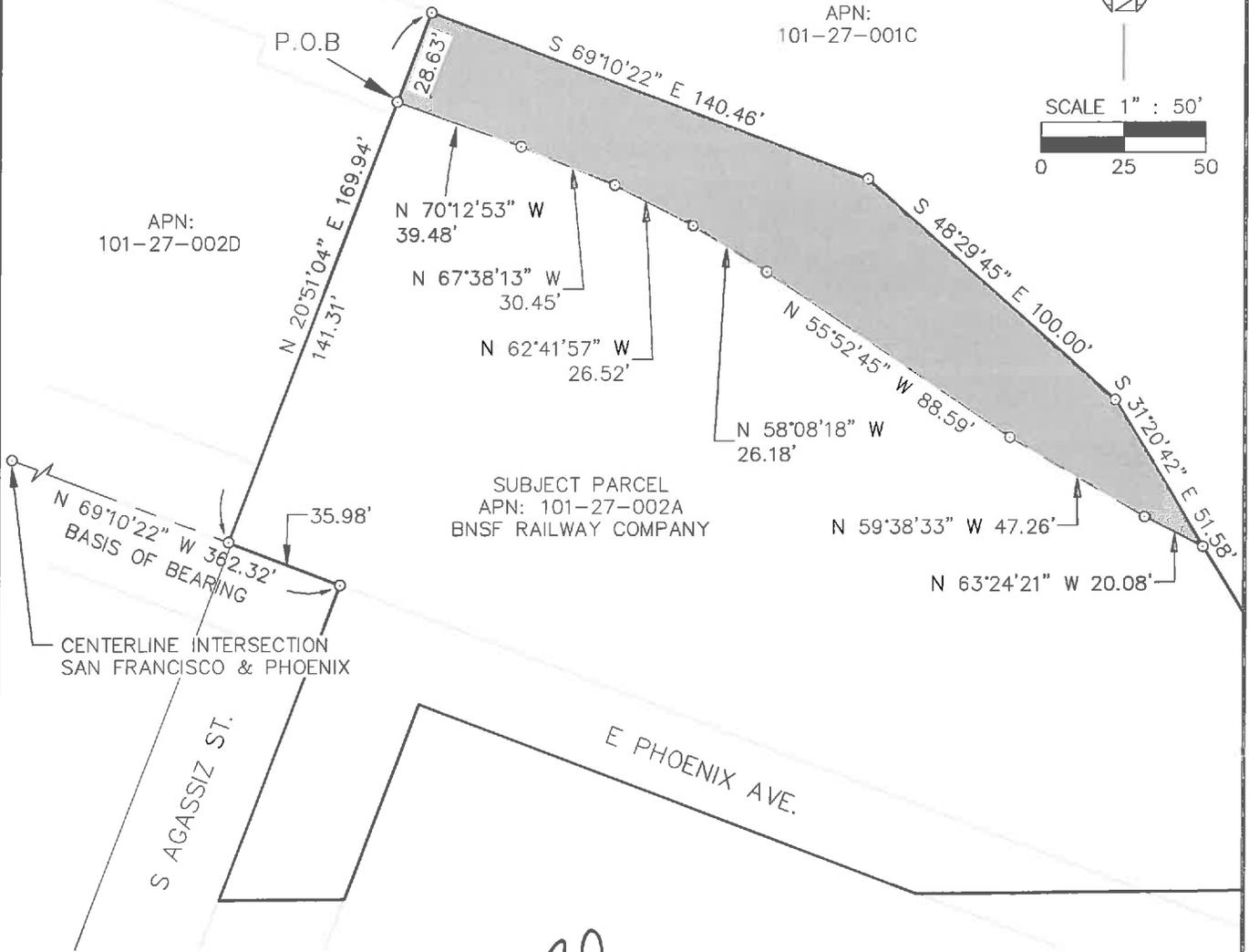
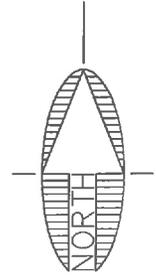
City File No.

Descriptive Title

PLOTTED: Jan 03, 2020-2:58pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 101-27-002A.DWG ABORLING



Shephard & Associates, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax

www.swiez.com

JOB NO.	04473
DATE	DEC 2019
SCALE	1" = 50'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 101-27-002A

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET

3

OF 3

EXHIBIT 'A'
RIGHT-OF-WAY
LEGAL DESCRIPTION

APN: 104-01-094D

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Northwest quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, Map 1, Parcel 94D described as follows:

Commencing at the northwest corner of said BNSF Railway Parcel, said point being in common with the north line of said Section 22, from which the northeast corner of said BNSF Railway Parcel bears North 89°29'02" East, 343.63 feet (Basis of Bearing);

Thence along the north line of said Parcel, and the north line of said Section 22, North 89°29'02" East, 151.70 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said north line, North 89°29'02" East, 87.78 feet;

Thence leaving said north line, South 63°24'21" East, 202.54 feet;

Thence North 26°35'39" East, 30.50 feet;

Thence South 63°24'21" East, 40.11 feet to a point on the northeasterly line of said Parcel;

Thence along said northeasterly line, South 83°04'48" West, 12.06 feet;

Thence continuing along said northeasterly line, South 76°37'42" West, 27.23 feet;

Thence continuing along said northeasterly line, South 75°40'35" West, 29.50 feet;

Thence continuing along said northeasterly line, South 72°53'13" West, 28.87 feet;

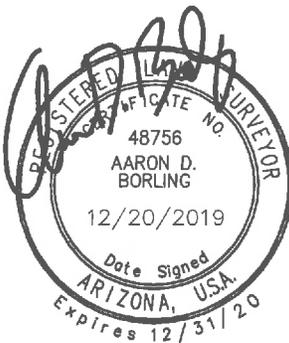
Thence continuing along said northeasterly line, South 69°31'46" West, 9.67 feet

Thence North 63°24'21" West, 240.11 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.22 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



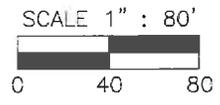
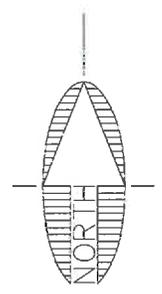
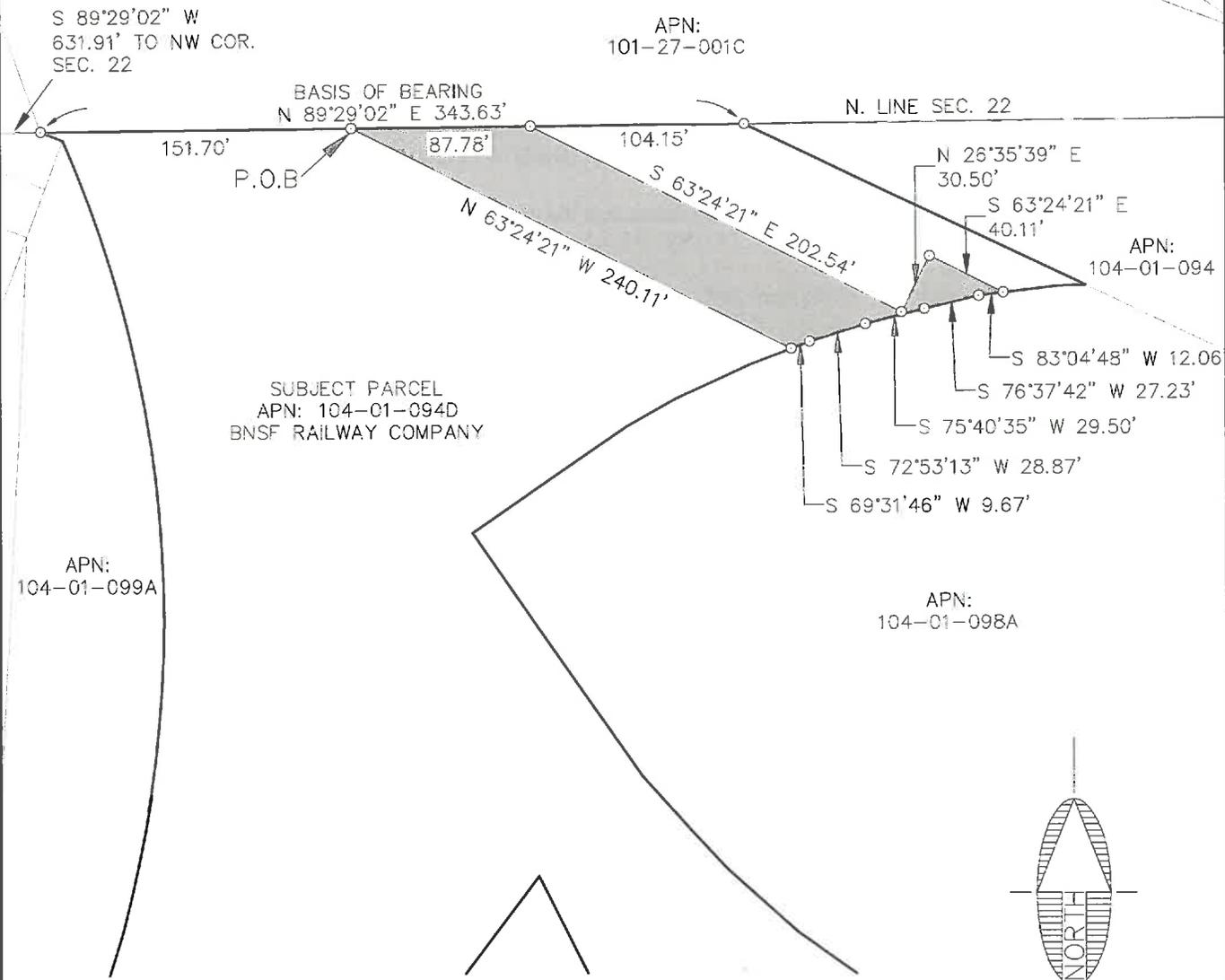
City File No.

Descriptive Title

PLOTTED: Feb 11, 2020--12:09pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS ONE. ITS SOLE PURPOSE IS TO DEPICT THE LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

FILE: P:\2004\04473\SURVEY\LEGAL\S\EXHIBITS\EXHIBIT RW 104-01-094D.DWG ABORLING



Shephard & Wesnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	04473
DATE	DEC 2019
SCALE	1" = 80'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 104-01-094D

FLAGSTAFF ARIZONA

LEGAL EXHIBIT

SHEET
2
OF 2

EXHIBIT 'A'
RIGHT-OF-WAY
LEGAL DESCRIPTION

APN: 100-43-001C

A portion of that BNSF Railway parcel lying within the Southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 100, Map 43, Parcel 1C described as follows:

Commencing at the northeast corner of said Parcel, said point being in common with the southerly Right-of-Way line of West Route 66, from which the southeast corner of said Parcel bears South 20°45'48" West, 125.86 feet (Basis of Bearing) and the **TRUE POINT OF BEGINNING;**

Thence along the easterly line of said Parcel, South 20°45'48" West, 108.66 feet to the beginning of a non-tangent curve concave to the east having a radius of 465.00 feet and a central angle of 13°30'24" and being subtended by a chord which bears North 14°17'27" East 109.36 feet;

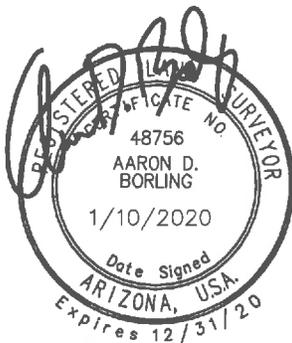
Thence leaving said easterly line, and northerly along said curve, 109.62 feet to a point on the northerly line of said Parcel, said point being in common with said southerly Right-of-Way line;

Thence along said northerly line, and said Right-of-Way line, South 69°12'12" East, 12.33 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.02 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



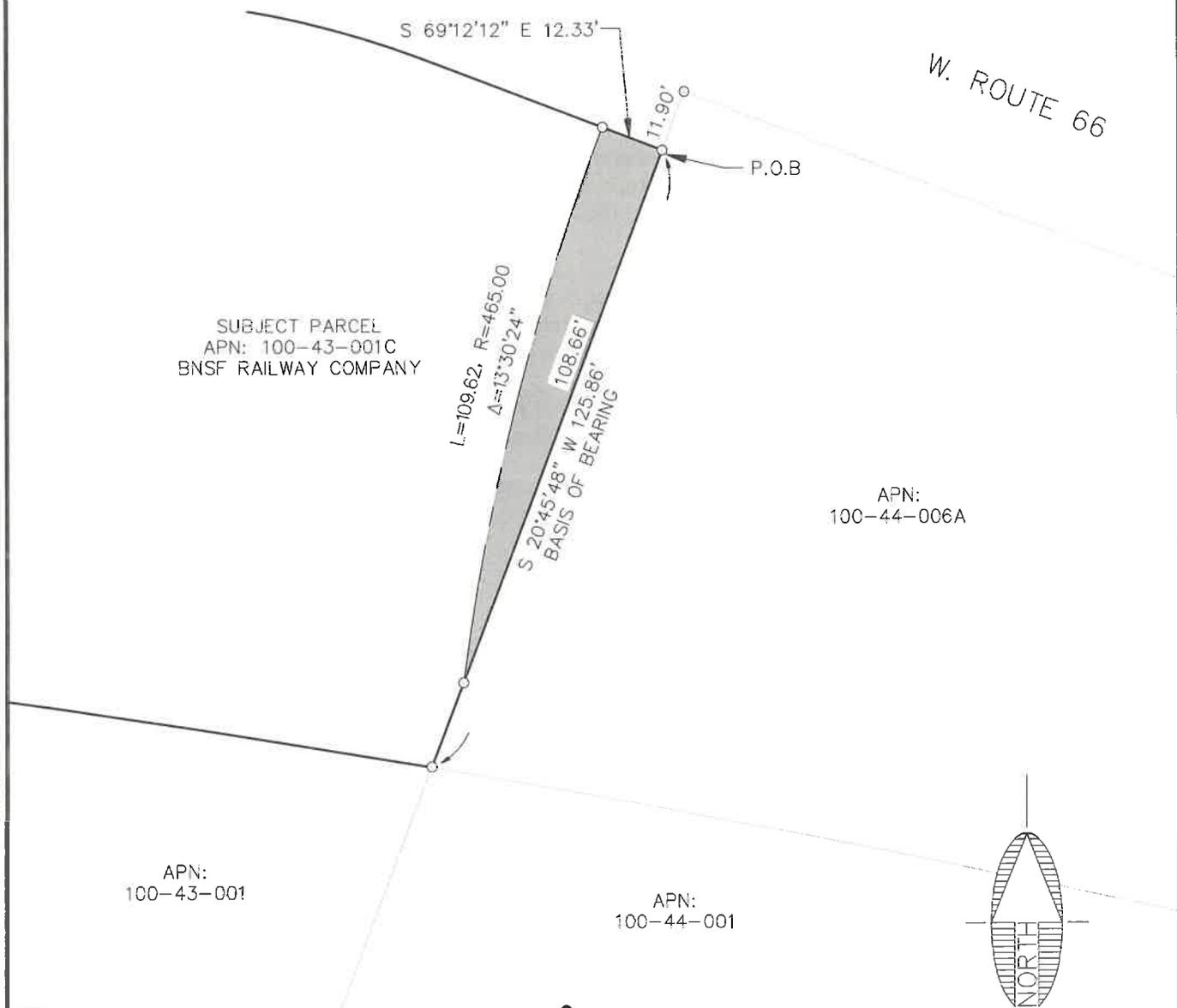
City File No.

Descriptive Title

PLOTTED: Jan 07, 2020-5:08pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



SUBJECT PARCEL
APN: 100-43-001C
BNSF RAILWAY COMPANY

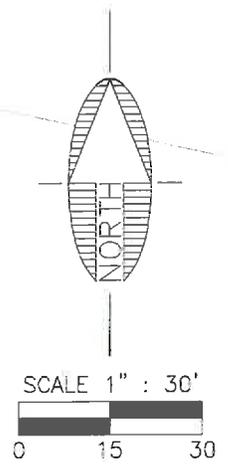
APN:
100-44-006A

APN:
100-43-001

APN:
100-44-001



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____



110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fcx
www.swioz.com

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 30'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 100-43-001C

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET
2
OF 2

FILE: P:\2004\04473\SURVEY\LEGAL\EXHIBITS\EXHIBIT RW 100-43-001C.DWG ABORLING

EXHIBIT 'A'
RIGHT-OF-WAY
LEGAL DESCRIPTION

APN: 100-44-001

A portion of that BNSF Railway parcel lying within the Southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 100, Map 44, Parcel 1 described as follows:

Commencing at northwest corner of Assessor's Parcel Number 100-44-006A, said point being in common with the southerly Right-of-Way line of West Route 66;

Thence along the westerly line of said Parcel, South 20°45'48" West, 137.76 feet (Basis of Bearing), to the northwest corner of Assessor's Parcel 100-44-001, said point being the beginning of a non-tangent curve concave to the south having a radius of 3170.56 feet and a central angle of 0°04'36" and being subtended by a chord which bears South 80°16'50" East 4.25 feet;

Thence along the northerly line of said Parcel, and easterly along said curve, 4.25 feet to the beginning of a curve concave to the south having a radius of 3170.56 feet and a central angle of 0°32'38" and being subtended by a chord which bears South 79°58'12" East 30.10 feet and the **TRUE POINT OF BEGINNING;**

Thence continuing along said northerly line, and easterly along said curve, 30.10 feet;

Thence leaving said northerly line, South 04°17'34" West, 57.49 feet to a point on the southerly line of said Parcel, and the beginning of a non-tangent curve concave to the south having a radius of 3122.29 feet and a central angle of 0°33'22" and being subtended by a chord which bears North 79°53'28" West 30.31 feet;

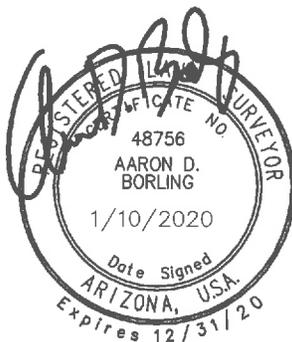
Thence along said southerly line, and westerly along said curve, 30.31 feet;

Thence North 04°29'30" East, 57.43 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.04 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



City File No.

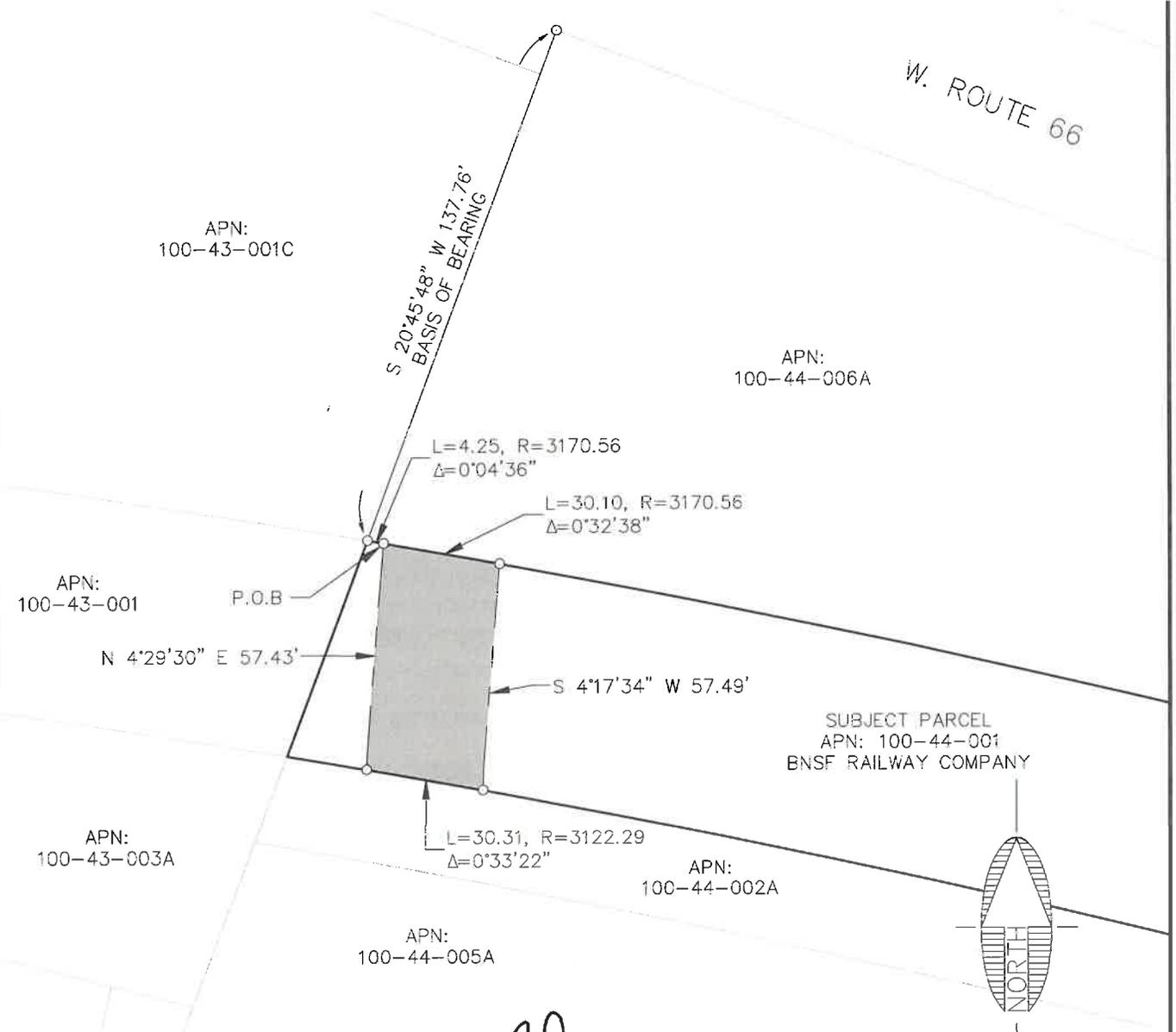
Descriptive Title

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA

PLOTTED: Jan 08, 2020--2:53pm

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 100-44-001.DWG ABORLING



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

 Shephard Wesnitzer, Inc.	110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 04473 DATE JAN 2020 SCALE 1" = 40' DRAWN MB DESIGN CHECKED ADB	APN: 100-44-001 FLAGSTAFF ARIZONA	SHEET <h1 style="font-size: 2em;">2</h1> OF 2
	LEGAL EXHIBIT			

EXHIBIT 'A'
RIGHT-OF-WAY
LEGAL DESCRIPTION

APN: 100-44-003E

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Southeast quarter of Section 16 and the Southwest quarter of Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 100, Map 44, Parcel 3E described as follows:

Commencing at the southeast corner of that parcel of land as described in Instrument Number 3158373, Official Records of Coconino County, said point being in common with the westerly Right-of-Way line of South San Francisco Street and the northerly Right-of-Way line of East Phoenix Avenue;

Thence along said westerly Right-of-Way line, and along the easterly line of said parcel, North 20°55'30" East, 129.94 feet (Basis of Bearing) to the southeast corner of said Assessor's Parcel Number 100-44-003E and the **TRUE POINT OF BEGINNING**;

Thence continuing along said Right-of-Way line, and the easterly line of said Parcel, North 20°55'30" East, 20.23 feet;

Thence leaving said Right-of-Way line, and said easterly line, North 70°10'46" West, 20.00 feet;

Thence North 70°14'00" West, 138.04 feet;

Thence North 70°14'03" West, 392.10 feet to a point on the southerly line of said Parcel;

Thence along said southerly line, South 69°14'12" East, 169.93 feet;

Thence continuing along said southerly line, South 67°37'42" East, 380.23 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.11 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



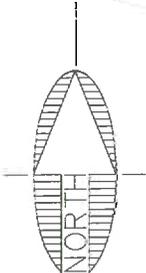
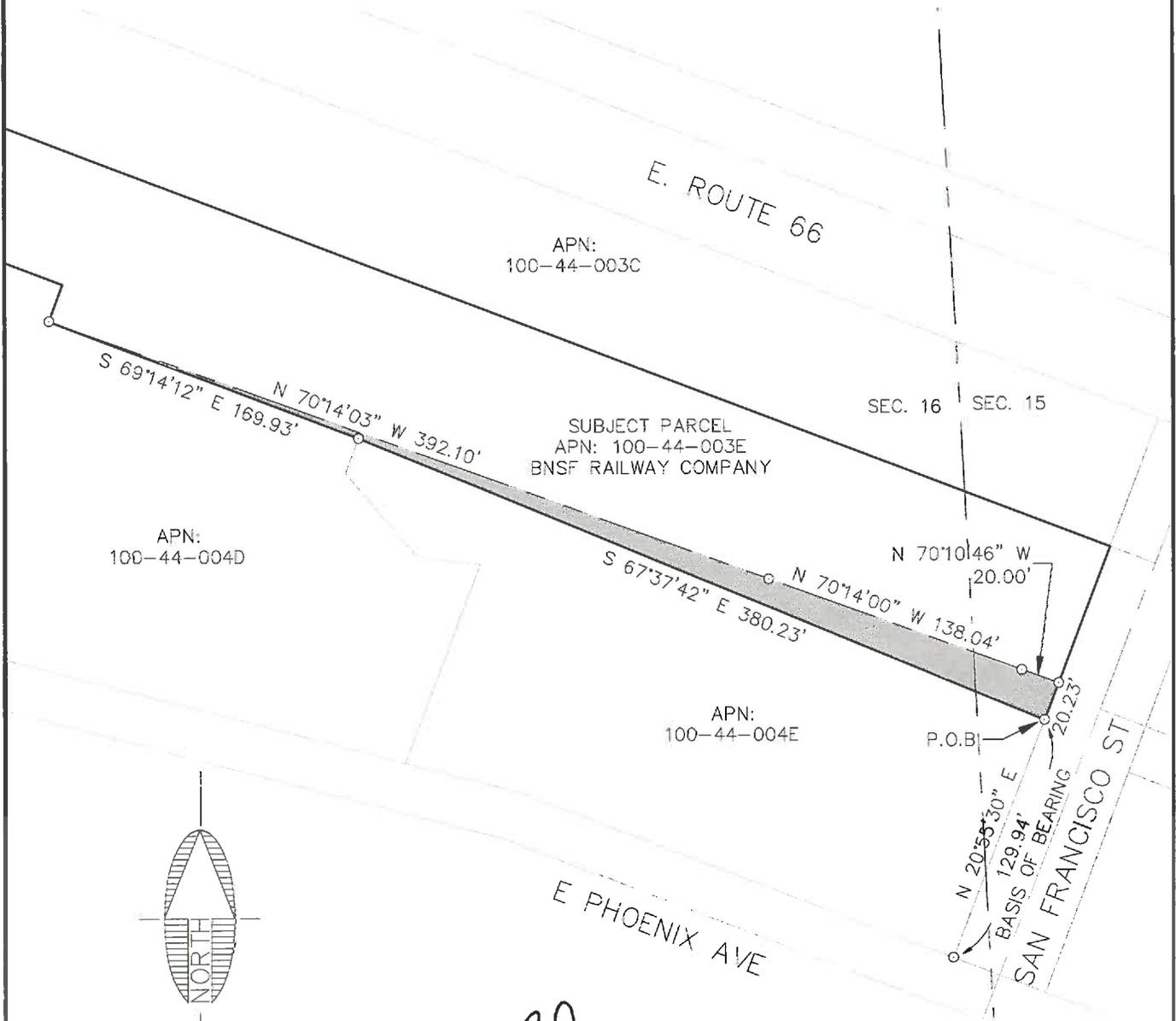
City File No.

Descriptive Title

PLOTTED: Jan 07, 2020--2:18pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, AND THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS ONE. ITS SOLE PURPOSE IS TO DEPICT THE LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 100-44-003E.DWG ABORLING



Shephard & Associates, Inc.

110 W. Dole Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swioz.com

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 80'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 100-44-003E

FLAGSTAFF ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

EXHIBIT 'A'

LEGAL DESCRIPTION

APN: 101-27-002C

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Southwest quarter of Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 101, Map 27, Parcel 2C described as follows:

Commencing at the centerline intersection of South San Francisco Street and Phoenix Avenue as shown on the Revised Plat of the Brannen Addition to Flagstaff, Book 1 of Maps, Page 42, Official Records of Coconino County, from which the centerline intersection of South San Francisco Street and East Route 66 bears North 20°55'30" East, 369.65 feet (Basis of Bearing);

Thence along said centerline of South San Francisco Street, and the westerly line of said parcel, North 20°55'30" East, 135.38 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said centerline, and said westerly line, North 20°55'30" East, 34.56 feet to the northwest corner of said parcel;

Thence along the northerly line of said Parcel, South 69°10'22" East, 326.11 feet to the northeast corner of said parcel;

Thence along the easterly line of said parcel, South 20°51'04" West, 28.63 feet;

Thence leaving said easterly line, North 70°12'53" West, 43.68 feet to a point on the southerly line of said parcel;

Thence along said southerly line, North 20°49'38" East, 4.43 feet;

Thence continuing along said southerly line, North 69°10'22" West, 257.48 feet to a point on the easterly line of said parcel;

Thence along said easterly line, South 20°55'30" West, 9.11 feet;

Thence leaving said easterly line, North 70°12'53" West, 24.99 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.20 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



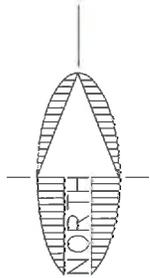
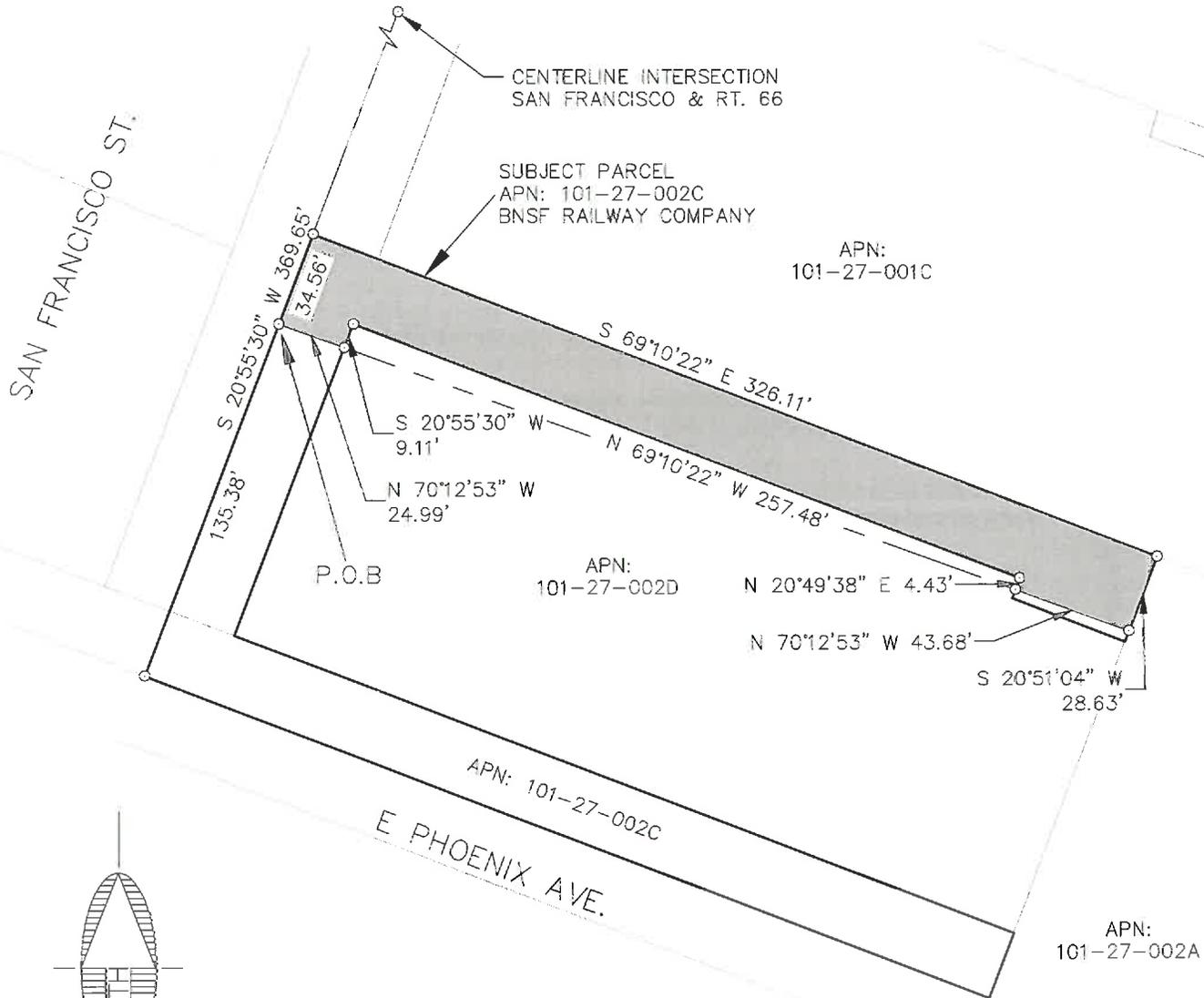
City File No.

Descriptive Title

PLOTTED: Jan 03, 2020--4:07pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 101-27-002C.DWG ABORLING



Shephard  Wesnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swicz.com

JOB NO.	04473
DATE	DEC 2019
SCALE	1" = 60'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 101-27-002C

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

EXHIBIT 'A'

LEGAL DESCRIPTION

APN: 104-01-098A

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Northwest quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, Map 1, Parcel 98A described as follows:

Commencing at the southeast corner of said BNSF Railway Parcel, said point being in common with the southwest corner of that parcel of land as described in Instrument Number 3507503, Official Records of Coconino County, from which the northeast corner of said BNSF Railway Parcel bears North 00°19'02" East, 393.71 feet (Basis of Bearing);

Thence along the east line of said Parcel, North 00°19'02" East, 221.20 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said east line, North 63°24'21" West, 545.67 feet;

Thence North 26°35'39" East, 53.90 feet;

Thence North 63°24'21" West, 40.56 feet to a point on the northwesterly line of said Parcel;

Thence along said northwesterly line, North 69°31'46" East, 9.67 feet;

Thence continuing along said northwesterly line, North 72°53'13" East, 28.87 feet;

Thence continuing along said northwesterly line, North 75°40'35" East, 29.50 feet;

Thence continuing along said northwesterly line, North 76°37'42" East, 27.23 feet;

Thence continuing along said northwesterly line, North 83°04'48" East, 12.06 feet;

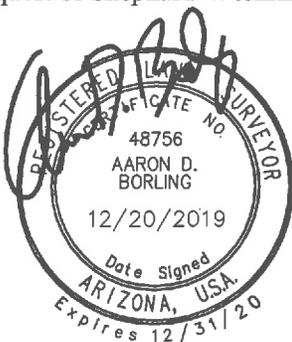
Thence leaving said northwesterly line, South 63°24'21" East, 444.14 feet to a point on the east line of said Parcel;

Thence along said east line, South 00°19'02" West, 138.74 feet to the **TRUE POINT OF BEGINNING**.

Containing 1.48 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



City File No.

Descriptive Title

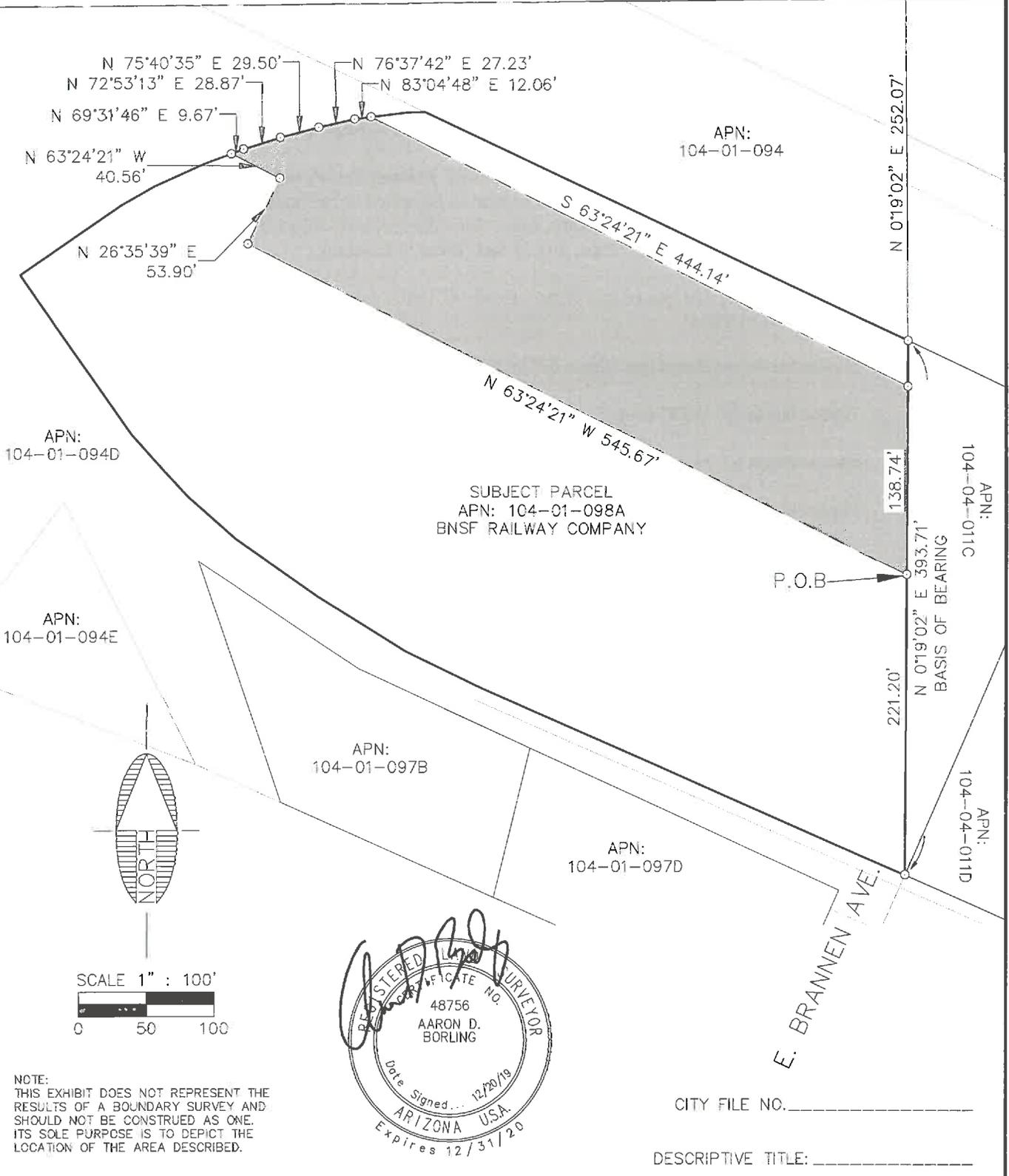
FILE: P:\2004\04473\SURVEY\LEGAL\EXHIBITS\EXHIBIT RW 104-01-098A.DWG ABORLING

PLOTTED: Dec 20, 2019 --3:09pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA

N. LINE SEC. 22



<p>Shephard & Wesnitzer, Inc.</p>	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 04473 DATE DEC 2019 SCALE 1" = 100' DRAWN MB DESIGN CHECKED ADB	APN: 104-01-098A	FLAGSTAFF ARIZONA	SHEET 2 OF 2
	LEGAL EXHIBIT				

EXHIBIT 'A'

LEGAL DESCRIPTION

APN: 104-04-011C

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station grounds lying within the Northwest quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, Map 4, Parcel 11C described as follows:

Commencing at the southeast corner of said Parcel, said point being in common with the northerly Right-of-Way line of Butler Avenue as shown on Book 7 of Maps, Page 41, Official Records of Coconino County, and the North-South mid-section line of said Section 22, from which the northeast corner of said Parcel bears North 00°00'01" West, 508.96 feet (Basis of Bearing);

Thence along said mid-section line, and the east line of said Parcel, North 00°00'01" West, 238.48 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 469.50 feet and a central angle of 19°18'50" and being subtended by a chord which bears North 59°53'58" West 157.52 feet and the **TRUE POINT OF BEGINNING**;

Thence northwesterly along said curve, 158.26 feet;

Thence North 50°14'33" West, 107.53 feet;

Thence North 63°51'51" West, 397.25 feet;

Thence North 64°21'03" West, 132.36 feet to a point on the easterly line of that parcel of land as described in Instrument Number 3507503, Official Records of Coconino County;

Thence along said easterly line, North 23°44'45" East, 57.32 feet to the northeast corner of said parcel;

Thence along the northerly line of said parcel, North 61°40'51" West, 426.18 feet to the northwest corner of said parcel;

Thence along the westerly line of said parcel, South 23°44'45" West, 70.31 feet;

Thence leaving said westerly line, North 63°24'21" West, 88.30 feet to a point on the west line of BNSF Railway Parcel;

Thence along said westerly line, North 00°19'02" West, 138.74 feet;

Thence leaving said westerly line, South 63°24'21" East, 832.50 feet to the beginning of a tangent curve concave to the northeast, having a radius of 249.50 feet and a central angle of 5°11'12";

Thence southeasterly along said curve, 22.59 feet;

Thence South 68°35'34" East, 118.06 feet to the beginning of a tangent curve concave to the southwest, having a radius of 450.50 feet and a central angle of 18°21'01";

Thence southeasterly along said curve, 144.28 feet;

Thence South 50°14'33" East, 123.97 feet to the beginning of a tangent curve concave to the northeast, having a radius of 349.50 feet and a central angle of 11°46'27";

Thence southeasterly along said curve, 71.82 feet to a point on the east line of said Parcel;

Thence along said east line, South 00°00'01" East, 131.29 feet to the **TRUE POINT OF BEGINNING.**

Containing 3.11 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



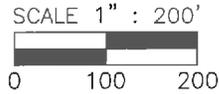
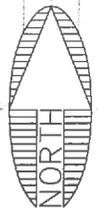
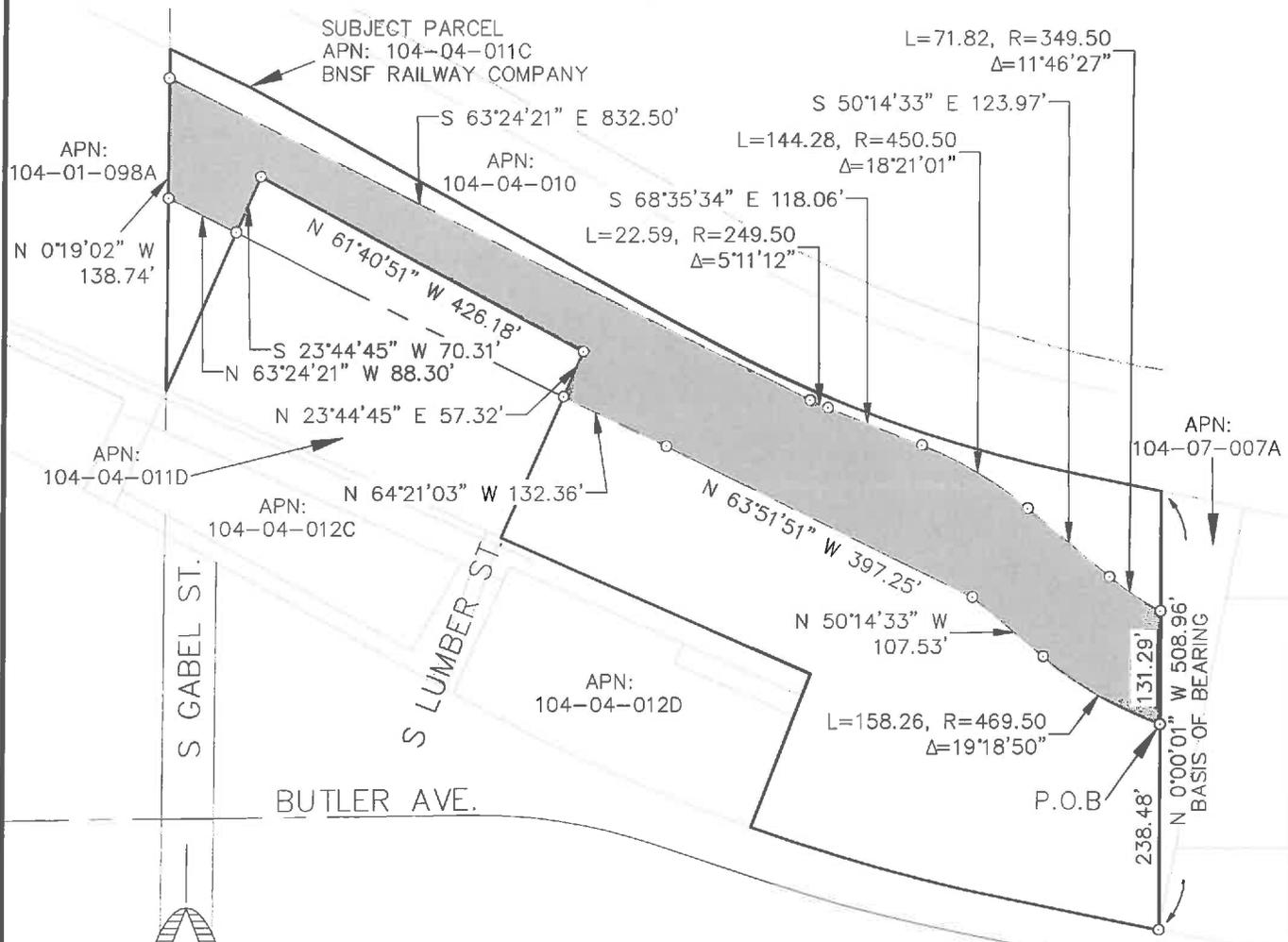
City File No.

Descriptive Title

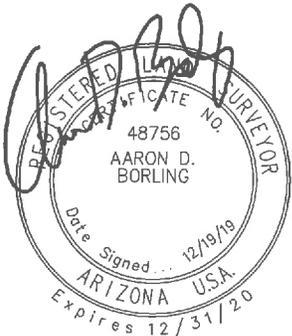
PLOTTED: Dec 20, 2019-10:07am

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. _____
DESCRIPTIVE TITLE: _____

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 104-04-011C.DWG ABORLING

 Shephard & Wesnitzer, Inc.	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swioz.com	JOB NO. 04473 DATE DEC 2019 SCALE 1" = 200' DRAWN MB DESIGN CHECKED ADB	APN: 104-04-011C LEGAL EXHIBIT	FLAGSTAFF ARIZONA	SHEET 3 OF 3
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EXHIBIT 'A'

LEGAL DESCRIPTION

APN: 104-07-007A

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station grounds lying within the Northeast quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, Map 7, Parcel 7A described as follows:

Commencing at the southerly corner of said Parcel, said point being in common with the northerly Right-of-Way line of Butler Avenue as shown on Book 7 of Maps, Page 41, Official Records of Coconino County, and the North-South mid-section line of said Section 22, from which the northwest corner of said Parcel bears North 00°00'01" West, 508.96 feet (Basis of Bearing);

Thence along said mid-section line, and the west line of said Parcel, North 00°00'01" West, 238.48 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said mid-section line, and said west line, North 00°00'01" West, 131.29 feet to the beginning of a non-tangent curve concave to the north having a radius of 349.50 feet and a central angle of 12°06'31" and being subtended by a chord which bears South 68°04'16" East 73.72 feet;

Thence leaving said mid-section line, and said west line, and southeasterly along said curve, 73.86 feet to a point on the easterly line of said Parcel;

Thence along said easterly line, South 11°14'57" West, 120.29 feet to the beginning of a non-tangent curve concave to the north having a radius of 469.50 feet and a central angle of 5°45'10" and being subtended by a chord which bears North 72°25'58" West 47.12 feet;

Thence northwesterly along said curve, 47.14 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.166 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



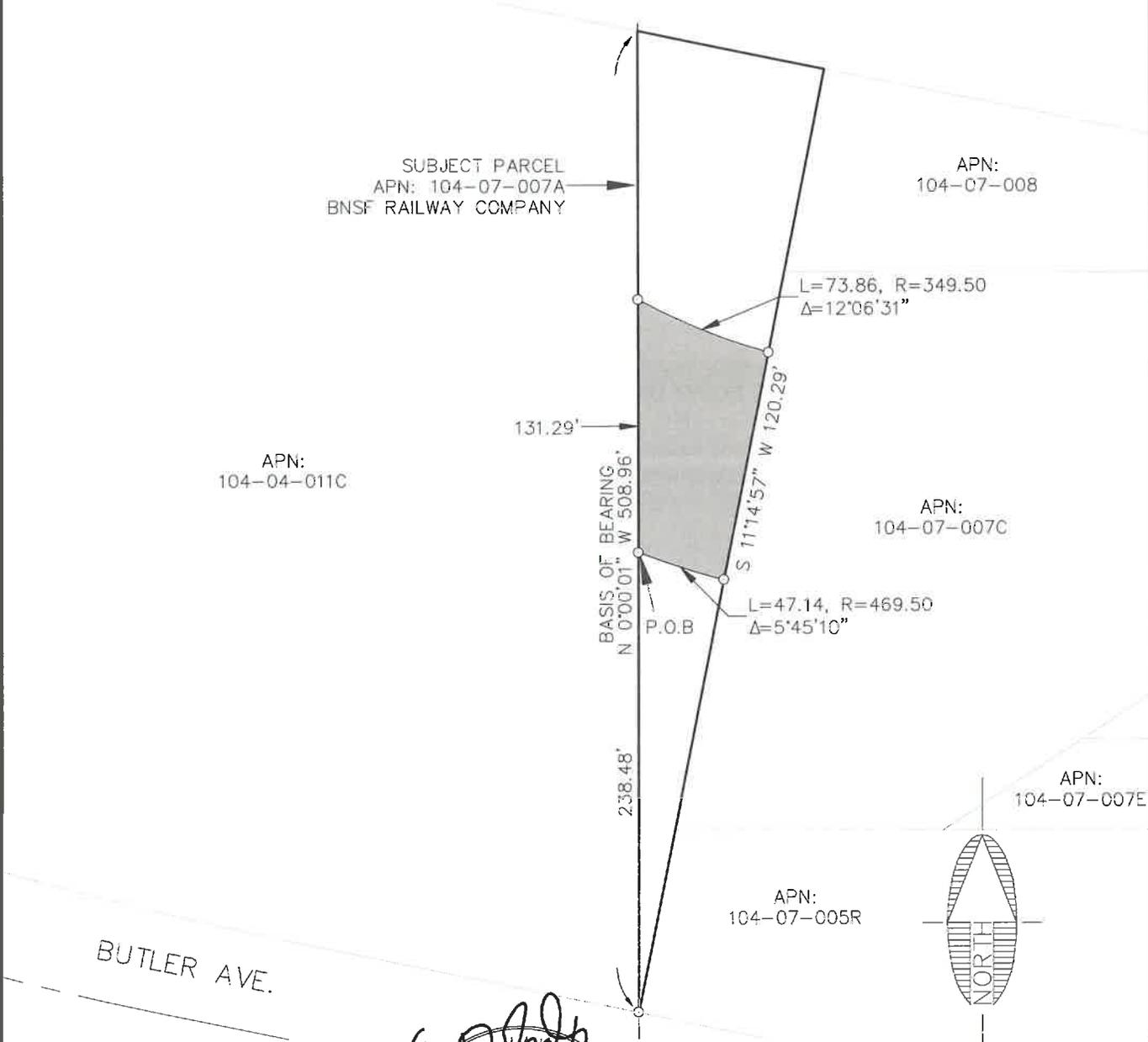
City File No.

Descriptive Title

PLOTTED: Dec 19, 2019--3:58pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

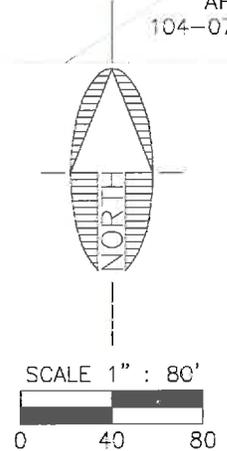
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



BUTLER AVE.



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____



110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	04473
DATE	DEC 2319
SCALE	1" = 80'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 104-07-007A

FLAGSTAFF ARIZONA

LEGAL EXHIBIT

SHEET
2
OF 2

FILE: P:\2004\04473\SURVEY\LEGAL\S\EXHIBITS\EXHIBIT RW 104-07-007A.DWG ABORLING

COMMERCIAL

RIGHT-OF-WAY

Parcel Numbers

104-07-008

104-07-005Y

104-04-011D

EXHIBIT 'A'

LEGAL DESCRIPTION

APN: 104-07-008

The following is a legal description of a parcel of land lying with in Section 22, Township 21 North, Range 7 East, of the Gila Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

Parcel 1:

Commencing at a point on the southerly line of that parcel of land as described in Instrument Number 3367466, Official Records of Coconino County (herein referred to as R1), and as shown on Instrument Number 3854611, Official Records of Coconino County, said point being in common with the north Right-of-Way line of Butler Avenue as described in R1, from which a point on said north Right-of-Way line bears North 87°00'29" West, 101.95 feet (Basis of Bearing, North 87°34'09" West, 102.00 feet per R1);

Thence along said Right-of-Way line, North 87°00'29" West, 8.00 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said Right-of-Way line, North 87°00'29" West, 45.84 feet to a point on the westerly line of said parcel;

Thence leaving said Right-of-Way line, and along said westerly line, North 12°51'25" West, 19.88 feet;

Thence leaving said westerly line, South 35°54'21" East, 20.69 feet;

Thence North 64°55'10" East, 37.29 feet;

Thence South 11°38'57" East, 21.26 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.012 Acres, more or less.

Parcel 2:

Commencing at the southwest corner of a portion of that parcel of land as described in Instrument Number 3556691, Official Records of Coconino County (herein referred to as R1), said point being in common with the north Right-of-Way line of Butler Avenue as described in R1;

Thence along the westerly line of said parcel, North 02°59'32" East, 264.02 feet (Basis of Bearing, North 03°09'54" East per R1) to a point on the westerly line of that parcel as described in Instrument Number 3367466, Official Records of Coconino County, and as shown on Instrument Number 3854611, Official Records of Coconino County, and the **TRUE POINT OF BEGINNING;**

Thence continuing along said westerly line, North 02°59'32" East, 3.69 feet;

Thence continuing along said westerly line, North 42°04'05" East, 9.53 feet;

Thence leaving said westerly line, South 51°03'37" East, 90.82 feet;

Thence South 35°54'21" East, 34.77 feet to a point on said westerly line, and the beginning of a non-tangent curve concave to the southwest, having a radius of 312.95 feet and a central angle of 4°31'22" and being subtended by a chord which bears North 52°57'55" West, 24.70 feet;

Thence along said westerly line, and northwesterly along said curve, 24.70 feet;

Thence continuing along said westerly line, North 52°34'22" West, a distance of 98.08 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.027 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.

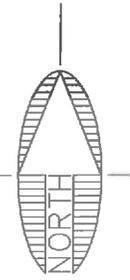


City File No.

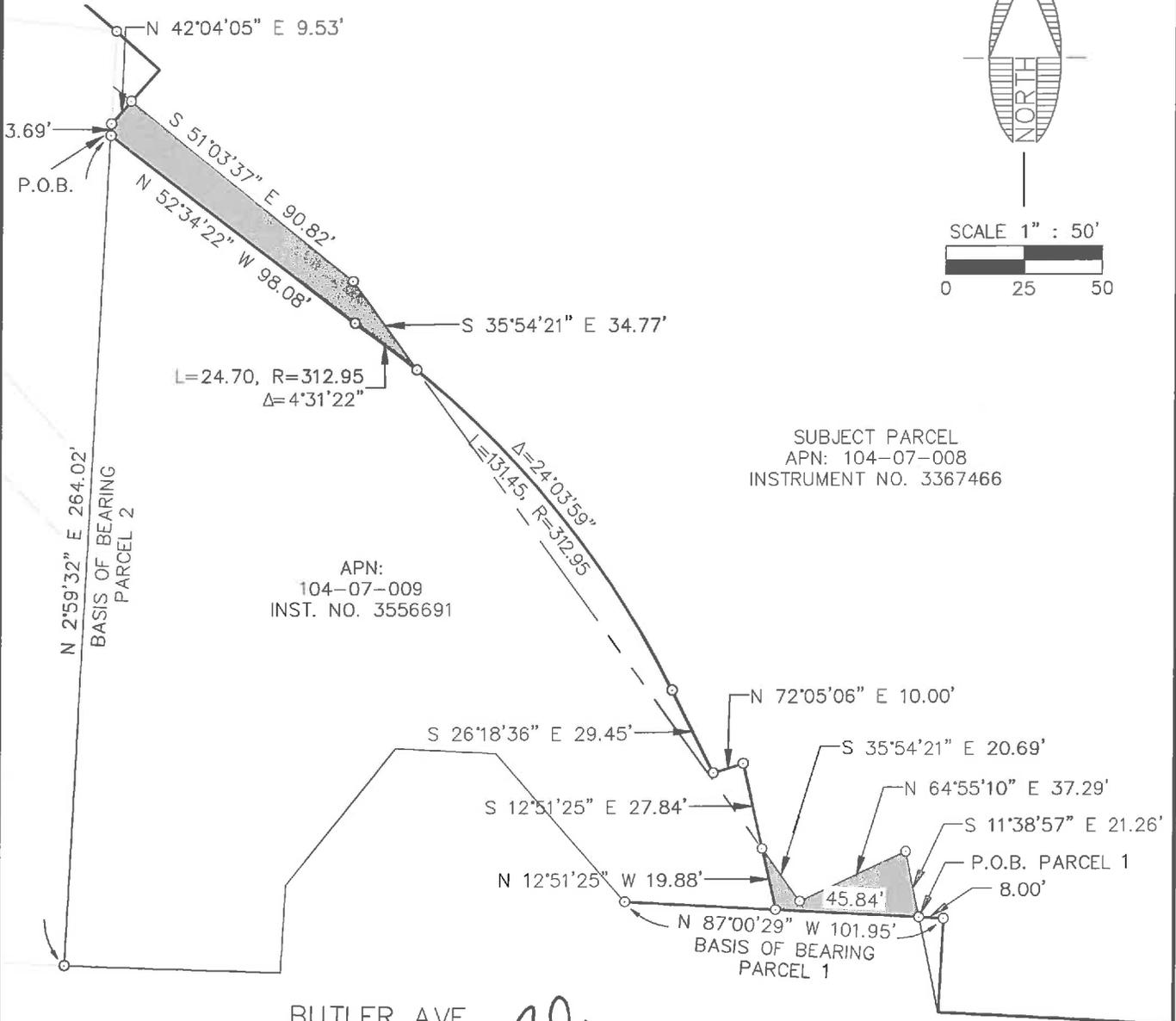
Descriptive Title

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



PLOTTED: Dec 20, 2019-1:09pm



SUBJECT PARCEL
APN: 104-07-008
INSTRUMENT NO. 3367466

APN:
104-07-009
INST. NO. 3556691

BUTLER AVE.



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 104-07-008.DWG ABORLING

SWI
Shepherd Wesnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	04473
DATE	DEC 2019
SCALE	1" = 50'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 104-07-008

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET
3
OF 3

EXHIBIT 'A'

LEGAL DESCRIPTION

APN: 104-07-005Y

The following is a legal description of a parcel of land lying within Section 22, Township 21 North, Range 7 East, of the Gila Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

Commencing at the southwest corner of that parcel of land as described in Instrument Number 3650503, Official Records of Coconino County (herein referred to as R1), said point being in common with the north Right-of-Way line of Butler Avenue as shown on Book 6 of Surveys, Page 26, Official Records of Coconino County, from which the northwest corner of that parcel of land as described in Instrument Number 3583219, Official Records of Coconino County bears North 10°02'54" East, 302.47 feet (Basis of Bearing, North 10°10'00" East per R1);

Thence along the westerly line of said parcel, North 10°02'54" East, 272.82 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line, North 10°02'54" East, 12.73 feet to the northwest corner of said parcel;

Thence along the northerly line of said parcel, North 47°08'14" East, 33.75 feet to the beginning of a non-tangent curve concave to the south having a radius of 349.95 feet and a central angle of 8°49'44" and being subtended by a chord which bears South 82°51'49" East 53.87 feet;

Thence continuing along said northerly line, and easterly along said curve, 53.92 feet to the beginning of a non-tangent curve concave to the south having a radius of 338.69 feet and a central angle of 27°55'49" and being subtended by a chord which bears South 74°54'36" East 163.47 feet;

Thence continuing along said northerly line, and southeasterly along said curve, 165.10 feet;

Thence continuing along said northerly line, South 60°04'02" East, 34.81 feet;

Thence continuing along said northerly line, South 56°30'19" East, 66.63 feet;

Thence continuing along said northerly line, South 48°05'52" East, 18.88 feet;

Thence continuing along said northerly line, South 45°50'12" East, 13.17 feet;

Thence continuing along said northerly line, South 43°50'02" East, 102.10 feet to the northeast corner of said parcel;

Thence North 52°13'50" West, 143.30 feet to the beginning of a curve concave to the southwest having a radius of 620.30 feet and a central angle of 7°19'47" and being subtended by a chord which bears North 58°00'00" West 79.30 feet;

Thence northwesterly along said curve, 79.35 feet to the beginning of a curve concave to the south having a radius of 339.30 feet and a central angle of 39°35'33" and being subtended by a chord which bears North 81°10'57" West 229.83 feet;

Thence westerly along said curve, 234.46 feet;

Thence South 80°52'22" West, 10.69 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.19 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



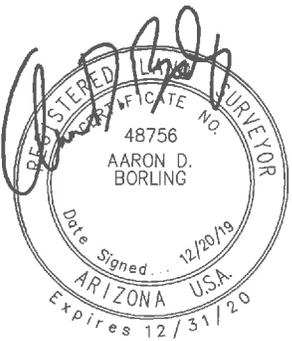
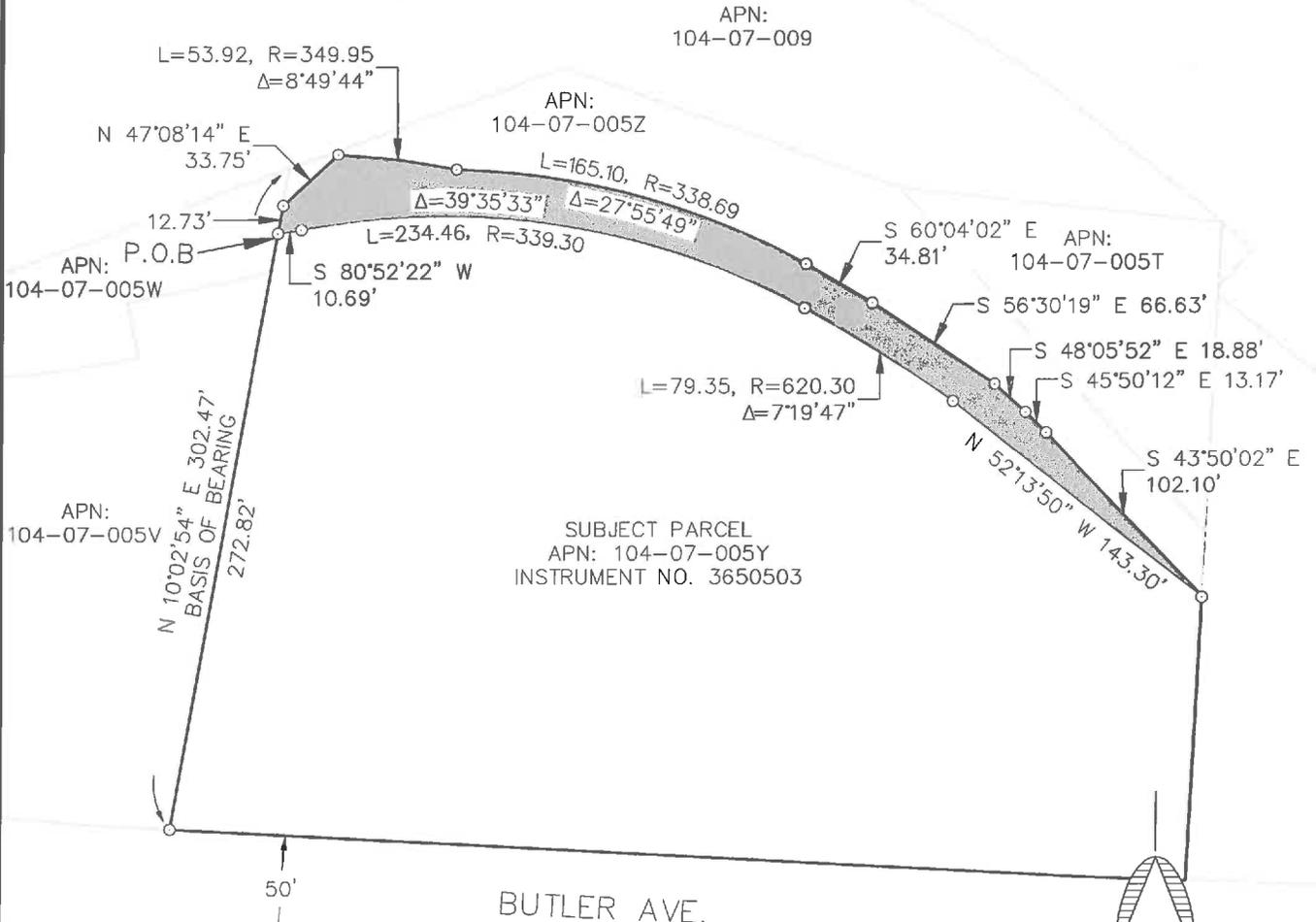
City File No.

Descriptive Title

PLOTTED: Dec 19, 2019-11:22pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

 Shephard Wesnitzer, Inc. www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 04473 DATE DEC 2019 SCALE 1" = 80' DRAWN MB DESIGN CHECKED ADB	APN: 104-07-005Y FLAGSTAFF ARIZONA	SHEET 3 OF 3
	LEGAL EXHIBIT			

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 104-07-005Y.DWG ABORLING

EXHIBIT 'A'

LEGAL DESCRIPTION

APN: 104-04-011D

The following is a legal description of a parcel of land lying within the Northwest quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

Commencing at the southwest corner of that parcel of land as describe in Instrument Number 3507503, Official Records of Coconino County, from which the northwest corner of said parcel bears North 23°44'45" East, 268.89 feet (Basis of Bearing);

Thence along the westerly line of said parcel, North 23°44'45" East, 198.58 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line, North 23°44'45" East, 70.31 feet to the northwest corner of said parcel;

Thence along the northerly line of said parcel, South 61°40'51" East, 426.18 feet to the northeast corner of said parcel;

Thence along the easterly line of said parcel, South 23°44'45" West, 57.32 feet

Thence leaving said easterly line, North 64°21'03" West, 8.84 feet;

Thence North 63°24'26" West, 150.35 feet;

Thence North 63°51'34" West, 150.77 feet;

Thence North 62°04'37" West, 51.46 feet;

Thence North 63°24'21" West, 63.95 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.63 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



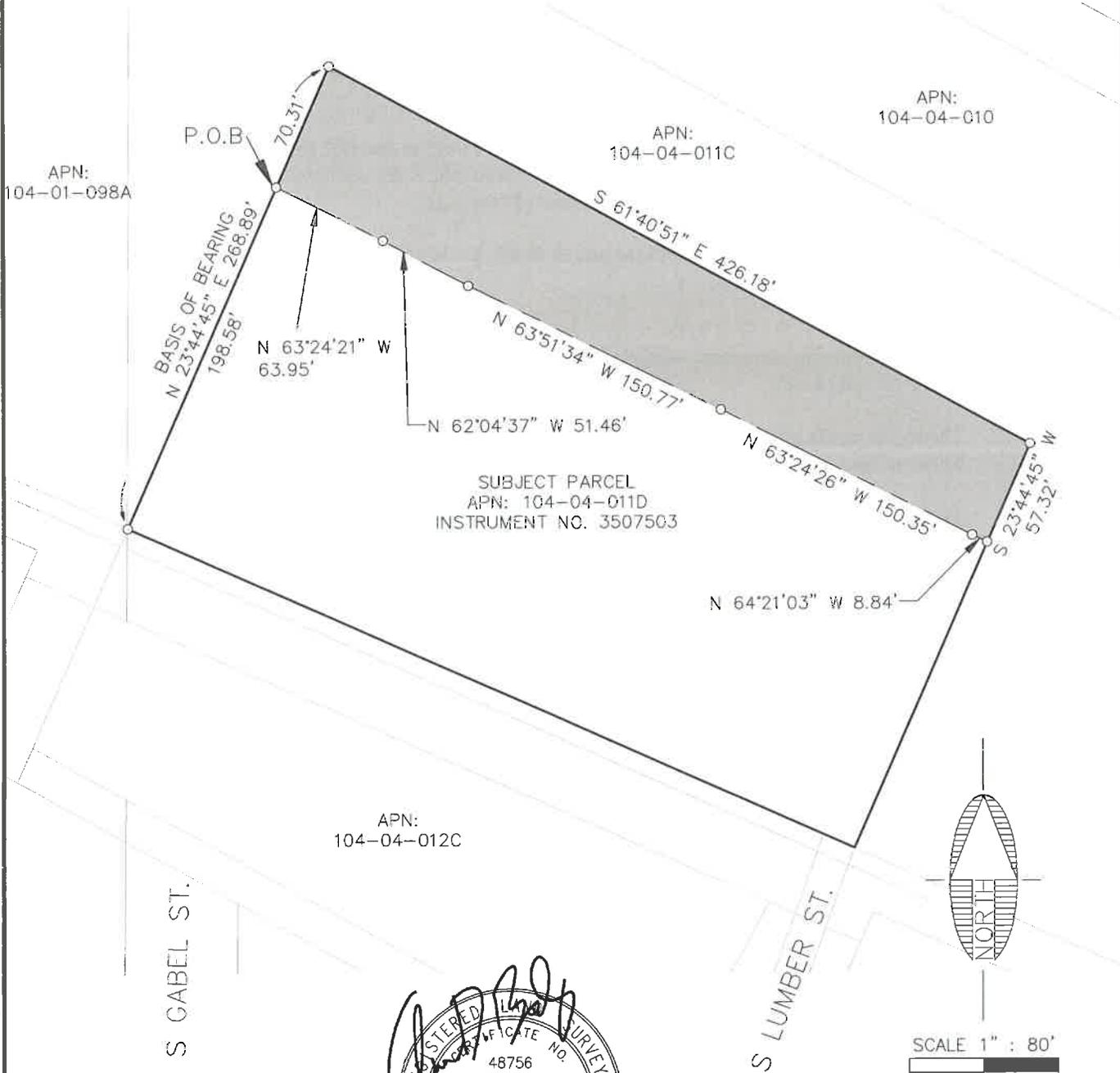
City File No.

Descriptive Title

PLOTTED: Dec 20, 2019 - 10:38am

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



SUBJECT PARCEL
APN: 104-04-011D
INSTRUMENT NO. 3507503

APN:
104-04-012C

APN:
104-04-011C

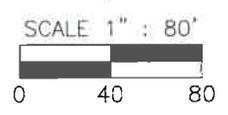
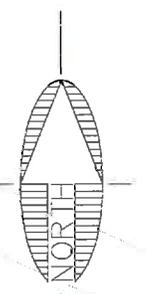
APN:
104-04-010

APN:
104-01-098A

P.O.B.
BASIS OF BEARING
N 23°44'45" E 268.89'

S GABEL ST.

S LUMBER ST.



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS ONE. ITS SOLE PURPOSE IS TO DEPICT THE LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____



Shephard & Wesnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	04473
DATE	DEC 2019
SCALE	1" = 80'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 104-04-011D

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 104-04-011D.DWG ABORLING

BNSF

TEMPORARY WORK AREA EASEMENTS

Parcel Numbers

104-01-098A

100-43-001C

100-44-002A

100-44-006A

101-27-001C

101-27-002A

104-01-094

104-01-094D

104-04-010

104-04-011C

104-07-007A (1)

104-07-007A (2)

100-44-001

EXHIBIT 'A'
TEMPORARY WORK AREA EASEMENT
LEGAL DESCRIPTION

APN: 104-01-098A

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Northwest quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, Map 1, Parcel 98A described as follows:

Parcel 1:

Commencing at the southeast corner of said BNSF Railway Parcel, said point being in common with the southwest corner of that parcel of land as described in Instrument Number 3507503, Official Records of Coconino County, from which the northeast corner of said BNSF Railway Parcel bears North 00°19'02" East, 393.71 feet (Basis of Bearing);

Thence along the east line of said Parcel, North 00°19'02" East, 221.20 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said east line, North 63°24'21" West, 425.76 feet to a point hereinafter referred to as 'Point A';

Thence South 87°00'55" East, 54.91 feet to a point on the northerly line of said Parcel;

Thence along said northerly line, South 64°43'28" East, 360.58 feet to the northeast corner of said Parcel;

Thence along said east line, South 00°19'02" West, 33.78 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.234 Acres,

Parcel 2:

Commencing from the aforementioned 'Point A';

Thence South 66°16'30" West, 91.60 feet to the **TRUE POINT OF BEGINNING**;

Thence South 26°35'39" West, 12.85 feet;

Thence North 63°24'21" West, 52.52 feet to a point on the northwesterly line of said Parcel;

Thence along said northwesterly line, North 69°31'46" East, 17.55 feet;

Thence leaving said northwesterly line, South 63°24'21" East, 40.56 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.014 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



City File No.

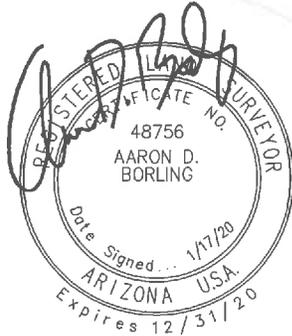
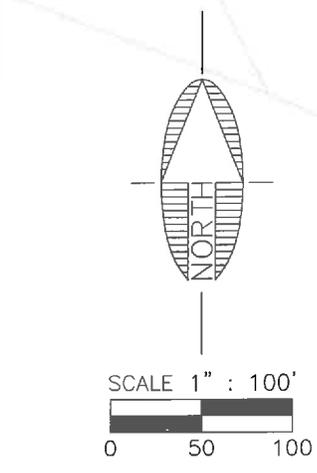
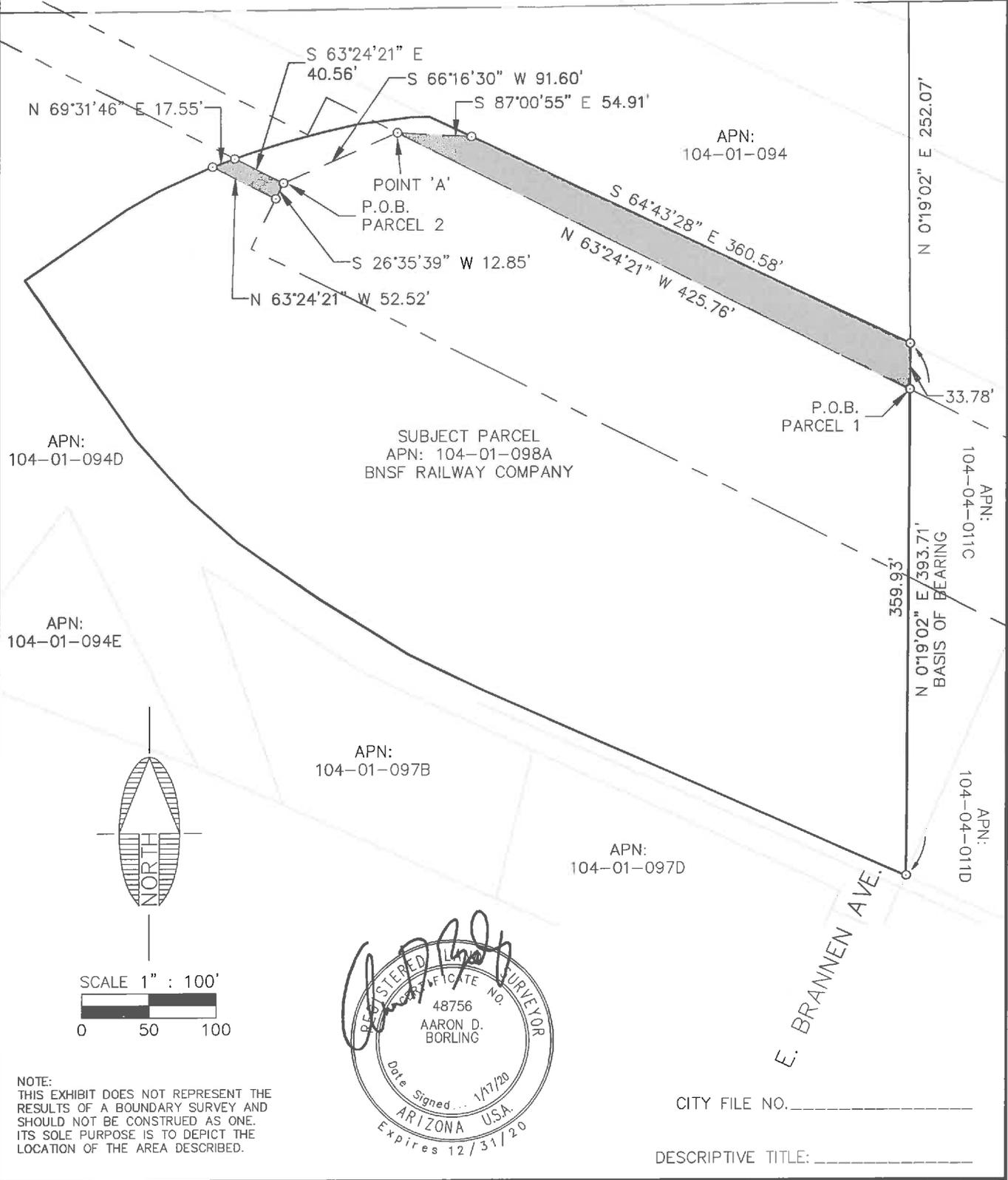
Descriptive Title

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA

N. LINE SEC. 22

PLOTTED: Jan 28, 2020-6:13pm



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS ONE. ITS SOLE PURPOSE IS TO DEPICT THE LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 104-01-098A.DWG ABORLING

	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 04473	APN: 104-01-098A	FLAGSTAFF ARIZONA	SHEET
		DATE JAN 2020			3 OF 3
		SCALE 1" = 100'			
		DRAWN MB			
	DESIGN				
		CHECKED ADB			
LEGAL EXHIBIT					

EXHIBIT 'A'
TEMPORARY WORK AREA EASEMENT
LEGAL DESCRIPTION

APN: 100-43-001C

A portion of that BNSF Railway parcel lying within the Southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 100, Map 43, Parcel 1C described as follows:

Commencing at the northeast corner of said parcel, said point being in common with the southerly Right-of-Way line of West Route 66, and lying 700.00 feet westerly of the northerly prolongation of the westerly Right-of-Way line of North Beaver Street, and from which the southeast corner of said parcel bears South 20°45'48" West, 125.86 feet (Basis of Bearing);

Thence along the easterly line of said parcel, South 20°45'48" West, 108.66 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said easterly line, South 20°45'48" West, 13.48 feet;

Thence leaving said easterly line, North 35°27'48" West, 35.16 feet;

Thence North 13°07'59" East, 59.71 feet;

Thence North 22°10'53" East, 43.45 feet to a point on the northerly line of said parcel, said point being in common with the southerly Right-of-Way line of West Route 66;

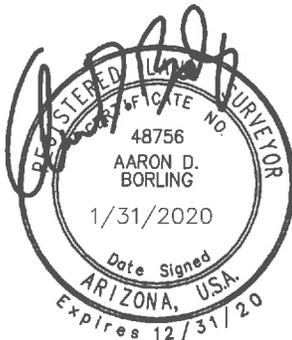
Thence along said northerly line and said Right-of-Way line, South 69°12'12" East, 23.75 feet to the beginning of a non-tangent curve concave to the east having a radius of 465.00 feet and a central angle of 13°30'24" and being subtended by a chord which bears South 14°17'27" West, 109.36 feet;

Thence leaving said northerly line and said Right-of-Way line, and southerly along said curve, 109.62 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.07 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



City File No.

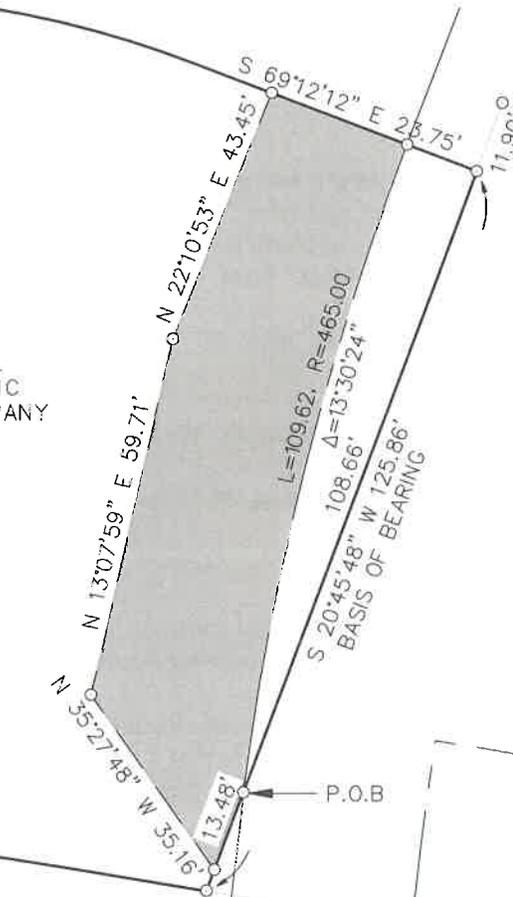
Descriptive Title

PLOTTED: Feb 06, 2020-3:53pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA

SUBJECT PARCEL
APN: 100-43-001C
BNSF RAILWAY COMPANY



W. ROUTE 66

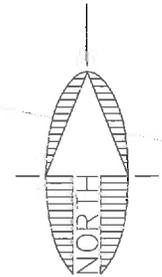
APN:
100-44-006A

APN:
100-43-001

APN:
100-44-001



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.



SCALE 1" : 30'
0 15 30

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 100-43-001C.DWG ABORLING



Shephard & Associates, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fex
www.swiaz.com

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 30'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 100-43-001C

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

EXHIBIT 'A'
TEMPORARY WORK AREA EASEMENT
LEGAL DESCRIPTION

APN: 100-44-002A

A portion of that BNSF Railway parcel lying within the Southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 100, Map 44, Parcel 2A described as follows:

Parcel 1:

Commencing at the southwest corner of that parcel of land as described in Docket 1533, Page 56, Official Records of Coconino County, said point being in common with the northerly Right-of-Way line of West Phoenix Avenue;

Thence along the westerly line of said parcel, North 20°45'54" East, 205.80 feet (Basis of Bearing) to the southwest corner of said Assessor's Parcel Number 100-44-002A and the beginning of a curve concave to the south having a radius of 3494.81 feet and a central angle of 0°14'53" and being subtended by a chord which bears South 79°58'14" East 15.12 feet;

Thence along the southerly line of said parcel, and easterly along said curve, 15.12 feet to the **TRUE POINT OF BEGINNING;**

Thence leaving said southerly line, North 21°18'54" East, 23.32 feet to a point on the northerly line of said parcel, and the beginning of a non-tangent curve concave to the south having a radius of 3122.29 feet and a central angle of 0°05'28" and being subtended by a chord which bears South 80°12'54" East, 4.97 feet;

Thence along said northerly line, and easterly along said curve, 4.97 feet to the beginning of a non-tangent curve concave to the east having a radius of 255.00 feet and a central angle of 5°14'25" and being subtended by a chord which bears South 00°10'44" East, 23.31 feet;

Thence leaving said northerly line, and southerly along said curve, 23.32 feet to a point on the southerly line of said parcel, hereinafter referred to as 'Point A', and the beginning of a non-tangent curve concave to the south having a radius of 3494.81 feet and a central angle of 0°13'26" and being subtended by a chord which bears North 79°44'05" West, 13.66 feet;

Thence along said southerly line, and westerly along said curve, 13.66 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.005 Acres, more or less.

Parcel 2:

Commencing at the aforementioned 'Point A', and the beginning of a curve concave to the south having a radius of 3494.81 feet and a central angle of 0°30'27" and being subtended by a chord which bears South 79°22'08" East, 30.96 feet;

Thence along the southerly line of said parcel, and easterly along said curve, 30.96 feet to the beginning of a non-tangent curve concave to the east having a radius of 225.00 feet and a central

angle of 5°20'37" and being subtended by a chord which bears North 01°57'31" West 20.98 feet and the **TRUE POINT OF BEGINNING**;

Thence leaving said southerly line, and northerly along said curve, 20.98 feet to a point on the northerly line of said parcel;

Thence leaving said northerly line, South 49°56'22" East, 42.26 feet to a point on the southerly line of said parcel and the beginning of a non-tangent curve concave to the south having a radius of 3494.81 feet and a central angle of 0°31'43" and being subtended by a chord which bears North 78°51'03" West 32.24 feet;

Thence along said southerly line, and westerly along said curve, 32.24 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.008 Acres, more or less.

Parcel 3:

Commencing at the southeast corner of that parcel of land as described in Docket 1533, Page 56, Official Records of Coconino County, said point being in common with the westerly Right-of-Way line of South Beaver Street and the northerly Right-of-Way line of West Phoenix Avenue;

Thence along the easterly line of said parcel, and along said westerly Right-of-Way line, North 20°45'48" East, 189.91 feet (Basis of Bearing) to the southeast corner of said Assessor's Parcel Number 100-44-002A and the beginning of a non-tangent curve concave to the south having a radius of 3494.81 feet and a central angle of 0°14'45" and being subtended by a chord which bears North 68°40'53" West, 15.00 feet and the **TRUE POINT OF BEGINNING**;

Thence along the southerly line of said parcel, and westerly along said curve, 15.00 feet;

Thence leaving said southerly line, North 20°35'31" East, 20.44 feet to a point on the northerly line of said parcel and the beginning of a non-tangent curve concave to the south having a radius of 3122.29 feet and a central angle of 0°16'35" and being subtended by a chord which bears South 67°46'03" East, 15.07 feet;

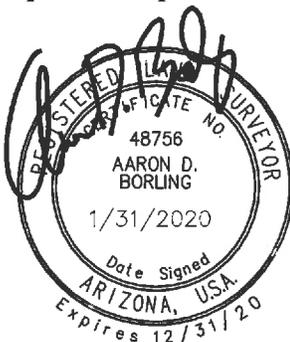
Thence along said northerly line, and easterly along said curve, 15.07 feet to the northeast corner of said parcel;

Thence along the easterly line of said parcel, and along said westerly Right-of-Way line, South 20°45'48" West, 20.20 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.007 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



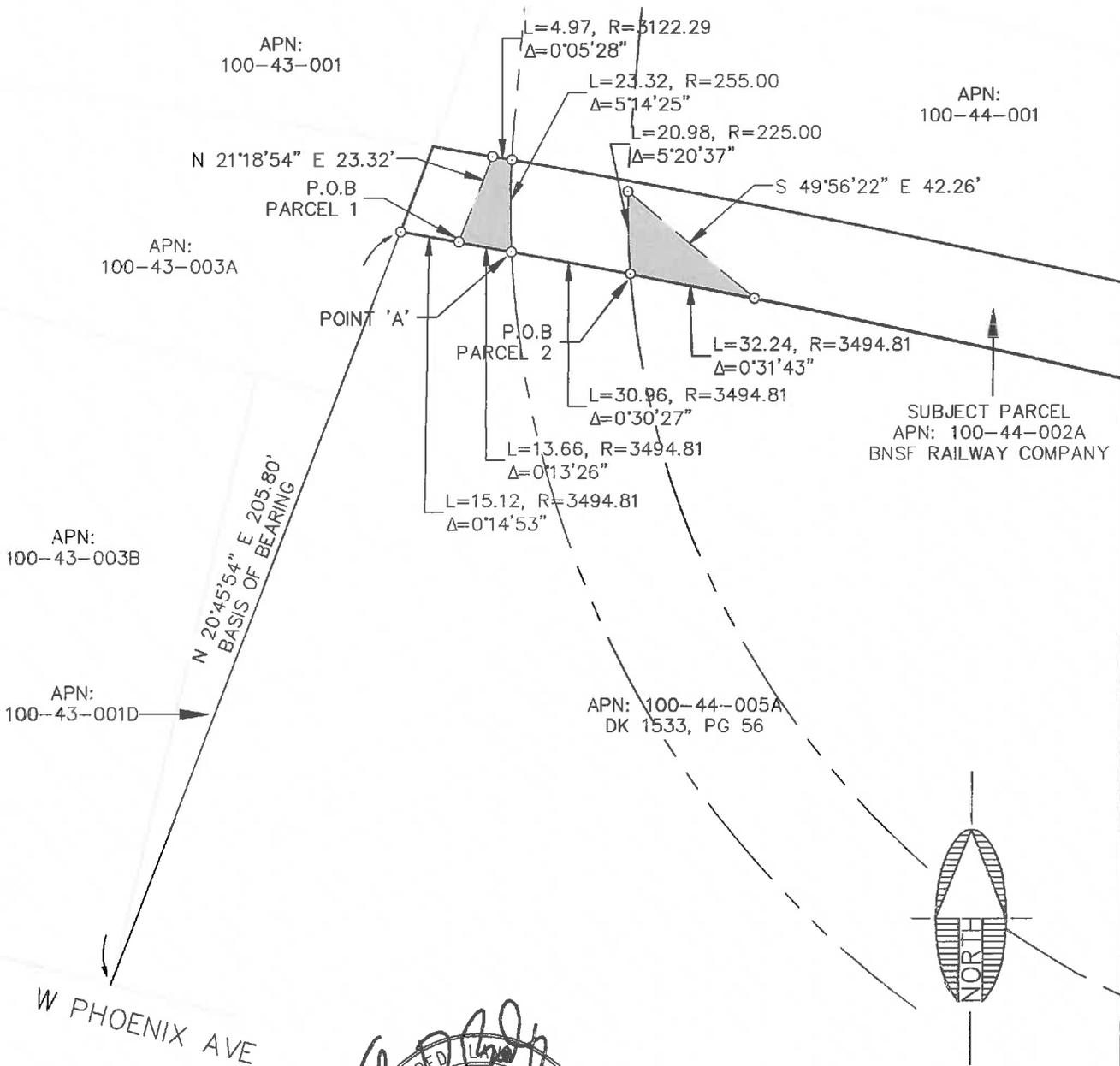
City File No.

Descriptive Title

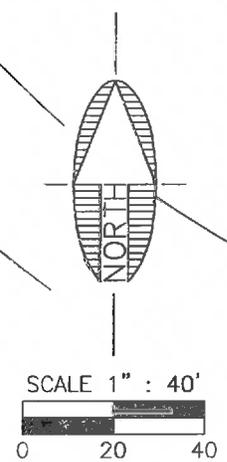
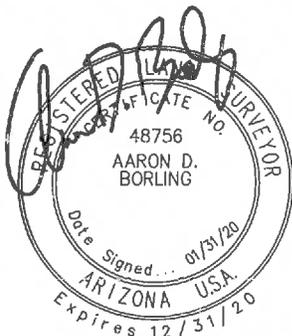
PLOTTED: Feb 06, 2020--3:01pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



SUBJECT PARCEL
APN: 100-44-002A
BNSF RAILWAY COMPANY



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 100-44-002A 1.DWG ABORLING

 Shephard Wesnitzer, Inc.	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. D4473	APN: 100-44-002A	FLAGSTAFF ARIZONA	SHEET
		DATE JAN 2020			3
		SCALE 1" = 40'			
		DRAWN MB			
		DESIGN			
		CHECKED ADB	LEGAL EXHIBIT		OF 4

PLOTTED: Feb 06, 2020-3:09pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA

SUBJECT PARCEL
APN: 100-44-002A
BNSF RAILWAY COMPANY

APN:
100-44-003E

N 20°35'31" E 20.44'

L=15.07, R=3122.29
Δ=0°16'35"

S 20°45'48" W 20.20'

P.O.B.
PARCEL 3

L=15.00, R=3494.81
Δ=0°14'45"

APN: 100-44-005A
DK 1533, PG 56

N 20°45'48" E 189.21'
BASIS OF BEARING

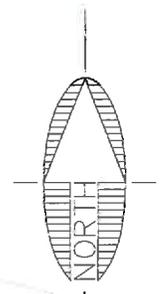
S BEAVER ST

APN:
100-44-004D

W PHOENIX AVE



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____



Shephard & Associates, Inc.

110 W. Dole Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax

www.swiaz.com

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 40'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 100-44-002A

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET

4

OF 4

FILE: P:\2004\04473\SURVEY\LEGAL\EXHIBITS\EXHIBIT TCE 100-44-002A 2.DWG ABORLING

EXHIBIT 'A'
TEMPORARY WORK AREA EASEMENT
LEGAL DESCRIPTION

APN: 100-44-006A

A portion of that BNSF Railway parcel lying within the Southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 100, Map 44, Parcel 6A described as follows:

Parcel 1:

Commencing at the northwest corner of said Parcel, said point being in common with the southerly Right-of-Way line of West Route 66, from which the southwest corner of said Parcel bears South 20°45'48" West, 137.76 feet (Basis of Bearing);

Thence along the westerly line of said parcel, South 20°45'48" West, 120.56 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said westerly line, South 06°29'43" West, 16.76 feet to a point on the southerly line of said parcel;

Thence leaving said southerly line, North 35°27'48" West, 4.97 feet to a point on said westerly line;

Thence along said westerly line, North 20°45'48" East, 13.48 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.001 Acres, more or less.

Parcel 2:

Commencing at the northwest corner of said Parcel, said point being in common with the southerly Right-of-Way line of West Route 66, from which the southwest corner of said Parcel bears South 20°45'48" West, 137.76 feet (Basis of Bearing);

Thence along the west line of said parcel South 20°45'48" West, 137.76 feet to the southwest corner of said parcel and the beginning of a non-tangent curve concave to the south having a radius of 3170.56 feet and a central angle of 00°37'15" and being subtended by a chord which bears South 80°00'31" East, 34.35 feet;

Thence along the southerly line of said parcel, and easterly along said curve, 34.35 feet to the beginning of a non-tangent curve concave to the east having a radius of 435.00 feet and a central angle of 4°02'52" and being subtended by a chord which bears North 07°09'39" East, 30.72 feet and the **TRUE POINT OF BEGINNING**;

Thence leaving said southerly line, and northerly along said curve, 30.73 feet;

Thence South 80°15'29" East, 29.72 feet to the beginning of a non-tangent curve concave to the east having a radius of 465.00 feet and a central angle of 10°52'57" and being subtended by a chord which bears North 15°03'48" East, 88.19 feet;

Thence northerly along said curve, 88.32 feet;

Thence South 69°29'44" East, 14.15 feet to the beginning of a non-tangent curve concave to the east having a radius of 465.00 feet and a central angle of 14°25'46" and being subtended by a chord which bears South 13°17'23" West, 116.80 feet;

Thence southerly along said curve, 117.11 feet to a point on said southerly line and the beginning of a non-tangent curve concave to the south having a radius of 3170.56 feet and a central angle of 0°46'51" and being subtended by a chord which bears North 79°18'28" West, 43.20 feet;

Thence along said southerly line, and westerly along said curve, 43.20 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.06 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



City File No.

Descriptive Title

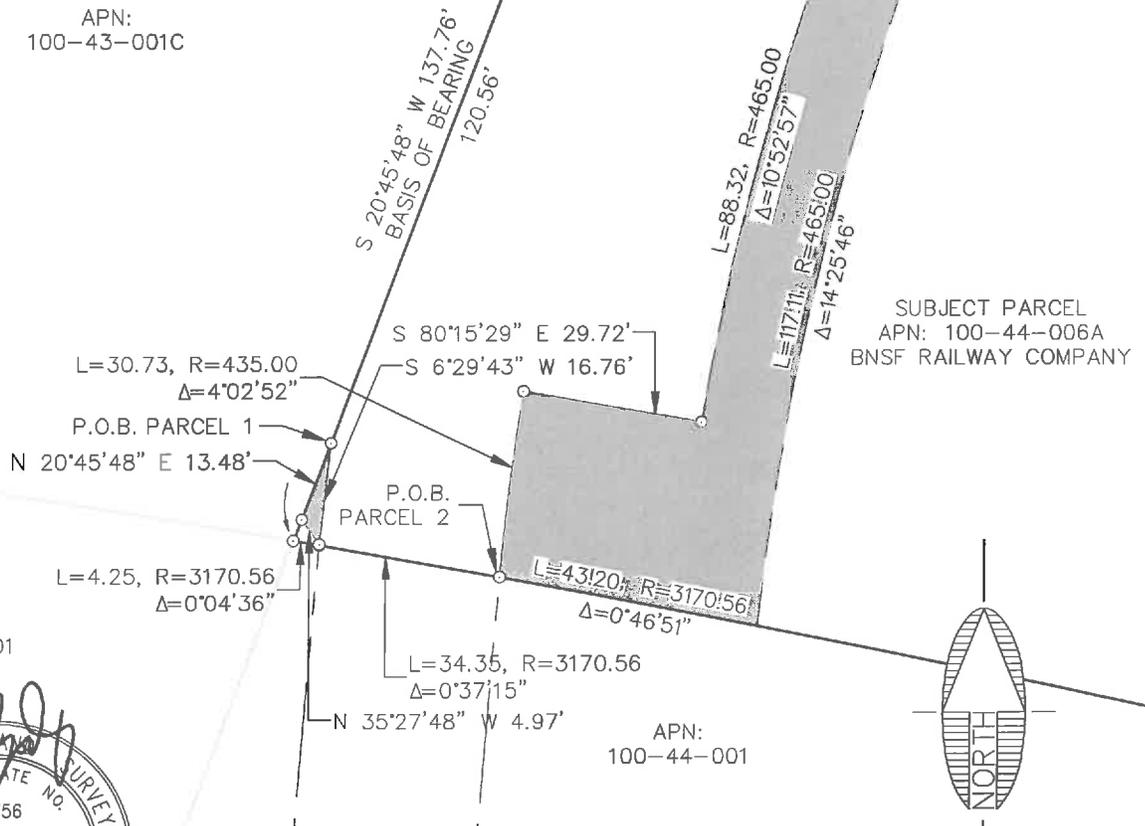
PLOTTED: Feb 06, 2020-3:41pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA

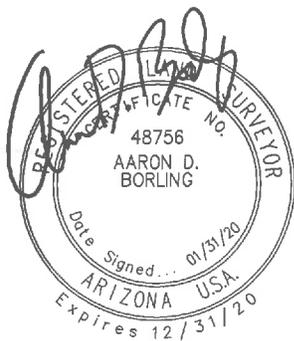
APN:
100-43-001C

W. ROUTE 66



SUBJECT PARCEL
APN: 100-44-006A
BNSF RAILWAY COMPANY

APN:
100-43-001



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 100-44-006A.DWG ABORLING

SWI
Shepherd & Wesnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 30'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 100-44-006A

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET
3
OF 3

EXHIBIT 'A'
TEMPORARY WORK AREA EASEMENT
LEGAL DESCRIPTION

APN: 101-27-001C

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Southwest quarter of Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 101, Map 27, Parcel 1C described as follows:

Parcel 1:

Commencing at the centerline intersection of South San Francisco Street and Phoenix Avenue as shown on the Revised Plat of the Brannen Addition to Flagstaff, Book 1 of Maps, Page 42, Official Records of Coconino County, from which the centerline intersection of South San Francisco Street and East Route 66 bears North 20°55'30" East, 369.65 feet (Basis of Bearing);

Thence along said centerline of South San Francisco Street, North 20°55'30" East, 169.94 feet to the southwest corner of said Parcel;

Thence along the southerly line of said parcel, South 69°10'22" East, 466.57 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said southerly line, North 55°52'45" West, 9.88 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 368.94 feet and a central angle of 4°31'12" and being subtended by a chord which bears North 58°08'43" West 29.10 feet;

Thence northwesterly along said curve, 29.11 feet;

Thence North 28°01'10" East, 10.04 feet;

Thence South 66°04'56" East, 36.29 feet;

Thence South 55°52'45" East, 80.02 feet;

Thence South 59°38'33" East, 44.63 feet;

Thence South 63°24'21" East, 12.75 feet;

Thence North 26°35'39" East, 11.05 feet;

Thence South 67°30'17" East, 95.28 feet;

Thence South 36°41'58" East, 39.74 feet;

Thence South 63°24'21" East, 210.51 feet to a point on the south line of said parcel, said point being in common with the south line of said Section 15;

Thence along said south line, South 89°29'02" West, 33.78 feet to a point hereinafter referred to as 'Point A';

Thence leaving said south line, North 63°24'21" West, 323.73 feet;

Thence North 59°38'33" West, 44.63 feet;

Thence North 55°52'45" West, 77.72 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.213 Acres, more or less.

Parcel 2:

Commencing from the aforementioned 'Point A';

Thence continuing along said south line, South 89°29'02" West, 87.78 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said south line, South 89°29'02" West, 28.20 feet;

Thence leaving said south line, North 63°24'21" West, 181.22 feet to a point on the southwesterly line of said parcel;

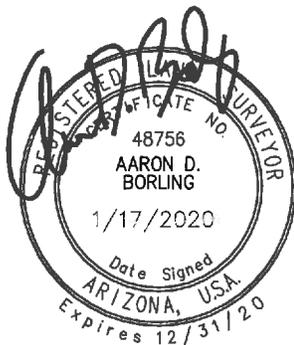
Thence along said southwesterly line, North 31°20'42" West, 24.21 feet

Thence leaving said southwesterly line, South 63°24'21" East, 226.83 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.060 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



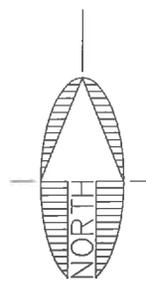
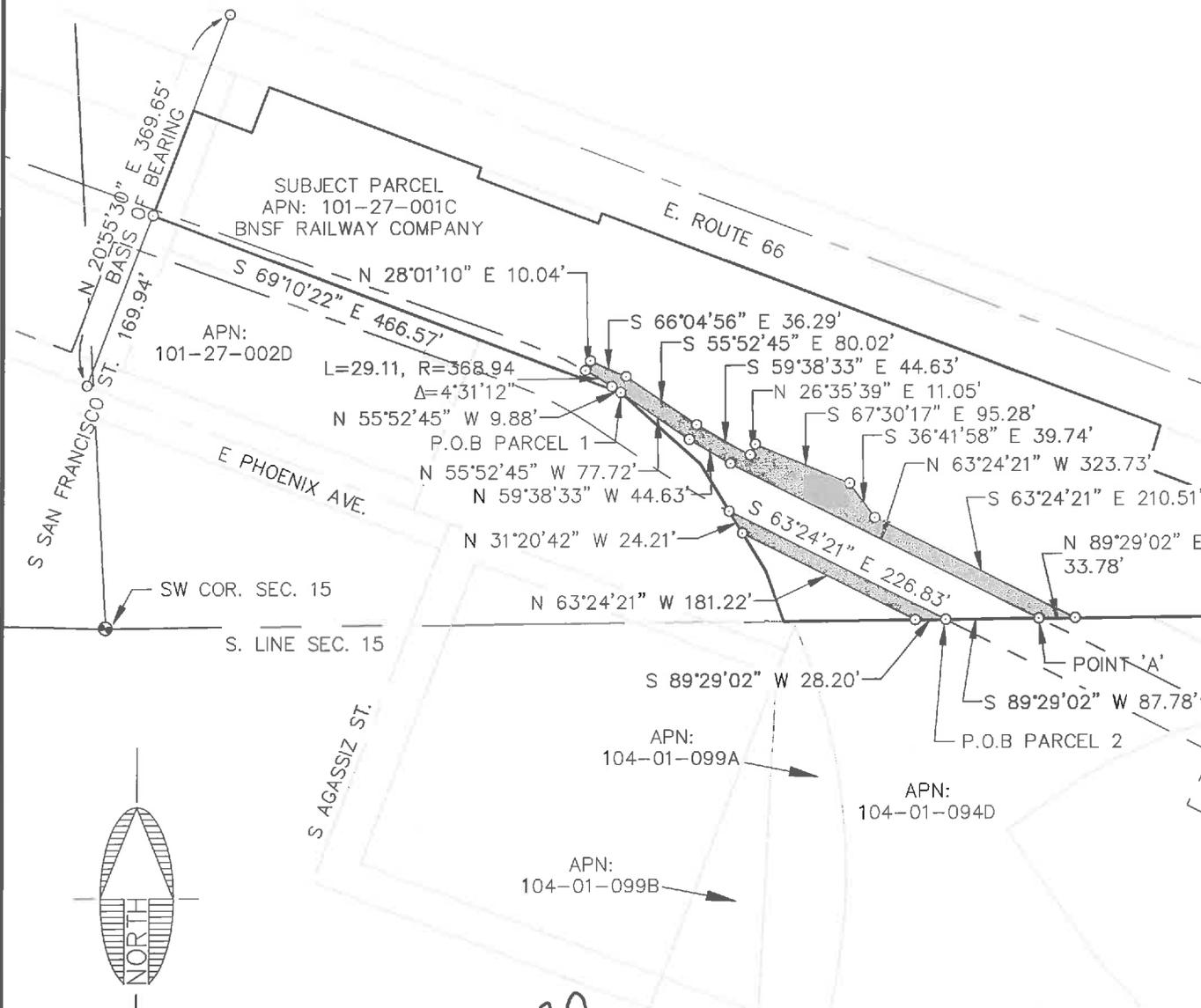
City File No.

Descriptive Title

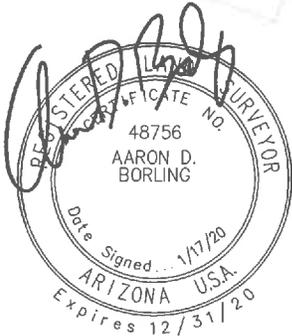
PLOTTED: Jan 29, 2020-11:13am

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS ONE. ITS SOLE PURPOSE IS TO DEPICT THE LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. _____
 DESCRIPTIVE TITLE: _____

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 101-27-001C 1.DWG ABORLING

 Shephard Wesnitzer, Inc.	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 04473 DATE JAN 2020 SCALE 1" = 150' DRAWN MB DESIGN CHECKED ADB	APN: 101-27-001C FLAGSTAFF ARIZONA	SHEET 3 OF 3
	LEGAL EXHIBIT			

EXHIBIT 'A'
TEMPORARY WORK AREA EASEMENT
LEGAL DESCRIPTION

APN: 101-27-002A

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Southwest quarter of Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 101, Map 27, Parcel 2A described as follows:

Commencing at the centerline intersection of South Agassiz Street and East Phoenix Avenue as shown on the Revised Plat of the Brannen Addition to Flagstaff, Book 1 of Maps, Page 42, Official Records of Coconino County, from which the centerline intersection of South San Francisco Street and East Phoenix Avenue bears North 69°10'22" West, 362.32 feet (Basis of Bearing);

Thence along said centerline of East Phoenix Street, North 69°10'22" West, 35.98 feet to a point on the westerly line of said Parcel;

Thence along the westerly line of said Parcel, North 20°51'04" East, 141.31 feet

Thence leaving said westerly line, South 70°12'53" East, 35.07 feet to the **TRUE POINT OF BEGINNING**;

Thence South 70°12'53" East, 4.41 feet;

Thence South 67°38'13" East, 30.45 feet;

Thence South 62°41'57" East, 26.52 feet;

Thence South 58°08'18" East, 26.18 feet;

Thence South 55°52'45" East, 88.59 feet;

Thence South 59°38'33" East, 47.26 feet;

Thence South 63°24'21" East, 20.08 feet to a point on the northerly line of said parcel;

Thence along said northerly line, South 31°20'42" East, 24.21 feet;

Thence leaving said northerly line, North 63°24'21" West, 40.64 feet;

Thence North 59°38'33" West, 47.26 feet;

Thence North 55°52'45" West, 88.59 feet;

Thence North 60°26'02" West, 52.66 feet;

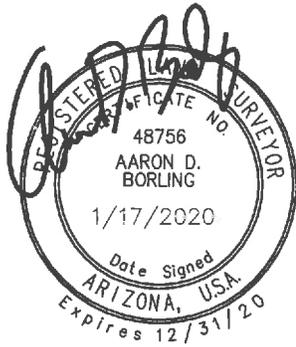
Thence North 67°51'23" West, 33.28 feet;

Thence North 19°47'07" East, 12.75 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.075 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



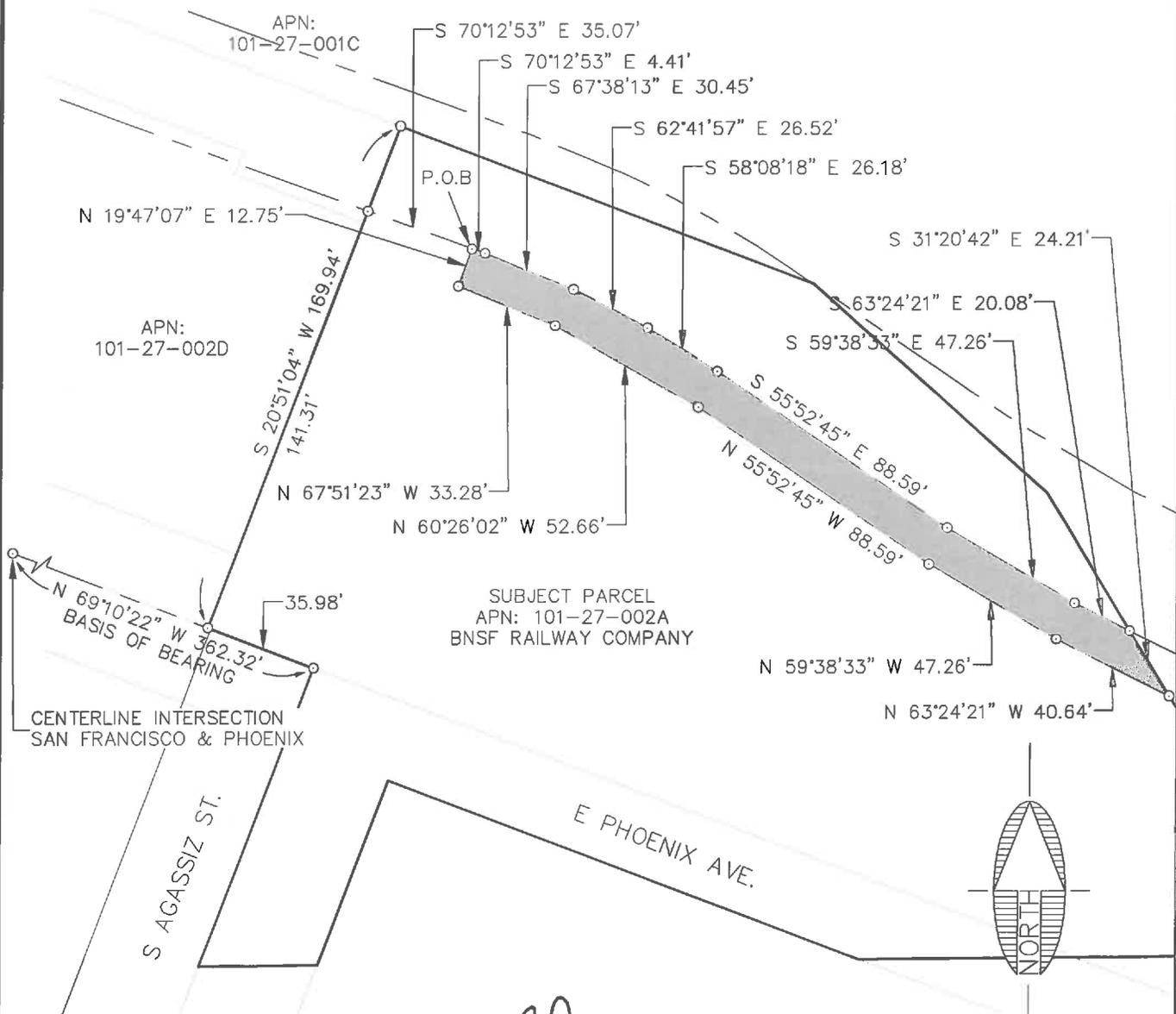
City File No.

Descriptive Title

PLOTTED: Jan 29, 2020-11:38am

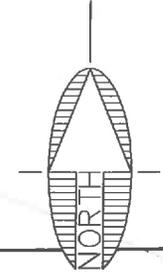
EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



CENTERLINE INTERSECTION
SAN FRANCISCO & PHOENIX

SUBJECT PARCEL
APN: 101-27-002A
BNSF RAILWAY COMPANY



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TOE 101-27-002A.DWG ABORLING

SWI
Shephard Wesnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 50'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN:	101-27-002A	FLAGSTAFF ARIZONA
LEGAL EXHIBIT		

SHEET
3
OF 3

EXHIBIT 'A'
TEMPORARY WORK AREA EASEMENT
LEGAL DESCRIPTION

APN: 104-01-094

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Northwest quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, Map 1, Parcel 94 described as follows:

Commencing at the southeast corner of that parcel of land being a portion of the BNSF Railway Station Grounds as depicted on Coconino County Assessor's Map Book 104, Map 1, Parcel 98A, said point being in common with the southwest corner of that parcel of land as described in Instrument Number 3507503, Official Records of Coconino County, from which the northeast corner of said parcel bears North 00°19'02" East, 393.71 feet (Basis of Bearing) and the **TRUE POINT OF BEGINNING;**

Thence along the northerly line of said parcel, North 64°43'28" West, 360.58 feet;

Thence leaving said northerly line, South 87°00'55" East, 12.36 feet;

Thence South 75°04'01" East, 219.92 feet;

Thence South 62°51'11" East, 35.12 feet;

Thence South 49°29'37" East, 39.72 feet

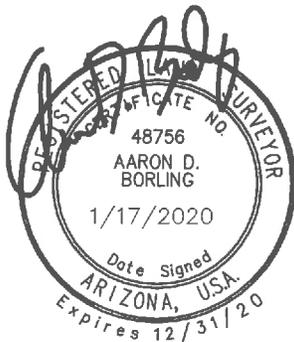
Thence South 49°55'14" East, 51.80 feet;

Thence South 00°22'55" East, 21.47 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.222 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



City File No.

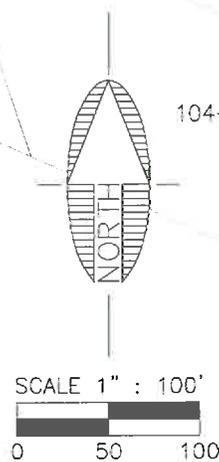
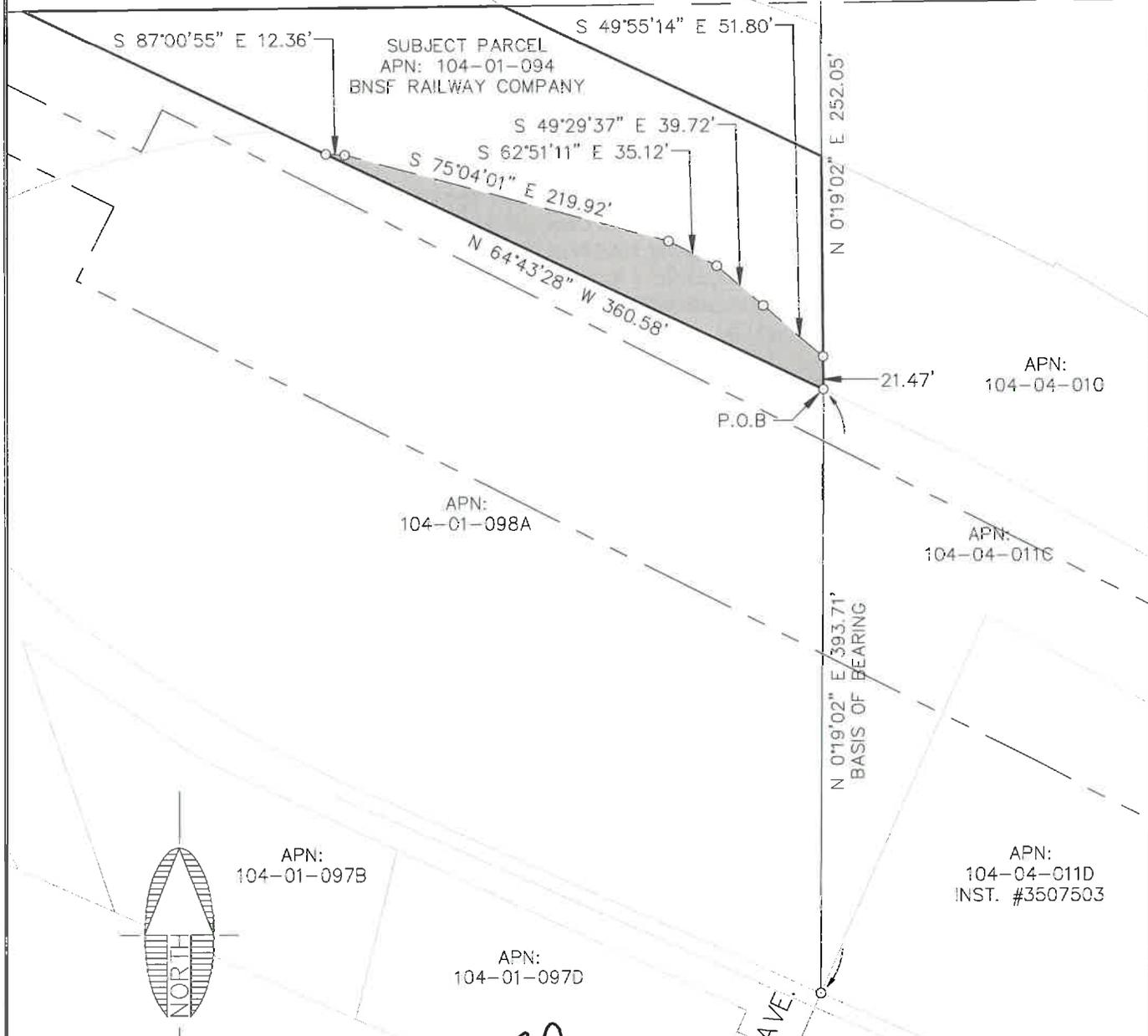
Descriptive Title

PLOTTED: Jan 28, 2020 - 6:10pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA

N. LINE SEC. 22



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

FILE: P:\2004\04473\SURVEY\LEGAL\EXHIBITS\EXHIBIT TCE 104-01-094.DWG ABORLING



Shephard & Wesnitzer, Inc.

110 W. Dole Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JCB NO.	04473
DATE	JAN 2020
SCALE	1" = 100'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 104-01-094

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET
2
OF 2

EXHIBIT 'A'
TEMPORARY WORK AREA EASEMENT
LEGAL DESCRIPTION

APN: 104-01-094D

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Northwest quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, Map 1, Parcel 94D described as follows:

Parcel 1:

Commencing at the northwest corner of said BNSF Railway Parcel, said point being in common with the north line of said Section 22, from which the northeast corner of said BNSF Railway Parcel bears North 89°29'02" East, 343.63 feet (Basis of Bearing);

Thence along the north line of said Parcel, and the north line of said Section 22, North 89°29'02" East, 123.50 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said north line, North 89°29'02" East, 28.20 feet to a point hereinafter referred to as 'Point A';

Thence leaving said north line, South 63°24'21" East, 240.11 feet to a point on the northeasterly line of said parcel;

Thence along said northeasterly line, South 69°31'46" West, 17.55 feet;

Thence leaving said northeasterly line, North 63°24'21" West, 253.26 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.073 Acres, more or less.

Parcel 2:

Commencing from the aforementioned 'Point A';

Thence continuing along said north line, North 89°29'02" East, 87.78 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said north line, North 89°29'02" East, 33.78 feet;

Thence leaving said north line, South 63°24'21" East, 172.47 feet;

Thence South 26°35'39" West, 15.39 feet;

Thence North 63°24'21" West, 202.54 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.066 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



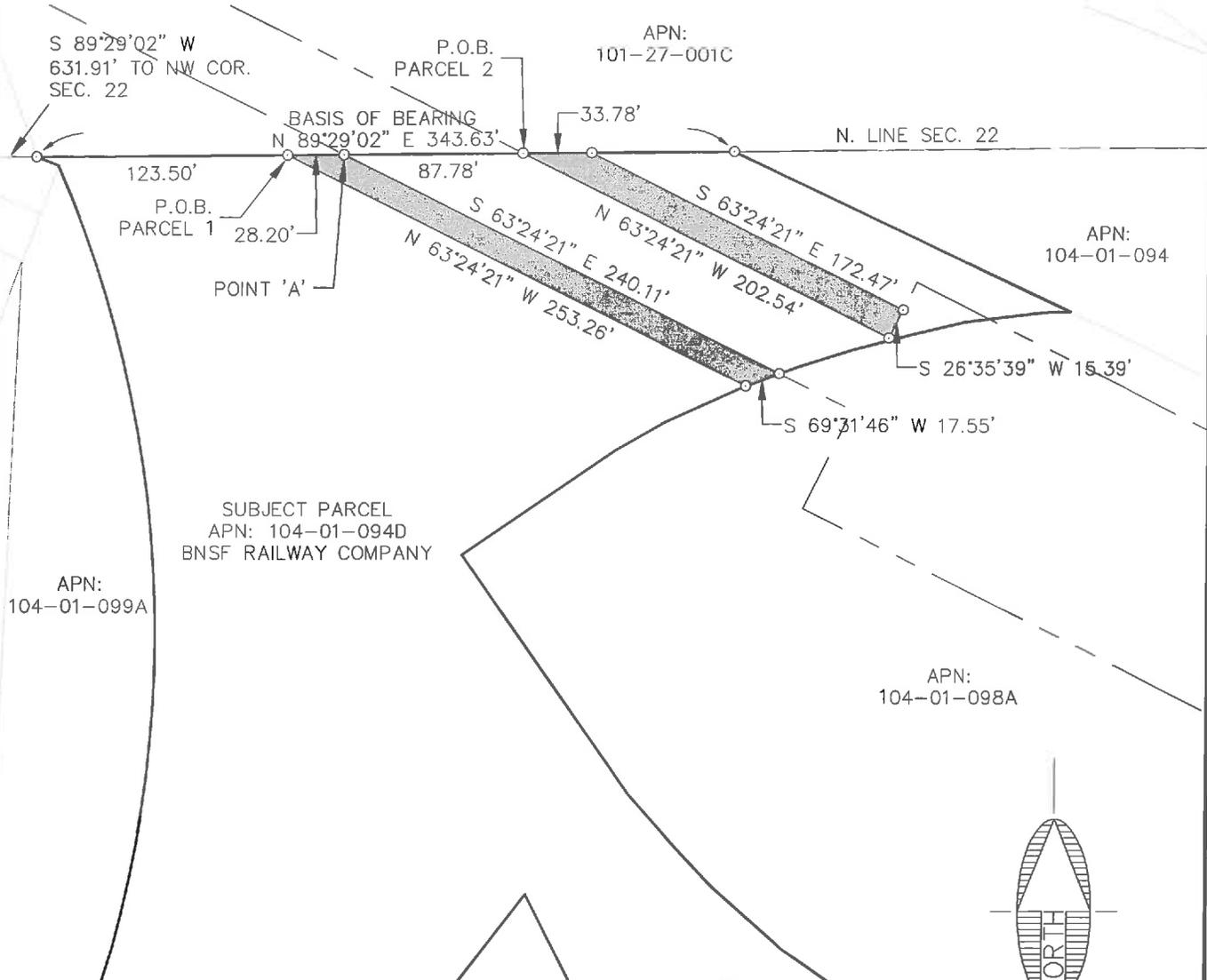
City File No.

Descriptive Title

PLOTTED: Jan 29, 2020-10:34am

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

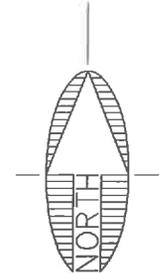
LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



SUBJECT PARCEL
APN: 104-01-094D
BNSF RAILWAY COMPANY

APN:
104-01-099A

APN:
104-01-098A



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TOE 104-01-094D.DWG ABORLING

 Shephard Wesnitzer, Inc. www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 04473 DATE JAN 2020 SCALE 1" = 80' DRAWN MB DESIGN CHECKED ADB	APN: 104-01-094D	FLAGSTAFF ARIZONA	SHEET 3 OF 3
	LEGAL EXHIBIT				

EXHIBIT 'A'
TEMPORARY WORK AREA EASEMENT
LEGAL DESCRIPTION

APN: 104-04-010

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station grounds lying within the Northwest quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, Map 4, Parcel 10 described as follows:

Parcel 1:

Commencing at the southeast corner of that parcel of land being a portion of said BNSF Railway Station grounds as depicted on Coconino County Assessor's Map Book 104, Map 4, Parcel 11C, said point being in common with the northerly Right-of-Way line of Butler Avenue as shown on Book 7 of Maps, Page 41, Official Records of Coconino County, and the North-South mid-section line of said Section 22;

Thence along said mid-section line, and the east line of said parcel, North 00°00'01" West, 508.96 feet (Basis of Bearing), to the northeast corner of said parcel;

Thence along the north line of said parcel, North 78°27'39" West, 46.59 feet to the beginning of a tangent curve concave to the north, having a radius of 2963.67 feet and a central angle of 2°00'00";

Thence continuing along said north line, and westerly along said curve, 103.45 feet to the beginning of a non-tangent curve concave to the north having a radius of 1532.04 feet and a central angle of 5°04'54" and being subtended by a chord which bears North 74°16'16" West 135.83 feet;

Thence continuing along said north line, and westerly along said curve, 135.88 feet to the beginning of a tangent curve concave to the north having a radius of 1532.04 feet and a central angle of 2°19'49", and the **TRUE POINT OF BEGINNING**;

Thence continuing along said north line, and westerly along said curve, 62.31 feet to a point hereinafter referred to as 'Point A';

Thence leaving said north line, North 84°13'19" East, 17.88 feet;

Thence South 61°11'26" East, 46.76 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.006 Acres, more or less.

Parcel 2:

Commencing from the aforementioned 'Point A', said point being the beginning of a tangent curve concave to the northeast having a radius of 1532.04 feet and a central angle of 1°00'24";

Thence continuing along said north line, and northwesterly along said curve, 26.92 feet to the beginning of a tangent curve concave to the northeast having a radius of 1532.04 feet and a central angle of $5^{\circ}12'53''$ and the **TRUE POINT OF BEGINNING**;

Thence continuing along said north line, and westerly along said curve, 139.44 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 2963.67 feet and a central angle of $2^{\circ}00'00''$ and being subtended by a chord which bears North $62^{\circ}10'42''$ West 103.45 feet;

Thence continuing along said north line, and northwesterly along said curve, 103.45 feet;

Thence continuing along said north line, North $61^{\circ}10'42''$ West, 4.96 feet to a point hereinafter referred to as 'Point B';

Thence leaving said north line, North $80^{\circ}54'41''$ East, 18.48 feet;

Thence South $76^{\circ}39'05''$ East, 13.96 feet;

Thence South $62^{\circ}02'58''$ East, 52.57 feet;

Thence South $64^{\circ}03'19''$ East, 74.53 feet;

Thence South $50^{\circ}03'19''$ East, 28.95 feet;

Thence South $60^{\circ}15'02''$ East, 63.90 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.064 Acres, more or less.

Parcel 3:

Commencing from the aforementioned 'Point B';

Thence continuing along said north line, North $61^{\circ}10'42''$ West, 184.09 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said north line, North $61^{\circ}10'42''$ West, 32.69 feet to a point hereinafter referred to as 'Point C';

Thence leaving said north line, South $72^{\circ}41'40''$ East, 9.60 feet;

Thence South $59^{\circ}56'56''$ East, 19.49 feet;

Thence South $39^{\circ}36'55''$ East, 4.08 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.001 Acres, more or less.

Parcel 4:

Commencing from the aforementioned 'Point C';

Thence continuing along said north line, North $61^{\circ}10'42''$ West, 324.04 feet;

Thence continuing along said north line, North 64°43'28" West, 36.74 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said north line, North 64°43'28" West, 41.74 feet;

Thence continuing along said north line, North 64°43'28" West, 26.73 feet to the northwest corner of said parcel;

Thence leaving said north line, North 00°22'42" West, 21.47 feet;

Thence South 49°55'14" East, 39.80 feet;

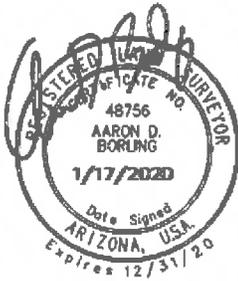
Thence South 70°56'31" East, 14.70 feet;

Thence South 37°27'49" East, 12.33 feet;

Thence South 44°12'59" East, 14.64 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.017 Acres, more or less.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



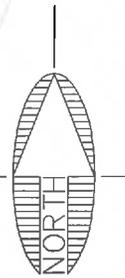
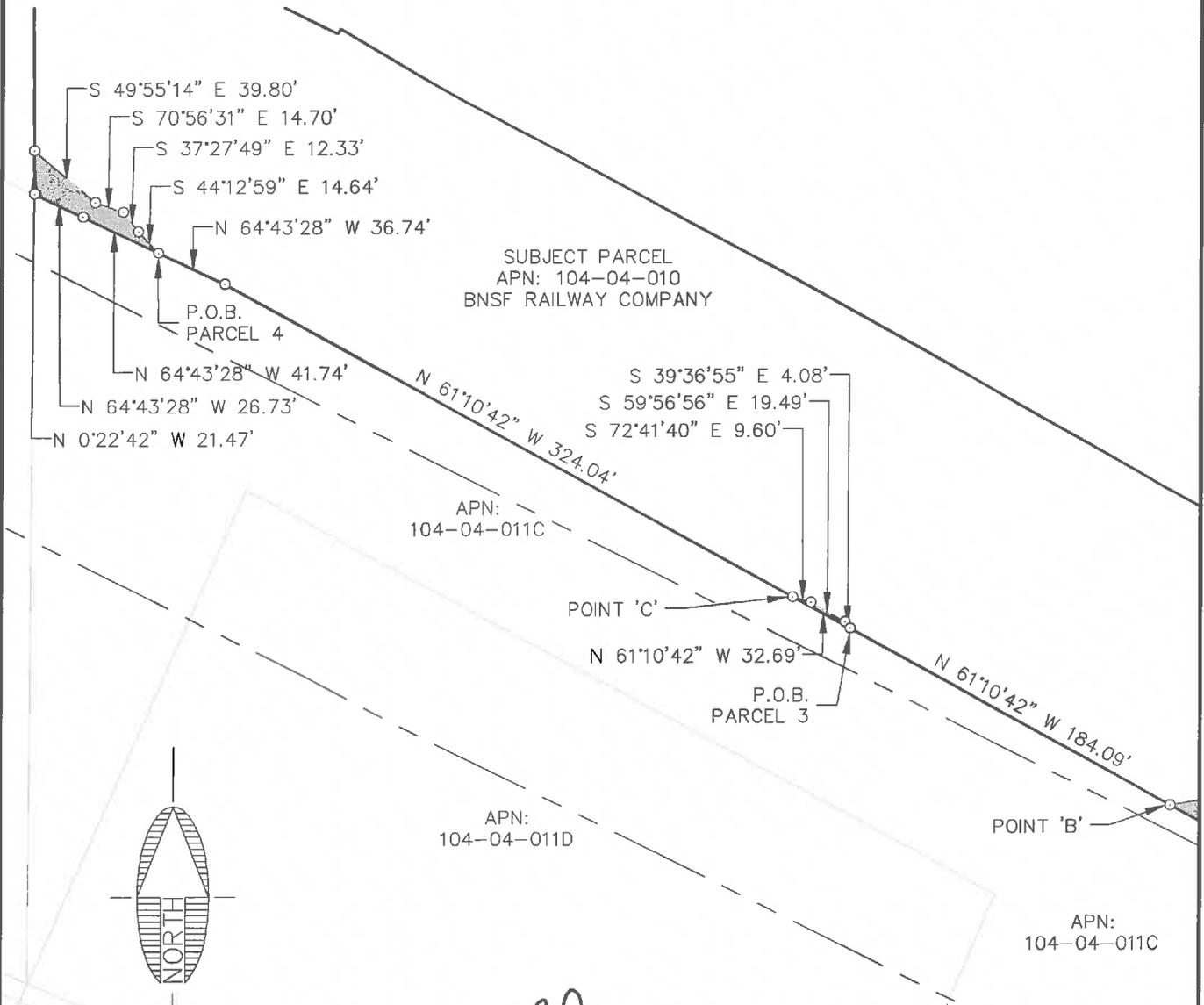
City File No.

Descriptive Title

PLOTTED: Jan 28, 2020-5:20pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS ONE. ITS SOLE PURPOSE IS TO DEPICT THE LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____
DESCRIPTIVE TITLE: _____

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 104-04-010 2.DWG ABORLING

 Shephard & Wesnitzer, Inc.	110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 04473 DATE JAN 2020 SCALE 1" = 80' DRAWN MB DESIGN CHECKED ADB	APN: 104-04-010 FLAGSTAFF ARIZONA	SHEET 5 OF 5
	LEGAL EXHIBIT			

EXHIBIT 'A'
TEMPORARY WORK AREA EASEMENT
LEGAL DESCRIPTION

APN: 104-04-011C

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station grounds lying within the Northwest quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, Map 4, Parcel 11C described as follows:

Parcel 1:

Commencing at the southeast corner of said Parcel, said point being in common with the northerly Right-of-Way line of Butler Avenue as shown on Book 7 of Maps, Page 41, Official Records of Coconino County, and the North-South mid-section line of said Section 22, from which the northeast corner of said Parcel bears North 00°00'01" West, 508.96 feet (Basis of Bearing);

Thence along said mid-section line, and the east line of said Parcel, North 00°00'01" West, 233.15 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 474.50 feet and a central angle of 19°32'20" and being subtended by a chord which bears North 60°00'42" West, 161.03 feet and the **TRUE POINT OF BEGINNING**;

Thence northwesterly along said curve, 161.81 feet;

Thence North 50°14'33" West, 128.16 feet;

Thence South 63°51'51" East, 21.23 feet;

Thence South 50°14'33" East, 107.53 feet to the beginning of a tangent curve concave to the northeast, having a radius of 469.50 feet and a central angle of 19°18'50";

Thence southeasterly along said curve, 158.26 feet to a point on said mid-section line;

Thence along said mid-section line, South 00°00'01" East, 5.33 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.032 Acres, more or less.

Parcel 2:

Commencing at the southeast corner of said Parcel, said point being in common with the northerly Right-of-Way line of Butler Avenue as shown on Book 7 of Maps, Page 41, Official Records of Coconino County, and the North-South mid-section line of said Section 22, from which the northeast corner of said Parcel bears North 00°00'01" West, 508.96 feet (Basis of Bearing);

Thence along said mid-section line, and the east line of said Parcel, North 00°00'01" West, 369.77 feet to the beginning of a non-tangent curve concave to the northeast having a radius of

349.50 feet and a central angle of $11^{\circ}46'27''$ and being subtended by a chord which bears North $56^{\circ}07'46''$ West 71.70 feet and the **TRUE POINT OF BEGINNING**;

Thence leaving said mid-section line, and northwesterly along said curve, 71.82 feet;

Thence North $50^{\circ}14'33''$ West, 123.97 feet to the beginning of a tangent curve concave to the southwest, having a radius of 450.50 feet and a central angle of $18^{\circ}21'01''$;

Thence westerly along said curve, 144.28 feet;

Thence North $68^{\circ}35'34''$ West, 118.06 feet to the beginning of a tangent curve concave to the northeast, having a radius of 249.50 feet and a central angle of $5^{\circ}11'12''$;

Thence northwesterly along said curve, 22.59 feet;

Thence North $63^{\circ}24'21''$ West, 282.33 feet to a point hereinafter referred to as 'Point A';

Thence South $71^{\circ}04'28''$ East, 86.17 feet to the beginning of a non-tangent curve concave to the northeast, having a radius of 2963.67 feet and a central angle of $2^{\circ}00'00''$ and being subtended by a chord which bears South $62^{\circ}10'42''$ East, 103.45 feet;

Thence southeasterly 103.45 feet to the beginning of a tangent curve concave to the north, having a radius of 1532.04 feet and a central angle of $9^{\circ}55'21''$;

Thence southeasterly along said curve, 265.32 feet;

Thence South $61^{\circ}36'19''$ East, 127.65 feet;

Thence South $25^{\circ}41'54''$ East, 47.89 feet;

Thence South $56^{\circ}17'26''$ East, 78.11 feet;

Thence North $88^{\circ}50'11''$ East, 44.54 feet to a point on said mid-section line;

Thence along said mid-section line, South $00^{\circ}00'01''$ East, 49.80 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.245 Acres, more or less.

Parcel 3:

Commencing from the aforementioned 'Point A';

Thence North $63^{\circ}24'21''$ West, 40.09 feet to the **TRUE POINT OF BEGINNING**;

Thence North $63^{\circ}24'21''$ West, 142.00 feet to a point hereinafter referred to as 'Point B';

Thence North $77^{\circ}42'47''$ East, 26.44 feet;

Thence South $71^{\circ}18'27''$ East, 25.59 feet;

Thence South $61^{\circ}10'42''$ East, 32.69 feet;

Thence South 46°51'10" East, 66.15 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.043 Acres, more or less.

Parcel 4:

Commencing from the aforementioned 'Point B';

Thence North 63°24'21" West, 47.65 feet to the **TRUE POINT OF BEGINNING**;

Thence North 63°24'21" West, 100.14 feet to a point hereinafter referred to as 'Point C';

Thence South 74°01'43" East, 64.66 feet;

Thence South 50°26'33" East, 22.10 feet;

Thence South 38°34'52" East, 16.58 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.015 Acres, more or less.

Parcel 5:

Commencing from the aforementioned 'Point C';

Thence North 63°24'21" West, 34.03 feet to the **TRUE POINT OF BEGINNING**;

Thence North 63°24'21" West, 186.26 feet to a point on the westerly line of said Parcel;

Thence along said westerly line, North 00°19'02" East, 33.78 feet to the northwest corner of said Parcel;

Thence along the northerly line of said parcel, South 64°43'28" East, 68.47 feet;

Thence leaving said northerly line, South 44°12'59" East, 47.95 feet;

Thence South 59°03'02" East, 39.81 feet;

Thence South 48°05'34" East, 49.54 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.089 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



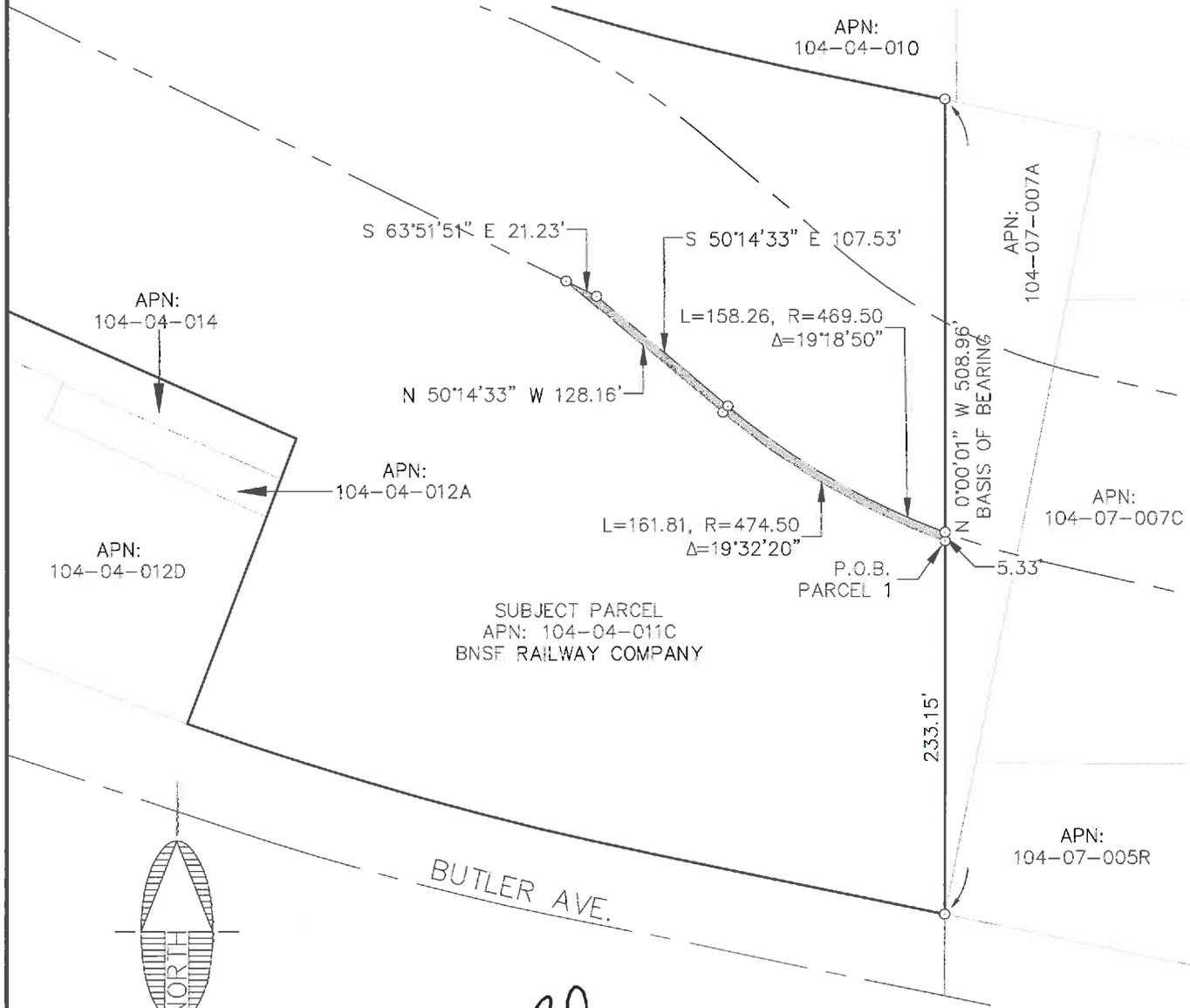
City File No.

Descriptive Title

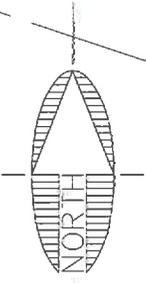
PLOTTED: Jan 28, 2020 - 3:57pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 104-04-011C 1.DWG ABORLING



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

SWI
Shephard **W**esnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	C4473
DATE	JAN 2020
SCALE	1" = 100'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 104-04-011C

FLAGSTAFF ARIZONA

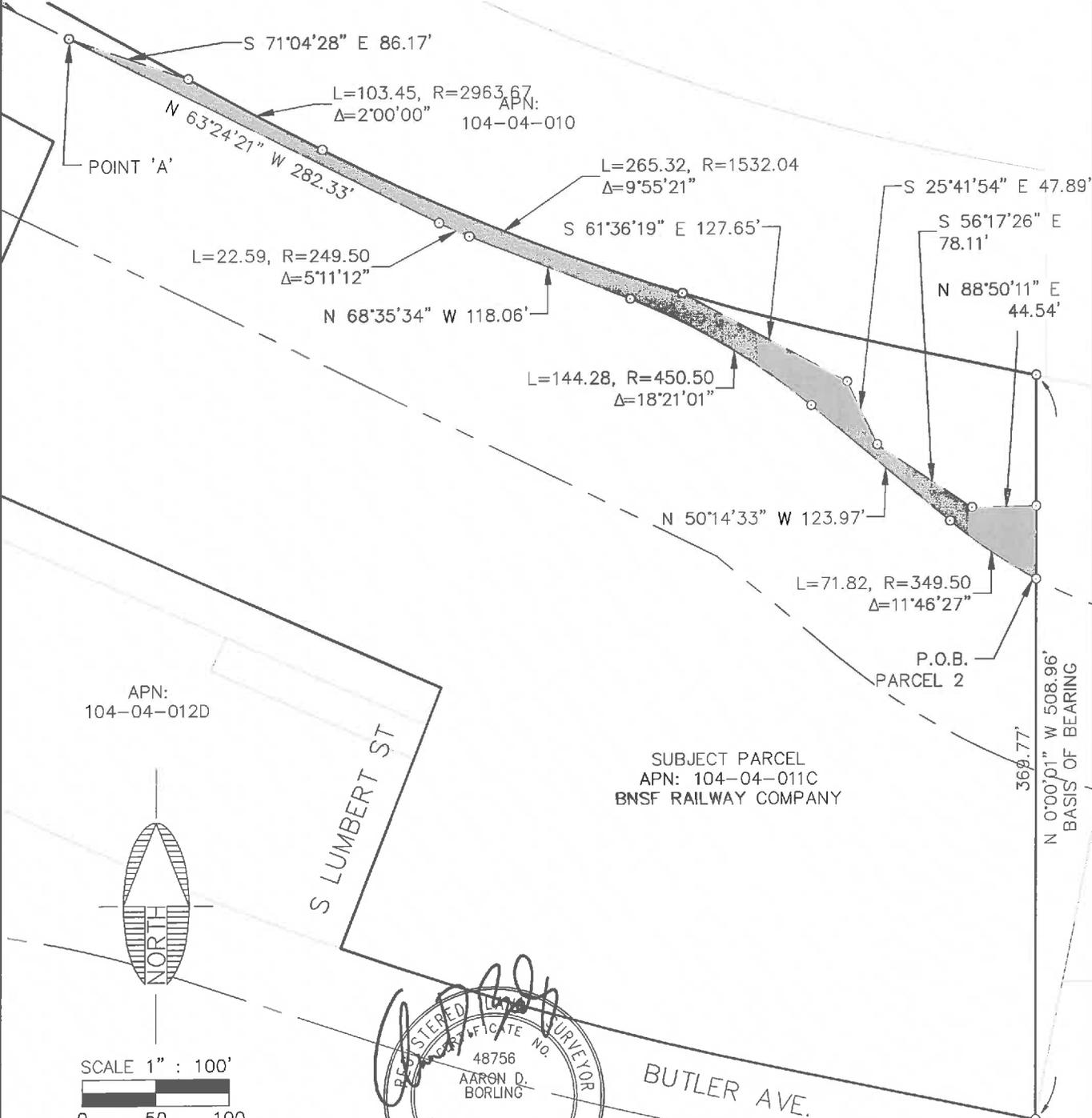
LEGAL EXHIBIT

SHEET
4
OF 6

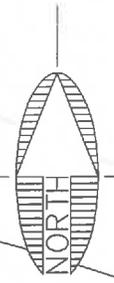
PLOTTED: Jan 28, 2020--3:59pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



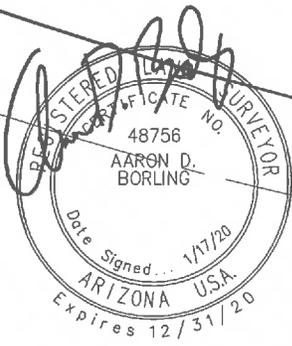
APN:
104-04-012D



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

S LUMBERT ST

SUBJECT PARCEL
APN: 104-04-011C
BNSF RAILWAY COMPANY



BUTLER AVE.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 104-04-011C 2.DWG ABORLING

SWI
Shephard & Wesnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swioz.com

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 100'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 104-04-011C

FLAGSTAFF
ARIZONA

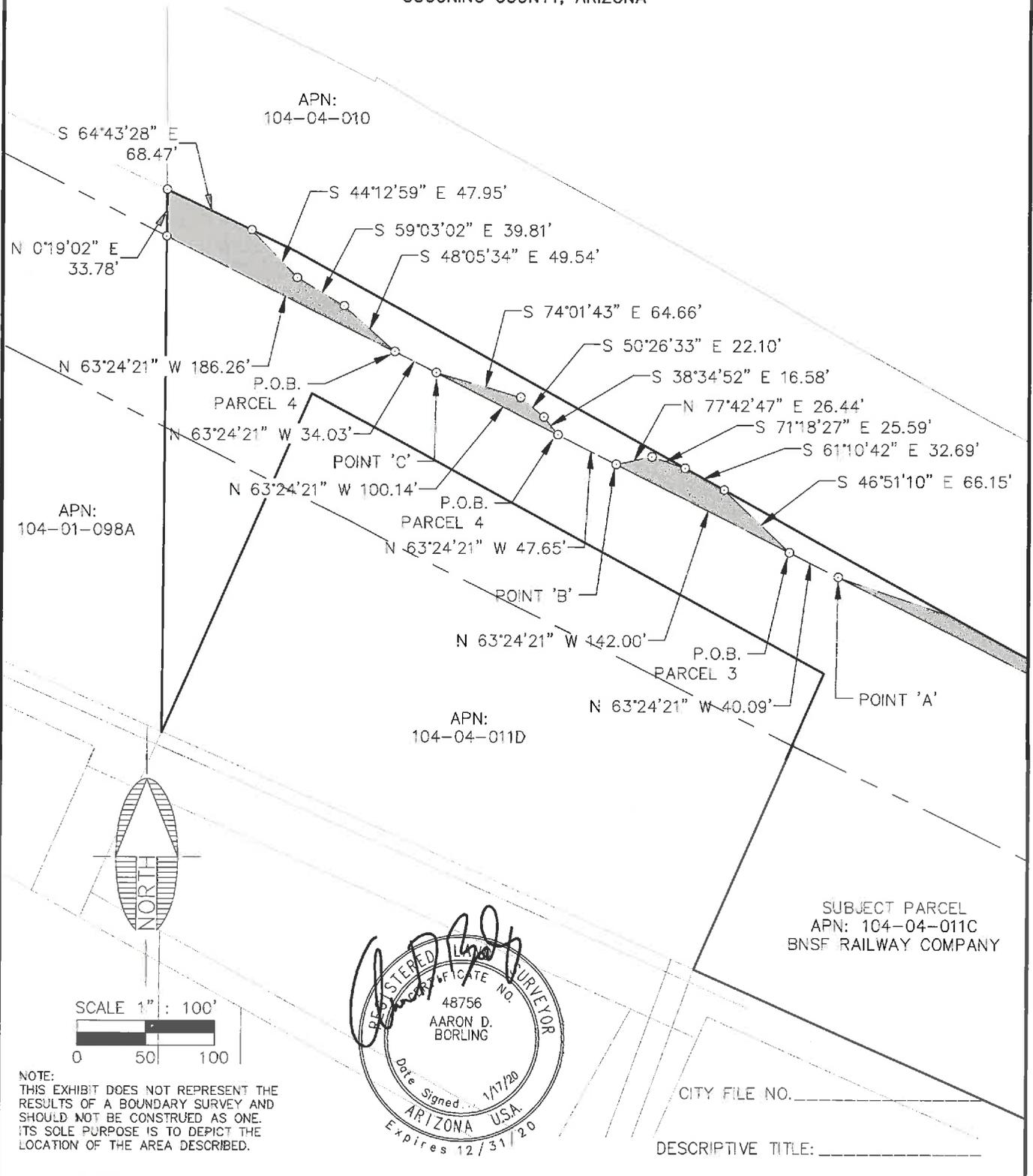
LEGAL EXHIBIT

SHEET
5
OF 6

PLOTTED: Jan 28, 2020-4:00pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 104-04-011C 3.DWG ABORLING

 Shephard & Wesnitzer, Inc. www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 04473 DATE JAN 2020 SCALE 1" = 100' DRAWN MB DESIGN CHECKED ADB	APN: 104-04-011C FLAGSTAFF ARIZONA	SHEET 6 OF 6
	LEGAL EXHIBIT			

EXHIBIT 'A'
TEMPORARY WORK AREA EASEMENT
LEGAL DESCRIPTION
APN: 104-07-007A

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station grounds lying within the Northeast quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, Map 7, Parcel 7A described as follows:

Commencing at the southerly corner of said Parcel, said point being in common with the northerly Right-of-Way line of Butler Avenue as shown on Book 7 of Maps, Page 41, Official Records of Coconino County, and the North-South mid-section line of said Section 22, from which the northwest corner of said Parcel bears North 00°00'01" West, 508.96 feet (Basis of Bearing);

Thence along said mid-section line, and the west line of said Parcel, North 00°00'01" West, 369.77 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said mid-section line, and said west line, North 00°00'01" West, 49.80 feet;

Thence leaving said mid-section line, and said west line, North 89°18'39" East, 10.94 feet;

Thence North 75°45'23" East, 12.43 feet;

Thence North 89°53'02" East, 7.77 feet;

Thence South 15°38'48" East, 22.04 feet;

Thence South 08°13'17" East, 22.82 feet;

Thence South 33°54'46" East, 41.39 feet;

Thence South 69°59'14" East, 5.76 feet;

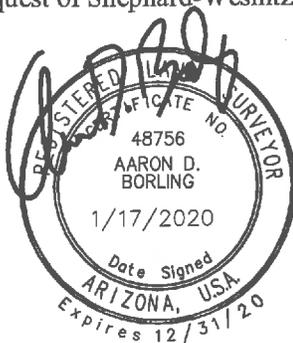
Thence South 11°14'57" West, 0.41 feet to the beginning of a non-tangent curve concave to the north having a radius of 349.50 feet and a central angle of 12°06'31" and being subtended by a chord which bears North 68°04'16" West 73.72 feet;

Thence northwesterly along said curve, 73.86 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.060 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



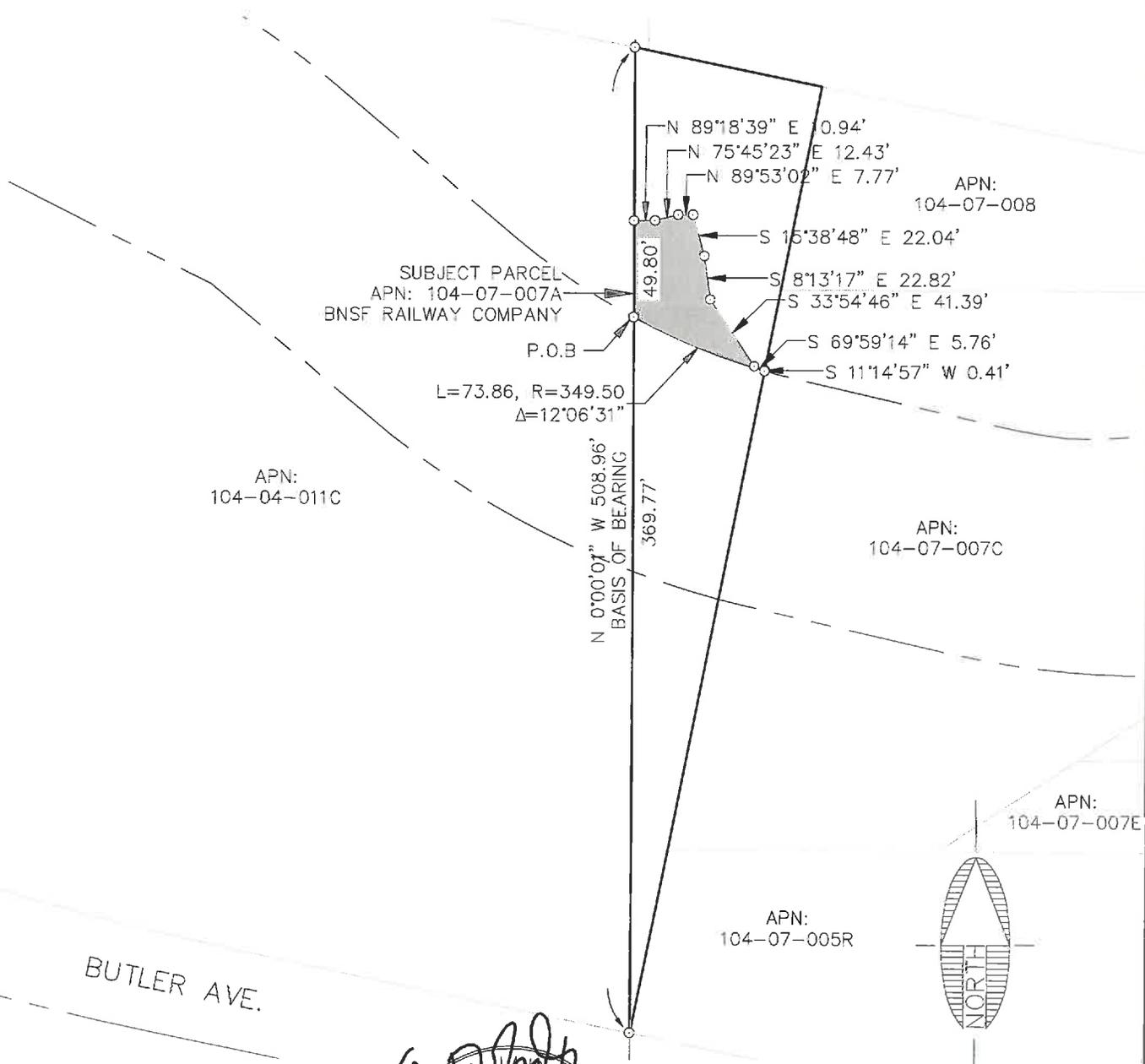
City File No.

Descriptive Title

PLOTTED: Jan 29, 2020--11:50am

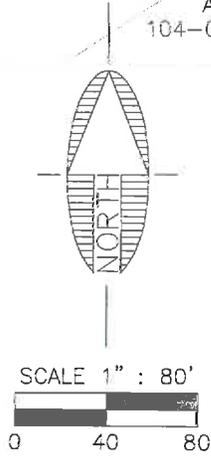
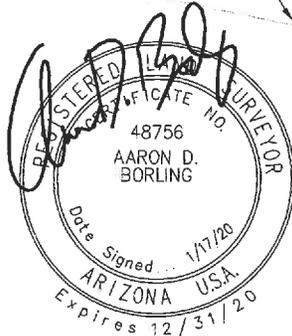
EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 104-07-007A 1.DWG ABORLING

NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

 Shephard & Wesnitzer, Inc.	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swicz.com	JOB NO. C4473	APN: 104-07-007A	FLAGSTAFF ARIZONA	SHEET
		DATE JAN 2020			2
		SCALE 1" = 80'			
		DRAWN MB			
		DESIGN			
	CHECKED ADB				
LEGAL EXHIBIT			OF 2		

EXHIBIT 'A'
TEMPORARY WORK AREA EASEMENT
LEGAL DESCRIPTION
APN: 104-07-007A

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station grounds lying within the Northeast quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, Map 7, Parcel 7A described as follows:

Commencing at the southerly corner of said Parcel, said point being in common with the northerly Right-of-Way line of Butler Avenue as shown on Book 7 of Maps, Page 41, Official Records of Coconino County, and the North-South mid-section line of said Section 22, from which the northwest corner of said Parcel bears North 00°00'01" West, 508.96 feet (Basis of Bearing);

Thence along said mid-section line, and the west line of said Parcel, North 00°00'01" West, 231.15 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said mid-section line, and said west line, North 00°00'01" West, 5.33 feet to the beginning of a non-tangent curve concave to the north having a radius of 469.50 feet and a central angle of 5°45'10" and being subtended by a chord which bears South 72°25'58" East 47.12 feet;

Thence leaving said mid-section line, and said west line, and easterly along said curve, 47.14 feet to a point on the easterly line of said parcel;

Thence along said easterly line, South 11°14'57" West, 5.01 feet to the beginning of a non-tangent curve concave to the north having a radius of 474.50 feet and a central angle of 5°33'51" and being subtended by a chord which bears North 72°33'48" West 46.06 feet;

Thence leaving said easterly line, and westerly along said curve, 46.08 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.005 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



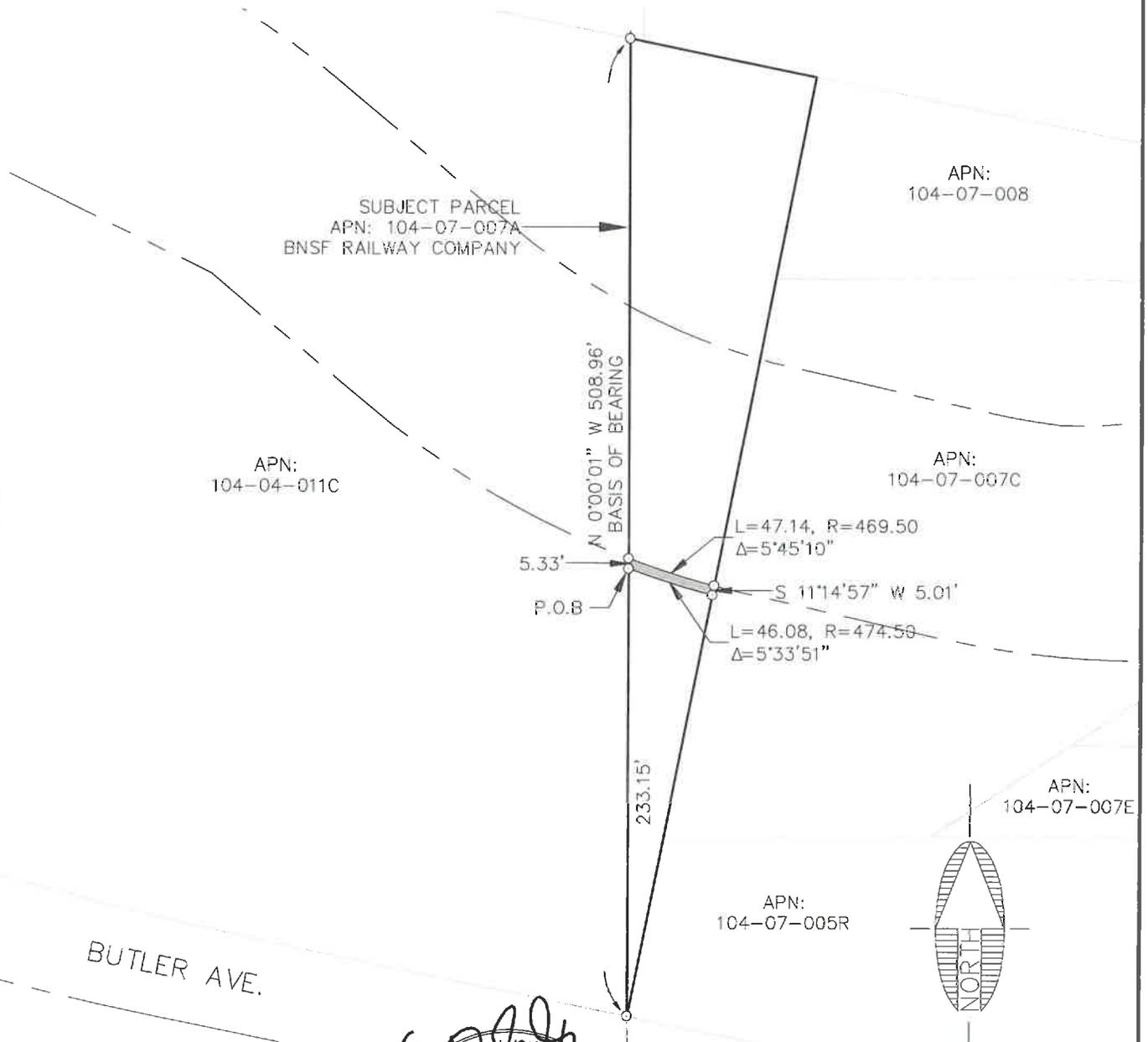
City File No.

Descriptive Title

PLOTTED: Jan 29, 2020-11:51am

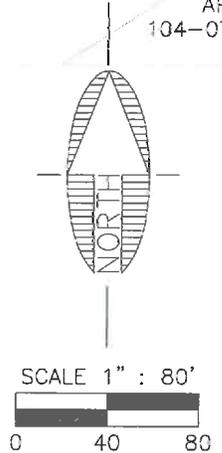
EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 104-07-007A 2.DWG ABORLING

NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____



Shephard Wesnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax

www.swioz.com

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 80'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 104-07-007A

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

EXHIBIT 'A'
TEMPORARY WORK AREA EASEMENT
LEGAL DESCRIPTION

APN: 100-44-001

A portion of that BNSF Railway parcel lying within the Southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 100, Map 44, Parcel 1 described as follows:

Commencing at the southwest corner of that parcel of land as described in Docket 1533, Page 56, Official Records of Coconino County, said point being in common with the northerly Right-of-Way of West Phoenix Avenue;

Thence along the westerly line of said parcel, North 20°45'54" East, 205.80 feet (Basis of Bearing) to the southwest corner of Assessor's Parcel 100-44-002A;

Thence North 20°33'13" East, 23.14 feet to the southwest corner of said Assessor's Parcel 100-44-001, and the beginning of a non-tangent curve concave to the south having a radius of 3122.29 feet and a central angle of 0°17'01" and being subtended by a chord which bears South 80°24'09" East, 15.46 feet;

Thence along the southerly line of said parcel, and easterly along said curve, 15.46 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said southerly line, North 21°18'54" East, 16.59 feet;

Thence South 04°37'45" West, 6.60 feet to the beginning of a non-tangent curve concave to the east having a radius of 255.00 feet and a central angle of 2°11'16" and being subtended by a chord which bears South 03°32'07" West, 9.74 feet;

Thence southerly along said curve, 9.74 feet to the southerly line of said parcel, and the beginning of a curve concave to the south having a radius of 3122.29 feet and a central angle of 0°05'28" and being subtended by a chord which bears North 80°12'54" West, 4.97 feet;

Thence along said southerly line, and westerly along said curve, 4.97 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.001 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az



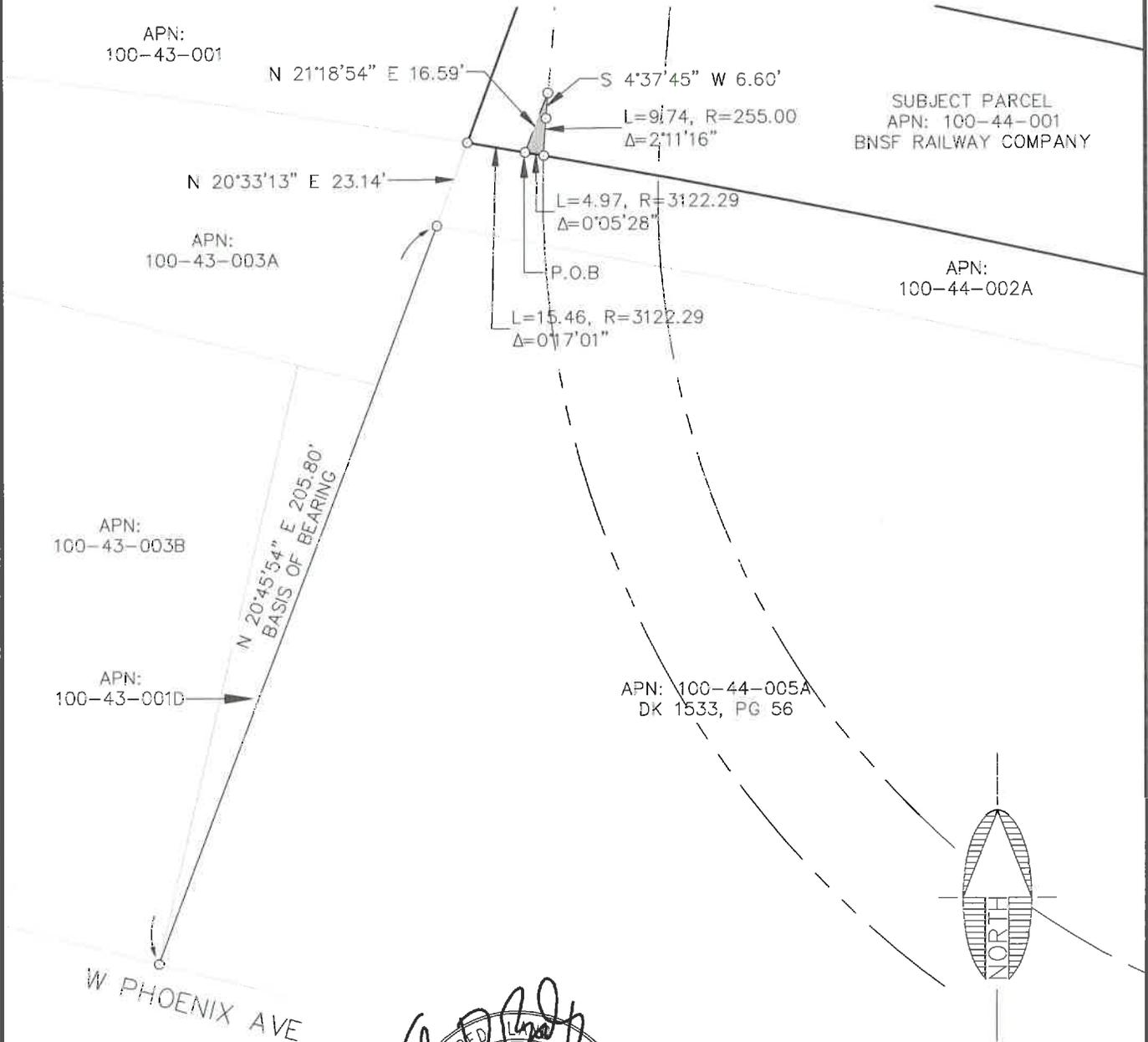
City File No.

Descriptive Title

PLOTTED: Feb 07, 2020--4:16pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS ONE. ITS SOLE PURPOSE IS TO DEPICT THE LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

FILE: P:\2004\0447\3\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 100-44-001.DWG ABORLING



Shephard & Wesnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax

www.swiaz.com

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 40'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 100-44-001

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

COMMERCIAL
TEMPORARY WORK AREA EASEMENTS

Parcel Numbers

104-07-005V

104-07-007E

104-07-008

EXHIBIT 'A'
TEMPORARY WORK AREA EASEMENT
LEGAL DESCRIPTION
APN: 104-07-005V

A portion of that parcel of land as described in Instrument Number 3708913 (herein referred to as R1), Official Records of Coconino County, lying within the Northeast quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the southwest corner of said parcel, said point being in common with the northerly Right-of-Way line of Butler Avenue;

Thence along the westerly line of said parcel, North 09°37'14" East, 146.72 feet (Basis of Bearing, North 09°43'53" East, 149.50 feet per R1) to a point on the south line of that parcel of land as described in Instrument Number 3708914 (herein referred to as R2), Official Records of Coconino County;

Thence continuing along said westerly line, South 89°59'18" East, 14.99 feet to the southeast corner of said parcel as described in R2;

Thence continuing along said westerly line, North 00°04'10" East, 24.57 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line, North 00°04'10" East, 22.35 feet to the northwest corner of said parcel as described R1 and northeast corner of said parcel as described in R2, and the beginning of a non-tangent curve concave to the north having a radius of 515.22 feet and a central angle of 1°40'12" and being subtended by a chord which bears North 85°29'49" East 15.02 feet;

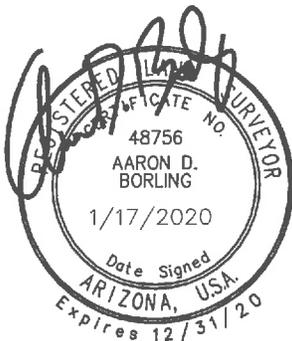
Thence along the northerly line of said parcel as described in R1, and easterly along said curve, 15.02 feet;

Thence leaving said northerly line, South 32°30'54" West, 27.90 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.004 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



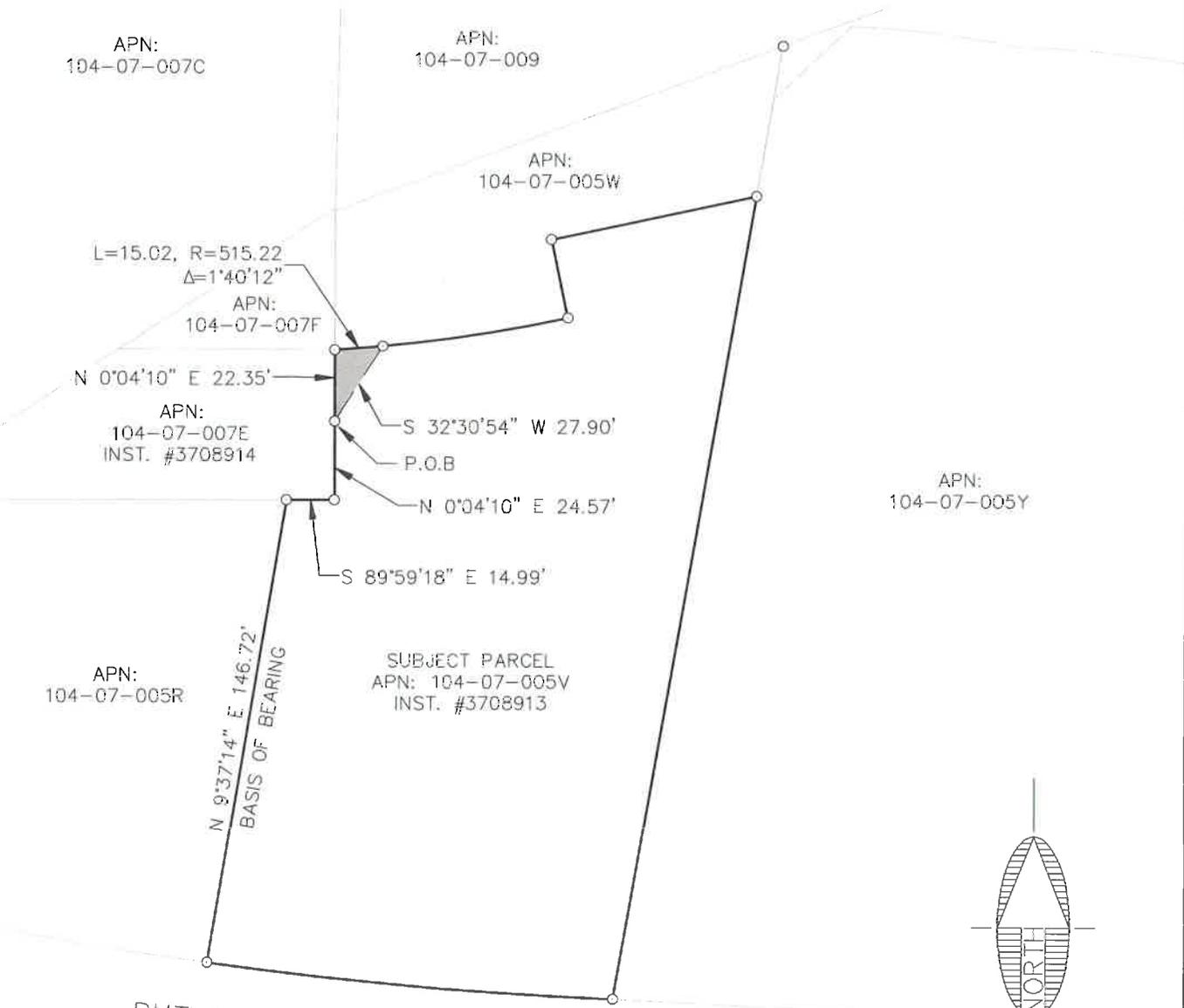
City File No.

Descriptive Title

PLOTTED: Jan 28, 2020--11:41am

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA

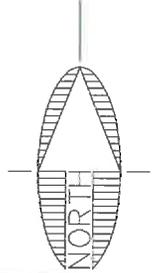


FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 104-07-005V.DWG ABORLING

BUTLER AVE.



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____



110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 50'
DRAWN	MB
DESIGN	
CHECKED	AOB

APN: 104-07-005V

FLAGSTAFF ARIZONA

SHEET

LEGAL EXHIBIT

2

CF 2

EXHIBIT 'A'
TEMPORARY WORK AREA EASEMENT
LEGAL DESCRIPTION
APN: 104-07-007E

A portion of that parcel of land as described in Instrument Number 3708914 (herein referred to as R1), Official Records of Coconino County, lying within the Northeast quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the southeast corner of said parcel, from which the southwest corner of said Parcel bears North 89°59'22" West, 140.24 feet (Basis of Bearing, North 89°52'29" West, 140.39 feet per R1);

Thence along the east line of said parcel, North 00°04'10" East, 24.57 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said east line, North 68°36'19" West, 58.61 feet;

Thence North 18°38'38" West, 1.32 feet to a point on the north line of said parcel;

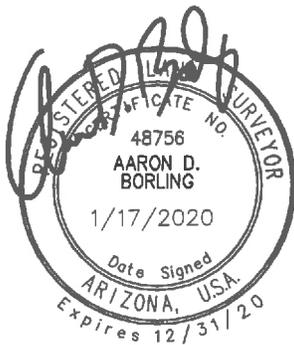
Thence along said north line, South 89°42'40" East, 55.02 feet to the northeast corner of said parcel;

Thence along the east line of said parcel, South 00°04'10" West, 22.35 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.015 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



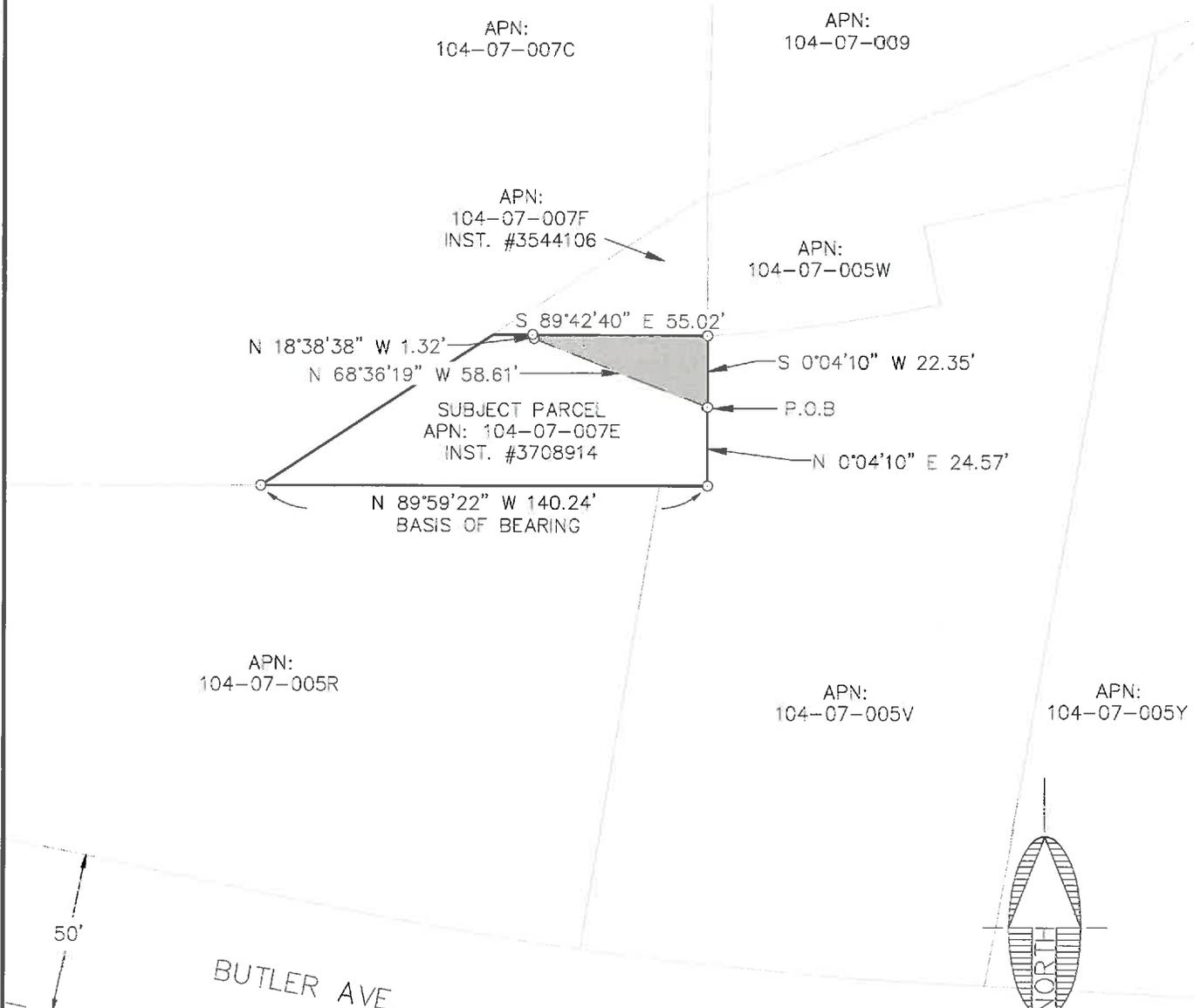
City File No.

Descriptive Title

PLOTTED: Jan 28, 2020-10:58am

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA

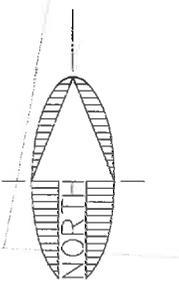


FILE: P:\2004\04473\SURVEY\LEGAL\EXHIBITS\EXHIBIT TCE 104-07-007E.DWG ABORLING

50'
BUTLER AVE.



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.



SCALE 1" : 50'
0 25 50

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____



Shephard & Associates, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	C4473
DATE	JAN 2020
SCALE	1" = 50'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 104-07-007E

FLAGSTAFF ARIZONA

LEGAL EXHIBIT

SHEET
2
OF 2

EXHIBIT 'A'
TEMPORARY WORK AREA EASEMENT
LEGAL DESCRIPTION

APN: 104-07-008

The following is a legal description of a parcel of land lying within the Northeast quarter of Section 22, Township 21 North, Range 7 East, of the Gila Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

Commencing at a point on the southerly line of that parcel of land as described in Instrument Number 3367466, Official Records of Coconino County (herein referred to as R1), and as shown on Instrument Number 3854611, Official Records of Coconino County, from which a point on said southerly line bears South 89°55'37" East, 227.55 feet (Basis of Bearing, South 89°33'27" East, 227.68 feet per R1);

Thence along said southerly line, South 89°55'37" East, 64.47 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said southerly line, North 22°03'56" East, 19.87 feet;

Thence South 39°51'12" East, 16.16 feet;

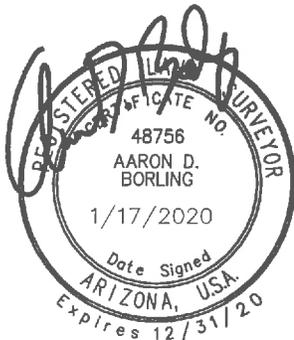
Thence South 33°22'41" East, 7.23 feet to a point on said southerly line;

Thence along said southerly line, North 89°55'37" West, 21.80 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.005 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



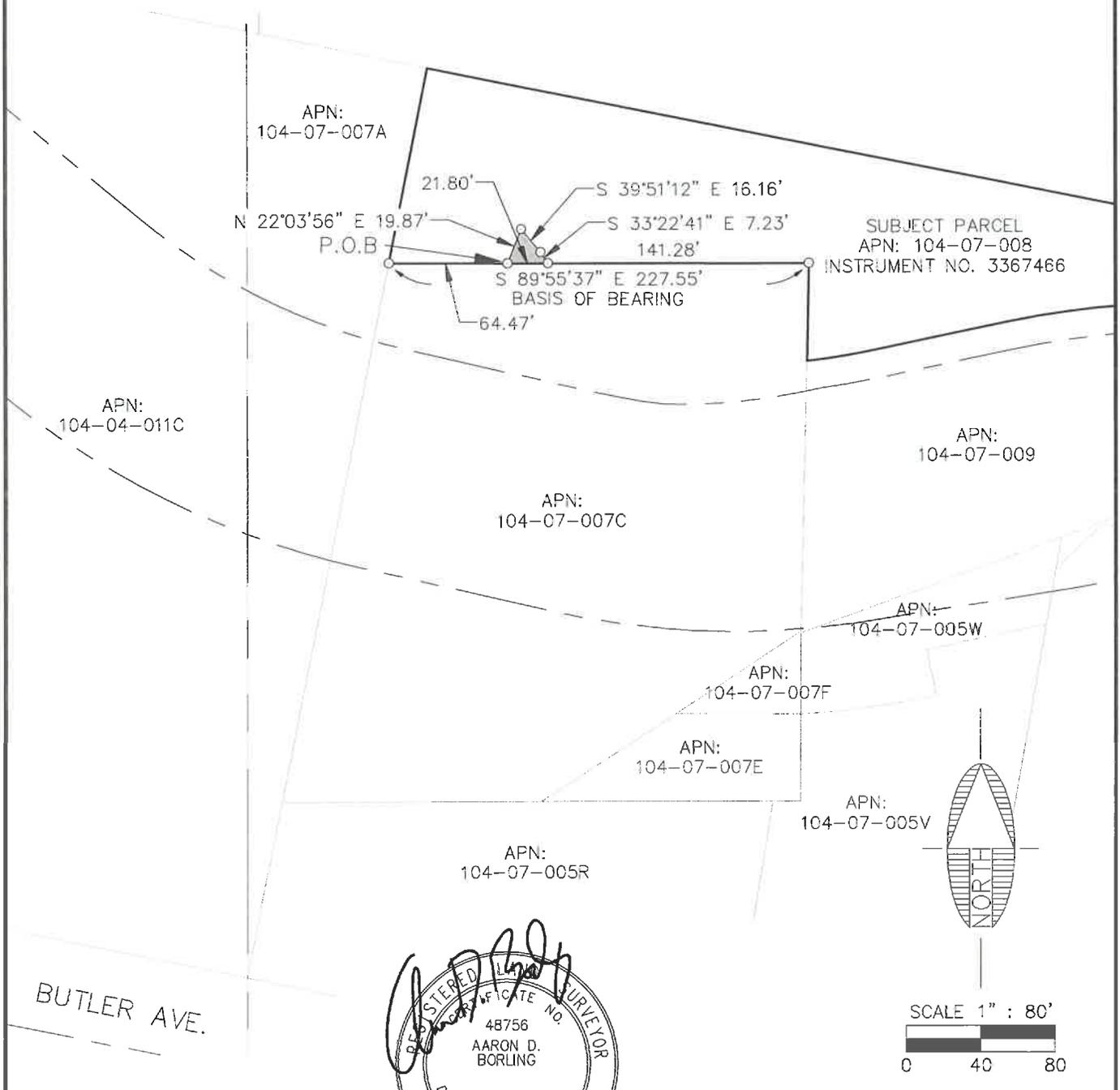
City File No.

Descriptive Title

PLOTTED: Jan 29, 2020--12:03pm

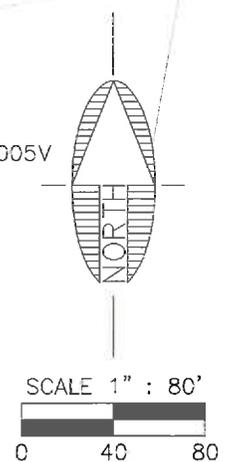
EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



BUTLER AVE.

NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

 Shephard & Wesnitzer, Inc. www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 04473	APN: 104-07-008	FLAGSTAFF ARIZONA	SHEET
		DATE JAN 2020			2 OF 2
		SCALE 1" = 80'	LEGAL EXHIBIT		
		DRAWN MB			
		DESIGN			
	www.swiaz.com	CHECKED ADB			

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 104-07-008.DWG ABOURLING

CITY OF FLAGSTAFF
TEMPORARY WORK AREA EASEMENTS

Parcel Numbers

100-44-004D

100-44-004E

EXHIBIT 'A'
TEMPORARY WORK AREA EASEMENT
LEGAL DESCRIPTION

APN: 100-44-004D

A portion of that parcel of land as described in Instrument Number 3119242, Official Records of Coconino County, being a portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the southwest corner of said parcel, said point being in common with the easterly Right-of-Way line of South Beaver Street and the northerly Right-of-Way line of East Phoenix Avenue, from which the northwest corner of said parcel bears North 20°45'48" East, 204.91 feet (Basis of Bearing);

Thence along said easterly Right-of-Way line and the westerly line of said parcel, North 20°45'48" East, 79.05 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line and said Right-of-Way line, North 20°45'48" East, 64.22 feet;

Thence leaving said westerly line and said Right-of-Way line, South 70°02'38" East, 99.83 feet;

Thence South 70°14'03" East, 202.16 feet to a point on the northerly line of said parcel;

Thence along said northerly line, South 40°17'09" East, 20.33 feet;

Thence continuing along said northerly line, South 83°47'47" East, 19.20 feet;

Thence leaving said northerly line, South 65°39'20" West, 26.04 feet;

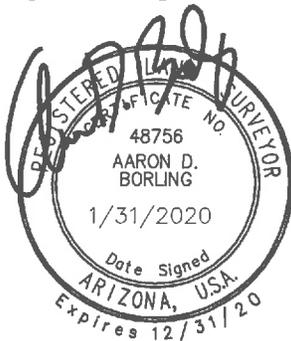
Thence North 70°25'07" West, 267.84 feet;

Thence South 73°10'29" West, 65.83 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.20 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



City File No.

Descriptive Title

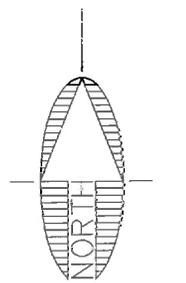
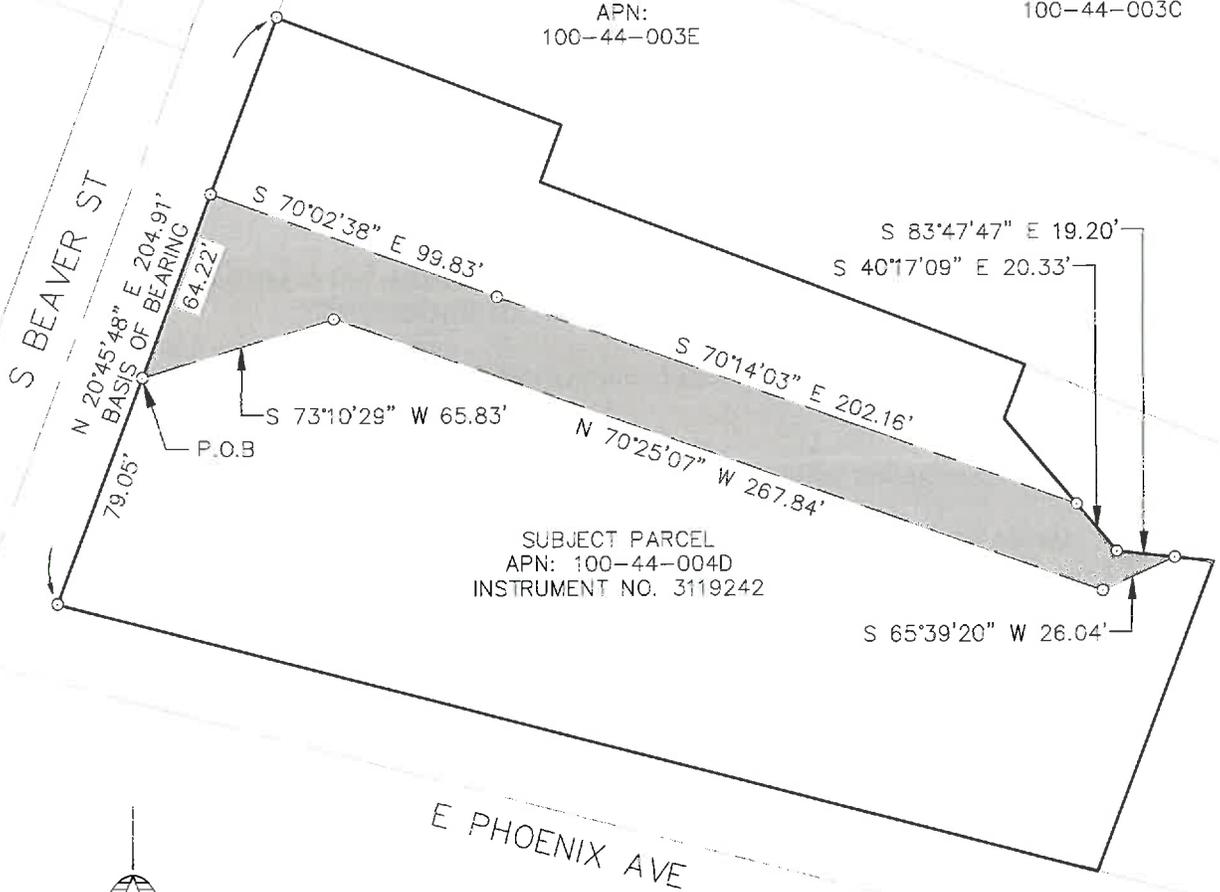
PLOTTED: Feb 04, 2020-3:03pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA

APN:
100-44-003E

APN:
100-44-003C



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 100-44-004D.DWG ABORLING



Shephard & Associates, Inc.

110 W. Dole Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 60'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 100-44-004D

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET
2
OF 2

EXHIBIT 'A'
TEMPORARY WORK AREA EASEMENT
LEGAL DESCRIPTION

APN: 100-44-004E

A portion of that parcel of land as described in Instrument Number 3158373, Official Records of Coconino County, being a portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Southeast quarter of Section 16 and the Southwest quarter of Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the southeast corner of said parcel, said point being in common with the westerly Right-of-Way line of South San Francisco Street, and the northerly Right-of-Way line of East Phoenix Avenue, from which the northeast corner of said parcel bears North 20° 55'30" East, 129.94 feet (Basis of Bearing);

Thence, along the westerly Right-of -Way line of South San Francisco Street and the easterly line of said parcel, North 20° 55'30" East, 75.75 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said easterly line and said Right-of-Way line, North 69°11'36" West, 151.53 feet;

Thence South 16°55'24" West, 5.87 feet;

Thence North 69°34'11" West, 16.53 feet;

Thence South 20°36'44" West, 10.08 feet;

Thence North 69°39'56" West, 79.64 feet;

Thence North 20°20'04" East, 20.05 feet;

Thence North 68°04'08" West, 4.93 feet;

Thence North 20°32'15" East, 21.64 feet;

Thence North 69°04'11" West, 46.67 feet to a point on the westerly line of said parcel;

Thence along said westerly line, North 20°45'48" East, 0.94 feet;

Thence continuing along said westerly line, North 83°47'47" West, 31.99 feet;

Thence continuing along said westerly line, North 40°17'09" West, 20.33 feet;

Thence leaving said westerly line, South 70°14'03" East, 190.01 feet;

Thence South 70°14'00" East, 138.00 feet;

Thence South 70°10'46" East, 20.00 feet to a point on the easterly line of said parcel and the westerly Right-of-Way line of South San Francisco Street;

Thence along said easterly line and said Right-of-Way line, South 20°55'30" West, 34.17 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.23 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



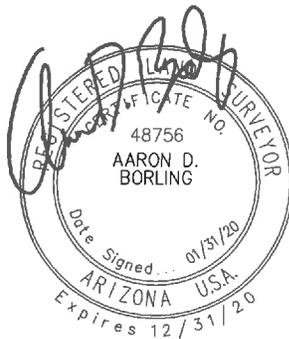
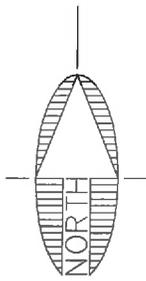
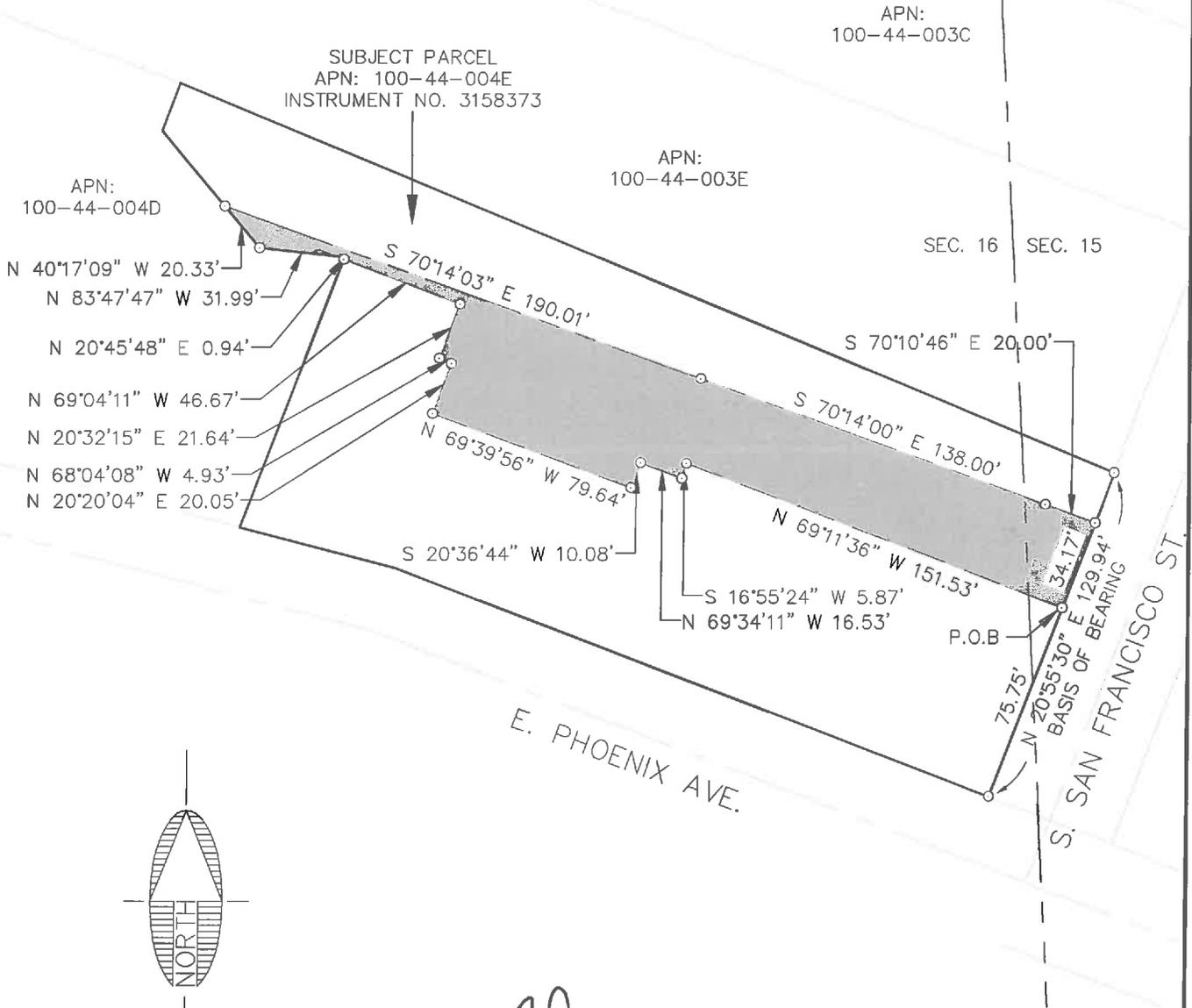
City File No.

Descriptive Title

PLOTTED: Feb 04, 2020-2:45pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, AND THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS ONE. ITS SOLE PURPOSE IS TO DEPICT THE LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____



110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax

www.swiaz.com

JOB NO. 04473
DATE JAN 2020
SCALE 1" = 60'
DRAWN MB
DESIGN
CHECKED ADB

APN: 100-44-004E

FLAGSTAFF ARIZONA

LEGAL EXHIBIT

SHEET

3

OF 3

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 100-44-004E.DWG ABORLING

CITY OF FLAGSTAFF
PERMANENT EASEMENT

Parcel Numbers

100-44-004D

100-44-004E

100-44-005A

101-27-002D

EXHIBIT 'A'

LEGAL DESCRIPTION

APN: 100-44-004D

A portion of that parcel of land as described in Instrument Number 3119242, Official Records of Coconino County, being a portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the southwest corner of said parcel, said point being in common with the easterly Right-of-Way line of South Beaver Street and the northerly Right-of-Way line of East Phoenix Avenue, from which the northwest corner of said parcel bears North 20°45'48" East, 204.91 feet (Basis of Bearing);

Thence along said easterly Right-of-Way line and the westerly line of said parcel, North 20°45'48" East, 143.27 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said Right-of-Way line and said westerly line, North 20°45'48" East, 61.65 feet to the northwest corner of said parcel;

Thence along the northerly line of said parcel, South 69°14'12" East, 99.96 feet;

Thence continuing along said northerly line, South 20°45'48" West, 19.99 feet;

Thence continuing along said northerly line, South 69°14'12" East, 169.93 feet;

Thence continuing along said northerly line, South 20°45'48" West, 18.99 feet;

Thence continuing along said northerly line, South 40°17'09" East, 36.64 feet;

Thence leaving said northerly line, North 70°14'03" West, 202.16 feet;

Thence North 70°02'38" West, 99.83 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.30 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



City File No.

Descriptive Title

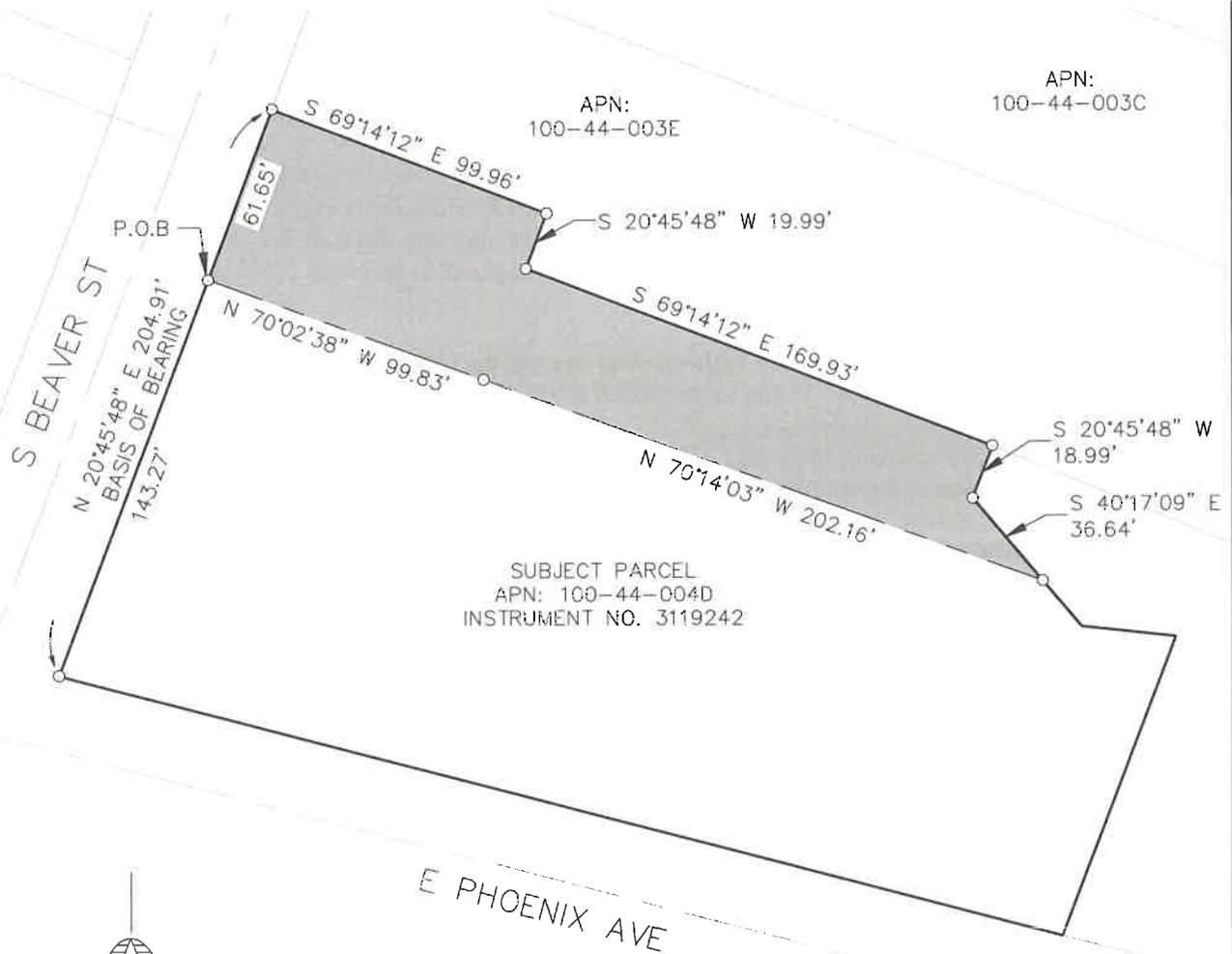
PLOTTED: Jan 31, 2020--1:04pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

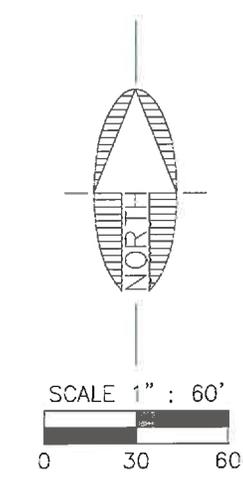
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA

APN:
100-44-003C

APN:
100-44-003E



SUBJECT PARCEL
APN: 100-44-004D
INSTRUMENT NO. 3119242



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 100-44-004D.DWG RROSS



Shephard & Wesnitzer, Inc.

110 W. Dole Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 60'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 100-44-004D

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET
2
OF 2

EXHIBIT 'A'

LEGAL DESCRIPTION

APN: 100-44-004E

A portion of that parcel of land as described in Instrument Number 3158373, Official Records of Coconino County, being a portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Southeast quarter of Section 16 and the Southwest quarter of Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the southeast corner of said parcel, said point being in common with the westerly Right-of-Way line of South San Francisco Street, and the northerly Right-of-Way line of East Phoenix Avenue, from which the northeast corner of said parcel bears North 20° 55'30" East, 129.94 feet (Basis of Bearing);

Thence, along the westerly Right-of -Way line of South San Francisco Street and the easterly line of said parcel North 20° 55'30" East, 109.93 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said Right-of-Way line and said easterly line, North 70°10'46" West, 20.00 feet;

Thence North 70°14'00" West, 138.00 feet;

Thence North 70°14'03" West, 190.01 feet to a point on the westerly line of said parcel;

Thence along said westerly line, North 40°17'09" West, 36.64 feet;

Thence continuing along said westerly line, North 20°45'48" East, 18.99 feet to the northwest corner of said parcel;

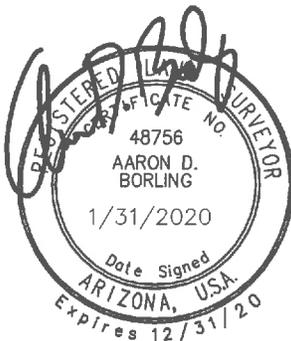
Thence along the northerly line of said parcel, South 67°37'42" East, 380.23 feet to the northeast corner of said parcel;

Thence along said easterly line of said parcel, South 20°55'30" West, 20.02 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.24 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



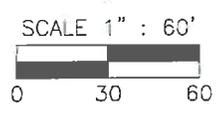
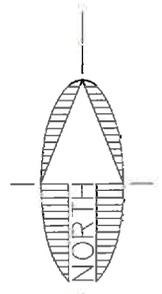
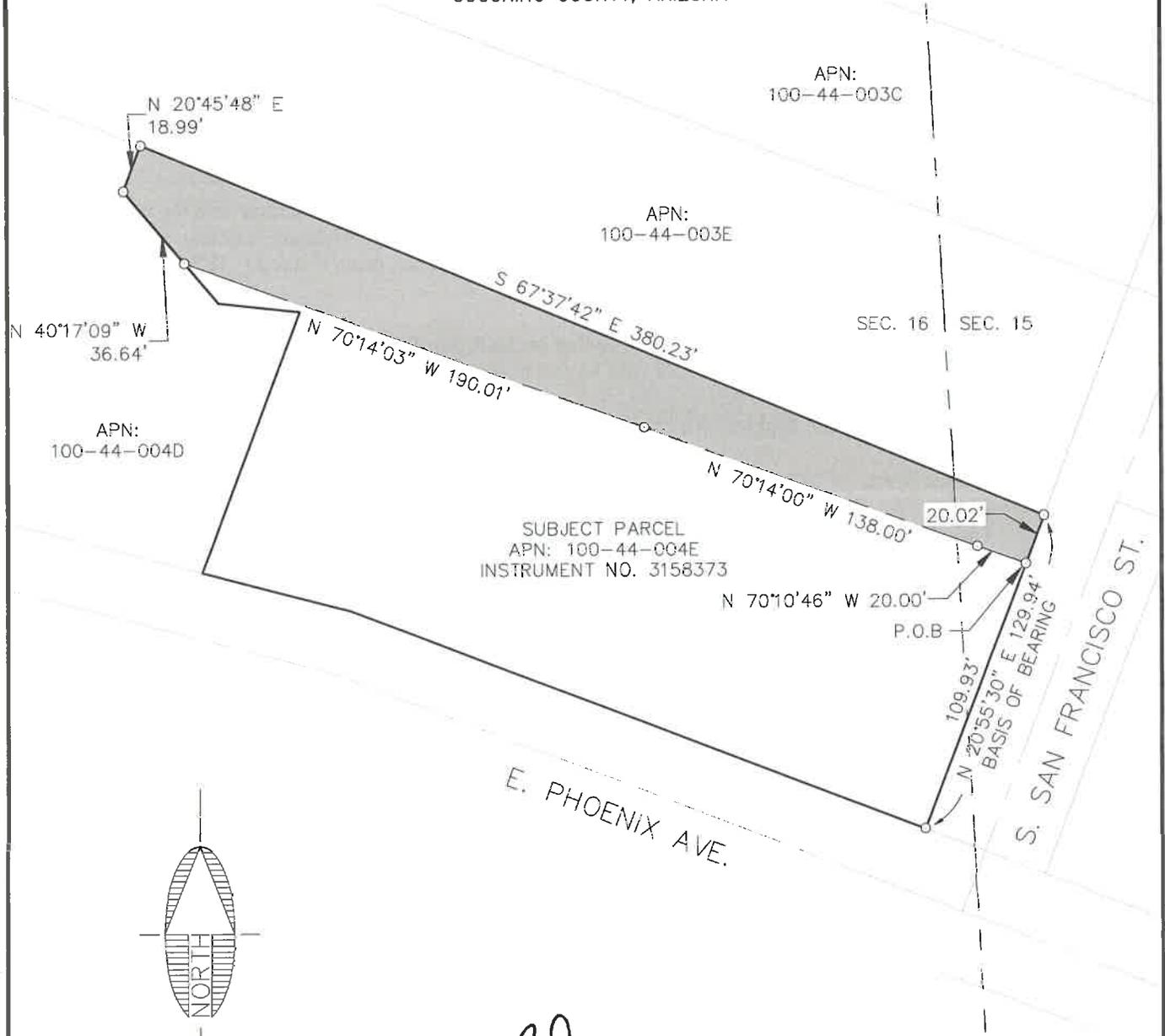
City File No.

Descriptive Title

PLOTTED: Jan 31, 2020-10:44am

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, AND THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS ONE. ITS SOLE PURPOSE IS TO DEPICT THE LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____



Shephard & Associates, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swicz.com

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 60'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 100-44-004E

FLAGSTAFF ARIZONA

LEGAL EXHIBIT

SHEET
2
OF 2

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 100-44-004E.DWG ABORLING

EXHIBIT 'A'

LEGAL DESCRIPTION

APN: 100-44-005A

A portion of that parcel of land as described in Docket 1533, Page 56, Official Records of Coconino County, lying within the Southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the southeast corner of said parcel, said point being in common with the westerly Right-of-Way line of South Beaver Street and the northerly Right-of-Way line of East Phoenix Avenue, from which the northeast corner bears North 20°45'48" East, 189.21 feet (Basis of Bearing);

Thence along said westerly Right-of-Way line and the easterly line of said parcel, North 20°45'48" East, 142.64 feet to the beginning of a non-tangent curve concave to the south having a radius of 284.00 feet and a central angle of 8°48'18" and being subtended by a chord which bears North 89°13'09" West, 43.60 feet and the **TRUE POINT OF BEGINNING**;

Thence leaving said Right-of-Way line and said easterly line, and westerly along said curve, 43.64 feet;

Thence South 83°34'44" West, 148.97 feet to the beginning of a non-tangent curve concave to the south having a radius of 184.00 feet and a central angle of 28°24'46" and being subtended by a chord which bears South 71°28'24" West, 90.31 feet;

Thence southwestwardly along said curve, 91.25 feet;

Thence South 57°16'01" West, 40.63 feet to a point on the southerly line of said parcel, and the northerly Right-of-Way line of East Phoenix Avenue;

Thence along said Right-of-Way line and said southerly line, North 75°40'14" West, 43.71 feet;

Thence leaving said Right-of-Way line and said southerly line, North 57°16'01" East, 70.40 feet to the beginning of a tangent curve concave to the southeast having a radius of 216.00 feet and a central angle of 5°31'47";

Thence northeasterly along said curve, 20.85 feet;

Thence South 85°40'44" West, 81.30 feet to the beginning of a tangent curve concave to the northeast having a radius of 255.00 feet and a central angle of 91°31'20";

Thence northwesterly along said curve, 407.33 feet to a point on the northerly line of said parcel and the beginning of a non-tangent curve concave to the south having a radius of 3494.81 feet and a central angle of 0°30'27" and being subtended by a chord which bears South 79°22'08" East, 30.96 feet;

Thence along said northerly line, and easterly along said curve, 30.96 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 225.00 feet and a central angle of 89°41'27" and being subtended by a chord which bears South 49°28'33" East, 317.34 feet;

Thence leaving said northerly line, and southeasterly along said curve, 352.21 feet;

Thence North 85°40'44" East, 60.80 feet;

Thence North 87°36'09" East, 254.87 feet to the beginning of a non-tangent curve concave to the south having a radius of 315.00 feet and a central angle of 10°11'42" and being subtended by a chord which bears South 88°20'44" East, 55.98 feet;

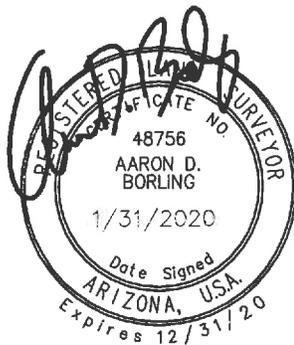
Thence easterly along said curve, 56.05 feet to a point on the easterly line of said parcel, and the westerly Right-of-Way line of South Beaver Street;

Thence along said easterly line and said Right-of-Way line, South 20°45'48" West, 32.06 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.62 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



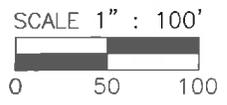
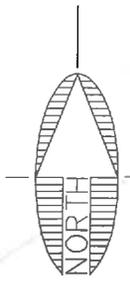
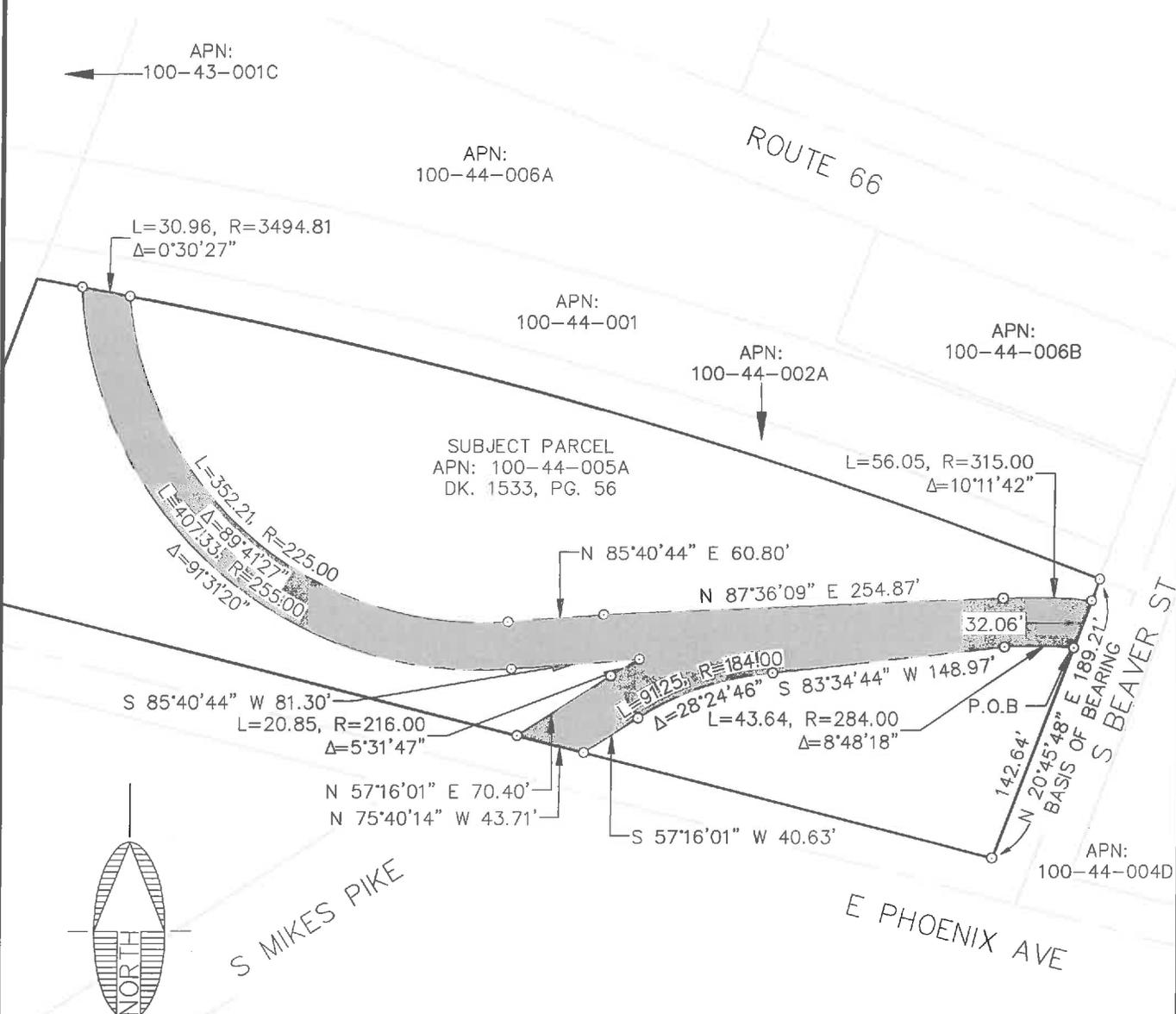
City File No.

Descriptive Title

PLOTTED: Jan 31, 2020-12:21pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

 Shephard & Wesnitzer, Inc.	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 04473 DATE JAN 2020 SCALE 1" = 100' DRAWN MB DESIGN CHECKED ADB	APN: 100-44-005A	FLAGSTAFF ARIZONA	SHEET 3 OF 3
	LEGAL EXHIBIT				

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 100-44-005A.DWG ROSS

EXHIBIT 'A'

LEGAL DESCRIPTION

APN: 101-27-002D

A portion of that parcel of land as described in Instrument Number 3119242, Official Records of Coconino County, being a portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Southwest quarter of Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the centerline intersection of South San Francisco Street and Phoenix Avenue as shown on the Revised Plat of the Brannen Addition to Flagstaff, Book 1 of Maps, Page 42, Official Records of Coconino County, from which the centerline intersection of South San Francisco Street and East Route 66 bears North 20°55'30" East, 369.65 feet (Basis of Bearing);

Thence along said centerline of South San Francisco Street, North 20°55'30" East, 25.00 feet;

Thence leaving said centerline, South 69°10'22" East, 25.00 feet to the southwest corner of said parcel;

Thence along the westerly line of said Parcel, North 20°55'30" East, 110.84 to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line, North 20°55'30" East, 9.11 feet to the northwest corner of said parcel;

Thence along the northerly line of said Parcel, South 69°10'22" East, 257.48 feet;

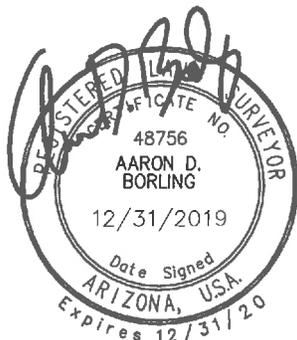
Thence continuing along said northerly line, South 20°49'38" West, 4.43 feet;

Thence leaving said northerly line, North 70°12'53" West, a distance of 257.54 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.04 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



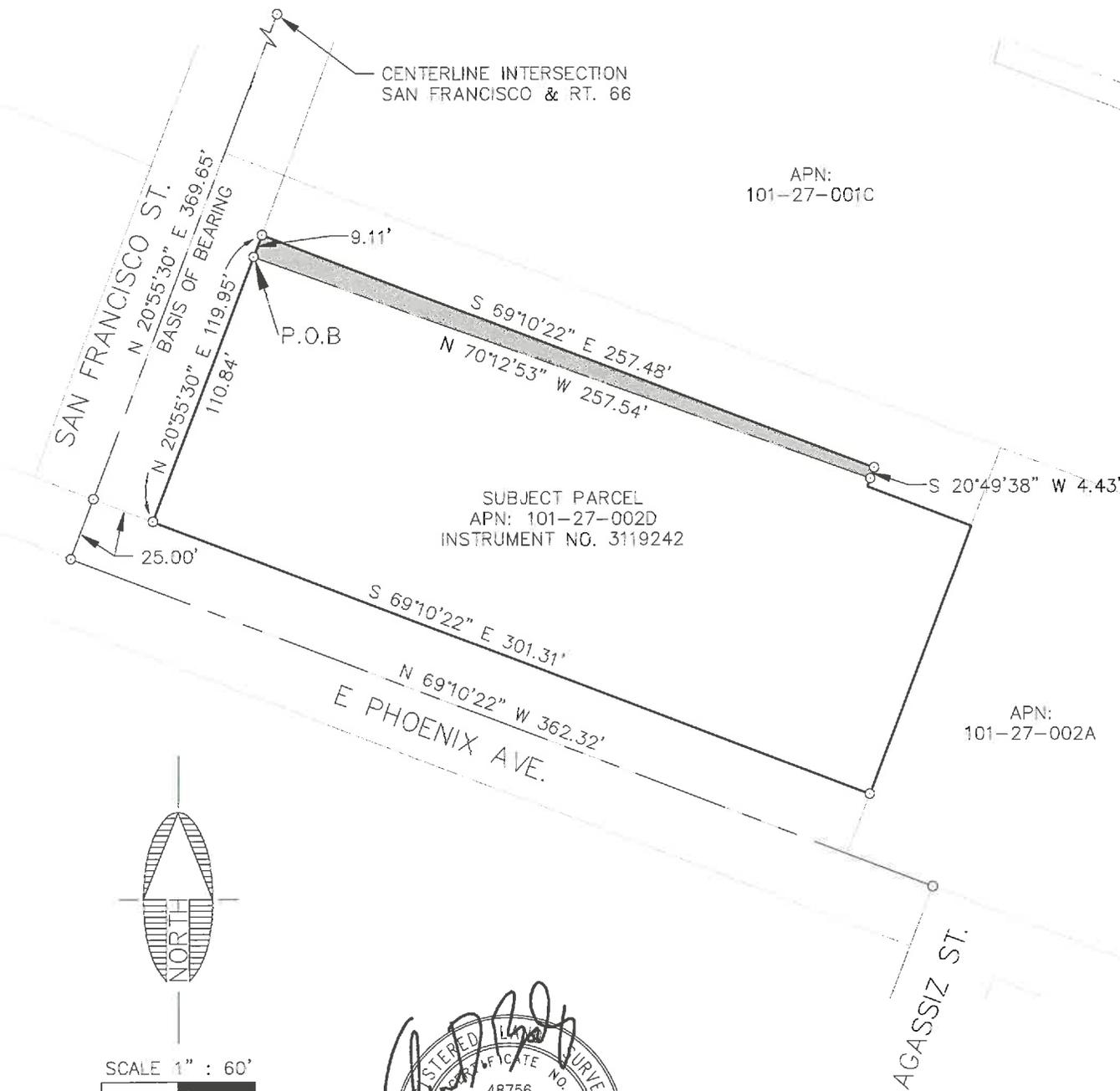
City File No.

Descriptive Title

PLOTTED: Jan 03, 2020--3:53pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

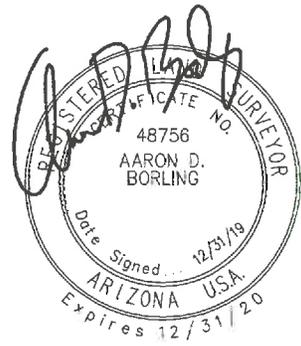
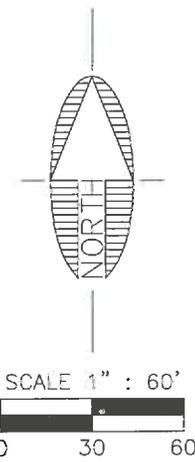
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



APN:
101-27-001C

SUBJECT PARCEL
APN: 101-27-002D
INSTRUMENT NO. 3119242

APN:
101-27-002A



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____



Shephard & Associates, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fox
www.swicz.com

JOB NO.	04473
DATE	DEC 2019
SCALE	1" = 60'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 101-27-002D

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET
2
OF 2

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 101-27-002D.DWG ABORLING

**CITY OF FLAGSTAFF
STAFF SUMMARY REPORT**

To: The Honorable Mayor and Council
From: Tiffany Antol, Planning Director
Co-Submitter: Rick Tadder, Management Services Director
Co-Submitter: Dan Folke
Date: 02/12/2020
Meeting Date: 02/18/2020



TITLE:

Public Hearing: On Land Use Assumptions and Infrastructure Improvement Plan in support of updated Public Safety Development (Impact Fees).

STAFF RECOMMENDED ACTION:

1. Hold Public Hearing
2. Provide notice to the public that April 7, 2020, is scheduled for Council's potential adoption of Land Use Assumptions and Infrastructure Improvement Plan

Executive Summary:

Arizona Revised Statute 9-463.05, allows a municipality to assess development fees to offset costs to the municipality associated with providing necessary public services to a development, including the costs of infrastructure, improvements, real property, engineering and architectural services, as well as, financing and professional services required for the preparation or revision of a development fee, including the required land use assumptions and infrastructure improvements plan. Municipalities are required to update their land use assumptions and infrastructure improvements plan at least every five years.

Development fees assessed by the City are required to result in a beneficial use to the development and may not exceed a proportionate share of the cost of necessary public services to the development. Development fees can only be used for public services identified in the adopted infrastructure improvements plan including construction, acquisition or expansion of public facilities. Development fees may not be used for repair, operation, or maintenance of existing or new public services or facility expansions.

Financial Impact:

Development Fees collected will be used to help fund capital improvements and equipment needed to provide police and fire services to new residential and non-residential projects.

Policy Impact:

The State of Arizona requires the City hold a public hearing on the Land Use Assumptions (LUA) and Infrastructure Improvement Plan (IIP), followed by a 30-day period to build consensus and incorporate changes prior to considering the adoption of the LUA and IIP.

Connection to Council Goal, Regional Plan, CAAP, and/or Strategic Plan:

Council Goals

Transportation and Other Public Infrastructure - Deliver quality community assets and continue to advocate and implement a highly performing multi-modal transportation system.

Flagstaff Regional Plan

Goal CD.1.Improve the City and County financial systems to provide for needed infrastructure development and rehabilitation, including maintenance and enhancement of existing infrastructure.

Policy CD.1.3. Analyze the feasibility of expanding development fees within the City of Flagstaff, which may enable future development to provide for adequate off-site improvements and facilities.

Policy CD.1.5. Require that new development pay for a fair and rough proportional share of public facilities, services, and infrastructure.

Team Flagstaff Strategic Plan

Foster a Resilient and Economically Prosperous City

- Enhance the organization's fiscal stability and resourcefulness

Has There Been Previous Council Decision on This:

The Flagstaff City Council first adopted Development Fees for Police and Fire in October 2008 and amended the program in 2011 and 2014 to be consistent with State law.

Options and Alternatives:

1. Hold the public hearing and direct staff to proceed with the Land Use Assumptions (LUA) and Infrastructure Improvement Plan (IIP) as presented.
2. Hold the public hearing and direct staff to make changes to the LU and IIP prior to the April 7, 2020 meeting
3. Hold the public hearing and discontinue the adoption of Public Safety Development Fees.

Background/History:

At the January 7, 2020, work session, City consultant TischlerBise provided an overview of the Draft Land Use Assumptions (LUA) and Infrastructure Improvement Plan (IIP). After receiving public input at the February 18, 2020, public hearing, Council may direct staff to make changes to the LUA and IIP or move forward as presented. After incorporating Council direction, staff will present the LU and IIP for adoption on April 7, 2020. Each should be considered as a separate item.

The Land Use Assumptions (LUA) are found in Appendix C (page 33) of the August 29, 2019, TischlerBise report. The LUA provides demographic estimates and development projections that are used to prepare the Infrastructure Improvement Plan and calculate development fees. Key land use assumptions for the City of Flagstaff development fee study are population, housing units, and employment projections. During the next 10 years, citywide development projections indicate an average increase of approximately 560 housing units per year and approximately 130,000 square feet of nonresidential floor area per year. The LUAs provide an analysis of single-family and multi-family residential units by bedroom size. The average person per household increases as the number of bedrooms increase, thus increasing the demand for services. This methodology provides a more accurate estimate of the demand generated by residential units.

The report also includes the methodology to develop Infrastructure Improvement Plans (IIP) for both Fire and Police services. Development fees for the necessary public services made necessary by new development must be based on the same level of service (LOS) provided to existing development in the service area. There are three basic methodologies used to calculate development fees. They examine the past, present, and future status of infrastructure. Reduced to its simplest terms, the process of calculating development fees involves two main steps: 1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development.

Fire fees will be used to fund facilities, apparatus, and communications equipment as well as the cost of preparing the Fire Facilities IIP and related Development Fee Report. Police fees will provide for facilities, vehicles, and communications equipment. The demand for specific services is summarized throughout the IIP and a schedule of Fire Facilities Development Fees (Figure F11, page 17) and for Police (Figure P11, page 28) are found in the report.

Key Considerations:

Development fees provide a base standard that all developers are aware of and can plan for as they look to propose developments in our community. Should development fees not be assessed, this same type of financial consideration will still need to be obtained; however, negotiations with each developer will occur separately which may result in an unequal burden depending on the timing of development.

Expanded Financial Considerations:

The study that is provided to calculate the Public Safety Development Fees covers a 10-year growth horizon. The development fees themselves, however, are updated every five years to assure the planning and needed services are either confirmed or are updated to match current community needs.

Community Benefits and Considerations:

Development fees assess new development for their fair share of the cost for the expanded network of services that will need to be provided.

Community Involvement:

Inform: The attached report was published on the City's website on December 2, 2019, and provide the public the information required by the State of Arizona. A public hearing notice was published in the Arizona Daily Sun on December 17, 2019.

Consult: The purpose of the public hearing is to receive public input on the land use report and infrastructure improvement plan. Staff has made presentations or provided additional information to the Chamber of Commerce, City of Flagstaff Housing Commission, the Northern Arizona Building Association, Northern Arizona Association of Realtors, and the City of Flagstaff Planning & Zoning Commission.

Expanded Options and Alternatives:

1. Hold the public hearing and direct staff to proceed with the LUA and IIP as presented.
2. Hold the public hearing and direct staff to make changes to the LUA and IIP prior to the April 7, 2020 meeting
3. Hold the public hearing and discontinue the adoption of Public Safety Development Fees.

Attachments: [Draft LUA and IIP](#)
 [Worksession PPT](#)
 [Public Hearing Notice](#)

Public Safety Development Fee Update Memo

DRAFT
**Land Use Assumptions,
Infrastructure Improvements Plan,
and Development Fee Report**

Prepared for:
Flagstaff, Arizona

August 29, 2019



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EXECUTIVE SUMMARY

The City of Flagstaff, Arizona, contracted with TischlerBise to document land use assumptions, prepare the Infrastructure Improvements Plan (hereinafter referred to as the “IIP”), and update development fees within the Flagstaff Development Fee Service Area pursuant to Arizona Revised Statutes (“ARS”) § 9-436.05 (hereafter referred to as the “Enabling Legislation”). Municipalities in Arizona may assess development fees to offset infrastructure costs to a municipality for necessary public services. The development fees must be based on an Infrastructure Improvements Plan and Land Use Assumptions. The IIP for each type of infrastructure is in the middle section of this document. The proposed development fees are displayed in the Development Fee Report in the next section.

Development fees are one-time payments used to construct system improvements needed to accommodate new development. The fee represents future development’s proportionate share of infrastructure costs. Development fees may be used for infrastructure improvements or debt service for growth related infrastructure. In contrast to general taxes, development fees may not be used for operations, maintenance, replacement, or correcting existing deficiencies. This update of Flagstaff’s Infrastructure Improvements Plan and associated update to its development fees includes the following necessary public services:

1. Fire Facilities
2. Police Facilities

This plan includes all necessary elements required to be in full compliance with SB 1525.

ARIZONA DEVELOPMENT FEE ENABLING LEGISLATION

The Enabling Legislation governs how development fees are calculated for municipalities in Arizona.

Necessary Public Services

Under the requirements of the Enabling Legislation, development fees may only be used for construction, acquisition or expansion of public facilities that are necessary public services. “Necessary public service” means any of the following categories of facilities that have a life expectancy of three or more years and that are owned and operated on behalf of the municipality: water, wastewater, storm water, library, street, fire, police, and parks and recreational. Additionally, a necessary public service includes any facility that was financed before June 1, 2011 and that meets the following requirements:

1. Development fees were pledged to repay debt service obligations related to the construction of the facility.
2. After August 1, 2014, any development fees collected are used solely for the payment of principal and interest on the portion of the bonds, notes, or other debt service obligations issued before June 1, 2011 to finance construction of the facility.

Infrastructure Improvements Plan

Development fees must be calculated pursuant to an IIP. For each necessary public service that is the subject of a development fee, by law, the IIP shall include the following seven elements:

1. A description of the existing necessary public services in the service area and the costs to update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.
2. An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.
3. A description of all or the parts of the necessary public services or facility expansions and their costs necessitated by and attributable to development in the service area based on the approved Land Use Assumptions, including a forecast of the costs of infrastructure, improvements, real property, financing, engineering and architectural services, which shall be prepared by qualified professionals licensed in this state, as applicable.
4. A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, and industrial.
5. The total number of projected service units necessitated by and attributable to new development in the service area based on the approved Land Use Assumptions and calculated pursuant to generally accepted engineering and planning criteria.
6. The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years.
7. A forecast of revenues generated by new service units other than development fees, which shall include estimated state-shared revenue, highway users revenue, federal revenue, ad valorem property taxes, construction contracting or similar excise taxes and the capital recovery portion of utility fees attributable to development based on the approved Land Use Assumptions and a plan to include these contributions in determining the extent of the burden imposed by the development.

Qualified Professionals

The IIP must be developed by qualified professionals using generally accepted engineering and planning practices. A qualified professional is defined as “a professional engineer, surveyor, financial analyst or planner providing services within the scope of the person’s license, education, or experience.” TischlerBise is a fiscal, economic, and planning consulting firm specializing in the cost of growth services. Our services include development fees, fiscal impact analysis, infrastructure financing analyses, user fee/cost of service studies, capital improvement plans, and fiscal software. TischlerBise has prepared over 800 development fee studies over the past 30 years for local governments across the United States.

Conceptual Development Fee Calculation

In contrast to project-level improvements, development fees fund growth-related infrastructure that will benefit multiple development projects, or the entire service area (usually referred to as system improvements). The first step is to determine an appropriate demand indicator for the particular type of infrastructure. The demand indicator measures the number of service units for each unit of development. For example, an appropriate indicator of the demand for parks is population growth and the increase in population can be estimated from the average number of persons per housing unit. The second step in the development fee formula is to determine infrastructure improvement units per service unit, typically called level-of-service (LOS) standards. In keeping with the park example, a common LOS standard is improved park acres per thousand people. The third step in the development fee formula is the cost of various infrastructure units. To complete the park example, this part of the formula would establish a cost per acre for land acquisition and/ or park improvements.

Evaluation of Credits/Offsets

Regardless of the methodology, a consideration of credits/offsets is integral to the development of a legally defensible development fee. There are two types of credits/offsets that should be addressed in development fee studies and ordinances. The first is a revenue credit/offset due to possible double payment situations, which could occur when other revenues may contribute to the capital costs of infrastructure covered by the development fee. This type of credit/offset is integrated into the fee calculation, thus reducing the fee amount. The second is a site-specific credit or developer reimbursement for dedication of land or construction of system improvements. This type of credit is addressed in the administration and implementation of the development fee program. For ease of administration, TischlerBise normally recommends developer reimbursements for system improvements.

DEVELOPMENT FEE REPORT

METHODOLOGY

Development fees for the necessary public services made necessary by new development must be based on the same level of service (“LOS”) provided to existing development in the service area. There are three basic methodologies used to calculate development fees. They examine the past, present, and future status of infrastructure. The objective of evaluating these different methodologies is to determine the best measure of the demand created by new development for additional infrastructure capacity. Each method has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating development fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of development fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss basic methods for calculating development fees and how those methods can be applied.

- **Cost Recovery** (past improvements) - The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.
- **Incremental Expansion** (concurrent improvements) - The incremental expansion method documents current LOS standards for each type of public facility, using both quantitative and qualitative measures. This approach assumes there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments to keep pace with development.
- **Plan-Based** (future improvements) - The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two basic options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

DEVELOPMENT FEE COMPONENTS

Figure 1 summarizes service areas, methodologies, and infrastructure cost components for each necessary public service. Appendix E includes a map of the service area.

Figure 1: Proposed Development Fee Service Areas, Methodologies, and Cost Components

Necessary Public Services	Service Area	Cost Recovery	Incremental Expansion	Plan-Based	Cost Allocation
Fire	Flagstaff	N/A	Facilities, Apparatus, Communications Equipment	Development Fee Report	Peak Population, Jobs
Police	Flagstaff	N/A	Facilities, Vehicles, Communications Equipment	Development Fee Report	Peak Population, Vehicle Trips

PROPOSED DEVELOPMENT FEES

Development fees for residential development will be assessed per dwelling unit, based on the type of unit and number of bedrooms. Nonresidential development fees will be assessed per square foot of floor area, based on the type of development. As directed by staff, the proposed development fee schedule varies residential fees based on the number of bedrooms. For nonresidential development, the proposed development fee schedule includes three additional development types: hotel, nursing home, and assisted living.

Fees shown below represent the maximum allowable fees. Flagstaff may adopt fees that are less than the amounts shown; however, a reduction in development fee revenue will necessitate an increase in other revenues, a decrease in planned capital improvements and/or a decrease in Flagstaff’s LOS standards. All costs in the Development Fee Report are in current dollars with no assumed inflation rate over time. If cost estimates change significantly over time, development fees should be recalibrated.

Figure 2: Proposed Development Fees

Residential Development	Fees per Unit		
Development Type	Fire	Police	Total
Single-Family Units			
0-1 Bedrooms	\$778	\$385	\$1,163
2 Bedrooms	\$892	\$442	\$1,334
3 Bedrooms	\$1,071	\$531	\$1,602
4+ Bedrooms	\$1,357	\$672	\$2,029
Multi-Family Units			
0-1 Bedrooms	\$643	\$319	\$962
2 Bedrooms	\$896	\$444	\$1,340
3+ Bedrooms	\$1,352	\$670	\$2,022

Nonresidential Development	Fees per Square Foot		
Development Type	Fire	Police	Total
Industrial / Flex	\$0.40	\$0.10	\$0.50
Commercial / Retail	\$0.81	\$0.78	\$1.59
Office / Institutional	\$1.03	\$0.30	\$1.33
Hotel (per room)	\$202	\$263	\$465
Nursing Home (per bed)	\$364	\$96	\$460
Assisted Living (per bed)	\$212	\$82	\$294

CURRENT DEVELOPMENT FEES

Flagstaff currently charges development fees to residential development based on the type of unit: single family or multi-family. For nonresidential development, Flagstaff currently charges development fees based on three development types: industrial / flex, commercial / retail, and office / institutional. Shown below, Figure 3 includes current development fees.

Figure 3: Current Development Fees

Residential Development	Fees per Unit		
Development Type	Fire	Police	Total
Single Family	\$366	\$182	\$548
Multi-Family	\$342	\$170	\$512

Nonresidential Development	Fees per Square Foot		
Development Type	Fire	Police	Total
Industrial Flex	\$0.08	\$0.03	\$0.11
Commercial	\$0.59	\$0.29	\$0.88
Office	\$0.23	\$0.11	\$0.34

DIFFERENCE BETWEEN PROPOSED AND CURRENT DEVELOPMENT FEES

The differences between the proposed and current development fees are displayed below in Figure 4.

Figure 4: Difference Between Proposed and Current Development Fees

Residential Development	Fees per Unit		
Development Type	Fire	Police	Total
Single-Family Units			
0-1 Bedrooms	\$412	\$203	\$615
2 Bedrooms	\$526	\$260	\$786
3 Bedrooms	\$705	\$349	\$1,054
4+ Bedrooms	\$991	\$490	\$1,481
Multi-Family Units			
0-1 Bedrooms	\$301	\$149	\$450
2 Bedrooms	\$554	\$274	\$828
3+ Bedrooms	\$1,010	\$500	\$1,510

Nonresidential Development	Fees per Square Foot		
Development Type	Fire	Police	Total
Industrial / Flex	\$0.32	\$0.07	\$0.39
Commercial / Retail	\$0.22	\$0.49	\$0.71
Office / Institutional	\$0.80	\$0.19	\$0.99
Hotel (per room)	N/A	N/A	N/A
Nursing Home (per bed)	N/A	N/A	N/A
Assisted Living (per bed)	N/A	N/A	N/A

FIRE FACILITIES IIP

ARS § 9-463.05 (T)(7)(f) defines the facilities and assets that can be included in the Fire Facilities IIP:

“Fire and police facilities, including all appurtenances, equipment and vehicles. Fire and police facilities do not include a facility or portion of a facility that is used to replace services that were once provided elsewhere in the municipality, vehicles and equipment used to provide administrative services, helicopters or airplanes or a facility that is used for training police and firefighters from more than one station or substation.”

The Fire Facilities IIP includes components for facilities, apparatus, communications equipment, and the cost of preparing the Fire Facilities IIP and related Development Fee Report. The incremental expansion methodology is used for facilities, apparatus, and communications equipment. A plan-based methodology is used for the Development Fee Report.

Service Area

Flagstaff’s Fire Department strives to provide a uniform response time citywide, and its fire stations operate as an integrated network. The service area for the Fire Facilities IIP is citywide.

Proportionate Share

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The Fire Facilities IIP and development fees are assessed on both residential and nonresidential development based on functional population shown in Figure F1. Based on 2015 functional population data, residential development accounts for approximately 67 percent of functional population and nonresidential development is responsible for the remaining 33 percent.

Figure F1: Proportionate Share

Demand Units in 2015				
Residential			Demand Hours/Day	Person Hours
Population	59,640	↘		
Residents Not Working	29,181		20	583,628
Employed Residents	30,459	↘		
Employed in Flagstaff		19,842	14	277,788
Employed outside Flagstaff		10,617	14	148,638
		Residential Subtotal		1,010,054
		Residential Share		67%
Nonresidential				
Non-working Residents	29,181		4	116,726
Jobs Located in Flagstaff	37,109	↘		
Residents Employed in Flagstaff		19,842	10	198,420
Non-Resident Workers (inflow commuters)		17,267	10	172,670
		Nonresidential Subtotal		487,816
		Nonresidential Share		33%
		Total		1,497,870

Source: U.S. Census Bureau, OnTheMap 6.1.1 Application and LEHD Origin-Destination Employment Statistics.

RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT

ARS § 9-463.05(E)(4) requires:

“A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial.”

Figure F2 displays the demand indicators for residential and nonresidential land uses. For residential development, the table displays persons per household based on unit type and number of bedrooms. For nonresidential development, the table displays the number of jobs per thousand square feet of floor area.

Figure F2: Ratio of Service Unit to Development Unit

Development Type	Persons per Household ¹
Single Family	
0-1 Bedrooms	1.91
2 Bedrooms	2.19
3 Bedrooms	2.63
4+ Bedrooms	3.33
Multi-Family	
0-1 Bedrooms	1.58
2 Bedrooms	2.20
3+ Bedrooms	3.32

Development Type	Jobs per 1,000 Sq Ft ¹
Industrial / Flex	1.16
Commercial / Retail	2.34
Office / Institutional	2.97
Hotel (per room)	0.58
Nursing Home (per bed)	1.05
Assisted Living (per bed)	0.61

1. See Land Use Assumptions

ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES

ARS § 9-463.05(E)(1) requires:

“A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.”

ARS § 9-463.05(E)(2) requires:

“An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.”

Facilities – Incremental Expansion

The City of Flagstaff plans to expand its current inventory of fire facilities to serve future development. Shown below in Figure F3, Flagstaff’s existing fire facilities include 55,500 square feet. Functional population provides the proportionate share of demand for fire facilities from residential and nonresidential development. Flagstaff’s existing level of service for residential development is 0.4909 square feet per person (55,500 square feet X 67 percent residential share / 75,756 persons). The nonresidential level of service is 0.4146 square feet per job (55,500 square feet X 33 percent nonresidential share / 44,172 jobs).

Based on estimates provided by Flagstaff’s Fire Department, construction of a 10,000-square-foot fire station will cost \$4.635 million and land acquisition will cost \$500,000 for approximately two acres – this results in a facility cost of \$514 per square foot. The cost is \$252.05 per person (0.4909 square feet per person X \$514 per square foot) and \$212.91 per job (0.4146 square feet per job X \$514 per square foot).

Figure F3: Existing Facilities Level of Service

Description	Square Feet
Station 1	8,000
Station 2	10,000
Station 3	10,000
Station 4	6,500
Station 5	8,000
Station 6	8,000
Wildfire Crew Station	2,000
Administrative Offices	3,000
Total	55,500

Cost Allocation Factors	
Planned Station Cost	\$5,135,000
Planned Station Square Feet	10,000
Cost per Square Foot	\$514

Level-of-Service (LOS) Standards	
Existing Square Feet	55,500
Residential	
Residential Share	67%
2019 Peak Population	75,756
Square Feet per Person	0.4909
Cost per Person	\$252.05
Nonresidential	
Nonresidential Share	33%
2019 Jobs	44,172
Square Feet per Job	0.4146
Cost per Job	\$212.91

Source: Flagstaff Fire Department

Apparatus – Incremental Expansion

Development fees will be used to expand Flagstaff’s fleet of fire apparatus. The current inventory includes 42 units with a total replacement cost of \$15,736,000 – the average cost per unit is \$374,667. Flagstaff’s existing LOS for residential development is 0.0004 units per person (42 units X 67 percent residential share / 75,756 persons). The nonresidential level of service is 0.0003 units per job (42 units X 33 percent nonresidential share / 44,172 jobs). The cost is \$139.17 per person (0.0004 units per person X \$374,667 per unit) and \$117.56 per job (0.0003 units per job X \$374,667 per unit).

Figure F4: Existing Apparatus Level of Service

Description	Units	Unit Cost ¹	Replacement Cost
3/4-Ton 4x4 Truck (WFM)	3	\$90,000	\$270,000
3/4-Ton 4x4 Truck (RTC)	2	\$80,000	\$160,000
Aerial Truck (Quint Ladder)	2	\$1,345,000	\$2,690,000
4x4 SUV-Tahoe (BC/DC)	3	\$62,500	\$187,500
Rescue Vehicle	2	\$300,000	\$600,000
Engine Type 6	4	\$210,000	\$840,000
1/2-Ton 2WD Truck	1	\$30,000	\$30,000
Engine Type 1	8	\$780,000	\$6,240,000
4x4 SUV CRR	7	\$47,500	\$332,500
1-Ton 4x4 Rescue Truck	1	\$90,000	\$90,000
Engine Type 3	3	\$430,000	\$1,290,000
Water Tender Type 2	2	\$415,000	\$830,000
HAZMAT Truck	1	\$675,000	\$675,000
Heavy Rescue	1	\$925,000	\$925,000
UTV	2	\$18,000	\$36,000
SCBA Packs/Bottles ²			\$540,000
Total	42	\$374,667	\$15,736,000

1. Includes the cost of equipment
2. Includes 90 SCBA packs/bottles with cost allocated to all apparatus

Cost Allocation Factors	
Average Cost per Unit	\$374,667

Level-of-Service (LOS) Standards	
Existing Units	42
Residential	
Residential Share	67%
2019 Peak Population	75,756
Units per Person	0.0004
Cost per Person	\$139.17
Nonresidential	
Nonresidential Share	33%
2019 Jobs	44,172
Units per Job	0.0003
Cost per Job	\$117.56

Source: Flagstaff Fire Department

Communications Equipment – Incremental Expansion

Flagstaff will use development fees to expand its inventory of communications equipment. The current inventory includes 235 units with a total replacement cost of \$1,587,500. The average cost for communications equipment is \$6,755 per unit.

As previously discussed, functional population is used to allocate the proportionate share of demand to residential and nonresidential development. Flagstaff’s existing LOS for residential development is 0.0021 units per person (235 units X 67 percent residential share / 75,756 persons). The nonresidential level of service is 0.0018 units per job (235 units X 33 percent nonresidential share / 44,172 jobs). The cost is \$14.04 per person (0.0021 units per person X \$6,755 per unit) and \$11.86 per job (0.0018 units per job X \$6,755 per unit).

Figure F5: Existing Communications Equipment Level of Service

Description	Units	Unit Cost	Replacement Cost
Portable Radios 800mhz	100	\$8,000	\$800,000
Wildland VHF Radios	60	\$2,500	\$150,000
Mobile Radios 800mhz/VHF	75	\$8,500	\$637,500
Total	235	\$6,755	\$1,587,500

Cost Allocation Factors	
Average Cost per Unit	\$6,755

Level-of-Service (LOS) Standards	
Existing Units	235
Residential	
Residential Share	67%
2019 Peak Population	75,756
Units per Person	0.0021
Cost per Person	\$14.04
Nonresidential	
Nonresidential Share	33%
2019 Jobs	44,172
Units per Job	0.0018
Cost per Job	\$11.86

Source: Flagstaff Fire Department

IIP and Development Fee Report – Plan-Based

The cost to prepare the Fire Facilities IIP and development fees totals \$22,500. Flagstaff plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of new residential and nonresidential development from the *Land Use Assumptions* document, the cost is \$2.25 per person and \$4.54 per job.

Figure F6: IIP and Development Fee Report

Necessary Public Service	Cost	Proportionate Share		Demand Unit	5-Year Increase	Cost per Demand Unit
Fire	\$22,500	Residential	67%	Peak Population	6,706	\$2.25
		Nonresidential	33%	Jobs	1,635	\$4.54
Police	\$22,250	Residential	66%	Peak Population	6,706	\$2.19
		Nonresidential	34%	Vehicle Trips	5,854	\$1.29
Total	\$44,750					

FIRE FACILITIES INFRASTRUCTURE IMPROVEMENTS PLAN

The Flagstaff Fire Department identified necessary public services that are eligible for Fire Facilities development fees. These improvements, shown in Figure F7, total \$13,295,000 and a portion of this total can be funded with development fees.

Figure F7: Fire Facilities Infrastructure Improvements Plan

Description	Units	Total Cost
Fire Station 7 - Building & Equipment	10,000 sq ft	\$4,635,000
Fire Station 7 - Land	2 acres	\$500,000
Fire Station 8 - Building & Equipment	10,000 sq ft	\$4,635,000
Fire Station 8 - Land	2 acres	\$500,000
Type 1 Engine ¹	1	\$780,000
Quint ¹	1	\$1,345,000
Rescue ¹	1	\$300,000
Type 3 Engine ¹	1	\$430,000
SCBAs (Quint, Engine, Rescue)	10	\$60,000
Type 1 Engine Radios	5	\$35,000
Quint Radios	5	\$35,000
Rescue Radios	5	\$40,000
Total		\$13,295,000

Source: Flagstaff Fire Department

1. Includes equipment

PROJECTED DEMAND FOR SERVICES AND COSTS

ARS § 9-463.05(E)(5) requires:

“The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria.”

ARS § 9-463.05(E)(6) requires:

“The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years.”

Facilities

Shown in Figure F8, Flagstaff’s peak population is projected to increase by 13,412 persons by 2029, and employment is projected to increase by 3,270 jobs during the same period. Using the 2019 LOS, future residential development will demand 6,584 additional square feet of fire facilities (13,412 additional persons X 0.4909 square feet per person), and future nonresidential development will demand 1,356 additional square feet of fire facilities (3,270 additional jobs X 0.4146 square feet per job). Based on demand for 7,939 square feet of new fire facilities and an average cost of \$514 per square foot, the growth-related expenditure on facilities is \$4,076,760.

Figure F8: Projected Demand for Facilities

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq. Ft.
Facilities	0.4909 Square Feet	per Person	\$514
	0.4146 Square Feet	per Job	

Demand for Facilities					
Year	Peak Population	Jobs	Residential	Nonresidential	Total
2019	75,756	44,172	37,185	18,315	55,500
2020	77,097	44,499	37,843	18,451	56,294
2021	78,438	44,826	38,502	18,586	57,088
2022	79,780	45,153	39,160	18,722	57,882
2023	81,121	45,480	39,818	18,857	58,676
2024	82,462	45,807	40,477	18,993	59,470
2025	83,803	46,134	41,135	19,128	60,263
2026	85,145	46,461	41,793	19,264	61,057
2027	86,486	46,788	42,452	19,400	61,851
2028	87,827	47,115	43,110	19,535	62,645
2029	89,168	47,441	43,769	19,671	63,439
10-Yr Increase	13,412	3,270	6,584	1,356	7,939

Growth-Related Expenditures	\$3,380,637	\$696,124	\$4,076,760
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Apparatus

Shown in Figure F9, peak population is projected to increase by 13,412 persons citywide by 2029, and citywide employment is projected to increase by 3,270 jobs during the same period. Using the 2019 LOS, future residential development generates demand for five additional apparatus (0.0004 units per person X 13,412 additional persons), and future nonresidential development generates demand for one additional apparatus (0.0003 units per job X 3,270 additional jobs). The 10-year demand for additional apparatus equals six units at a cost of \$2,251,747.

Figure F9: Projected Demand for Apparatus

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Apparatus	0.0004 Units	per Person	\$374,667
	0.0003 Units	per Job	

Demand for Apparatus					
Year	Peak Population	Jobs	Residential	Nonresidential	Total
2019	75,756	44,172	28.1	13.9	42.0
2020	77,097	44,499	28.6	14.0	42.6
2021	78,438	44,826	29.1	14.1	43.2
2022	79,780	45,153	29.6	14.2	43.8
2023	81,121	45,480	30.1	14.3	44.4
2024	82,462	45,807	30.6	14.4	45.0
2025	83,803	46,134	31.1	14.5	45.6
2026	85,145	46,461	31.6	14.6	46.2
2027	86,486	46,788	32.1	14.7	46.8
2028	87,827	47,115	32.6	14.8	47.4
2029	89,168	47,441	33.1	14.9	48.0
10-Yr Increase	13,412	3,270	5.0	1.0	6.0

Growth-Related Expenditures	\$1,865,840	\$385,907	\$2,251,747
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Communications Equipment

Shown in Figure F10, peak population is projected to increase by 13,412 persons citywide by 2029, and citywide employment is projected to increase by 3,270 jobs during the same period. Using the 2019 LOS, future residential development generates demand for 27.9 additional units (0.0021 units per person X 13,412 additional persons), and future nonresidential development generates demand for 5.7 additional units (0.0018 units per job X 3,270 additional jobs). The 10-year demand for additional communications equipment equals 33.6 units at a cost of \$227,114.

Figure F10: Projected Demand for Communications Equipment

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Communications Equipment	0.0021 Units	per Person	\$6,755
	0.0018 Units	per Job	

Demand for Communications Equipment					
Year	Peak Population	Jobs	Residential	Nonresidential	Total
2019	75,756	44,172	157.5	77.6	235.0
2020	77,097	44,499	160.2	78.1	238.4
2021	78,438	44,826	163.0	78.7	241.7
2022	79,780	45,153	165.8	79.3	245.1
2023	81,121	45,480	168.6	79.8	248.4
2024	82,462	45,807	171.4	80.4	251.8
2025	83,803	46,134	174.2	81.0	255.2
2026	85,145	46,461	177.0	81.6	258.5
2027	86,486	46,788	179.8	82.1	261.9
2028	87,827	47,115	182.5	82.7	265.3
2029	89,168	47,441	185.3	83.3	268.6
10-Yr Increase	13,412	3,270	27.9	5.7	33.6

Growth-Related Expenditures	\$188,338	\$38,776	\$227,114
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FIRE FACILITIES DEVELOPMENT FEES

Infrastructure components and cost factors for Fire Facilities are summarized in the upper portion of Figure F11. The cost per service unit for Fire Facilities is \$407.51 per person and \$346.87 per job.

Fire Facilities development fees for residential development are assessed according to the number of persons per household, based on unit type and number of bedrooms. For a single-family unit with three bedrooms, the fee of \$1,071 is calculated using a cost per service unit of \$407.51 per person multiplied by a demand unit of 2.63 persons per household.

Nonresidential development fees are calculated using jobs as the service unit. The fee of \$0.81 per square foot of commercial development is derived from a cost per service unit of \$346.87 per job, multiplied by a demand unit of 2.34 jobs per 1,000 square feet, divided by 1,000.

Figure F11: Schedule of Fire Facilities Development Fees

Fee Component	Cost per Person	Cost per Job
Facilities	\$252.05	\$212.91
Apparatus	\$139.17	\$117.56
Communications Equipment	\$14.04	\$11.86
Development Fee Report	\$2.25	\$4.54
Total	\$407.51	\$346.87

Residential Development	Fees per Unit			
Development Type	Persons per Household ¹	Proposed Fees	Current Fees	Change
Single-Family Units				
0-1 Bedrooms	1.91	\$778	\$366	\$412
2 Bedrooms	2.19	\$892	\$366	\$526
3 Bedrooms	2.63	\$1,071	\$366	\$705
4+ Bedrooms	3.33	\$1,357	\$366	\$991
Multi-Family Units				
0-1 Bedrooms	1.58	\$643	\$342	\$301
2 Bedrooms	2.20	\$896	\$342	\$554
3+ Bedrooms	3.32	\$1,352	\$342	\$1,010

Nonresidential Development	Fees per Square Foot			
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Change
Industrial / Flex	1.16	\$0.40	\$0.08	\$0.32
Commercial / Retail	2.34	\$0.81	\$0.59	\$0.22
Office / Institutional	2.97	\$1.03	\$0.23	\$0.80
Hotel (per room)	0.58	\$202	N/A	N/A
Nursing Home (per bed)	1.05	\$364	N/A	N/A
Assisted Living (per bed)	0.61	\$212	N/A	N/A

1. See Land Use Assumptions

FIRE FACILITIES DEVELOPMENT FEE REVENUE

A revenue credit/offset is not necessary for Fire Facilities development fees, because costs generated by projected development exceed revenues generated by projected development. Appendix A contains the forecast of revenues required by Arizona’s Enabling Legislation (ARS § 9-463.05(E)(7)).

Projected fee revenue shown in Figure F12 is based on the development projections in the *Land Use Assumptions* document and the updated Fire Facilities development fees. If development occurs faster than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Projected development fee revenue is \$6,578,077 over the next 10 years, and the projected growth-related cost of fire infrastructure is \$6,578,121.

Figure F12: Projected Fire Facilities Development Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Facilities	\$4,076,760	\$0	\$4,076,760
Apparatus	\$2,251,747	\$0	\$2,251,747
Communications Equipment	\$227,114	\$0	\$227,114
Development Fee Report	\$22,500	\$0	\$22,500
Total	\$6,578,121	\$0	\$6,578,121

		Single Family \$1,083 per unit	Multi-Family \$868 per unit	Ind / Flex \$0.40 per Sq Ft	Comm / Retail \$0.81 per Sq Ft	Office / Inst \$1.03 per Sq Ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF
Base	2019	14,441	12,565	4,987	7,360	5,344
Year 1	2020	14,705	12,865	4,992	7,434	5,394
Year 2	2021	14,969	13,165	4,997	7,508	5,444
Year 3	2022	15,233	13,465	5,002	7,582	5,494
Year 4	2023	15,497	13,765	5,007	7,655	5,544
Year 5	2024	15,761	14,065	5,012	7,729	5,594
Year 6	2025	16,025	14,365	5,017	7,803	5,644
Year 7	2026	16,289	14,665	5,022	7,877	5,694
Year 8	2027	16,553	14,965	5,027	7,950	5,744
Year 9	2028	16,817	15,265	5,032	8,024	5,794
Year 10	2029	17,081	15,565	5,037	8,098	5,844
10-Year Increase		2,640	3,000	50	737	500
Projected Revenue		\$2,853,830	\$2,596,829	\$20,113	\$595,457	\$511,847

Projected Fee Revenue	\$6,578,077
Total Expenditures	\$6,578,121

POLICE FACILITIES IIP

ARS § 9-463.05 (T)(7)(f) defines the facilities and assets that can be included in the Police Facilities IIP:

“Fire and police facilities, including all appurtenances, equipment and vehicles. Fire and police facilities do not include a facility or portion of a facility that is used to replace services that were once provided elsewhere in the municipality, vehicles and equipment used to provide administrative services, helicopters or airplanes or a facility that is used for training firefighters or officers from more than one station or substation.”

The Police Facilities IIP includes components for facilities, vehicles, communications equipment, and the cost of preparing the Police Facilities IIP and related Development Fee Report. The incremental expansion methodology, based on the current level of service, is used for facilities, vehicles, and communications equipment. A plan-based methodology is used for the Development Fee Report.

Service Area

Flagstaff’s Police Department strives to provide a uniform response time citywide. The service area for the Police Facilities IIP is citywide.

Proportionate Share

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The Police Facilities IIP and development fees are assessed on both residential and nonresidential development based calls for service shown in Figure P1. Based on 2015-2018 calls for service data, residential development accounts for approximately 66 percent of demand for police services and nonresidential development is responsible for the remaining 34 percent.

Figure P1: Proportionate Share

Year	Residential	Nonresidential
2015	63%	37%
2016	72%	28%
2017	65%	35%
2018	64%	36%
Average	66%	34%

Source: Flagstaff Police Department

RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT

ARS § 9-463.05(E)(4) requires:

“A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial.”

Figure P2 displays the demand indicators for residential and nonresidential land uses. For residential development, the table displays the persons per household based on unit type and number of bedrooms. For nonresidential development, the table displays the number of vehicle trips generated per thousand square feet of floor area.

Figure P2: Ratio of Service Unit to Development Unit

Development Type	Persons per Household ¹
Single Family	
0-1 Bedrooms	1.91
2 Bedrooms	2.19
3 Bedrooms	2.63
4+ Bedrooms	3.33
Multi-Family	
0-1 Bedrooms	1.58
2 Bedrooms	2.20
3+ Bedrooms	3.32

Development Type	AWVTE per 1,000 Sq Ft ¹	Trip Adjustment	AWVT per 1,000 Sq Ft ¹
Industrial / Flex	3.37	50%	1.69
Commercial / Retail	37.75	33%	12.46
Office / Institutional	9.74	50%	4.87
Hotel (per room)	8.36	50%	4.18
Nursing Home (per bed)	3.06	50%	1.53
Assisted Living (per bed)	2.60	50%	1.30

1. See Land Use Assumptions

ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES

ARS § 9-463.05(E)(1) requires:

“A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.”

ARS § 9-463.05(E)(2) requires:

“An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.”

Facilities – Incremental Expansion

Flagstaff plans to use development fees to expand its current inventory of police facilities. Shown below in Figure P3, Flagstaff’s existing police facilities include 43,172 square feet.

Calls for service provide the proportionate share of demand for police facilities from residential and nonresidential development. Flagstaff’s existing level of service for residential development is 0.3761 square feet per person (43,172 square feet X 66 percent residential share / 75,756 persons). The nonresidential level of service is 0.1164 square feet per vehicle trip (43,172 square feet X 34 percent / 126,120 vehicle trips). Using estimates for the planned LEAF expansion, the cost is \$375 per square foot (\$3,000,000 / 8,000 square feet). The cost is \$141.05 per person (0.3272 square feet per person X \$375 per square foot) and \$43.64 per vehicle trip (0.1323 square feet per vehicle trip X \$375 per square foot).

Figure P3: Existing Facilities Level of Service

Description	Square Feet
LEAF Facility	31,148
Commerce Warehouse	9,000
Southside Substation	64
Sunnyside Substation	400
Pod Storage	2,560
Total	43,172

Cost Allocation Factors	
Cost per Square Foot	\$375

Level-of-Service (LOS) Standards	
Existing Square Feet	43,172
Residential	
Residential Share	66%
2019 Peak Population	75,756
Square Feet per Person	0.3761
Cost per Person	\$141.05
Nonresidential	
Nonresidential Share	34%
2019 Vehicle Trips	126,120
Square Feet per Vehicle Trip	0.1164
Cost per Vehicle Trip	\$43.64

Source: Flagstaff Police Department

Vehicles – Incremental Expansion

Development fees will be used to expand Flagstaff’s inventory of police vehicles. Figure P4 lists the current vehicles used by Flagstaff’s Police Department – 91 units with a replacement cost of \$4,491,898, or \$49,362 per unit. Calls for service are used to allocate the proportionate share of demand to residential and nonresidential development. The level of service for residential development is 0.0008 units per person (91 units X 66 percent residential share / 75,756 persons). The nonresidential level of service is 0.0002 units per vehicle trip (91 units X 34 percent nonresidential share / 126,120 vehicle trips). The cost is \$39.13 per person (\$49,362 per unit X 0.0008 units per person) and \$12.11 per vehicle trip (\$49,362 per unit X 0.0002 units per vehicle trip).

Figure P4: Existing Vehicles Level of Service

Description	Units	Unit Cost ¹	Replacement Cost
Patrol Sedans	42	\$60,000	\$2,520,000
Patrol Motorcycles	6	\$35,000	\$210,000
Patrol Motorcycle Trainer	3	\$11,480	\$34,440
Patrol Truck 4X4	1	\$28,594	\$28,594
Prisoner Transport Van	1	\$44,220	\$44,220
Patrol Surveillance Van	1	\$40,000	\$40,000
Bomb Squad Vehicle	1	\$176,028	\$176,028
Bomb Squad Trailer	1	\$85,038	\$85,038
SWAT Armored Vehicle	1	\$295,000	\$295,000
DUI Van	1	\$60,377	\$60,377
Radar/Sign Board Trailer	3	\$25,511	\$76,533
Full Service Sedan	23	\$29,000	\$667,000
Street Crimes Task Force Vehicle	4	\$36,779	\$147,116
Utility Trailer	1	\$3,720	\$3,720
Animal Control Truck 4X4	2	\$51,916	\$103,832
Total	91	\$49,362	\$4,491,898

1. Includes the cost of equipment

Cost Allocation Factors	
Average Cost per Unit	\$49,362

Level-of-Service (LOS) Standards	
Existing Units	91
Residential	
Residential Share	66%
2019 Peak Population	75,756
Units per Person	0.0008
Cost per Person	\$39.13
Nonresidential	
Nonresidential Share	34%
2019 Vehicle Trips	126,120
Units per Vehicle Trip	0.0002
Cost per Vehicle Trip	\$12.11

Source: Flagstaff Police Department

Communications Equipment – Incremental Expansion

Flagstaff will use development fees to expand its inventory of communications equipment. The current inventory includes 247 units with a total replacement cost of \$2,257,500. The average cost for communications equipment is \$9,140 per unit.

Calls for service are used to allocate the proportionate share of demand to residential and nonresidential development. Flagstaff’s existing level of service for residential development is 0.0022 units per person (247 units X 66 percent residential share / 75,756 persons). The nonresidential level of service is 0.0007 units per vehicle trip (247 units X 34 percent nonresidential share / 126,120 vehicle trips). The cost is \$19.67 per person (\$9,140 per unit X 0.0022 units per person) and \$6.09 per vehicle trip (\$9,140 per unit X 0.0007 units per vehicle trip).

Figure P5: Existing Communications Equipment Level of Service

Description	Units	Unit Cost	Replacement Cost
Portable Radios 800mhz	154	\$8,000	\$1,232,000
Mobile Radios 800mhz/VHF	83	\$8,500	\$705,500
Dispatch Consoles	10	\$32,000	\$320,000
Total	247	\$9,140	\$2,257,500

Cost Allocation Factors	
Average Cost per Unit	\$9,140

Level-of-Service (LOS) Standards	
Existing Units	247
Residential	
Residential Share	66%
2019 Peak Population	75,756
Units per Person	0.0022
Cost per Person	\$19.67
Nonresidential	
Nonresidential Share	34%
2019 Vehicle Trips	126,120
Units per Vehicle Trip	0.0007
Cost per Vehicle Trip	\$6.09

Source: Flagstaff Police Department

Development Fee Report – Plan-Based

The cost to prepare the Police Facilities IIP and related Development Fee Report totals \$22,250. Flagstaff plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of new residential and nonresidential development from the *Land Use Assumptions* document, the cost is \$2.19 per person and \$1.29 per vehicle trip.

Figure P6: IIP and Development Fee Report

Necessary Public Service	Cost	Proportionate Share		Demand Unit	5-Year Increase	Cost per Demand Unit
Fire	\$22,500	Residential	67%	Peak Population	6,706	\$2.25
		Nonresidential	33%	Jobs	1,635	\$4.54
Police	\$22,250	Residential	66%	Peak Population	6,706	\$2.19
		Nonresidential	34%	Vehicle Trips	5,854	\$1.29
Total	\$44,750					

POLICE FACILITIES INFRASTRUCTURE IMPROVEMENTS PLAN

The Flagstaff Police Department identified necessary public services that are eligible for Police Facilities development fees. These improvements, shown in Figure P7, total \$7,540,000 and a portion of this total can be funded with development fees.

Figure P7: Police Facilities Infrastructure Improvements Plan

Description	Units	Total Cost
Metal Building on Commerce Site		\$3,000,000
Dispatch Expansion		\$600,000
LEAF Expansion		\$3,000,000
Patrol Vehicles	10	\$600,000
Patrol Motorcycles	4	\$140,000
Portable Radios 800mhz	25	\$200,000
Mobile Radios 800mhz/VHF	10	\$85,000
Dispatch Consoles	2	\$64,000
Total		\$7,540,000

Source: Flagstaff Police Department

PROJECTED DEMAND FOR SERVICES AND COSTS

ARS § 9-463.05(E)(5) requires:

“The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria.”

ARS § 9-463.05(E)(6) requires:

“The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years.”

Facilities

Over the next 10 years, Flagstaff’s peak population is projected to increase by 13,412 persons and nonresidential vehicle trips are projected to increase by 11,707. Using the 2019 LOS standards shown at the top of Figure P8, future residential development generates demand for 5,045 additional square feet of police facilities (0.3761 square feet per person X 13,412 additional persons), and future nonresidential development generates demand for 1,363 additional square feet of police facilities (0.1164 square feet per vehicle trip X 11,707 additional vehicle trips). The 10-year demand for additional police facilities equals 6,407 square feet at a cost of \$2,407,719.

Figure P8: Projected Demand for Facilities

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq. Ft.
Facilities	0.3761 Square Feet	per Person	\$375
	0.1164 Square Feet	per Vehicle Trip	

Demand for Facilities					
Year	Peak Population	Vehicle Trips	Residential	Nonresidential	Total
2019	75,756	126,120	28,494	14,678	43,172
2020	77,097	127,290	28,998	14,815	43,813
2021	78,438	128,461	29,502	14,951	44,453
2022	79,780	129,632	30,007	15,087	45,094
2023	81,121	130,803	30,511	15,223	45,735
2024	82,462	131,973	31,016	15,360	46,376
2025	83,803	133,144	31,520	15,496	47,016
2026	85,145	134,315	32,025	15,632	47,657
2027	86,486	135,485	32,529	15,769	48,298
2028	87,827	136,656	33,034	15,905	48,939
2029	89,168	137,827	33,538	16,041	49,579
10-Yr Increase	13,412	11,707	5,045	1,363	6,407

Growth-Related Expenditures	\$1,891,767	\$510,952	\$2,402,719
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Vehicles

Shown in Figure P9, peak population is projected to increase by 13,12 persons by 2029, and nonresidential vehicle trips will increase by 11,707 trips during the same period. Using the 2019 LOS standards shown in Figure P9, future residential development generates demand for 10.6 additional units (0.0008 units per person X 13,412 additional persons), and future nonresidential development generates demand for 2.9 additional units (0.0002 units per vehicle trip X 11,707 additional vehicle trips). The 10-year demand for additional police vehicles equals 13.5 units at a cost of \$666,652.

Figure P9: Projected Demand for Vehicles

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Vehicles	0.0008 Units	per Person	\$49,362
	0.0002 Units	per Vehicle Trip	

Demand for Vehicles					
Year	Peak Population	Vehicle Trips	Residential	Nonresidential	Total
2019	75,756	126,120	60.1	30.9	91.0
2020	77,097	127,290	61.1	31.2	92.4
2021	78,438	128,461	62.2	31.5	93.7
2022	79,780	129,632	63.3	31.8	95.1
2023	81,121	130,803	64.3	32.1	96.4
2024	82,462	131,973	65.4	32.4	97.8
2025	83,803	133,144	66.4	32.7	99.1
2026	85,145	134,315	67.5	33.0	100.5
2027	86,486	135,485	68.6	33.2	101.8
2028	87,827	136,656	69.6	33.5	103.2
2029	89,168	137,827	70.7	33.8	104.5
10-Yr Increase	13,412	11,707	10.6	2.9	13.5

Growth-Related Expenditures	\$524,885	\$141,767	\$666,652
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Communications Equipment

Shown in Figure P10, peak population is projected to increase by 13,12 persons by 2029, and nonresidential vehicle trips will increase by 11,707 trips during the same period. Using the 2019 LOS standards shown in Figure P10, future residential development generates demand for 28.9 additional units (0.0022 units per person X 13,412 additional persons), and future nonresidential development generates demand for 7.8 additional units (0.0007 units per vehicle trip X 11,707 additional vehicle trips). The 10-year demand for additional communications equipment equals 36.7 units at a cost of \$335,041.

Figure P10: Projected Demand for Communications Equipment

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Communications Equipment	0.0022 Units	per Person	\$9,140
	0.0007 Units	per Vehicle Trip	

Demand for Communications Equipment					
Year	Peak Population	Vehicle Trips	Residential	Nonresidential	Total
2019	75,756	126,120	163.0	84.0	247.0
2020	77,097	127,290	165.9	84.8	250.7
2021	78,438	128,461	168.8	85.5	254.3
2022	79,780	129,632	171.7	86.3	258.0
2023	81,121	130,803	174.6	87.1	261.7
2024	82,462	131,973	177.5	87.9	265.3
2025	83,803	133,144	180.3	88.7	269.0
2026	85,145	134,315	183.2	89.4	272.7
2027	86,486	135,485	186.1	90.2	276.3
2028	87,827	136,656	189.0	91.0	280.0
2029	89,168	137,827	191.9	91.8	283.7
10-Yr Increase	13,412	11,707	28.9	7.8	36.7

Growth-Related Expenditures	\$263,792	\$71,248	\$335,041
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POLICE FACILITIES DEVELOPMENT FEES

Police Facilities Development Fees

Infrastructure components and cost factors for Police Facilities are summarized in the upper portion of Figure P11. The cost per service unit for Police Facilities is \$202.04 per person and \$63.13 per vehicle trip.

Police Facilities development fees for residential development are assessed according to the number of persons per household, based on unit type and number of bedrooms. For a single-family unit with three bedrooms, the fee of \$531 is calculated using a cost per service unit of \$202.04 per person multiplied by a demand unit of 2.63 persons per household.

Nonresidential development fees are calculated using vehicle trips as the service unit. The fee of \$0.78 per square foot of commercial development is derived from a cost per service unit of \$63.13 per vehicle trip, multiplied by a demand unit of 12.46 vehicle trips per 1,000 square feet, divided by 1,000.

Figure P11: Schedule of Police Facilities Development Fees

Fee Component	Cost per Person	Cost per Veh Trip
Facilities	\$141.05	\$43.64
Vehicles	\$39.13	\$12.11
Communications Equipment	\$19.67	\$6.09
Development Fee Report	\$2.19	\$1.29
Total	\$202.04	\$63.13

Residential Development	Fees per Unit			
Development Type	Persons per Household ¹	Proposed Fees	Current Fees	Change
Single-Family Units				
0-1 Bedrooms	1.91	\$385	\$182	\$203
2 Bedrooms	2.19	\$442	\$182	\$260
3 Bedrooms	2.63	\$531	\$182	\$349
4+ Bedrooms	3.33	\$672	\$182	\$490
Multi-Family Units				
0-1 Bedrooms	1.58	\$319	\$170	\$149
2 Bedrooms	2.20	\$444	\$170	\$274
3+ Bedrooms	3.32	\$670	\$170	\$500

Nonresidential Development	Fees per Square Foot			
Development Type	AWVT per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Change
Industrial / Flex	1.69	\$0.10	\$0.03	\$0.07
Commercial / Retail	12.46	\$0.78	\$0.29	\$0.49
Office / Institutional	4.87	\$0.30	\$0.11	\$0.19
Hotel (per room)	4.18	\$263	N/A	N/A
Nursing Home (per bed)	1.53	\$96	N/A	N/A
Assisted Living (per bed)	1.30	\$82	N/A	N/A

1. See Land Use Assumptions

POLICE FACILITIES DEVELOPMENT FEE REVENUE

A revenue credit/offset is not necessary for Police Facilities development fees, because costs generated by projected development exceed revenues generated by projected development. Appendix A contains the forecast of revenues required by Arizona’s Enabling Legislation (ARS § 9-463.05(E)(7)).

Projected fee revenue shown in Figure P12 is based on the development projections in the *Land Use Assumptions* document and the updated Police Facilities development fees. If development occurs faster than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Projected development fee revenue is \$3,426,662 over the next 10 years, and the projected growth-related cost of police infrastructure is \$3,426,662.

Figure P12: Projected Revenue from Police Facilities Development Fees

Fee Component	Growth Share	Existing Share	Total
Facilities	\$2,402,719	\$0	\$2,402,719
Vehicles	\$666,652	\$0	\$666,652
Communications Equipment	\$335,041	\$0	\$335,041
Development Fee Report	\$22,250	\$0	\$22,250
Total	\$3,426,662	\$0	\$3,426,662

		Single Family \$537 per unit	Multi-Family \$430 per unit	Ind / Flex \$0.10 per Sq Ft	Comm / Retail \$0.78 per Sq Ft	Office / Inst \$0.30 per Sq Ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF
Base	2019	14,441	12,565	4,987	7,360	5,344
Year 1	2020	14,705	12,865	4,992	7,434	5,394
Year 2	2021	14,969	13,165	4,997	7,508	5,444
Year 3	2022	15,233	13,465	5,002	7,582	5,494
Year 4	2023	15,497	13,765	5,007	7,655	5,544
Year 5	2024	15,761	14,065	5,012	7,729	5,594
Year 6	2025	16,025	14,365	5,017	7,803	5,644
Year 7	2026	16,289	14,665	5,022	7,877	5,694
Year 8	2027	16,553	14,965	5,027	7,950	5,744
Year 9	2028	16,817	15,265	5,032	8,024	5,794
Year 10	2029	17,081	15,565	5,037	8,098	5,844
10-Year Increase		2,640	3,000	50	737	500
Projected Revenue		\$1,411,103	\$1,284,026	\$5,307	\$574,015	\$152,211

Projected Fee Revenue	\$3,426,662
Total Expenditures	\$3,426,662

APPENDIX A: FORECAST OF REVENUES OTHER THAN FEES

ARS § 9-463.05(E)(7) requires:

“A forecast of revenues generated by new service units other than development fees, which shall include estimated state-shared revenue, highway users revenue, federal revenue, ad valorem property taxes, construction contracting or similar excise taxes and the capital recovery portion of utility fees attributable to development based on the approved land use assumptions, and a plan to include these contributions in determining the extent of the burden imposed by the development as required in subsection B, paragraph 12 of this section.”

ARS § 9-463.05(B)(12) states,

“The municipality shall forecast the contribution to be made in the future in cash or by taxes, fees, assessments or other sources of revenue derived from the property owner towards the capital costs of the necessary public service covered by the development fee and shall include these contributions in determining the extent of the burden imposed by the development. Beginning August 1, 2014, for purposes of calculating the required offset to development fees pursuant to this subsection, if a municipality imposes a construction contracting or similar excise tax rate in excess of the percentage amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications, the entire excess portion of the construction contracting or similar excise tax shall be treated as a contribution to the capital costs of necessary public services provided to development for which development fees are assessed, unless the excess portion was already taken into account for such purpose pursuant to this subsection.”

REVENUE PROJECTIONS

Flagstaff does not have a higher than normal construction excise tax rate; therefore, the required offset described above is not applicable. The required forecast of non-development fee revenue from identified sources that can be attributed to future development over the next 10 years is summarized below. These funds are available for capital investments; however, the City of Flagstaff directs these revenues to non-development fee eligible capital needs including maintenance, repair, and replacement.

Only revenue generated by future development that is dedicated to growth-related capital improvements needs to be considered in determining the extent of the burden imposed by future development. Offsets against development fees are warranted in the following cases: (1) future development will be paying taxes or fees used to retire debt on existing facilities serving existing development; (2) future development will be paying taxes or fees used to fund an existing deficiency, or (3) future development will be paying taxes or fees that are dedicated to be used for growth-related improvements. The analysis provided in this report did not identify the need for offsets against the fees. Projected revenues generated by future development are shown below.

Figure A1: Revenue Projections of Future Development

Revenue Source	2017	2018	2019	2020	2021	2022	2023	2024
Primary Property Taxes	\$5,707,178	\$6,171,607	\$6,707,510	\$6,776,500	\$7,024,405	\$7,287,311	\$7,550,217	\$7,813,122
Secondary Property Taxes	\$5,879,357	\$6,271,311	\$6,733,265	\$7,268,436	\$7,358,820	\$7,671,830	\$7,984,840	\$8,297,850
City Sales Tax	\$19,226,470	\$21,079,067	\$21,493,997	\$21,881,468	\$23,011,773	\$23,847,818	\$24,683,863	\$25,519,908
State Sales Tax	\$6,445,302	\$6,868,398	\$7,100,000	\$7,182,893	\$7,492,603	\$7,732,277	\$7,971,950	\$8,211,624
State Income Tax	\$8,603,145	\$8,850,877	\$8,716,221	\$9,451,184	\$9,547,842	\$9,818,552	\$10,089,263	\$10,359,974

Source: For 2017 - 2020, Flagstaff Budgets, FY2017 - FY2020; for 2021 - 2024, TischlerBise trend analysis.

The figure below includes per capita revenues for the previous three years and per capita revenue projections for the next five years – all per capita revenues are shown in 2019 dollars. As shown, the annual revenue generated over the next five years will remain relatively flat. These funds are available for capital investments; however, the City of Flagstaff directs these revenues to non-development fee eligible capital needs including maintenance, repair, and replacement.

Figure A2: Per Capita Revenue Projections, 2019 Dollars

Revenue Source	2017	2018	2019	2020	2021	2022	2023	2024
Primary Property Taxes	\$51.19	\$52.97	\$55.93	\$54.94	\$55.57	\$56.20	\$56.84	\$57.47
Secondary Property Taxes	\$52.73	\$53.82	\$56.14	\$55.59	\$56.17	\$56.76	\$57.34	\$57.93
City Sales Tax	\$172.44	\$180.91	\$179.22	\$183.41	\$186.12	\$188.83	\$191.54	\$194.25
State Sales Tax	\$57.81	\$58.95	\$59.20	\$59.68	\$60.17	\$60.66	\$61.15	\$61.64
State Income Tax	\$77.16	\$75.96	\$72.68	\$74.08	\$73.79	\$73.49	\$73.19	\$72.90
Total General Fund Revenues	\$411.33	\$422.60	\$423.18	\$427.69	\$431.81	\$435.94	\$440.06	\$444.19

Source: For 2017 - 2020, Flagstaff Budgets, FY2017 - FY2020 adjusted to 2019 dollars; for 2021 - 2024, TischlerBise trend analysis in 2019 dollars.

U.S. Department of Commerce, Bureau of Economic Analysis, GDP 2017 - 2019.

APPENDIX B: PROFESSIONAL SERVICES

As stated in Arizona’s development fee enabling legislation, “a municipality may assess development fees to offset costs to the municipality associated with providing necessary public services to a development, including the costs of infrastructure, improvements, real property, engineering and architectural services, financing and professional services required for the preparation or revision of a development fee pursuant to this section, including the relevant portion of the infrastructure improvements plan” (see ARS § 9-463.05.A). Because development fees must be updated at least every five years, the cost of professional services is allocated to the projected increase in service units, over five years (see Figure B1). Qualified professionals must develop the IIP, using generally accepted engineering and planning practices. A qualified professional is defined as “a professional engineer, surveyor, financial analyst or planner providing services within the scope of the person's license, education or experience”.

Figure B1: Cost of Professional Services

Necessary Public Service	Cost	Proportionate Share		Demand Unit	5-Year Increase	Cost per Demand Unit
Fire	\$22,500	Residential	67%	Peak Population	6,706	\$2.25
		Nonresidential	33%	Jobs	1,635	\$4.54
Police	\$22,250	Residential	66%	Peak Population	6,706	\$2.19
		Nonresidential	34%	Vehicle Trips	5,854	\$1.29
Total	\$44,750					

APPENDIX C: LAND USE ASSUMPTIONS

The estimates and projections of residential and nonresidential development in this Land Use Assumptions document are for areas within the boundaries of the City of Flagstaff. The map in Appendix E illustrates the area within the Flagstaff Development Fee Service Area.

Arizona's Development Fee Act requires the preparation of Land Use Assumptions, which are defined in Arizona Revised Statutes § 9-463.05(T)(6) as:

“projections of changes in land uses, densities, intensities and population for a specified service area over a period of at least ten years and pursuant to the General Plan of the municipality.”

The City of Flagstaff, Arizona, retained TischlerBise to analyze the impacts of development on its capital facilities and to calculate development impact fees based on that analysis. TischlerBise prepared current demographic estimates and future development projections for both residential and nonresidential development used in the Infrastructure Improvements Plan (IIP) and calculation of the development fees. Current demographic data estimates for 2019 are used in calculating levels of service (LOS) provided to existing development in the City of Flagstaff. Arizona's Enabling Legislation requires fees to be updated at least every five years and limits the IIP to a maximum of 10 years.

SUMMARY OF GROWTH INDICATORS

Key land use assumptions for the City of Flagstaff development fee study are population, housing units, and employment projections. TischlerBise uses housing unit estimates provided by Flagstaff's Planning Department for the 2019 base year estimate. For 2019 population estimates, the analysis combines 2018 population estimates published by Arizona's Office of Economic Opportunity and converts 2018 housing unit increases to population using persons per household factors. For nonresidential development, the analysis adjusts 2018 Esri Business Analyst Online employment estimates to the 2019 base year using Coconino County Tax Assessor data. The 2010-2018 average annual nonresidential floor area growth by industry sector, according to Coconino County Tax Assessor data, provides the nonresidential floor area projection for each year beyond the 2019 base year. The nonresidential floor area projections are converted into jobs based on floor area ratios published by the Institute of Transportation Engineers. Three nonresidential development prototypes are discussed further below (see Figure C6 and related text). The projections contained in this document provide the foundation for the Development Fee Report. These metrics are the service units and demand indicators used in the Development Fee Report.

Development projections are summarized in Figure C13. These projections will be used to estimate development fee revenue and to indicate the anticipated need for growth-related infrastructure. However, development fee methodologies are designed to reduce sensitivity to development projections in the determination of the proportionate share fee amounts. If actual development is slower than projected, fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development is faster than anticipated, Flagstaff will receive an increase in fee revenue, but will also need to accelerate infrastructure improvements to keep pace with the actual rate of development.

During the next 10 years, citywide development projections indicate an average increase of approximately 560 housing units per year and approximately 130,000 square feet of nonresidential floor area per year.

RESIDENTIAL DEVELOPMENT

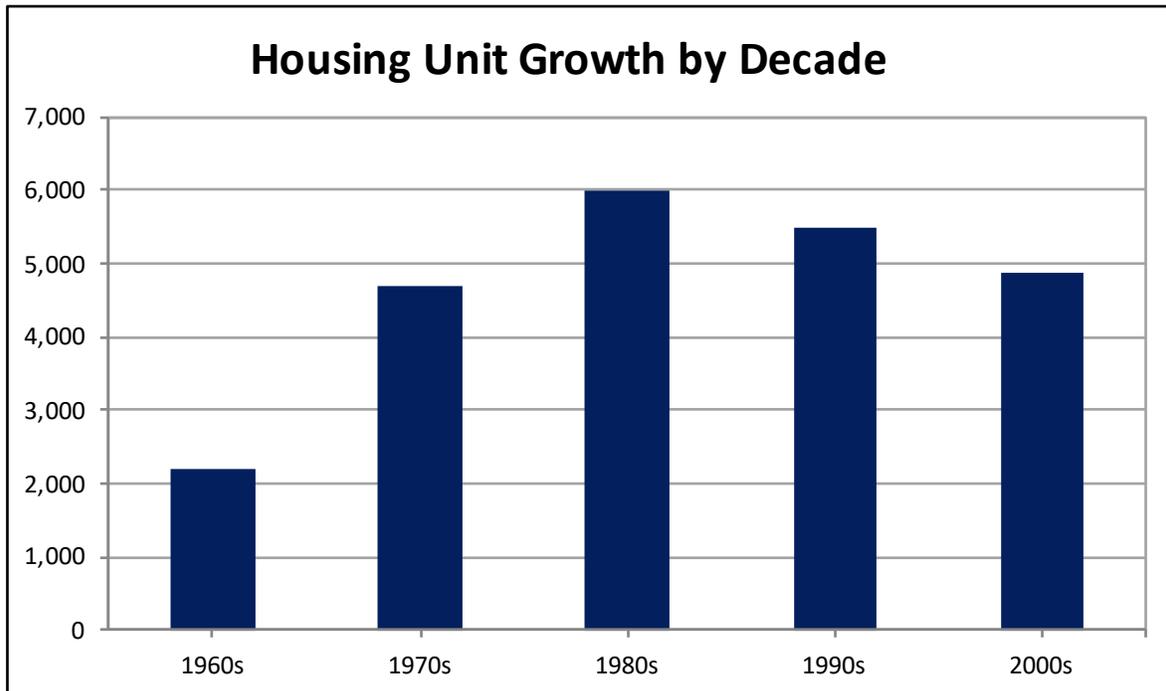
Current estimates and future projections of residential development are detailed in this section including population and housing units by type.

Recent Residential Construction

Development fees require an analysis of current levels of service. For residential development, current levels of service are determined using estimates of population and housing units. Shown below, Figure C1 indicates the estimated number of housing units added by decade according to data obtained from the U.S. Census Bureau. Flagstaff experienced strong growth in the 1980s and 1990s. From 2000 to 2010, housing inventory increased by an average of 486 units per year.

Figure C1: Housing Units by Decade

Census 2010 Housing Units	26,254	Flagstaff's housing stock grew by an average of 486 housing units per year from 2000 to 2010.
Census 2000 Housing Units	21,396	
New Housing Units 2000 to 2010	4,858	



Source: U.S. Census Bureau, Census 2010 Summary File 1, Census 2000 Summary File 1, 2013-2017 5-Year American Community Survey (for 1990s and earlier, adjusted to yield total units in 2000).

Household Size

According to the U.S. Census Bureau, a household is a housing unit occupied by year-round residents. Development fees often use per capita standards and persons per housing unit (PPHU) or persons per household (PPH) to derive proportionate share fee amounts. When PPHU is used in the fee calculations, infrastructure standards are derived using year-round population. When PPH is used in the fee calculations, the development fee methodology assumes a higher percentage of housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. TischlerBise recommends that development fees for residential development in Flagstaff be imposed according to the number of persons per household.

Occupancy calculations require data on population and the types of units by structure. The 2010 census did not obtain detailed information using a “long-form” questionnaire. Instead, the U.S. Census Bureau switched to a continuous monthly mailing of surveys, known as the American Community Survey (ACS), which has limitations due to sample-size constraints. For example, data on detached housing units are now combined with attached single units (commonly known as townhouses). For development fees in Flagstaff, detached stick-built units, attached units (commonly known as townhouses, which share a common sidewall, but are constructed on an individual parcel of land), and mobile homes are included in the “Single-Family Units” category. The second residential category includes duplexes and all other structures with two or more units on an individual parcel of land. This category is referred to as “Multi-Family Units.”

Based on American Community Survey 2013-2017 5-Year Estimates, single-family units average 2.66 persons per household and multi-family units average 2.13 persons per household.

Figure C2: Persons per Household

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family Units ¹	40,421	15,188	2.66	17,230	2.35	63.7%	11.90%
Multi-Family Units ²	18,033	8,477	2.13	9,826	1.84	36.3%	13.70%
Total	58,454	23,665	2.47	27,056	2.16	100.0%	12.50%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Tables B25024, B25032, B25033.

1. Includes detached, attached (i.e. townhouses), and mobile home units.
2. Includes dwellings in structures with two or more units.

Occupancy by Unit Type and Bedrooms

Development fees must be proportionate to the demand for infrastructure. Because occupancy per housing unit has a strong, positive correlation to the number of bedrooms, TischlerBise recommends residential fee schedules that increase by unit size. Custom tabulations of demographic data by bedroom range can be created from individual survey responses provided by the U.S. Census Bureau in files known as Public Use Microdata Samples (PUMS). PUMS files are only available for areas of at least 100,000 persons with Flagstaff included in Public Use Microdata Area (PUMA) 0400.

Single-Family Occupancy by Bedroom Range

Cells shaded yellow below are single-family unit survey results for PUMA 0400. Unadjusted persons per household factors, derived from PUMS data for the PUMA listed above, are adjusted downward to match the single-family unit control total for Flagstaff (2.66), as shown in Figure C3. Adjusted persons per household factors for single-family units are shaded in gray and range from 1.91 persons per household for units with less than two bedrooms to 3.33 persons per household for units with four or more bedrooms.

Figure C3: Single-Family Unit Occupancy by Bedroom Range

Bedroom Range	Persons ¹	Households ¹	Unadjusted PPH	Adjusted PPH ²
0-1	4,959	2,460	2.02	1.91
2	17,810	7,716	2.31	2.19
3	51,778	18,672	2.77	2.63
4+	31,227	8,905	3.51	3.33
Total	105,774	37,753	2.80	2.66

1. American Community Survey, Public Use Microdata Sample for AZ PUMA 0400 (2013-2017 5-Year Estimates).
2. Adjusted multipliers are scaled to make the average PUMS values match single-family control totals for Flagstaff (2.66), based on American Community Survey 2013-2017 5-Year Estimates.

Multi-Family Occupancy by Bedroom Range

Cells shaded yellow below are multi-family unit survey results for PUMA 0400. Unadjusted persons per household factors, derived from PUMS data for the PUMA listed above, are adjusted downward to match the multi-family unit control total for Flagstaff (2.13), as shown in Figure C4. Adjusted persons per household factors for multi-family units are shaded in gray and range from 1.58 persons per household for units with less than two bedrooms to 3.32 persons per household for units with three or more bedrooms.

Figure C4: Multi-Family Unit Occupancy by Bedroom Range

Bedroom Range	Persons ¹	Households ¹	Unadjusted PPH	Adjusted PPH ²
0-1	5,669	3,721	1.52	1.58
2	9,912	4,671	2.12	2.20
3+	4,622	1,443	3.20	3.32
Total	20,203	9,835	2.05	2.13

1. American Community Survey, Public Use Microdata Sample for AZ PUMA 0400 (2013-2017 5-Year Estimates).
2. Adjusted multipliers are scaled to make the average PUMS values match multi-family control totals for Flagstaff (2.13), based on American Community Survey 2013-2017 5-Year Estimates.

Residential Estimates

Flagstaff’s Planning Department estimates there were 14,441 single-family housing units and 12,565 multi-family housing units in 2019. To estimate the 2019 population, the analysis first uses the 2018 Arizona Office of Economic Opportunity population estimate of 74,736 persons. Next, TischlerBise applies occupancy factors shown in Figure C2 to 2018 residential building permit data – 377 single-family permits and eight multi-family permits. This results in a 2019 population estimate of 75,756 (74,736 population in 2018 + (377 single-family units X 2.66 persons per household) + (8 multi-family units X 2.13 persons per household) = 75,756 population in 2019).

Residential Projections

Based on single-family residential permits from 2015 through 2018, the analysis projects single-family housing units at 264 units per year. For multi-family housing units, Flagstaff’s Planning Department recommends 300 housing units per year – slightly more than the 2015 through 2018 average of 228 per year. To project population, TischlerBise applies occupancy factors shown in Figure C2 to projected housing units. For this study, it is assumed that the household size will remain constant. Based on a 10-year housing unit increase of 2,640 single-family units and 3,000 multi-family units, the associated 10-year population growth equals 13,412 persons ((2,640 single-family units X 2.66 persons per household) + (3,000 multi-family units X 2.13 persons per household)).

Population and housing unit projections are used to illustrate the possible future pace of service demands, revenues, and expenditures. To the extent these factors change, the projected need for infrastructure will also change. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than is projected, the demand for infrastructure will also decrease.

Figure C5: Residential Development Projections

	2019	2020	2021	2022	2023	2024	2029	10-Year
	Base Year	1	2	3	4	5	10	Increase
Population	75,756	77,097	78,438	79,780	81,121	82,462	89,168	13,412
Housing Units								
Single Family	14,441	14,705	14,969	15,233	15,497	15,761	17,081	2,640
Multi-Family	12,565	12,865	13,165	13,465	13,765	14,065	15,565	3,000
Total Housing Units	27,006	27,570	28,134	28,698	29,262	29,826	32,646	5,640

NONRESIDENTIAL DEVELOPMENT

Current estimates and future projections of nonresidential development are detailed in this section including jobs and nonresidential floor area.

Nonresidential Estimates

In addition to data on residential development, the calculation of development fees requires data on employment (number of jobs) and nonresidential square footage in Flagstaff. TischlerBise uses the term “jobs” to refer to employment by place of work. TischlerBise uses Esri Business Analyst Online for 2018 employment estimates and Coconino County Tax Assessor data for 2018 floor area estimates.

Figure C6: 2018 Employment and Floor Area Estimates

Nonresidential Category	2018 Jobs ¹	Percent of Total Jobs	Square Feet per Job	2018 Estimated Floor Area ²	Jobs per 1,000 Sq. Ft.
Industrial / Flex ³	5,352	12%	931	4,981,849	1.07
Commercial / Retail ⁴	13,949	32%	522	7,286,729	1.91
Office / Institutional ⁵	24,544	56%	216	5,293,656	4.64
Total	43,845	100%		17,562,234	

1. Esri Business Analyst Online, Business Summary (2018)
2. Coconino County Tax Assessor
3. Major sectors are Wholesale Trade and Manufacturing
4. Major sectors are Retail Trade and Food Services
5. Major sectors are Health Care and Public Administration

Based on Coconino County Tax Assessor data from 2010 through 2018, industrial development grew by 5,040 square feet per year, commercial/retail development grew by 73,741 square feet per year, office development grew by 12,676 square feet per year, and institutional development grew by 37,343 square feet per year. To estimate floor area in 2019, TischlerBise adds the average annual floor area increase to the 2018 floor area estimates in Figure C6. For 2019, TischlerBise estimates Flagstaff has approximately 17.69 million square feet of nonresidential floor area and 44,172 jobs.

Figure C7: 2019 Employment and Floor Area Estimates

Nonresidential Category	2019 Jobs ¹	Percent of Total Jobs	Square Feet per Job	2019 Estimated Floor Area ²	Jobs per 1,000 Sq. Ft.
Industrial / Flex ³	5,358	12%	931	4,986,889	1.07
Commercial / Retail ⁴	14,122	32%	521	7,360,470	1.92
Office / Institutional ⁵	24,692	56%	216	5,343,675	4.62
Total	44,172	100%		17,691,034	2.50

1. TischlerBise calculation based on 2018 Esri Business Analyst Online estimates
2. TischlerBise calculation based on Coconino County Tax Assessor data
3. Major sectors are Wholesale Trade and Manufacturing
4. Major sectors are Retail Trade and Food Services
5. Major sectors are Health Care and Public Administration

Nonresidential Square Footage Estimates

TischlerBise uses 2017 Institute of Transportation Engineers (ITE) employment multipliers as a proxy for future nonresidential floor area (Figure C8). The prototype for industrial development is industrial park (ITE 130) with an average of 864 square feet per employee. For commercial development, a shopping center (ITE 820) is a reasonable proxy with 427 square feet per employee. The prototype for office / institutional development is general office (ITE 710) with an average of 337 square feet per job.

Figure C8: Institute of Transportation Engineers, Employee and Building Area Ratios

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit ¹	Wkdy Trip Ends Per Employee ¹	Emp Per Dmd Unit	Sq Ft Per Emp
110	Light Industrial	1,000 Sq Ft	4.96	3.05	1.63	615
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	3.93	2.47	1.59	628
150	Warehousing	1,000 Sq Ft	1.74	5.05	0.34	2,902
254	Assisted Living	bed	2.60	4.24	0.61	na
310	Hotel	room	8.36	14.34	0.58	na
520	Elementary School	1,000 Sq Ft	19.52	21.00	0.93	1,076
530	High School	1,000 Sq Ft	14.07	22.25	0.63	1,581
565	Day Care	student	4.09	21.38	0.19	na
610	Hospital	1,000 Sq Ft	10.72	3.79	2.83	354
620	Nursing Home	bed	3.06	2.91	1.05	na
710	General Office (average size)	1,000 Sq Ft	9.74	3.28	2.97	337
715	Single Tenant Office	1,000 Sq Ft	11.25	3.77	2.98	335
720	Medical-Dental Office	1,000 Sq Ft	34.80	8.70	4.00	250
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
820	Shopping Center (average size)	1,000 Sq Ft	37.75	16.11	2.34	427

1. Trip Generation, Institute of Transportation Engineers, 10th Edition (2017).

Nonresidential Projections

Future nonresidential development is projected based on 2010 through 2018 Coconino County Tax Assessor data. For each year beyond the 2019 base year, industrial development increases by 5,040 square feet per year, commercial/retail development increases by 73,741 square feet per year, office development increases by 12,676 square feet per year, and institutional development increases by 37,343 square feet per year.

To project employment, TischlerBise applies employment multipliers shown in Figure C8 to the projected floor area. For example, the industrial floor area increase of 5,040 square feet per year results in an employment increase of approximately six industrial jobs per year (5,040 square feet / 864 square feet per employee). Over the next 10 years, Flagstaff is projected to gain 3,270 jobs and 1.29 million square feet of nonresidential floor area.

Figure C9: Nonresidential Development Projections

	2019	2020	2021	2022	2023	2024	2029	10-Year
	Base Year	1	2	3	4	5	10	Increase
Employment								
Industrial / Flex	5,358	5,364	5,370	5,375	5,381	5,387	5,416	58
Commercial / Retail	14,122	14,294	14,467	14,640	14,812	14,985	15,849	1,727
Office / Institutional	24,692	24,841	24,989	25,138	25,286	25,435	26,177	1,484
Total Employment	44,172	44,499	44,826	45,153	45,480	45,807	47,441	3,270
Nonres. Floor Area (x1,000)								
Industrial / Flex	4,987	4,992	4,997	5,002	5,007	5,012	5,037	50
Commercial / Retail	7,360	7,434	7,508	7,582	7,655	7,729	8,098	737
Office / Institutional	5,344	5,394	5,444	5,494	5,544	5,594	5,844	500
Total Nonres. Floor Area	17,691	17,820	17,949	18,077	18,206	18,335	18,979	1,288

AVERAGE WEEKDAY VEHICLE TRIPS

Average Weekday Vehicle Trips are used as a measure of demand by land use. Vehicle trips are estimated using average weekday vehicle trip ends from the reference book, *Trip Generation, 10th Edition*, published by the ITE in 2017. A vehicle trip end represents a vehicle entering or exiting a development (as if a traffic counter were placed across a driveway).

Trip Rate Adjustments

To calculate road development fees, trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the basic trip adjustment factor is 50 percent. As discussed further below, the development impact fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development.

Commuter Trip Adjustment

Residential development has a larger trip adjustment factor of 55 percent to account for commuters leaving Flagstaff for work. According to the 2009 National Household Travel Survey (see Table 30) weekday work trips are typically 31 percent of production trips (i.e., all out-bound trips, which are 50 percent of all trip ends). As shown in Figure C10, the U.S. Census Bureau's OnTheMap web application indicates that 35 percent of resident workers traveled outside of Flagstaff for work in 2015. In combination, these factors ($0.31 \times 0.50 \times 0.35 = 0.05$) support the additional five percent allocation of trips to residential development.

Figure C10: Commuter Trip Adjustment

Trip Adjustment Factor for Commuters ¹	
Employed Residents	30,459
Residents Living and Working in Flagstaff	19,842
Residents Commuting Outside Flagstaff for Work	10,617
Percent Commuting out of Flagstaff	35%
Additional Production Trips ²	5%
Residential Trip Adjustment Factor	55%

1. U.S. Census Bureau, OnTheMap Application (version 6.1.1) and LEHD Origin-Destination Employment Statistics, 2015.

2. According to the National Household Travel Survey (2009)*, published in December 2011 (see Table 30), home-based work trips are typically 30.99 percent of "production" trips, in other words, out-bound trips (which are 50 percent of all trip ends). Also, LED OnTheMap data from 2015 indicate that 35 percent of Flagstaff's workers travel outside the city for work. In combination, these factors ($0.3099 \times 0.50 \times 0.35 = 0.05$) account for 5 percent of additional production trips. The total adjustment factor for residential includes attraction trips (50 percent of trip ends) plus the journey-to-work commuting adjustment (5 percent of production trips) for a total of 55 percent.

*<http://nhts.ornl.gov/publications.shtml> ; Summary of Travel Trends - Table "Daily Travel Statistics by Weekday vs. Weekend"

Adjustment for Pass-By Trips

For commercial development, the trip adjustment factor is less than 50 percent because this type of development attracts vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For the average shopping center, ITE data indicate 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends.

Nonresidential Vehicle Trips Ends

ITE publishes national average weekday trip generation rates for many types of development. For industrial / flex development, industrial park (ITE 130) is the prototype for future development, generating 3.37 trip ends per 1,000 square feet on an average weekday. For future commercial / retail development, an average size shopping center (ITE 820) is a reasonable proxy with 37.75 trip ends per 1,000 square feet. For future office / institutional development, an general office (ITE 710) is a reasonable proxy with 9.74 trip ends per 1,000 square feet.

Figure A11: Institute of Transportation Engineers, Average Weekday Vehicle Trip Ends

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit ¹	Wkdy Trip Ends Per Employee ¹	Emp Per Dmd Unit	Sq Ft Per Emp
110	Light Industrial	1,000 Sq Ft	4.96	3.05	1.63	615
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	3.93	2.47	1.59	628
150	Warehousing	1,000 Sq Ft	1.74	5.05	0.34	2,902
254	Assisted Living	bed	2.60	4.24	0.61	na
310	Hotel	room	8.36	14.34	0.58	na
520	Elementary School	1,000 Sq Ft	19.52	21.00	0.93	1,076
530	High School	1,000 Sq Ft	14.07	22.25	0.63	1,581
565	Day Care	student	4.09	21.38	0.19	na
610	Hospital	1,000 Sq Ft	10.72	3.79	2.83	354
620	Nursing Home	bed	3.06	2.91	1.05	na
710	General Office (average size)	1,000 Sq Ft	9.74	3.28	2.97	337
715	Single Tenant Office	1,000 Sq Ft	11.25	3.77	2.98	335
720	Medical-Dental Office	1,000 Sq Ft	34.80	8.70	4.00	250
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
820	Shopping Center (average size)	1,000 Sq Ft	37.75	16.11	2.34	427

1. Trip Generation, Institute of Transportation Engineers, 10th Edition (2017).

Residential Vehicle Trip Ends

ITE publishes vehicle trip generation rates for residential development. Based on the 10th Edition of Trip Generation (2017) the national average for single-family units is 9.44 (ITE 210) average weekday vehicle trip ends per dwelling. Multi-family residential development generates 5.44 (ITE 221) average weekday vehicle trip ends per dwelling.

FUNCTIONAL POPULATION

TischlerBise recommends functional population to allocate the cost of certain facilities to residential and nonresidential development. As shown in Figure C12, functional population accounts for people living and working in a jurisdiction. OnTheMap is a web-based mapping and reporting application that shows where workers are employed and where they live. It describes geographic patterns of jobs by their employment locations and residential locations as well as the connections between the two locations. OnTheMap was developed through a unique partnership between the U.S. Census Bureau and its Local Employment Dynamics (LED) partner states.

Residents who do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents who work in Flagstaff are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents who work outside Flagstaff are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2015 functional population data for Flagstaff, residential development accounts for 67 percent of functional population while nonresidential development accounts for the remaining 33 percent.

Figure C12: Functional Population

Demand Units in 2015				
			Demand Hours/Day	Person Hours
Residential	Population	59,640		
	Residents Not Working	29,181	20	583,628
	Employed Residents	30,459		
	Employed in Flagstaff	19,842	14	277,788
	Employed outside Flagstaff	10,617	14	148,638
	Residential Subtotal			1,010,054
	Residential Share			67%
Nonresidential	Non-working Residents	29,181	4	116,726
	Jobs Located in Flagstaff	37,109		
	Residents Employed in Flagstaff	19,842	10	198,420
	Non-Resident Workers (inflow commuters)	17,267	10	172,670
	Nonresidential Subtotal			487,816
	Nonresidential Share			33%
	Total			1,497,870

Source: U.S. Census Bureau, OnTheMap 6.1.1 Application and LEHD Origin-Destination Employment Statistics.

DEVELOPMENT PROJECTIONS

Provided below is a summary of citywide development projections used in the development fee study. Base year estimates for 2019 are used in the development fee calculations. Development projections are used to illustrate a possible future pace of demand for service units and cash flows resulting from revenues and expenditures associated with those demands.

Figure C13: Development Projections Summary

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	10-Year Increase
	Base Year	1	2	3	4	5	6	7	8	9	10	
Population	75,756	77,097	78,438	79,780	81,121	82,462	83,803	85,145	86,486	87,827	89,168	13,412
Housing Units												
Single Family	14,441	14,705	14,969	15,233	15,497	15,761	16,025	16,289	16,553	16,817	17,081	2,640
Multi-Family	12,565	12,865	13,165	13,465	13,765	14,065	14,365	14,665	14,965	15,265	15,565	3,000
Total Housing Units	27,006	27,570	28,134	28,698	29,262	29,826	30,390	30,954	31,518	32,082	32,646	5,640
Employment												
Industrial / Flex	5,358	5,364	5,370	5,375	5,381	5,387	5,393	5,399	5,405	5,410	5,416	58
Commercial / Retail	14,122	14,294	14,467	14,640	14,812	14,985	15,158	15,331	15,503	15,676	15,849	1,727
Office / Institutional	24,692	24,841	24,989	25,138	25,286	25,435	25,583	25,731	25,880	26,028	26,177	1,484
Total Employment	44,172	44,499	44,826	45,153	45,480	45,807	46,134	46,461	46,788	47,115	47,441	3,270
Nonres. Floor Area (x1,000)												
Industrial / Flex	4,987	4,992	4,997	5,002	5,007	5,012	5,017	5,022	5,027	5,032	5,037	50
Commercial / Retail	7,360	7,434	7,508	7,582	7,655	7,729	7,803	7,877	7,950	8,024	8,098	737
Office / Institutional	5,344	5,394	5,444	5,494	5,544	5,594	5,644	5,694	5,744	5,794	5,844	500
Total Nonres. Floor Area	17,691	17,820	17,949	18,077	18,206	18,335	18,464	18,593	18,721	18,850	18,979	1,288

APPENDIX D: LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Flagstaff will collect development fees from all new residential units. One-time development fees are determined by site capacity (i.e. number of residential units).

Single-Family Units:

1. **Single-family detached** is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
2. **Single-family attached (townhouse)** is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
3. **Mobile home** includes both occupied and vacant mobile homes, to which no permanent rooms have been added. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.

Multi-Family Units:

1. **2+ units (duplexes and apartments)** are units in structures containing two or more housing units, further categorized as units in structures with “2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments.”
2. **Boat, RV, Van, Etc.** includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.

NONRESIDENTIAL DEVELOPMENT

The proposed general nonresidential development categories (defined below) can be used for all new construction within Flagstaff. Nonresidential development categories represent general groups of land uses that share similar average weekday vehicle trip generation rates and employment densities (i.e., jobs per thousand square feet of floor area).

Assisted Living: An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. It commonly has separate living quarters for residents. Its services typically include dining, housekeeping, social and physical activities, medication administration, and transportation.

Commercial / Retail: Establishments primarily selling merchandise, eating/drinking places, and entertainment uses. By way of example, *Commercial* includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters, hotels, and motels.

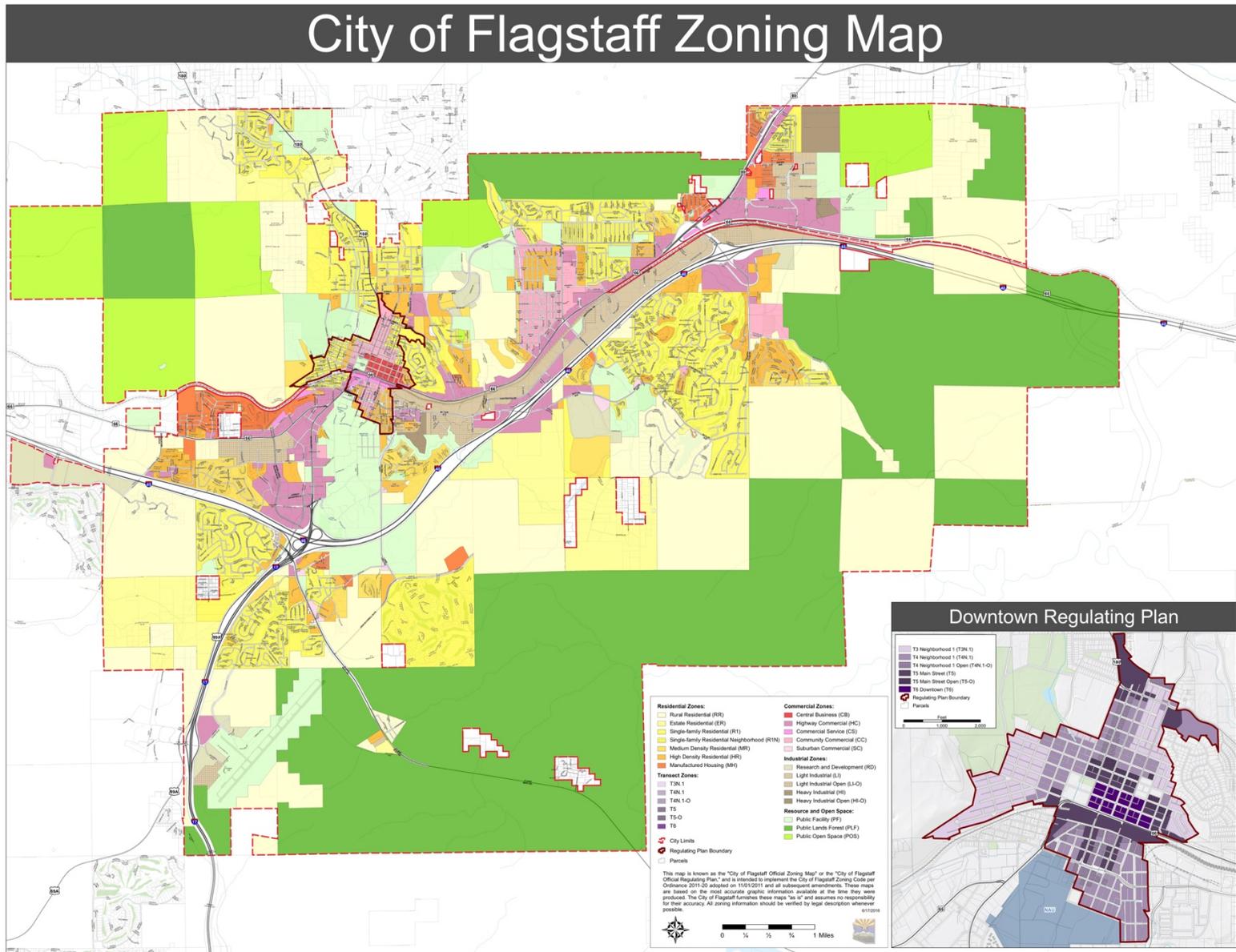
Hotel: A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room), and/or other retail and service shops.

Industrial / Flex: Establishments primarily engaged in the production, transportation, or storage of goods. By way of example, *Industrial* includes manufacturing plants, distribution warehouses, trucking companies, utility substations, power generation facilities, and telecommunications buildings.

Nursing Home: A nursing home is any facility whose primary function is to provide care for persons who are unable to care for themselves. Examples of such facilities include rest homes and chronic care and convalescent homes. Skilled nurses and nursing aides are present 24 hours a day at these sites.

Office / Institutional: Establishments providing management, administrative, professional, or business services, personal and health care services, public and quasi-public buildings providing educational, social assistance, or religious services. By way of example, *Office / Institutional* includes banks, business offices, hospitals, medical offices, veterinarian clinics, schools, universities, churches, daycare facilities, and government buildings.

APPENDIX E: DEVELOPMENT FEE SERVICE AREA MAP





Council Work Session:

Draft Land Use Assumptions and Infrastructure Improvements Plan

Flagstaff, Arizona
January 7, 2020

Bethesda, MD | 301.320.6900

TischlerBise.com

- **Development Fee Basics**
- **Demand Factors**
- **Land Use Assumptions**
- **Infrastructure Improvements Plan**
 - Police
 - Fire
- **Fee Comparison**
- **Adoption Timeline**

- **Three Integrated Products:**
 - **Land Use Assumptions:** 10+ years, adopted by elected officials
 - **Infrastructure Improvements Plan (IIP):** limited to 10 years
 - **Development Fees:** part of broader revenue strategy
- **Level of service (LOS)**
 - May not exceed what is provided to existing development
 - Higher LOS must be paired with non-development fee funding source to cover existing development's share
- **Limitations on necessary public services**
 - Parks: 30 acres unless direct benefit to development
 - Libraries: 10,000 square feet
 - Public Safety: No regional training facilities

Overview of Adoption Process

Round One

- Land Use Assumptions
- Infrastructure Improvement Plans

Round Two

- Development Fees
- Modify Based on Round One Input/Decisions
 - Revenue Projections
 - Required Offsets



Why Development Fees?

- Infrastructure capacity is essential to accommodate new development
- Minimizes externalities like traffic congestion that is associated with “no-growth” sentiment
- Compared to negotiated agreements, streamlines approval process with known costs (predictability)
- Integrates comprehensive planning, economic development, and revenue strategies



Eligible Costs

- Facilities / improvements required to serve new development - **Yes**
- Maintenance and repairs – **No**
- Excess capacity in existing facilities – **Yes**
- Improvements required to correct existing deficiencies – **No, Unless there is a funding plan**

Buy-In Approach (Past)

- New growth is “buying in” to the cost the community has already incurred to provide growth-related capacity
- When Applicable
 - Near build-out
 - Community has oversized facilities in anticipation of growth
- Other Common Names
 - Recoupment
 - Cost Recovery

Incremental Expansion Approach (Present)

- Formula-based approach based on existing levels of service
 - Park acres per capita
 - Square feet per student station
- Fee is based on the current cost to replicate existing levels of service (i.e. replacement cost)
- Provides flexibility
- Other Common Names
 - Replacement Cost
 - Level-of-Service Approach

Plan-Based Approach (Future)

- Usually reflects an adopted CIP or master plan
- Growth-related costs are more refined
- Will be scrutinized more closely by development community

- **Available data to support the methodology**
 - No adopted facility plans or “iffy” CIP (Incremental)
 - Long-term capital improvement plan or adopted facility master plans (Plan-Based)
- **Level of service reflected in capital plan?**
 - Current LOS versus planned LOS
 - Is it financially feasible?
 - How will existing deficiencies be funded?

- **Site specific**
 - Developer constructs a capital facility included in fee calculations
- **Debt service**
 - Avoid double payment due to existing or future bonds
- **Dedicated revenues**
 - Property tax, local option sales tax, gas tax

Demand Factors – Residential

Option 1: Vary fees by unit type and number of bedrooms

Development Type	Persons per Household
Single Family	
0-1 Bedrooms	1.91
2 Bedrooms	2.19
3 Bedrooms	2.63
4+ Bedrooms	3.33
Multi-Family	
0-1 Bedrooms	1.58
2 Bedrooms	2.20
3+ Bedrooms	3.32

This makes units with fewer bedrooms more affordable.

Option 2: Vary fees by unit type

Development Type	Persons per Household
Single Family	2.66
Multi-Family	2.13

Smaller units subsidize larger units

Demand Factors – Nonresidential

Used for Fire

Used for Police

Development Type	Jobs per 1,000 Sq Ft	AWVTE per 1,000 Sq Ft	Trip Adjustment
Industrial / Flex	1.16	3.37	50%
Commercial / Retail	2.34	37.75	33%
Office / Institutional	2.97	9.74	50%
Hotel (per room)	0.58	8.36	50%
Nursing Home (per bed)	1.05	3.06	50%
Assisted Living (per bed)	0.61	2.60	50%

Land Use Assumptions

Residential: Single-family unit growth will follow recent trends, multi-family growth based on projects in development pipeline

Flagstaff, Arizona	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	10-Year
	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
Population	75,756	77,097	78,438	79,780	81,121	82,462	83,803	85,145	86,486	87,827	89,168	13,412
Housing Units												
Single Family	14,441	14,705	14,969	15,233	15,497	15,761	16,025	16,289	16,553	16,817	17,081	2,640
Multi-Family	12,565	12,865	13,165	13,465	13,765	14,065	14,365	14,665	14,965	15,265	15,565	3,000
Total Housing Units	27,006	27,570	28,134	28,698	29,262	29,826	30,390	30,954	31,518	32,082	32,646	5,640
Employment												
Industrial / Flex	5,358	5,364	5,370	5,375	5,381	5,387	5,393	5,399	5,405	5,410	5,416	58
Commercial / Retail	14,122	14,294	14,467	14,640	14,812	14,985	15,158	15,331	15,503	15,676	15,849	1,727
Office / Institutional	24,692	24,841	24,989	25,138	25,286	25,435	25,583	25,731	25,880	26,028	26,177	1,484
Total Employment	44,172	44,499	44,826	45,153	45,480	45,807	46,134	46,461	46,788	47,115	47,441	3,270
Nonres. Floor Area (x1,000)												
Industrial / Flex	4,987	4,992	4,997	5,002	5,007	5,012	5,017	5,022	5,027	5,032	5,037	50
Commercial / Retail	7,360	7,434	7,508	7,582	7,655	7,729	7,803	7,877	7,950	8,024	8,098	737
Office / Institutional	5,344	5,394	5,444	5,494	5,544	5,594	5,644	5,694	5,744	5,794	5,844	500
Total Nonres. Floor Area	17,691	17,820	17,949	18,077	18,206	18,335	18,464	18,593	18,721	18,850	18,979	1,288

Nonresidential: Floor area growth based on recent trends, jobs projected use ITE multipliers

- **Service Area: Citywide**
- **Components**
 - Facilities (incremental)
 - Apparatus (incremental)
 - Communications Equipment (incremental)
- **10-Year Demand**
 - Facilities: 8,000 sq ft, \$4.1 million
 - Apparatus: 6 units, \$2.3 million
 - Communications Equipment: 34 units, \$230k

Facilities

To maintain existing LOS, you need to construct 8,000 square feet of fire facilities.

Description	Square Feet
Station 1	8,000
Station 2	10,000
Station 3	10,000
Station 4	6,500
Station 5	8,000
Station 6	8,000
Wildfire Crew Station	2,000
Administrative Offices	3,000
Total	55,500

Cost Allocation Factors	
Planned Station Cost	\$5,135,000
Planned Station Square Feet	10,000
Cost per Square Foot	\$514

Level-of-Service (LOS) Standards	
Existing Square Feet	55,500
Residential	
Residential Share	67%
2019 Peak Population	75,756
Square Feet per Person	0.4909
Cost per Person	\$252.05
Nonresidential	
Nonresidential Share	33%
2019 Jobs	44,172
Square Feet per Job	0.4146
Cost per Job	\$212.91

Source: Flagstaff Fire Department

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq. Ft.
Facilities	0.4909 Square Feet	per Person	\$514
	0.4146 Square Feet	per Job	

Demand for Facilities					
Year	Peak Population	Jobs	Residential	Nonresidential	Total
2019	75,756	44,172	37,185	18,315	55,500
2020	77,097	44,499	37,843	18,451	56,294
2021	78,438	44,826	38,502	18,586	57,088
2022	79,780	45,153	39,160	18,722	57,882
2023	81,121	45,480	39,818	18,857	58,676
2024	82,462	45,807	40,477	18,993	59,470
2025	83,803	46,134	41,135	19,128	60,263
2026	85,145	46,461	41,793	19,264	61,057
2027	86,486	46,788	42,452	19,400	61,851
2028	87,827	47,115	43,110	19,535	62,645
2029	89,168	47,441	43,769	19,671	63,439
10-Yr Increase	13,412	3,270	6,584	1,356	7,939

Growth-Related Expenditures	\$3,380,637	\$696,124	\$4,076,760
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Apparatus

Description	Units	Unit Cost ¹	Replacement Cost
3/4-Ton 4x4 Truck (WFM)	3	\$90,000	\$270,000
3/4-Ton 4x4 Truck (RTC)	2	\$80,000	\$160,000
Aerial Truck (Quint Ladder)	2	\$1,345,000	\$2,690,000
4x4 SUV-Tahoe (BC/DC)	3	\$62,500	\$187,500
Rescue Vehicle	2	\$300,000	\$600,000
Engine Type 6	4	\$210,000	\$840,000
1/2-Ton 2WD Truck	1	\$30,000	\$30,000
Engine Type 1	8	\$780,000	\$6,240,000
4x4 SUV CRR	7	\$47,500	\$332,500
1-Ton 4x4 Rescue Truck	1	\$90,000	\$90,000
Engine Type 3	3	\$430,000	\$1,290,000
Water Tender Type 2	2	\$415,000	\$830,000
HAZMAT Truck	1	\$675,000	\$675,000
Heavy Rescue	1	\$925,000	\$925,000
UTV	2	\$18,000	\$36,000
SCBA Packs/Bottles ²			\$540,000
Total	42	\$374,667	\$15,736,000

1. Includes the cost of equipment

2. Includes 90 SCBA packs/bottles with cost allocated to all apparatus

Apparatus

To maintain existing LOS, you need to acquire 6.0 additional fire apparatus.

Cost Allocation Factors	
Average Cost per Unit	\$374,667

Level-of-Service (LOS) Standards	
Existing Units	42
Residential	
Residential Share	67%
2019 Peak Population	75,756
Units per Person	0.0004
Cost per Person	\$139.17
Nonresidential	
Nonresidential Share	33%
2019 Jobs	44,172
Units per Job	0.0003
Cost per Job	\$117.56

Source: Flagstaff Fire Department

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Apparatus	0.0004 Units	per Person	\$374,667
	0.0003 Units	per Job	

Demand for Apparatus					
Year	Peak Population	Jobs	Residential	Nonresidential	Total
2019	75,756	44,172	28.1	13.9	42.0
2020	77,097	44,499	28.6	14.0	42.6
2021	78,438	44,826	29.1	14.1	43.2
2022	79,780	45,153	29.6	14.2	43.8
2023	81,121	45,480	30.1	14.3	44.4
2024	82,462	45,807	30.6	14.4	45.0
2025	83,803	46,134	31.1	14.5	45.6
2026	85,145	46,461	31.6	14.6	46.2
2027	86,486	46,788	32.1	14.7	46.8
2028	87,827	47,115	32.6	14.8	47.4
2029	89,168	47,441	33.1	14.9	48.0
10-Yr Increase	13,412	3,270	5.0	1.0	6.0

Growth-Related Expenditures	\$1,865,840	\$385,907	\$2,251,747
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Communications Equipment

Description	Units	Unit Cost	Replacement Cost
Portable Radios 800mhz	100	\$8,000	\$800,000
Wildland VHF Radios	60	\$2,500	\$150,000
Mobile Radios 800mhz/VHF	75	\$8,500	\$637,500
Total	235	\$6,755	\$1,587,500

To maintain existing LOS, you need to acquire 34 additional units of communications equipment.

Cost Allocation Factors	
Average Cost per Unit	\$6,755

Level-of-Service (LOS) Standards	
Existing Units	235
Residential	
Residential Share	67%
2019 Peak Population	75,756
Units per Person	0.0021
Cost per Person	\$14.04
Nonresidential	
Nonresidential Share	33%
2019 Jobs	44,172
Units per Job	0.0018
Cost per Job	\$11.86

Source: Flagstaff Fire Department

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Communications Equipment	0.0021 Units	per Person	\$6,755
	0.0018 Units	per Job	

Demand for Communications Equipment						
Year	Peak Population	Jobs	Residential	Nonresidential	Total	
2019	75,756	44,172	157.5	77.6	235.0	
2020	77,097	44,499	160.2	78.1	238.4	
2021	78,438	44,826	163.0	78.7	241.7	
2022	79,780	45,153	165.8	79.3	245.1	
2023	81,121	45,480	168.6	79.8	248.4	
2024	82,462	45,807	171.4	80.4	251.8	
2025	83,803	46,134	174.2	81.0	255.2	
2026	85,145	46,461	177.0	81.6	258.5	
2027	86,486	46,788	179.8	82.1	261.9	
2028	87,827	47,115	182.5	82.7	265.3	
2029	89,168	47,441	185.3	83.3	268.6	
10-Yr Increase	13,412	3,270	27.9	5.7	33.6	

Growth-Related Expenditures	\$188,338	\$38,776	\$227,114
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Proposed Fire Fees

Fee Component	Cost per Person	Cost per Job
Facilities	\$252.05	\$212.91
Apparatus	\$139.17	\$117.56
Communications Equipment	\$14.04	\$11.86
Development Fee Report	\$2.25	\$4.54
Total	\$407.51	\$346.87

Residential Development		Fees per Unit		
Development Type	Persons per Household ¹	Proposed Fees	Current Fees	Change
Single-Family Units				
0-1 Bedrooms	1.91	\$778	\$366	\$412
2 Bedrooms	2.19	\$892	\$366	\$526
3 Bedrooms	2.63	\$1,071	\$366	\$705
4+ Bedrooms	3.33	\$1,357	\$366	\$991
Multi-Family Units				
0-1 Bedrooms	1.58	\$643	\$342	\$301
2 Bedrooms	2.20	\$896	\$342	\$554
3+ Bedrooms	3.32	\$1,352	\$342	\$1,010

Nonresidential Development		Fees per Square Foot		
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Change
Industrial / Flex	1.16	\$0.40	\$0.08	\$0.32
Commercial / Retail	2.34	\$0.81	\$0.59	\$0.22
Office / Institutional	2.97	\$1.03	\$0.23	\$0.80
Hotel (per room)	0.58	\$202	N/A	N/A
Nursing Home (per bed)	1.05	\$364	N/A	N/A
Assisted Living (per bed)	0.61	\$212	N/A	N/A

Alternative:
 Single-Family \$1,083
 Multi-Family \$868

1. See Land Use Assumptions

- **Service Area: Citywide**
- **Components**
 - Facilities (incremental)
 - Vehicles (incremental)
 - Communications Equipment (incremental)
- **10-Year Demand**
 - Facilities: 6,400 sq ft, \$2.4 million
 - Vehicles: 14 units, \$670k
 - Communications Equipment: 37 units, \$335k

Facilities

To maintain existing LOS, you need to construct 6,400 square feet of police facilities.

Description	Square Feet
LEAF Facility	31,148
Commerce Warehouse	9,000
Southside Substation	64
Sunnyside Substation	400
Pod Storage	2,560
Total	43,172

Cost Allocation Factors	
Cost per Square Foot	\$375

Level-of-Service (LOS) Standards	
Existing Square Feet	43,172
Residential	
Residential Share	66%
2019 Peak Population	75,756
Square Feet per Person	0.3761
Cost per Person	\$141.05
Nonresidential	
Nonresidential Share	34%
2019 Vehicle Trips	126,120
Square Feet per Vehicle Trip	0.1164
Cost per Vehicle Trip	\$43.64

Source: Flagstaff Police Department

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq. Ft.
Facilities	0.3761 Square Feet	per Person	\$375
	0.1164 Square Feet	per Vehicle Trip	

Demand for Facilities					
Year	Peak Population	Vehicle Trips	Residential	Nonresidential	Total
2019	75,756	126,120	28,494	14,678	43,172
2020	77,097	127,290	28,998	14,815	43,813
2021	78,438	128,461	29,502	14,951	44,453
2022	79,780	129,632	30,007	15,087	45,094
2023	81,121	130,803	30,511	15,223	45,735
2024	82,462	131,973	31,016	15,360	46,376
2025	83,803	133,144	31,520	15,496	47,016
2026	85,145	134,315	32,025	15,632	47,657
2027	86,486	135,485	32,529	15,769	48,298
2028	87,827	136,656	33,034	15,905	48,939
2029	89,168	137,827	33,538	16,041	49,579
10-Yr Increase	13,412	11,707	5,045	1,363	6,407

Growth-Related Expenditures	\$1,891,767	\$510,952	\$2,402,719
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\$375 per square foot from LEAF expansion

Vehicles

Description	Units	Unit Cost ¹	Replacement Cost
Patrol Sedans	42	\$60,000	\$2,520,000
Patrol Motorcycles	6	\$35,000	\$210,000
Patrol Motorcycle Trainer	3	\$11,480	\$34,440
Patrol Truck 4X4	1	\$28,594	\$28,594
Prisoner Transport Van	1	\$44,220	\$44,220
Patrol Surveillance Van	1	\$40,000	\$40,000
Bomb Squad Vehicle	1	\$176,028	\$176,028
Bomb Squad Trailer	1	\$85,038	\$85,038
SWAT Armored Vehicle	1	\$295,000	\$295,000
DUI Van	1	\$60,377	\$60,377
Radar/Sign Board Trailer	3	\$25,511	\$76,533
Full Service Sedan	23	\$29,000	\$667,000
Street Crimes Task Force Vehicle	4	\$36,779	\$147,116
Utility Trailer	1	\$3,720	\$3,720
Animal Control Truck 4X4	2	\$51,916	\$103,832
Total	91	\$49,362	\$4,491,898

1. Includes the cost of equipment

Vehicles

To maintain existing LOS, you need to acquire 34 additional police vehicles.

Cost Allocation Factors	
Average Cost per Unit	\$49,362

Level-of-Service (LOS) Standards	
Existing Units	91
Residential	
Residential Share	66%
2019 Peak Population	75,756
Units per Person	0.0008
Cost per Person	\$39.13
Nonresidential	
Nonresidential Share	34%
2019 Vehicle Trips	126,120
Units per Vehicle Trip	0.0002
Cost per Vehicle Trip	\$12.11

Source: Flagstaff Police Department

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Vehicles	0.0008 Units	per Person	\$49,362
	0.0002 Units	per Vehicle Trip	

Demand for Vehicles						
Year	Peak Population	Vehicle Trips	Residential	Nonresidential	Total	
2019	75,756	126,120	60.1	30.9	91.0	
2020	77,097	127,290	61.1	31.2	92.4	
2021	78,438	128,461	62.2	31.5	93.7	
2022	79,780	129,632	63.3	31.8	95.1	
2023	81,121	130,803	64.3	32.1	96.4	
2024	82,462	131,973	65.4	32.4	97.8	
2025	83,803	133,144	66.4	32.7	99.1	
2026	85,145	134,315	67.5	33.0	100.5	
2027	86,486	135,485	68.6	33.2	101.8	
2028	87,827	136,656	69.6	33.5	103.2	
2029	89,168	137,827	70.7	33.8	104.5	
10-Yr Increase	13,412	11,707	10.6	2.9	13.5	

Growth-Related Expenditures	\$524,885	\$141,767	\$666,652
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Communications Equipment

Description	Units	Unit Cost	Replacement Cost
Portable Radios 800mhz	154	\$8,000	\$1,232,000
Mobile Radios 800mhz/VHF	83	\$8,500	\$705,500
Dispatch Consoles	10	\$32,000	\$320,000
Total	247	\$9,140	\$2,257,500

To maintain existing LOS, you need to acquire 37 additional units of communications equipment.

Cost Allocation Factors	
Average Cost per Unit	\$9,140

Level-of-Service (LOS) Standards	
Existing Units	247
Residential	
Residential Share	66%
2019 Peak Population	75,756
Units per Person	0.0022
Cost per Person	\$19.67
Nonresidential	
Nonresidential Share	34%
2019 Vehicle Trips	126,120
Units per Vehicle Trip	0.0007
Cost per Vehicle Trip	\$6.09

Source: Flagstaff Police Department

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Communications Equipment	0.0022 Units	per Person	\$9,140
	0.0007 Units	per Vehicle Trip	

Demand for Communications Equipment					
Year	Peak Population	Vehicle Trips	Residential	Nonresidential	Total
2019	75,756	126,120	163.0	84.0	247.0
2020	77,097	127,290	165.9	84.8	250.7
2021	78,438	128,461	168.8	85.5	254.3
2022	79,780	129,632	171.7	86.3	258.0
2023	81,121	130,803	174.6	87.1	261.7
2024	82,462	131,973	177.5	87.9	265.3
2025	83,803	133,144	180.3	88.7	269.0
2026	85,145	134,315	183.2	89.4	272.7
2027	86,486	135,485	186.1	90.2	276.3
2028	87,827	136,656	189.0	91.0	280.0
2029	89,168	137,827	191.9	91.8	283.7
10-Yr Increase	13,412	11,707	28.9	7.8	36.7

Growth-Related Expenditures	\$263,792	\$71,248	\$335,041
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Proposed Police Fees

Fee Component	Cost per Person	Cost per Veh Trip
Facilities	\$141.05	\$43.64
Vehicles	\$39.13	\$12.11
Communications Equipment	\$19.67	\$6.09
Development Fee Report	\$2.19	\$1.29
Total	\$202.04	\$63.13

Residential Development	Fees per Unit			
Development Type	Persons per Household ¹	Proposed Fees	Current Fees	Change
Single-Family Units				
0-1 Bedrooms	1.91	\$385	\$182	\$203
2 Bedrooms	2.19	\$442	\$182	\$260
3 Bedrooms	2.63	\$531	\$182	\$349
4+ Bedrooms	3.33	\$672	\$182	\$490
Multi-Family Units				
0-1 Bedrooms	1.58	\$319	\$170	\$149
2 Bedrooms	2.20	\$444	\$170	\$274
3+ Bedrooms	3.32	\$670	\$170	\$500

Alternative:
 Single-Family \$537
 Multi-Family \$430

Nonresidential Development	Fees per Square Foot			
Development Type	AWVT per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Change
Industrial / Flex	1.69	\$0.10	\$0.03	\$0.07
Commercial / Retail	12.46	\$0.78	\$0.29	\$0.49
Office / Institutional	4.87	\$0.30	\$0.11	\$0.19
Hotel (per room)	4.18	\$263	N/A	N/A
Nursing Home (per bed)	1.53	\$96	N/A	N/A
Assisted Living (per bed)	1.30	\$82	N/A	N/A

1. See Land Use Assumptions

Fee Comparison

Current Fees

Residential Development	Fees per Unit		
Development Type	Fire	Police	Total
Single Family	\$366	\$182	\$548
Multi-Family	\$342	\$170	\$512

Nonresidential Development	Fees per Square Foot		
Development Type	Fire	Police	Total
Industrial Flex	\$0.08	\$0.03	\$0.11
Commercial	\$0.59	\$0.29	\$0.88
Office	\$0.23	\$0.11	\$0.34

Proposed Fees

Residential Development	Fees per Unit		
Development Type	Fire	Police	Total
Single-Family Units			
0-1 Bedrooms	\$778	\$385	\$1,163
2 Bedrooms	\$892	\$442	\$1,334
3 Bedrooms	\$1,071	\$531	\$1,602
4+ Bedrooms	\$1,357	\$672	\$2,029
Multi-Family Units			
0-1 Bedrooms	\$643	\$319	\$962
2 Bedrooms	\$896	\$444	\$1,340
3+ Bedrooms	\$1,352	\$670	\$2,022

Nonresidential Development	Fees per Square Foot		
Development Type	Fire	Police	Total
Industrial / Flex	\$0.40	\$0.10	\$0.50
Commercial / Retail	\$0.81	\$0.78	\$1.59
Office / Institutional	\$1.03	\$0.30	\$1.33
Hotel (per room)	\$202	\$263	\$465
Nursing Home (per bed)	\$364	\$96	\$460
Assisted Living (per bed)	\$212	\$82	\$294

Alternative:
 Single-Family \$1,620
 Multi-Family \$1,298



Adoption Timeline

January 7: Council Work Session

Feb 18: Public Hearing, LUA/IIP

Apr 7: Adoption, LUA/IIP

May 19: Public Hearing, Development Fees

July 7: Adoption, Development Fees

Sept 21: Fees Effective

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that in accordance with ARS 9-463.05 the Flagstaff City Council will hold a public hearing on February 18, 2020 at 6:00 PM to present information and discuss the following:

Proposed Land Use Assumptions and the Infrastructure Improvement Plan dated August 29, 2019 as related to the revision to the current development impact fees for Public Safety (Police and Fire).

A draft report is available at www.flagstaff.az.gov. Interested persons may file comments in writing regarding the proposed plan or be heard at the hearing date herein set forth.

All City Council meetings are held in the Council Chambers of City Hall, 211 West Aspen Avenue, Flagstaff, Arizona.

For Information Contact:

Tiffany Antol, Planning Director
City of Flagstaff
211 W. Aspen Ave.
Flagstaff, AZ 86001
(928) 213-2605 tantol@flagstaffaz.gov



Publish 12/17/19



COMMUNITY DEVELOPMENT

MEMORANDUM

Date: January 14, 2020
To: All Interested Parties
From: Tiffany Antol, Planning Director
Subject: Public Safety Development Fee Renewal

The City of Flagstaff began collecting development fees, also known as impact fees, in 2009. The City currently collects fees for public safety purposes, limited to capital projects and equipment for the Police and Fire Departments. Fees can only be used to fund service level demands that have increased directly as a result of community growth. The current fees were adopted in 2014 and Arizona Revised Statutes requires that all development fee programs are reviewed and updated every five years.

In order for the City Council to review and update development fees they must first review and adopt Land Use Assumptions, which model future growth, and an Infrastructure Improvement Plan, which identifies what the fees will be used for. An updated and revised *Land Use Assumptions, Infrastructure Improvements Plan, and Development Fee Report* was prepared by consulting firm TischlerBise on August 29, 2019. The draft report is available on the City's website at:
<https://www.flagstaff.az.gov/DocumentCenter/View/62338/Flagstaff-LUA-IIP-and-Fees-082919?bidId=>

A public hearing is scheduled on February 18, 2020 at 6:00 pm to present information and discuss the draft plan which also covers proposed fees. At this time the City is encouraging all interested parties to review the report and proposed fees and provide public comment either at the public hearing or in writing to staff. If your organization would like to learn more about the growth projections, planned capital program or the current or proposed fees, City staff is available to make a presentation.

Important Dates

February 18, 2020: Public Hearing on draft Land Use Assumptions, Infrastructure Improvements Plan, and Development Fee Report (LUA and IIP)
April 7, 2020: Council scheduled to adopt LUA and IIP
May 19, 2020: Public Hearing on proposed Public Safety Development Fees
July 7, 2020: Adopt Public Safety Development Fees
September 21, 2020: Updated Development Fees become effective

To schedule a presentation, submit questions or provide comments please contact:

Tiffany Antol, Planning Director
City of Flagstaff, 211 W Aspen St
928-213-2605
tantol@flagstaffaz.gov

**CITY OF FLAGSTAFF
STAFF SUMMARY REPORT**

To: The Honorable Mayor and Council
From: Dan Symer, Zoning Code Manager
Date: 02/12/2020
Meeting Date: 02/18/2020



TITLE

Case No. PZ-19-00187: Lake Mary Road and I-17 Zoning Code Text Amendment

STAFF RECOMMENDED ACTION:

Provide direction to staff on the proposed Zoning Code Text Amendments.

EXECUTIVE SUMMARY:

The Zoning Code was adopted by the City Council on November 1, 2011, to replace the former Land Development Code. Incorporated into the Zoning Code is the Resource Protection Overlay (RPO) that was originally adopted in June 1999. The intent of the RPO regulations are to maintain and protect existing natural resources, including floodplains, steep slopes, and forests. The most recent amendment to the RPO that is applicable to this application was approved in April 2017. This amendment modified the Rural Floodplain map to include additional floodplain areas.

INFORMATION:

The proposed amendment is to change the map designation of approximately 1.47 acres from Rural Floodplain to Urban Floodplain on an approximately 4.46-acre parcel located at 3451 East Lake Mary Road (Attachment 1). The applicant's narrative and graphics are included as, Attachment 2.

The Zoning Code describes the Rural and Urban Floodplains as:

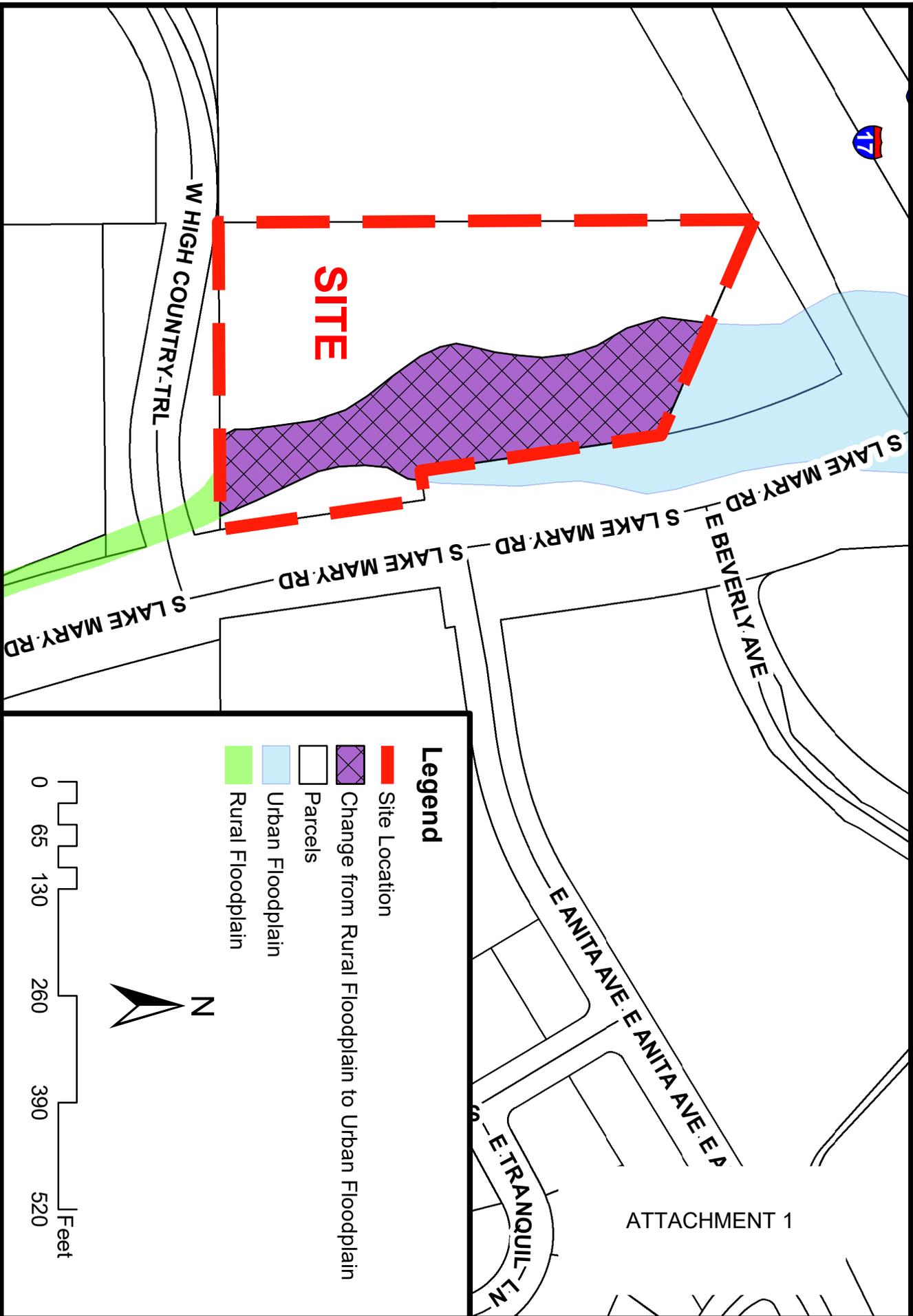
- Rural Floodplains. Rural floodplains are natural undisturbed open spaces that are unsuitable for development purposes due to periodic flood inundation and the need to preserve the stream corridor for beneficial uses such as the preservation of important ecological resources.
- Urban Floodplains. Urban Floodplains are all watercourses and associated floodplains not defined as rural floodplains. Urban floodplains are typically located in urbanized areas and have typically been altered from their natural state by channelization.

The 1.47-acre area is a man-made watercourse/channel. This channel was constructed to divert a historical natural watercourse to accommodate development on the northeast side of Lake Mary Road. This amendment will correct the designation from Rural Floodplain to Urban Floodplain.

Findings

At a subsequent meeting, the City Council will be requested to approve the proposed amendments based on the required findings specified in the Zoning Code. For your reference and discussion purposes, the

Area of Change From Rural Floodplain to Urban Floodplain



Narrative for Lake Mary Parcel Floodplain Zoning Code Text Amendment

Date: October 25, 2019
To: Daniel Symer, Zoning Code Manager, COF
From: Woodson Engineering & Surveying
Re: 118029- Floodplain Zoning Code Text Amendment

The purpose of this narrative is to support the request for a Zoning Code Text Amendment to revise the floodplain designation on a private parcel from a Rural Floodplain to an Urban Floodplain designation.

The private parcel (APN# 103-270-03K) owned by the Preston Family Trust is a 4.46-acre site located NW of the Lake Mary Road and High Country Trail intersection. The current zoning of the site is Highway Commercial (HC). The site is bordered by I-17 on north, Lake Mary Road on east and High Country Trail on south. The site is in very close proximity to the I-40 & I-17 Interchange and to Northern Arizona University (NAU).

Per Federal Emergency Management Agency's (FEMA), Flood Insurance Rate Map (FIRM) 04005C6816G (effective 09/03/2010), a portion of the site is located within a floodzone A. Zone A is subjected to 100-year flooding and the base floodplain is not modeled to any degree of accuracy and is mapped by approximate methods with no Base Flood Elevations (BFEs) determined. Zone A is subjected to 1% annual chance of flooding. See Exhibit 1 for FIRMette for subject site that shows the Zone A limits. The COF Rural and Urban Floodplain maps the area limits set on the FEMA maps.

Per COF Zoning Code Rural Floodplain Map, the floodplain on the subject parcel is designated as a Rural Floodplain. Per the COF Zoning Code, Rural Floodplains are defined as natural undisturbed open spaces that are unsuitable for development purposes due to periodic flood inundation and the need to preserve the stream corridor for beneficial uses such as the preservation of important ecological resources. See Exhibit 2 for the Rural Floodplains within the City of Flagstaff.

All watercourses and associated floodplains not defined as Rural Floodplains are Urban Floodplains which are typically located in urbanized areas and have typically been altered from their natural state by channelization. Urban Floodplains may be altered to address conveyance and erosion concerns.

It is the opinion of the owner that the floodplain has been incorrectly designated and should be re-defined as an Urban Floodplain per the definition in the Zoning Code for Urban Floodplains and per the historical and current nature of the wash.

Based on research on the history of the unnamed wash, we find that it has been diverted from its historical flow path over time, please see Exhibit 3. Prior to 1960, the flow historically drained east crossing Lake Mary Road at the Bow and Arrow subdivision located east of Lake Mary Road, please see the attached

Exhibit 4 for the 1954 USGS historical topographic map which shows that the unnamed wash didn't traverse through the subject site historically.

After the Bow and Arrow subdivision improvements, the wash that historically traversed east crossing Lake Mary Road is shown to be diverted north to flow parallel along Lake Mary Road and then flow east crossing Lake Mary Road just north of at the current day's Beverly Avenue. Please see the attached Exhibit 5 for the 1962 USGS historical topographic map which shows that the unnamed wash has been diverted and the flow is traversing through the subject site, then crossing Lake Mary Road and continuing in a north easterly direction.

Please see Exhibit 3 which shows the how the wash has been diverted from it's historical flow path.

The diverted nature of the wash from it's natural course is clearly shown. As to the current condition of the floodplain, it is readily apparent that this floodplain does not exhibit a natural wash morphology. The braided nature of the flow channels with erosion and head cutting continuing with no well-defined channel through the site supports the argument that this is not a natural channel and is a diverted channel formed by surrounding improvements. There is no riparian preserve or alluvium deposits with low flow channels and defined banks which reduce stream bank erosion and maintain stable stream morphology which is the typical nature of natural and established channels.

The wash has been crossed by High Country Trail utilizing a 10' x 4' RCBC, a private parcel access road and by another access road for the parcel west of subject site utilizing three 36-inch cmps and US Interstate 17 utilizing twin 6' x 5' RCBCs. These impacts include concrete channels converging flow to the Interstate culverts. Thus, this diverted wash has been modified by surrounding improvements and is not a natural undisturbed channel.

Thus, we believe that the unnamed wash through the subject site has been created due to previous private and public improvements and the wash does not follow the historic flow path and cannot be considered as a Rural Floodplain as a natural undisturbed space. Therefore, we request that the floodplain designation on the subject site be revised to Urban Floodplain from Rural Floodplain via Zoning Code Text Amendment. This Amendment would provide an opportunity to the land owner to channelize the flow through the site and reduce the eroded braided channels.

Findings: Zoning Code Section 10-20.50.040.F.1.b: Findings for the approval of this Text Amendment

1. The proposed amendment is consistent with and conforms to the goals of the general Plan and any applicable specific plan;

Following is the list of the applicable goals and policies that will be met by the proposed project:

Climate Change and Adaptation Goals and Policies:

Goal: E&C.3. Strengthen community and natural environment resiliency through climate adaptation efforts.

Provide an improved wash that is not subjected to the erosion problems occurring onsite now.

Policy E&C.3.3 Invest in forest health and watershed protection measures.

Response: The trees will be preserved to meet the Natural Resources Protection Plan (NRPP) requirements, thereby preserving the forest health. Channelizing the flow also reduces erosion and head cutting and promotes forest health.

Ecosystem Health Goals and Policies:

Goal: E&C.6. Protect, restore and improve ecosystem health and maintain native plant and animal community diversity across all land ownerships in the Flagstaff region.

Policy E&C.6.3 Promote protection, conservation, and ecological restoration of the region's diverse ecosystem types and associated animals.

Response: Preserving the trees and eliminating eroded channels will result in restoration of region's natural vegetation and ecosystem and associated wildlife habitat.

Policy E&C.6.4 Support collaborative efforts to return local native vegetation, channel structure and where possible and applicable, preservation and restoration of in-stream flows to the region's riparian ecosystem.

Response: Introducing a defined channel to replace eroded and braided channels will eventually establish a natural drainage corridor which will promote the region's riparian ecosystem along the channel which runs along the eastern perimeter of the subject parcel.

Stormwater and Watershed Management Goals and Policies:

Goal WR.5. Manage watersheds and stormwater to address flooding concerns, water quality, environmental protections, and rainwater harvesting

Policy: WR.5.1. Preserve and restore existing natural watercourse corridors, including the 100-yr floodplain escarpments, wildlife corridors, natural vegetation, and other natural features using methods that result in a clear legal obligation to preserve corridors in perpetuity, where feasible.

Response: Since there is designated FEMA floodzone A on the property, change of floodplain from rural to the urban floodplain would still require protecting the improved drainageway. Project intends to improve the channel and submit CLOMR and LOMR applications to FEMA to officially remap the floodplain limits which clearly obligates the site to preserve the stream corridor and designates it FEMA floodplain which can not be modified without notifying the Floodplain Administrator (COF) and FEMA in future.

Policy: WR.5.7. Support healthy watershed characteristics through implementation of practices, consistent with the City of Flagstaff Low Impact Design Manual, that improve flood control and flood attenuation, stormwater quality, and water sustainability; increase groundwater recharge; enhance open space quality; increase biodiversity; and reduce land disturbance and soil compaction.

Response: The project improvements will include City of Flagstaff's Low Impact Development Integrated Management Practices (LID-IMPs). LID facilities will be implemented to address Runoff Control Volume (ROCV) for the first 1-inch rain. The LID facilities will treat and infiltrate ROCV which improves water quality and promotes groundwater recharge. Stormwater detention facilities will be implemented to attenuate the increased flow rate from the proposed improvements.

- 2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City.

Response: The proposed amendment is to revise floodplain designation on a private parcel and is not detrimental to the public interest, health, safety, convenience or welfare of the City. The proposed change will provide an opportunity to the owner to address erosion, head cutting and transporting sediment further downstream in the watershed which in turn enhances ecosystem health, water quality, restores natural, riparian and wildlife habitat. As discussed above, the amendment is in conformance to many of the goals and policies of the City's General Plan.

- 3. The proposed amendment is internally consistent with other applicable provisions of the Zoning Code.

Response: The proposed amendment is internally consistent with all other applicable provisions of the Zoning Code. The development procedures will conform to City's Zoning Code requirements for Commercial Developments.

The request is to revise the floodplain designation only and any modifications to the flood Zone A limits will be performed via FEMA notifications with a formal Conditional Letter of Map Revision (CLOMR) prior to any construction and a Letter of Map Revision (LOMR) after construction will be prepared for the City's concurrence and FEMA's approval. Please see the attached Exhibit 7 for the floodplain limits overlaid on the site plan.

The owner intends to improve the channel to address erosion and head cutting which will improve the water quality of the wash. The trees will be preserved to meet the Natural Resources Protection Plan (NRPP) requirements, there by preserving the wildlife habitat. The stream ecology will also be maintained by an open channel to the maximum extent possible except at access crossings. All of these measures will promote a naturally healthy environment and conform with the requirements of the City's Regional Plan.

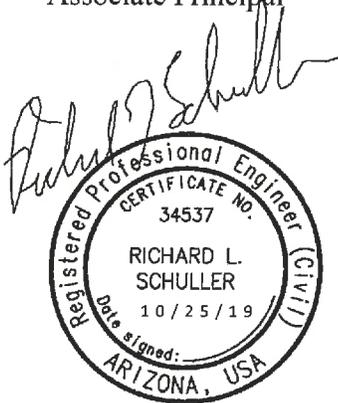
If you have any questions, please feel free to contact us: Rick Schuller at rschuller@woodsoneng.com or Sirisha Kalluri at skalluri@woodsoneng.com, or call 928-774-4636.

Sincerely,

WOODSON ENGINEERING

Rick Schuller, PE
Associate Principal

Sirisha Kalluri, PE, CFM
Assistant Project Manager



Attachments:

Exhibit 1: FIRMette

Exhibit 2: COF Rural Floodplain Map

Exhibit 3: 1982 USGS Historical map that shows the change of flow path of the Wash

Exhibit 4: 1954 USGS Historical Topographic Map

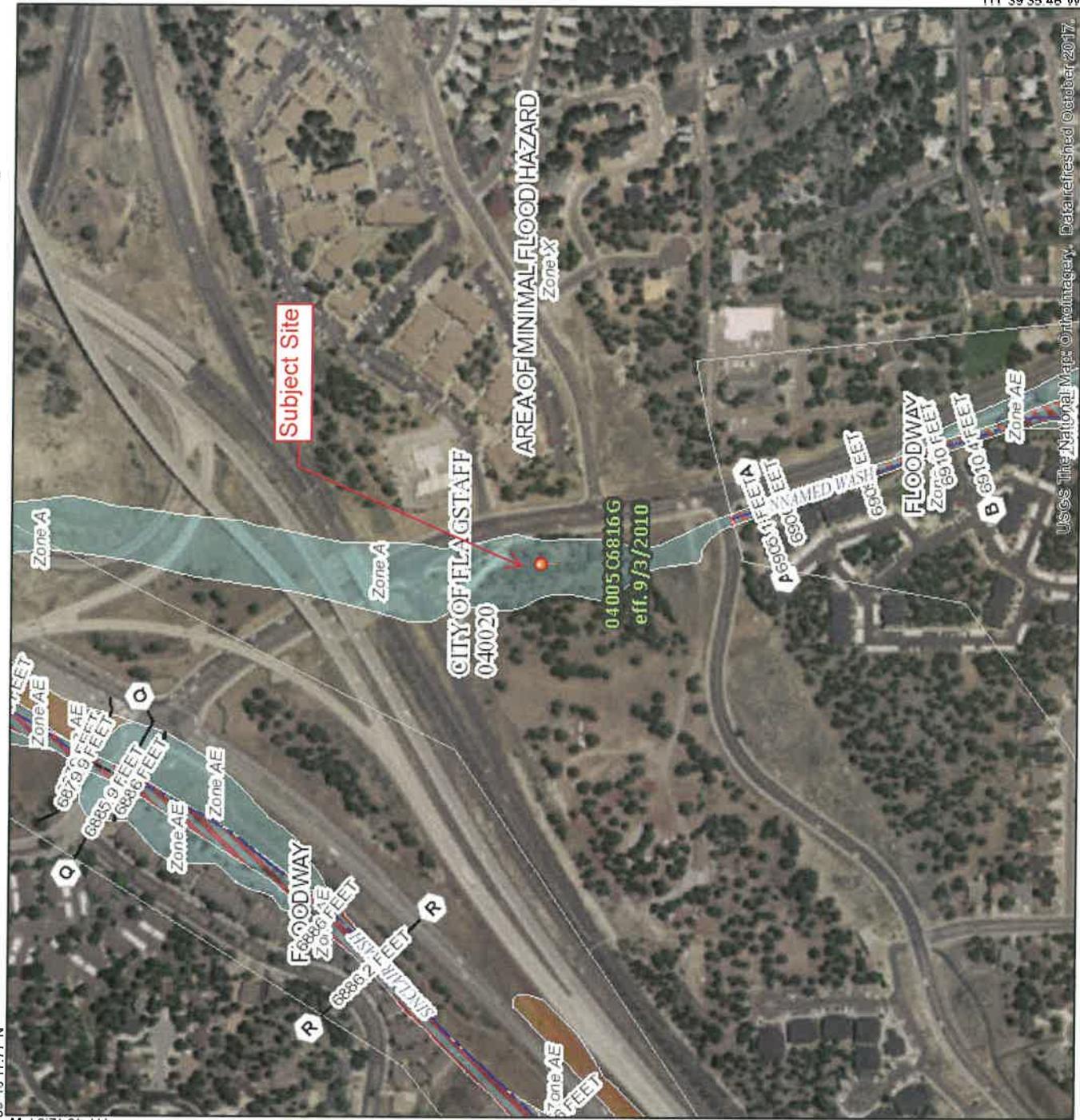
Exhibit 5: 1962 USGS Historical Topographic Map

Exhibit 6: Floodplain Limits Overlaid on Site Plan

National Flood Hazard Layer FIRMette



35°10'17.77"N
111°40'12.91"W



USGS The National Map: Orthoimagery. Data refreshed October 2017.
Scale: 1:6,000
Feet: 0, 250, 500, 1,000, 1,500, 2,000

Exhibit 1: FIRMette

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

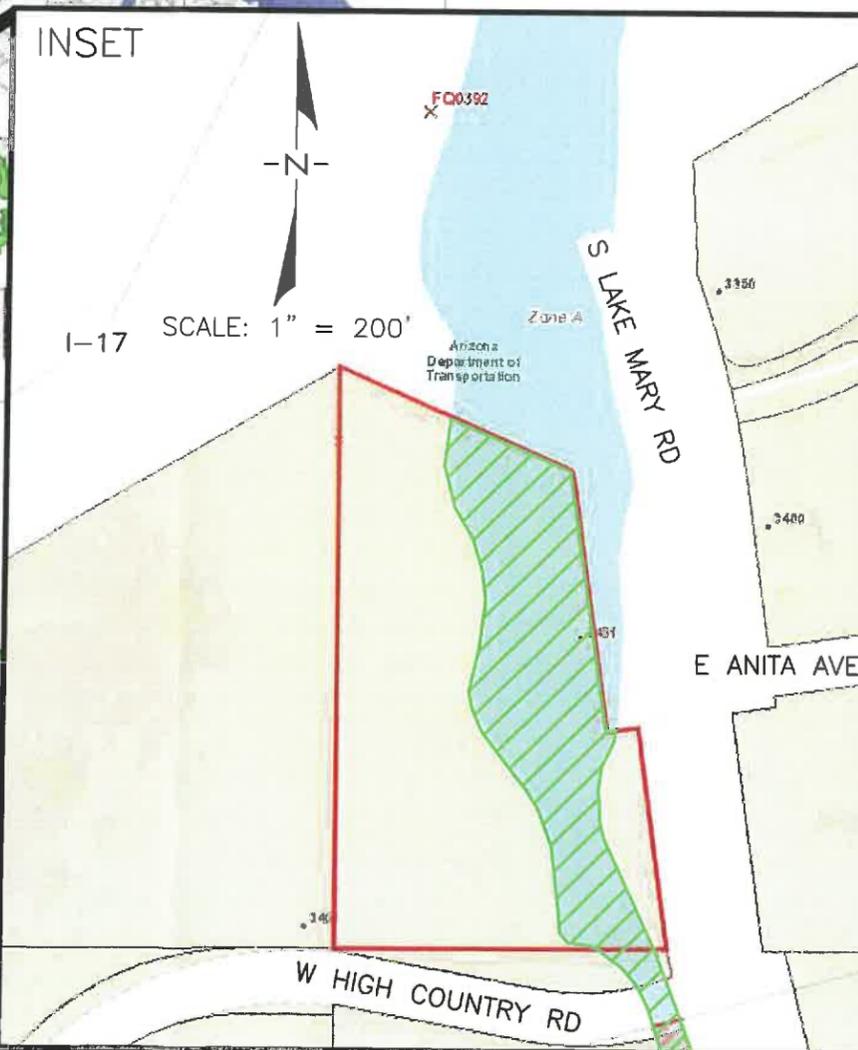
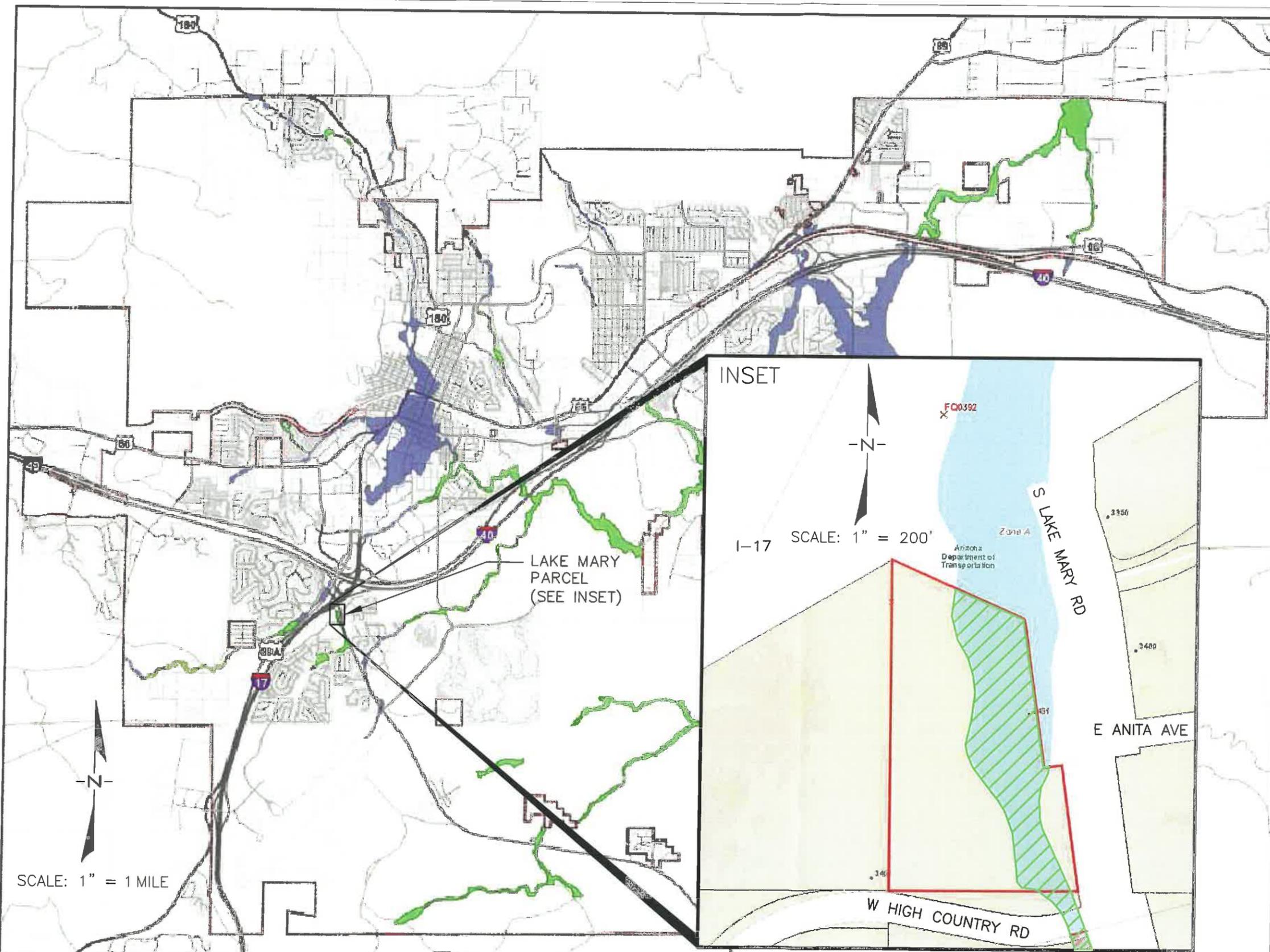
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/5/2018 at 4:15:19 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Division 10-90.50.030: Rural Floodplain Map

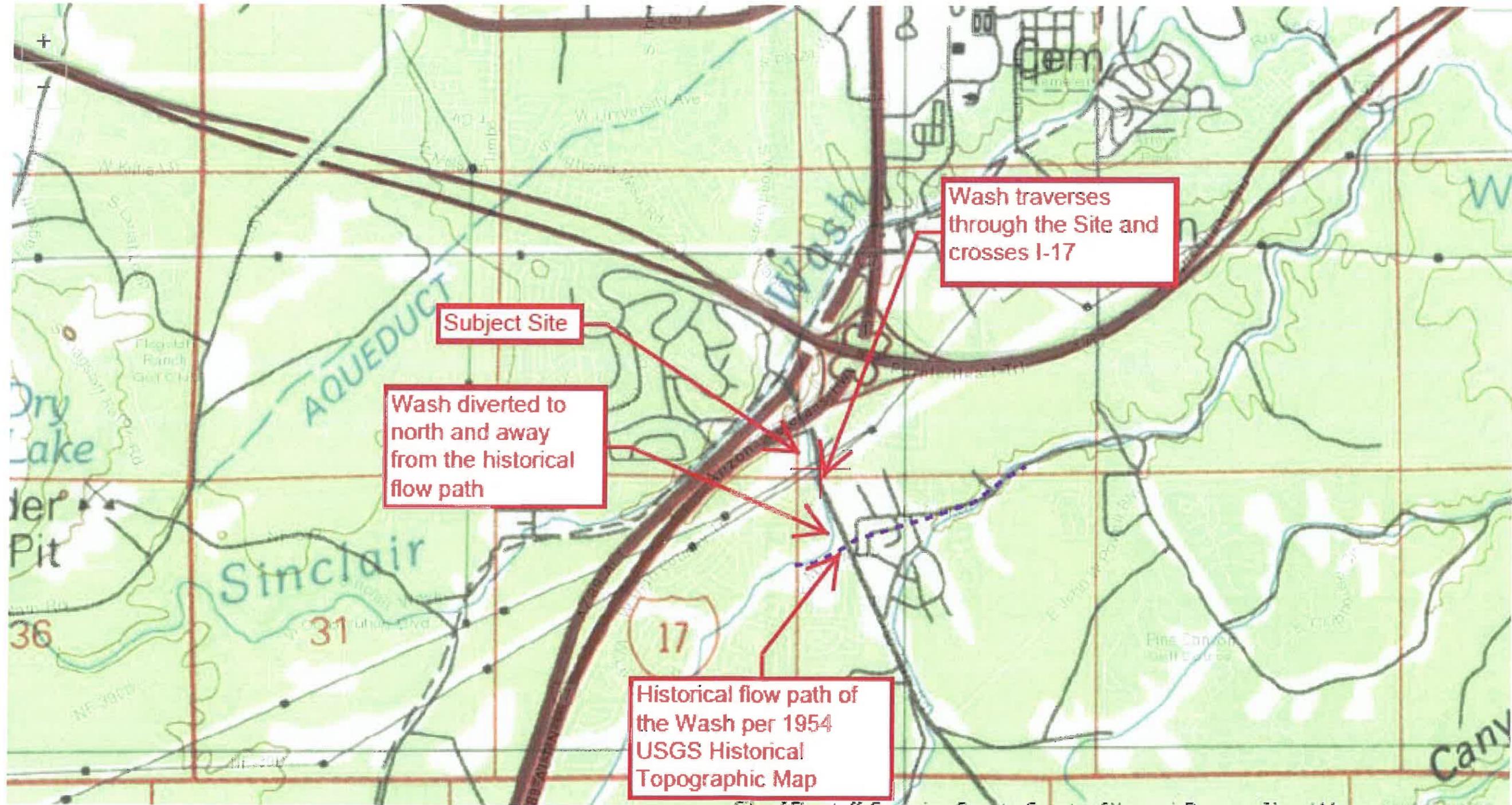
-  City Limits
-  Urban Floodplains
-  Rural Floodplains
-  Parcels

Floodplain widths reflect the FEMA regulated floodplain widths, and are subject to change. Please consult the City of Flagstaff Stormwater section for the latest width information.



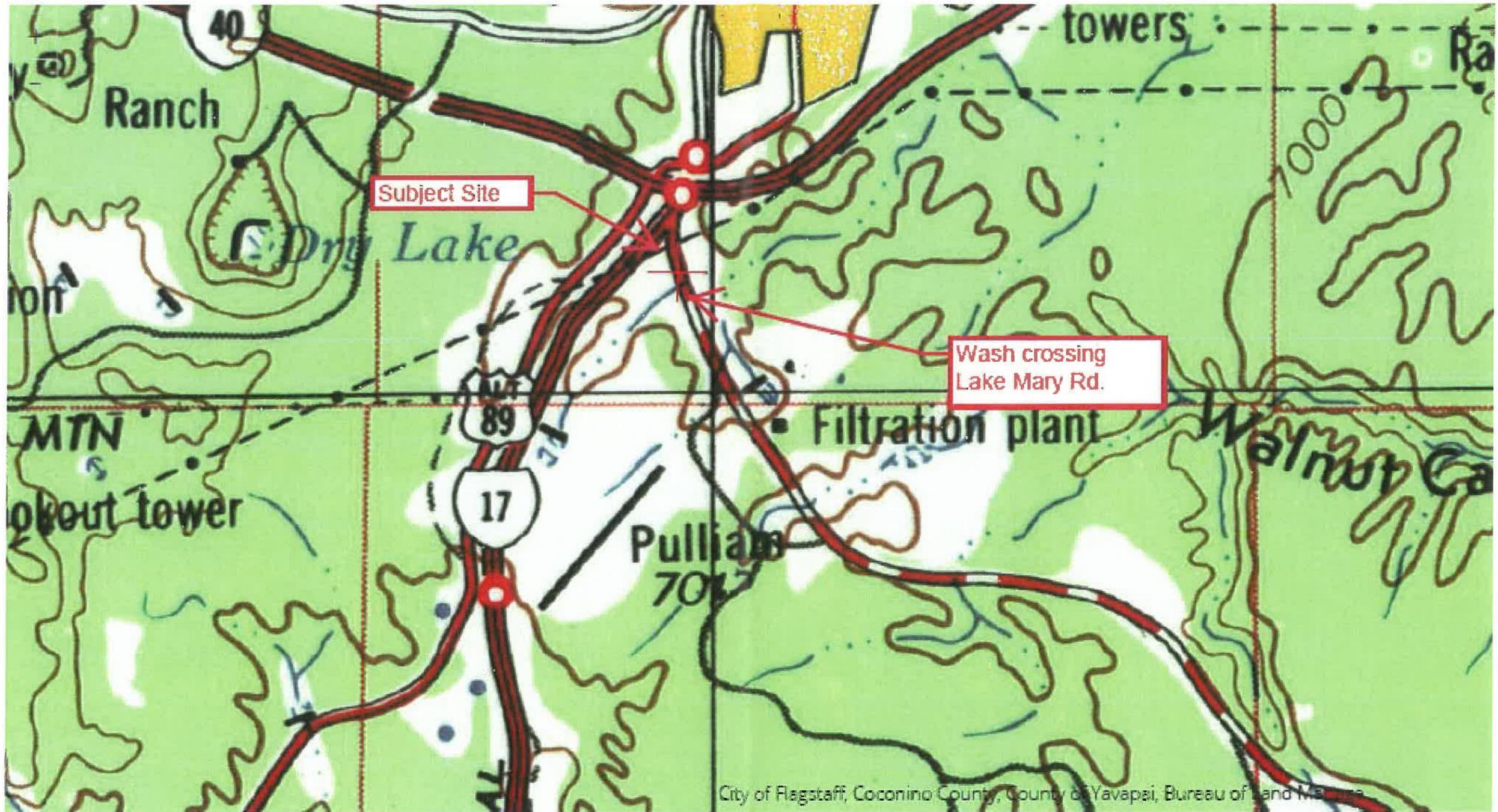
LEGEND INSET

-  COF RURAL FLOODPLAIN
-  FEMA FLOODPLAIN
-  PARCEL LIMITS



CHANGE OF HISTORICAL FLOW PATH OF THE WASH

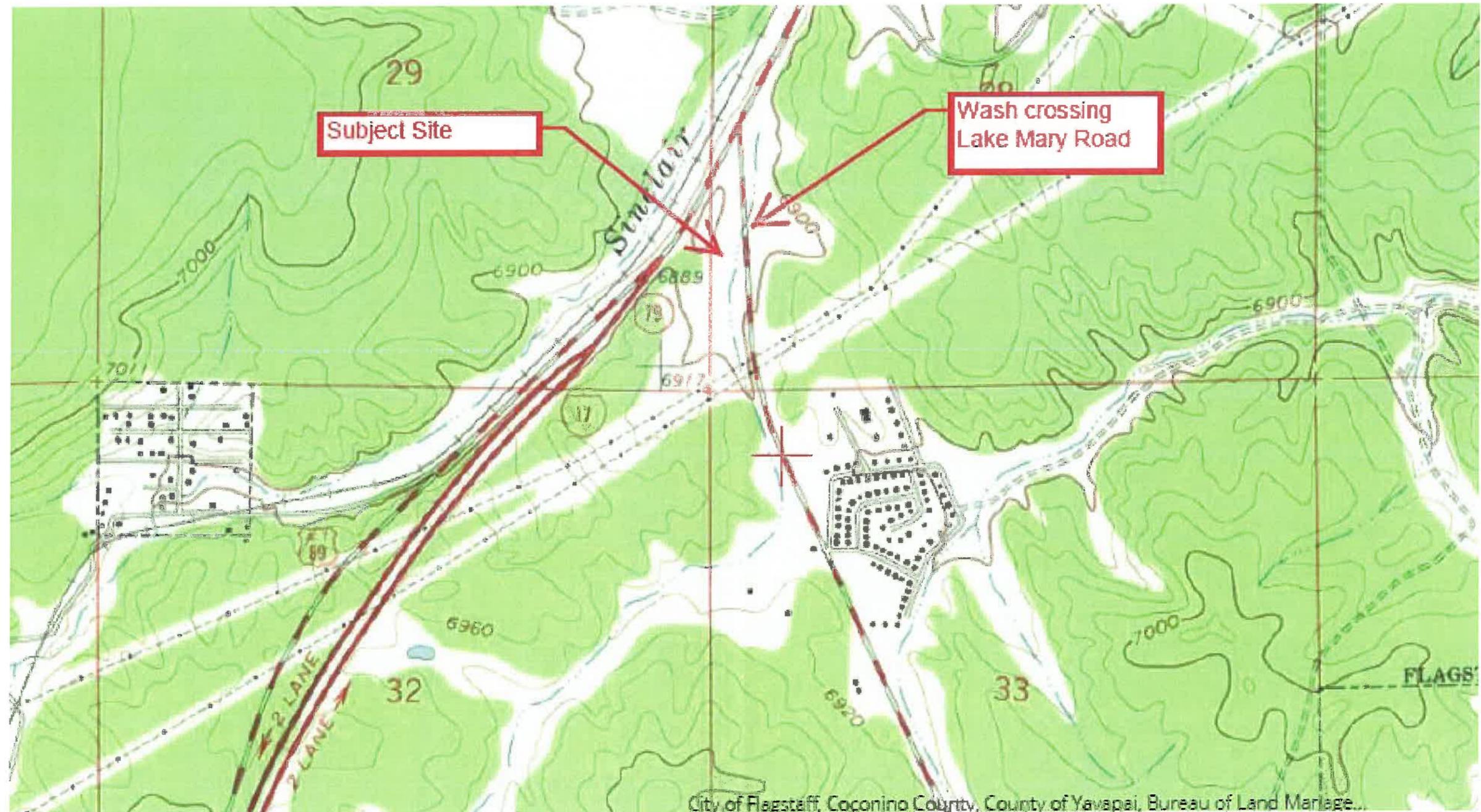
EXHIBIT 3



1954 USGS HISTORICAL TOPOGRAPHIC MAP

EXHIBIT 4





1962 USGS HISTORICAL TOPOGRAPHIC MAP

EXHIBIT 5



LAKE MARY ROAD PARCEL

PORTION OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 07 EAST,
GILA AND SALT RIVER MERIDIAN, CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA

LEGEND

- PROPERTY BOUNDARY, EXISTING
- EASEMENT, EXISTING
- RIGHT-OF-WAY, EXISTING
- RIGHT-OF-WAY, PROPOSED
- ASPHALT EDGE, EXISTING
- ASPHALT EDGE, PROPOSED
- ROAD SHOULDER, PROPOSED
- ROAD CENTERLINE, EXISTING
- ROAD CENTERLINE, PROPOSED
- BACK OF CURB, EXISTING
- BACK OF CURB, PROPOSED
- SIDEWALK, EXISTING
- SIDEWALK, PROPOSED
- CONCRETE EDGE, EXISTING
- CONCRETE EDGE, PROPOSED
- MAJOR CONTOUR, EXISTING
- MINOR CONTOUR, EXISTING
- BUILDING EDGE, EXISTING
- OVERHEAD ELECTRIC LINE, EXISTING
- SANITARY SEWER LINE, EXISTING
- SANITARY SEWER LINE, PROPOSED
- WATER LINE, EXISTING
- WATER LINE, PROPOSED
- STORM DRAIN, EXISTING
- FIBER OPTIC LINE, EXISTING
- DIRT ROAD, EXISTING
- BARBED WIRE FENCE, EXISTING
- CHAIN LINK FENCE, EXISTING
- WOOD FENCE, EXISTING
- EXISTING PAVEMENT
- EXISTING STRUCTURE
- WATER VALVE, EXISTING
- WATER VALVE, PROPOSED
- GAS VALVE, EXISTING
- SANITARY-SEWER MANHOLE, EXISTING
- SANITARY-SEWER MANHOLE, PROPOSED
- ELECTRIC MANHOLE, EXISTING
- STORM DRAIN MANHOLE, EXISTING
- WATER MAN-HOLE, EXISTING
- TELEPHONE RISER, EXISTING
- ELECTRIC RISER, EXISTING
- GAS RISER, EXISTING
- CABLE TV RISER, EXISTING
- SEWER RISER, EXISTING
- WATER RISER, EXISTING
- ELECTRIC METER, EXISTING
- GAS METER, EXISTING
- WATER METER, EXISTING
- FIRE HYDRANT, EXISTING
- FIRE HYDRANT, PROPOSED
- AIR RELEASE VALVE MANHOLE, PROPOSED
- AIR RELEASE VALVE VENT, PROPOSED
- CATCH BASIN, EXISTING
- GUY ANCHOR, EXISTING
- LIGHT POLE, EXISTING
- LIGHT POLE, PROPOSED
- SIGN POST, EXISTING
- SIGN POST, PROPOSED
- UTILITY POLE, EXISTING
- UTILITY POLE, PROPOSED
- BOLLARD, EXISTING
- BOLLARD, PROPOSED
- TREE, DIAMETER AT BREAST HEIGHT AS NOTED (P=PINE, J=JUNIPER, D=DECIDUOUS)
- FOUND REBAR AS NOTED
- FOUND PIPE AS NOTED
- FOUND SECTIONAL CORNER AS NOTED
- FOUND RIGHT-OF-WAY MONUMENT AS NOTED
- FOUND NAIL AS NOTED
- FOUND PANEL POINT
- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

SITE DATA:

PARCEL: 103-27-003K
APN: HIGHWAY COMMERCIAL (HC)
ZONING:

FLOOD DATA:

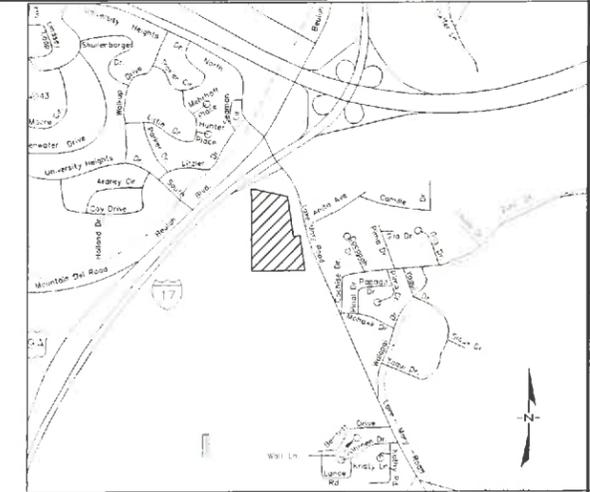
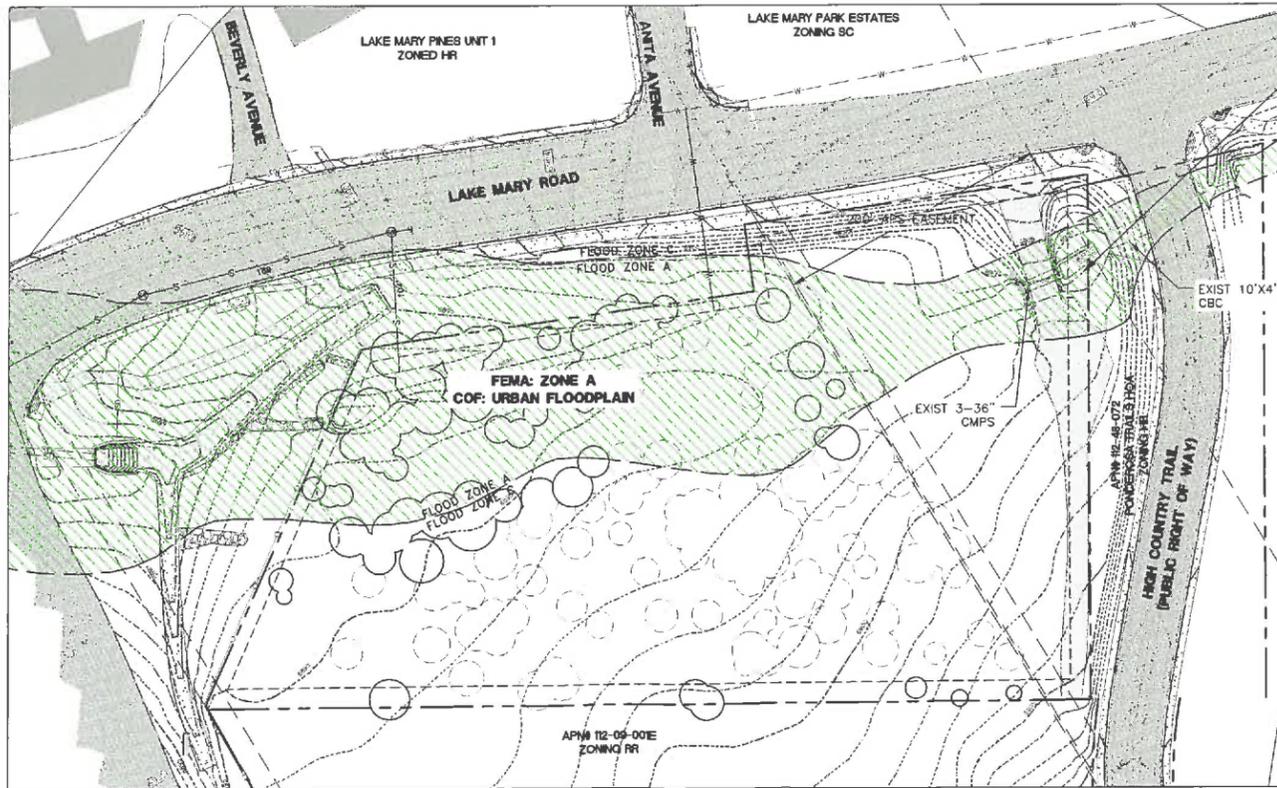
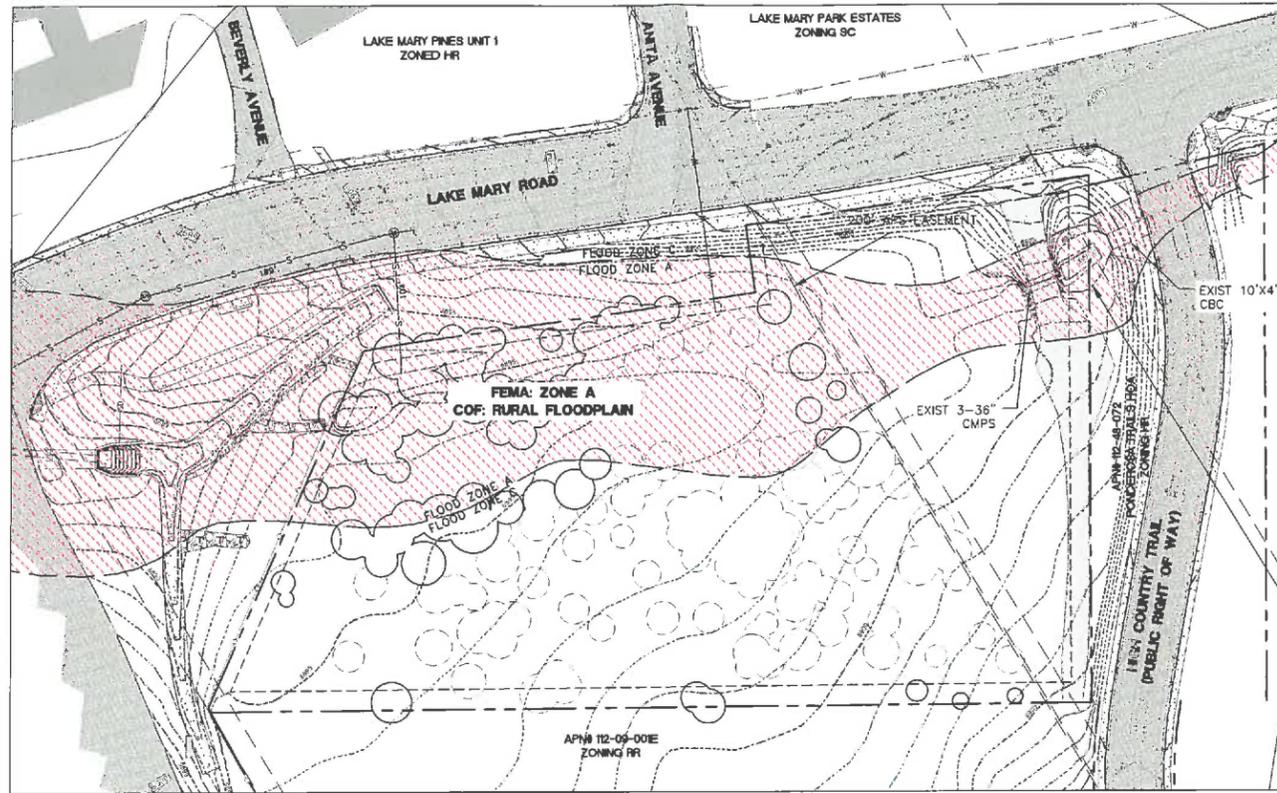
FIRM PANEL: 04005C6816G (EFF. DATE - 9/03/2010)
FLOOD ZONE: A (BASE FLOODPLAIN MAPPED BY APPX. METHODS, BFE'S NOT DETERMINED)

FLOW RATE: 150 CFS (BASE FLOW RATE I.E., Q100 REFERENCED FROM FIS FOR UNNAMED WASH)

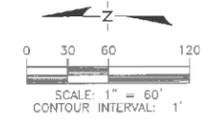
FLOODPLAIN NOTES

FLOODPLAIN ON THE SUBJECT PROPERTY IS DESIGNATED AS RURAL FLOODPLAIN PER CITY OF FLAGSTAFF ZONING CODE DIVISION 10-90.40.030: RURAL FLOODPLAIN MAP. THE CURRENT APPLICATION IS TO CHANGE THE RURAL FLOODPLAIN DESIGNATION TO URBAN FLOODPLAIN BY ZONING CODE TEXT AMENDMENT.

ENGINEER
WOODSON ENGINEERING AND SURVEYING, INC.
124 N. ELDEN ST.
FLAGSTAFF, AZ 86001
(928) 774-4636



VICINITY MAP
FLAGSTAFF, ARIZONA (NOT TO SCALE)



CHANGE OF COF FLOODPLAIN FROM RURAL FLOODPLAIN TO URBAN FLOODPLAIN BY ZONING CODE TEXT AMENDMENT.

THE LIMITS OF FLOODPLAIN (BOTH RURAL AND URBAN FLOODPLAINS) MATCH FEMA'S FLOODZONE A.

FEMA ZONE A
COF: RURAL FLOODPLAIN

FEMA ZONE A
COF: URBAN FLOODPLAIN

WOODSON
ENGINEERING & SURVEYING
124 N ELDEN ST, FLAGSTAFF, AZ 86001
(928) 774-4636 | WWW.WOODSONENG.COM

Exhibit 6

SHEET 1 OF 1

118029

WOODSON ENGINEERING AND SURVEYING, INC.
124 N. ELDEN ST. • FLAGSTAFF, AZ 86001 • PHONE: (928) 774-4636 • WWW.WOODSONENG.COM

06/26/19

AZ North DEVELOPMENT
LAKE MARY ROAD PARCEL
EXHIBIT: FLOODPLAIN AMENDMENT

DRAFTED BY: SK
DATE: 06/26/19
PROJ. NO.: 118029
FIR: Flagstaff, AZ Development

Rick Schuller

From: Rick Schuller
Sent: Tuesday, January 7, 2020 10:01 AM
To: Bryan Duke
Subject: RE: 118029- Lake Mary Parcel Floodplain Zoning Amendment

Good morning Bryan – This Zoning Amendment application is moving forward, so I wanted to respond to your previous email. The zoning action changing the flood plain from a Rural designation to an Urban designation will not affect the current drainage patterns in the area. After the zoning amendment there could be a channelization project but this would only affect the drainage specifically on this site. All improvements have to meet the requirements of FEMA since this is a FEMA Floodplain.

Future development on this site would have to bring up sanitary sewer from the University Heights area. Access improvements would also occur.

Let me know if you have any further questions.

Thanks for your questions,

Rick Schuller
Woodson Engineering and Surveying, Inc
124 N. Elden St., Flagstaff, AZ 86001
rschuller@woodsoneng.com | www.woodsoneng.com
W 928-774-4636 x14 | F 928-774-4646

1994 – 2019 • Celebrating 25 Years!

From: Bryan Duke <duke@aultas.com>
Sent: Monday, September 23, 2019 2:58 PM
To: Rick Schuller <rschuller@woodsoneng.com>
Subject: 118029- Lake Mary Parcel Floodplain Zoning Amendment

Hi Rick,

I work for the ownership group of Table Rock apartments at 3400 Lake Mary Road and I received your notice of amending the floodplain zoning for the 4.46 acre site across the street. How will this rezoning effect drainage? Will there need to be any change to existing infrastructure?

Thank you,
Bryan Duke
Director, Asset Management
831-261-6751 | aultas.com

Lake Mary Parcel
Floodplain Zoning Code Text Amendment

RECEIVED OCT 17 2019

Neighbor Notification

Comment Form

Name: Martin & Shirley Ariza

Address: 3401 Lake Mary Road

Phone Number: 928-261-6675

Please provide any comments you might have regarding this project

I don't know if this will impact
the road that we have accessed
our property for the past 50 years.
We must have access to our
property through the side road.
Our family accessed that same road
property since 1965. Bill Preston has
stated that no one can take the entrance from the
property owned by Ariza Arizona Properties.
We must have access to our property!! Thank you.

Return to: Woodson Engineering & Surveying, Inc.

Attn: Rick Schuller
124 N. Elden Street
Flagstaff, AZ 86001
rschuller@woodsoneng.com

Thank you.

called: 10/11/19
took to Rick Schuller
mailed
10/12/19

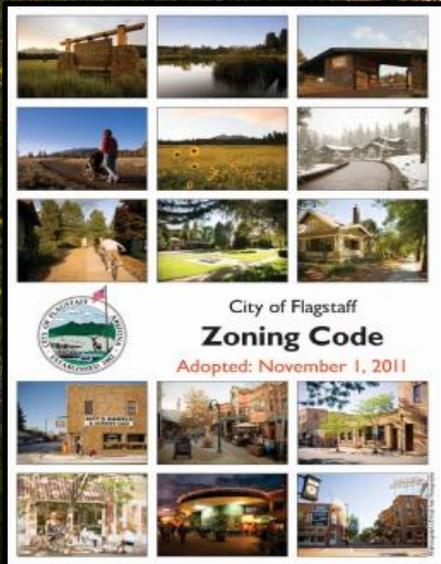
City Council

Applicant's Request to Amend the Zoning Code

PZ-19-00187 Lake Mary and I-17 Rural to Urban Floodplain



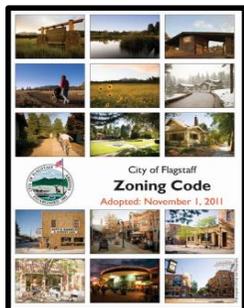
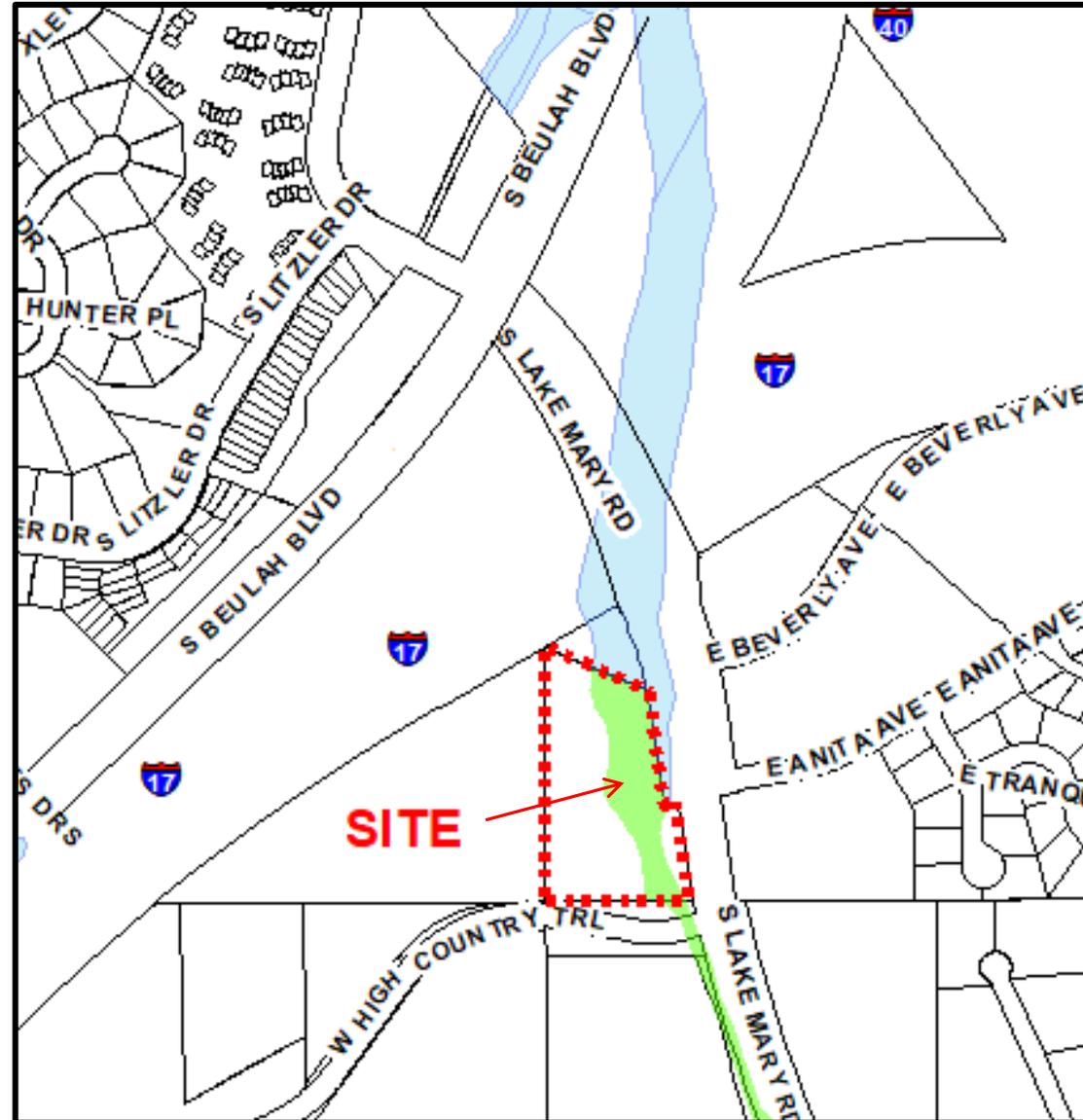
Dan Symer, AICP
Zoning Code Manager





Location

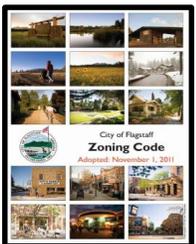
3451 East Lake Mary Road.



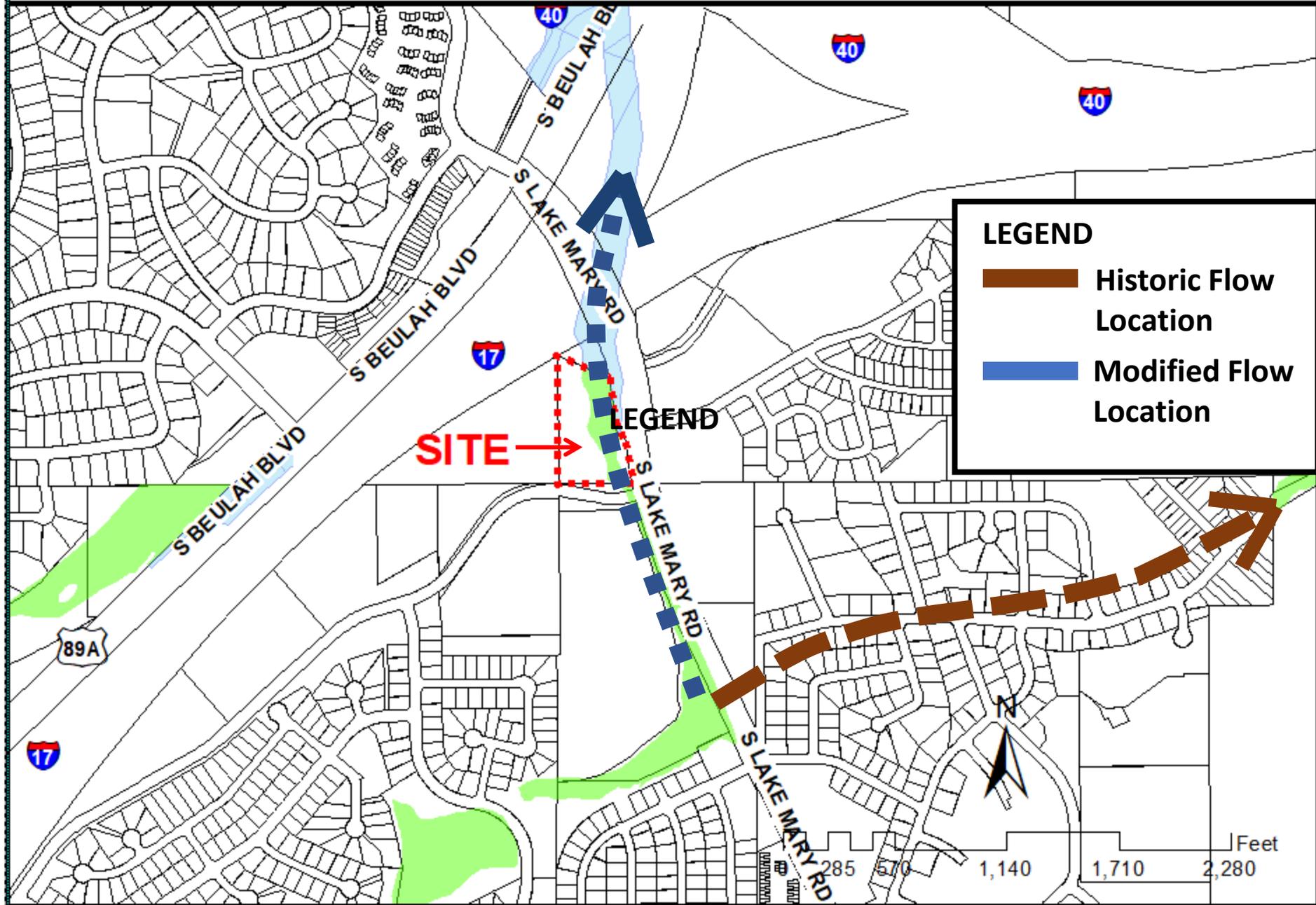


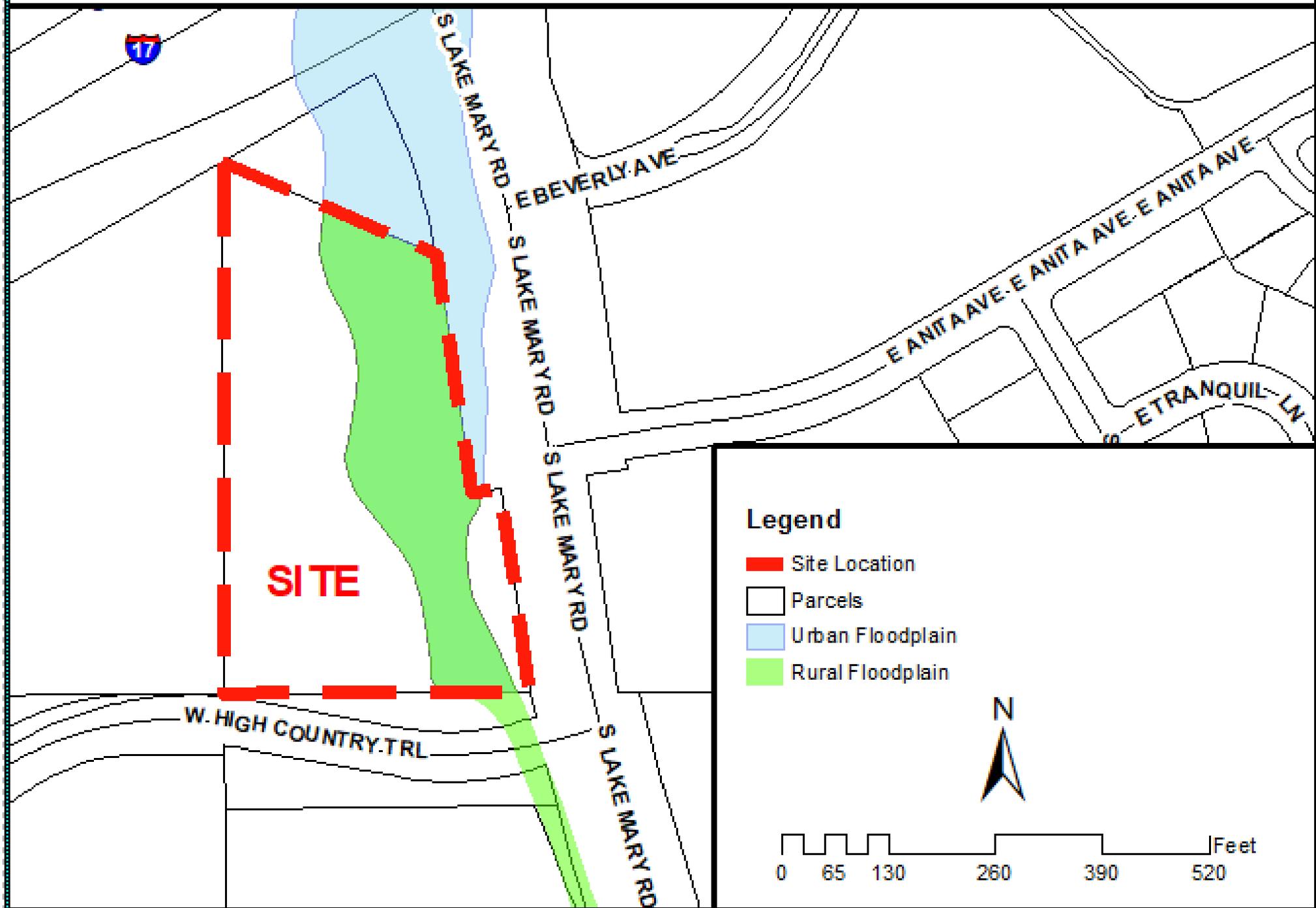
Description of the Rural and Urban Floodplains

- ***Rural Floodplains. Rural floodplains are natural undisturbed open spaces that are unsuitable for development purposes due to periodic flood inundation and the need to preserve the stream corridor for beneficial uses such as the preservation of important ecological resources.***
- ***Urban Floodplains. Urban Floodplains are all watercourses and associated floodplains not defined as rural floodplains are urban floodplains. Urban floodplains are typically located in urbanized areas and have typically been altered from their natural state by channelization.***



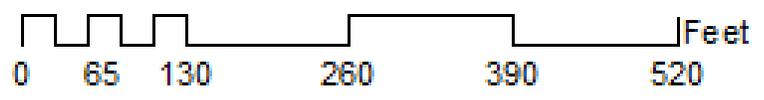
General Location of Historic and Modified Flows



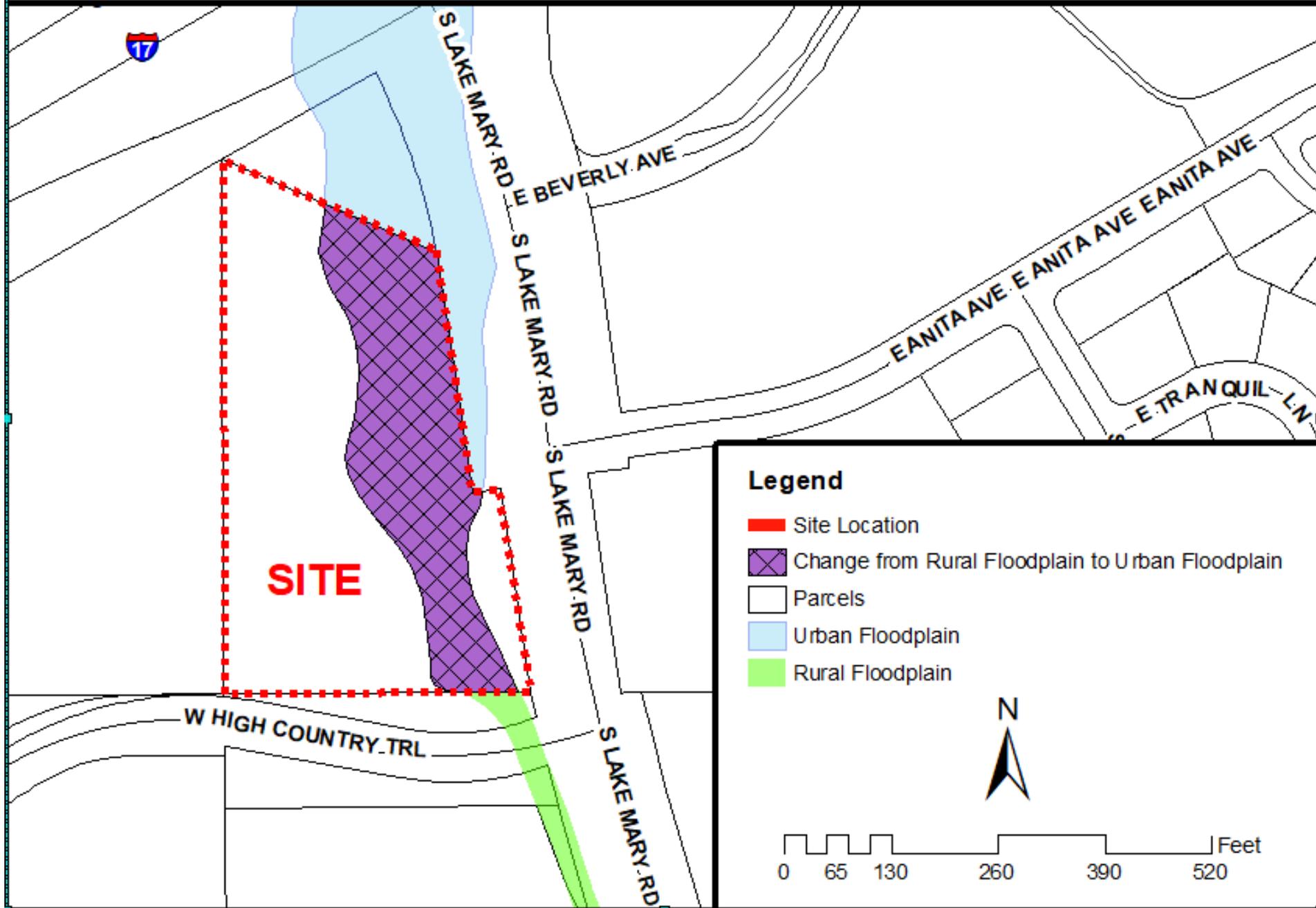


Legend

- Site Location
- Parcels
- Urban Floodplain
- Rural Floodplain



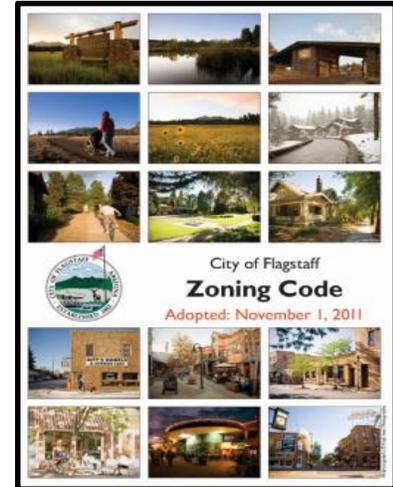
Area of Change From Rural Floodplain to Urban Floodplain





Zoning Code Text Amendment Findings

- 1. The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;**
- 2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City;**
- 3. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.**





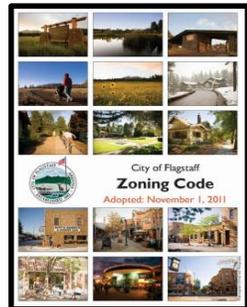
City Council



City's Proposed Zoning Code Text Amendment

City Council

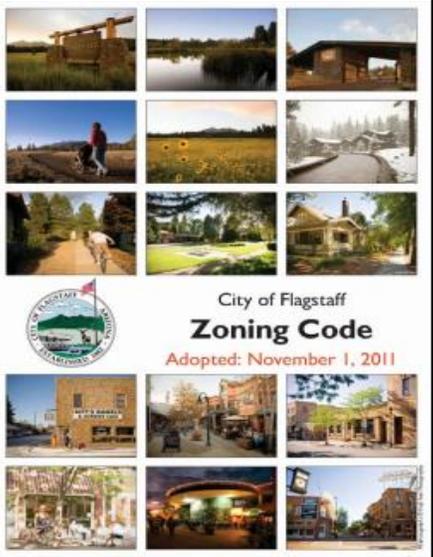
Comments, Questions and Discussion



City Council

City's Request to Amend the Zoning Code

Accessory Dwelling Units



City of Flagstaff
Zoning Code
Adopted: November 1, 2011



Dan Symer, AICP
Zoning Code Manager

**CITY OF FLAGSTAFF
STAFF SUMMARY REPORT**

To: The Honorable Mayor and Council
From: Ryan Roberts, Water Services Engineering Manager
Co-Submitter: Brad Hill
Date: 02/12/2020
Meeting Date: 02/18/2020



TITLE

Discussion on the Wastewater Biosolids Master Plan prepared by Carollo Engineers

STAFF RECOMMENDED ACTION:

Discussion with City Council on the Biosolids Master Plan Report and its recommendations.

EXECUTIVE SUMMARY:

Water Services began conducting a Biosolids Master Plan (BMP) in November 2017, to provide a roadmap and framework for sustainable and cost-effective biosolids management. The BMP Report evaluated the City of Flagstaff's solids handling facilities, studied solids treatment alternatives and evaluated the impacts on the liquid treatment process due to increased wastewater strength entering the plant. Wildcat Hill Water Reclamation Plant was identified to be nearing operational capacity limits on biosolids treatment/handling and unexpectedly, liquids treatment. The upgrades needed at this facility range from immediate (solids handling), within the next four years (liquid capacity) and within the next five to 10 years (solids dewatering and drying). The BMP Report also identified needs at the Rio de Flag WRP and contains immediate recommendations for future capital improvements at both plants. The next step is to start planning for and design upgrades to these facilities. Carollo Engineers, who conducted the Biosolids Master Plan Report, will be presenting the findings and recommendations to the Council. Attached is an Executive Summary of the BMP Report for Council and public review.

INFORMATION:

The City of Flagstaff has two separate, but operationally connected, water reclamation plants (WRP); the Rio De Flag WRP (RDFWRP) located in the center portion of the City; and the Wildcat Hill WRP (WHWRP) in the far northeast portion of the City.

The Wildcat Hill WRP treats wastewater solids by first thickening and then processing them in anaerobic digesters that destroy harmful bacteria. The solids are then sent to the Solids Storage Basins (SSBs) and temporary Geotube bags prior to disposal in the Dedicated Land Disposal (DLD) area. Biosolids may be described as a nutrient-rich material that results from the biological treatment of municipal wastewater and can help build healthy, productive soils, and increase vegetation growth when applied to land. Biosolids can be used as a key ingredient in the fabrication of high-quality soil products. The Wildcat Hill WRP is permitted at six (6) million gallons per day (MGD) Maximum Monthly Average Day Flow (MMADF). This plant serves as our regional solids handling facility designed to produce Class B quality biosolids, treating biosolids produced at both Rio De Flag WRP and Wildcat Hill WRP

facilities. Because of their relatively high-water content, the biosolids are primarily disposed of at the DLD site. Landfill disposal requires further dewatering to be a viable option.

One of the unexpected findings of the study was Carollo's identification that Wildcat Hill's liquid treatment will reach capacity within approximately four (4) years. Wildcat Hill WRP's liquid capacity was designed to handle six (6) MGD, and Rio de Flag's WRP was designed to handle four (4) MGD for a combined total of ten (10) MGD. Based on Carollo's analysis, due to the increasing strength of the wastewater entering the plant, the total capacity for both plants combined under Carollo's analysis is estimated to treat only 6.3 MGD. Increased wastewater strength is due, in part, to less water entering the sewer system relative to the total flow. One factor that has contributed to this phenomenon is our successful water conservation program. Carollo suggested two options for the City to consider in order to solve this issue; #1) divert wastewater flows from Wildcat Hill WRP to the Rio de Flag WRP within the four (4) year timeframe; and #2) remove residual solids from the Rio de Flag WRP and haul directly to Wildcat Hill WRP, most likely via truck.

The Rio De Flag WRP is currently permitted as a four (4) million gallon per day (MGD) facility, based on Maximum Monthly Average Day Flow (MMADF). The Rio De Flag plant produces Class A+ reclaimed water and has no digesters or solids handling capabilities at the current time. This plant currently treats 2 MGD of wastewater flow.

The BMP Report discusses and recommends ways to transform the biosolids produced at Wildcat Hill WRP into end products that may be beneficially reused and/or disposed of at the DLD or landfill, in a cost-effective and environmentally friendly manner.

The BMP Report addresses Biosolids produced at both the Rio De Flag WRP and the Wildcat Hill WRP, as well as liquids capacity, and provides a prioritized list of the major Capital Improvement Project needs that have resulted from the different evaluations conducted in this Biosolids Master Plan (BMP).

The result of this Biosolids Master Plan was the development of a fiscally responsible and implementable 10-year Capital Improvement Plan for wastewater improvements at the Rio De Flag WRP and Wildcat Hill WRP. The Biosolids projects that Carollo recommends include the expanding digester capacity by adding two more, followed by new mechanical dewatering and solar drying facilities at the Wildcat Hill WRP. To address the upcoming liquids capacity limitation identified at Wildcat Hill, Carollo provided two recommendations for the City to consider including diverting wastewater flow from Wildcat Hill WRP to the Rio de Flag WRP. The projects shown below form the basis of the 10-year Biosolids Master Plan-related Capital Improvements.

Prioritization of Major Capital Improvement Projects over the next 10 yrs

Priority No.	Project Description	Timing
1	Digester capacity expansion at Wildcat Hill WRP	Immediate
2	Removal and Replacement needs at WHWRP & RDFWRP	Immediate
3	Additional flows/diversion to Rio De Flag WRP	By 2024
4	Mechanical dewatering and solar drying at WHWRP	2025-30

During the course of this study, Water Services reached out to inform the public through both Water Commission and public meetings to provide updates on the status and receive input on ideas and on capital projects, and to discuss future solids handling options.

The full report is quite extensive and too lengthy to adequately cover as an agenda item. Carollo Engineers' project team will present an overview of the executive summary and discuss their final report and recommendations with the Council.

Attachments: [Biosolids Master Plan Executive Summary
Presentation](#)



Wastewater *Biosolids* MASTER PLAN

EXECUTIVE SUMMARY

November 2019



carollo
Engineers...Working Wonders With Water®

BACKGROUND ON THE PROJECT

The City of Flagstaff (City) has two separate water reclamation plants: the Rio De Flag WRP (RDFWRP) located in the central portion, east of downtown and the Wildcat Hill WRP (WHWRP) located in the northeast portion of the City.

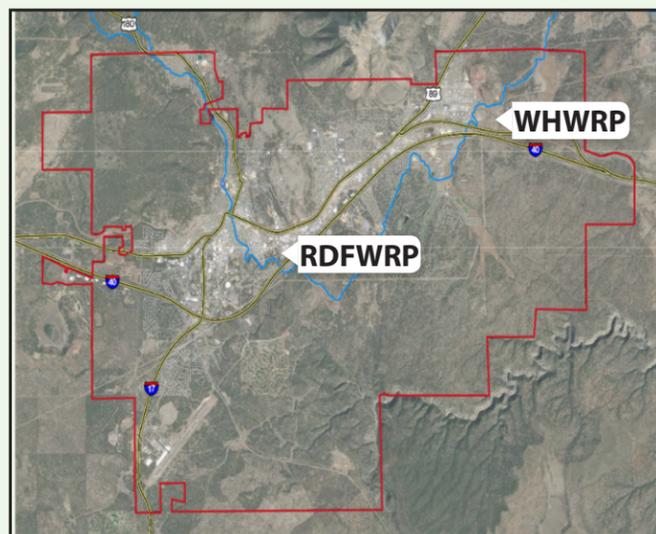
The RDFWRP is a satellite plant and is currently permitted as a 4 mgd MMADF facility producing Class A+ reclaimed water.

Receiving the remaining flow from the City's customers, the WHWRP is permitted as a 6 million gallons per day (mgd) maximum monthly average day flow (MMADF) facility. It produces Class A+ reclaimed water and serves as a regional solids handling facility designed to produce Class B biosolids, treating biosolids produced at the facility as well as primary sludge and waste activated sludge (WAS) from the RDFWRP.

The reclaimed water produced at both plants is beneficially reused in the City's reclaimed water distribution system or linear recharged into the Rio De Flag river. Current reclaimed water quality goals for the treatment processes and technologies to be employed at the two facilities are based on Class A+ Reclaimed Water Standards.

In 2018, the City of Flagstaff started the Wastewater Biosolids Master Plan (BMP) Project. The primary goal is to define long-term strategies for managing, treating, and disposing biosolids. Additionally, the City is seeking to determine current and future liquids and solids capacity needs, identify immediate, mid-term, and long-term improvements at the two facilities, and develop a prioritized list of projects for inclusion in the 10-Year Wastewater Capital Improvements Plan (CIP). The CIP will allow the City to effectively manage its wastewater assets and meet the growing needs of the community in a timely and economical manner.

RDFWRP and WHWRP Location Map



The Class B biosolids produced at the WHWRP is disposed of at the Dedicated Land Disposal (DLD) site that is located at the plant. The biosolids can currently be disposed of at the DLD site only, because of the relatively high water content in the biosolids (approximately 10 percent solids concentration). Landfill disposal is currently not an option.

Dedicated Land Disposal Site at WHWRP



This project recommends ways to transform the WHWRP solids into end products that may be beneficially reused and/or disposed of at the DLD or landfill, in a cost-effective and environmentally-friendly manner. The general approach to biosolids management for the WHWRP is to:

- Expand the portfolio of options for overall biosolids management flexibility and program robustness.
- Focus on alternatives that are technically and economically viable and reasonable.
- Develop a sustainable program consistent with City goals and policies.

History of the Wastewater System in Flagstaff

As shown in the time line below, the City of Flagstaff has invested into both of its wastewater treatment plants, carrying out expansions, upgrades, and repairs. This investment has been crucial to the longevity of the City's assets. To continue on this path, the City will need to implement a robust asset management program and proactively plan for future investments.

Plant	ORIGIN		TECHNOLOGY CHANGE		TECHNOLOGY CHANGES	
	Year	Description	Year	Description	Year	Description
Rio De Flag WRP	1971	Original construction of 4 mgd facility	2009	Upgraded sand filter No. 2 to cloth-media tertiary filters	2017	Replacement of blowers
	1981	Designed to produce Class A+ reclaimed water	2011		2018	Replacement of the UV system
Wildcat Hill WRP	1971	Original construction of 3 mgd facility	1990-1993	Addition of sand filters and chlorine contact basins	2014-2015	Replacement of two bar screens
	1981	Expanded to a 6 mgd facility	2006	Upgrades to cogen facility	2016	Upgrades to air compressors and air dryers for plant air system
Wildcat Hill WRP	1990-1993	Designed to produce Class B reclaimed water (trickling filter facility)	2009	Treatment process modifications were made to produce Class A+ reclaimed water (IFAS facility)	2017	Upgrades to grit washers
	2014-2015		2016	Upgraded to cloth-media tertiary filters	2018	Upgraded to disk thickening technology
Wildcat Hill WRP	2016		2017	Addition of grit blowers	Ongoing	Addition of chemical metering pumps
	2017		2018	Replacement of heating, ventilation and air conditioning equipment		Upgrades to pump motors and VFDs throughout the plant
Wildcat Hill WRP	2018		Ongoing	Addition of geotube dewatering facility		Addition of MicroC storage and feed system
	Ongoing					

Glossary of Terms

- AADF (annual average day flow):** average of the daily flows for a calendar year. Relates to the plant capacity needed to meet the average wastewater production in the City.
- Anaerobic digestion:** treatment process for solids from wastewater treatment, that decomposes organic matter and reduces the amount of solids in the absence of air, producing methane gas and inert solids.
- Beneficial reuse of biosolids:** biosolids can be reused to improve and maintain productive soils and to stimulate plant growth.
- Biosolids:** safe and beneficial resource composed of essential plant nutrient and organic matter that is recovered from the treatment of domestic sewage in a wastewater treatment facility.
- BOD (biochemical oxygen demand):** parameter that indicates the amount of organic matter in wastewater, as measured by the amount of oxygen consumed by bacteria and other microorganisms while they decompose organic compounds.
- CAS (conventional activated sludge):** secondary wastewater treatment process that uses suspended-growth biological reactors and sedimentation tanks.
- CIP (capital improvements plan):** plan developed by utilities to identify, prioritize, and execute projects that invest funds in new infrastructure or rehabilitation of existing infrastructure.
- Dewatering:** process that removes water from a solids stream to reduce the volume that needs to be handled, to a solids content between 10 - 30%.
- Firm capacity:** the capacity of a system with the largest unit out of service.
- GPCD (gallons per capita per day):** per capita wastewater production. This parameter is used to compare wastewater production among different communities, or quantify trends for a given community.
- IFAS (integrated fixed-film activated sludge):** secondary wastewater treatment process that employs a combination of suspended-growth and attached-growth in biological reactors, followed by sedimentation tanks.
- MBR (membrane bioreactor):** secondary wastewater treatment process that uses suspended-growth biological reactors and ultrafiltration membranes.
- mgd (million gallons per day):** parameter used to quantify wastewater flow in pipes and treatment facilities.
- MMADF (maximum month average day flow):** the maximum 30-day average flow in a calendar year. Relevant for the maximum capacity of biological treatment and solids treatment processes.
- PDF (peak day flow):** the highest average daily flow in a calendar year. Relevant for treatment processes such as primary treatment, secondary clarification, and tertiary filtration.
- PHF (peak hour flow):** the highest one-hour average flow in a calendar year. Relevant for treatment processes based on hydraulic capacity, such as pumping, screening and grit removal, and disinfection.
- Preliminary treatment:** processes designed to protect the operation of the wastewater treatment plant, by removing any constituents that can clog or damage pumps, or interfere with subsequent treatment processes.
- Primary treatment:** processes designed to remove settleable solids from wastewater and reduce loadings to the downstream treatment processes.
- R&R (rehabilitation and replacement):** the ongoing need for rehabilitation and replacement of structural, mechanical, or electrical/instrumentation components of treatment facilities, due to reaching normal lifespan.
- Reclaimed water:** highly treated wastewater that can be used to supplement existing water supplies.
- Secondary treatment:** biological treatment of the wastewater to remove organic matter and nutrients such as nitrogen and phosphorus, including biological reactors and solids-liquid separation units that produce a relatively clean effluent stream.
- Solar drying:** solar drying technology makes use of renewable solar energy to dry biosolids to solids contents between 70 - 90% solids.
- Stabilization:** treatment aimed at significantly reducing and decomposing organic matter and pathogenic organisms to produce biosolids that can be suitable for beneficial reuse.
- Tertiary treatment:** final stage of wastewater treatment where secondary treatment effluent undergoes filtration to remove turbidity, and disinfection to eliminate pathogens and make the reclaimed water suitable for reuse.
- Thickening:** process that removes water from a solids stream to reduce the volume that needs to be handled, to a solids content between 4 - 6%.
- TKN (total Kjeldahl nitrogen):** parameter that indicates the amount of nitrogen in wastewater, including ammonia and organic nitrogen.
- TSS (total suspended solids):** parameter that measures the dry weight of suspended particles in wastewater, only including solids that can be retained in a filter.
- WAS (waste activated sludge):** excess sludge (microorganisms) produced from the biological treatment of wastewater.

PLANNING CRITERIA FOR THE PROJECT

Basic planning criteria were established for existing facilities to develop recommendations for future treatment processes and related improvements for the City's treatment plants. The criteria included influent wastewater flow and characteristics; population projections and buildout population; and future flow and load projections.

Influent Wastewater Flow and Characteristics

After analyzing historical data, we established hydraulic flow peaking factors to determine peak flows for the plant, as well as wastewater characteristics and wastewater load peaking factors to determine peak loadings to the plant.

According to the data, **wastewater strength has increased in Flagstaff over time**, which is typical for communities in the Southwest. For both plants, recent influent wastewater BOD and TSS concentrations were higher than the design concentrations. **This increased strength detrimentally impacts the amount of wastewater that can be treated at the plants.**

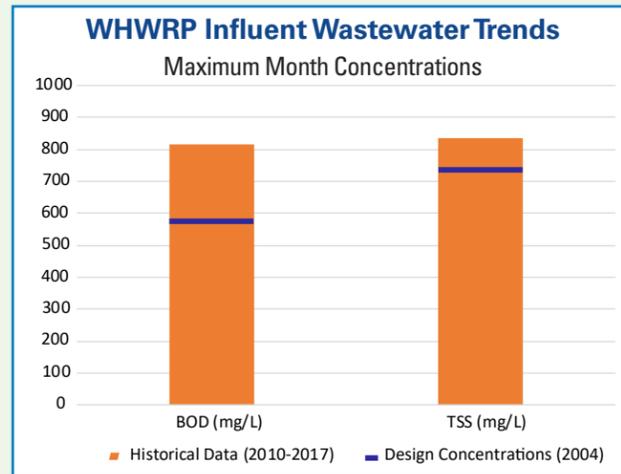
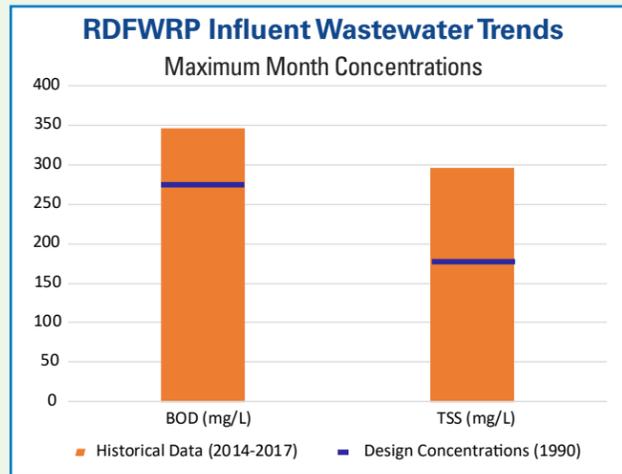
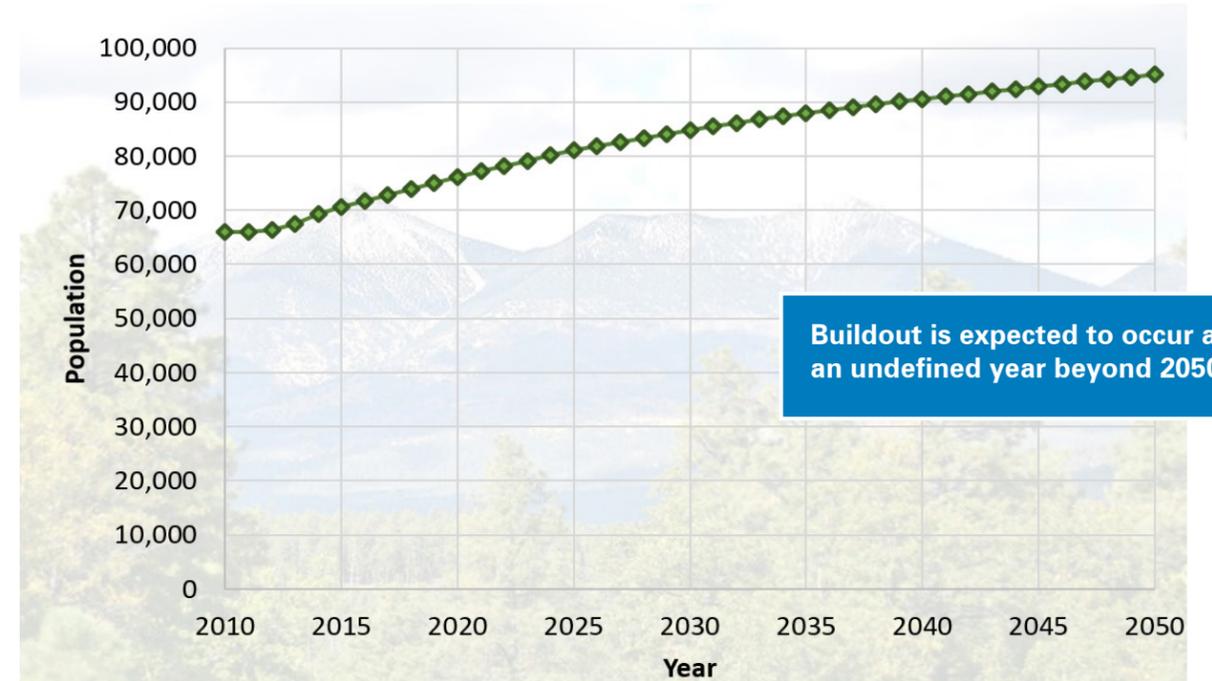
Parameter	Units	RDFWRP Criteria	WHWRP Criteria
Influent Flow			
Annual Average Day Flow (AADF)	mgd	3.3	4.3
Maximum Month Average Day Flow (MMADF)	mgd	4.0	6.0
Peak Day Flow (PDF)	mgd	4.3	7.9
Peak Hour Flow (PHF)	mgd	8.2	14.3
Hydraulic Peaking Factors			
Maximum Month Average Day	--	1.20	1.40
Peak Day	--	1.30	1.85
Peak Hour	--	2.50	3.33

PLANNING CRITERIA - INFLUENT FLOWS

Population Projections

The graphic shows the adopted population projections for this study. These projections drive the flow and load projections used to define capacity needs at the City's WRPs.

City of Flagstaff (Planning Department)
Population Projections



Water Conservation and Water Efficiency has Increased Relative Concentration (or "Strength") of the Influent Wastewater

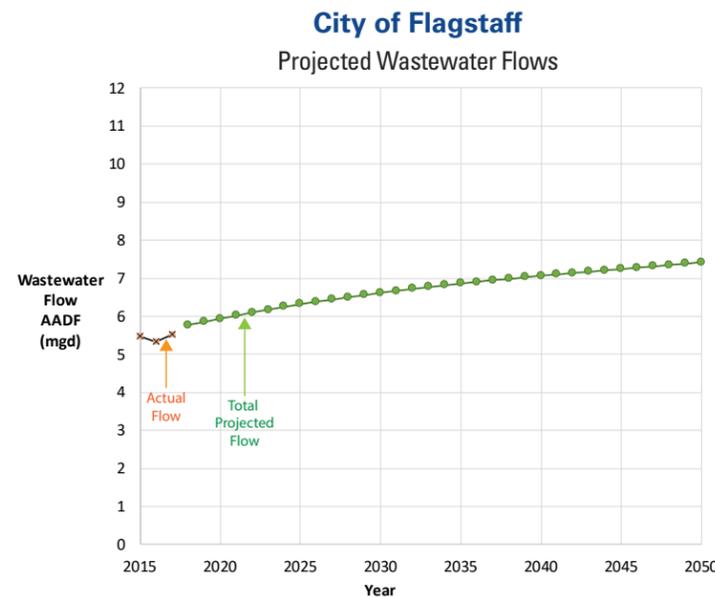
Compared to other cities and towns in Arizona, Flagstaff has a low wastewater generation of 78 gallons per capita per day (GPCD), indicating that the City's water conservation and efficiency efforts may be impacting the City's wastewater system.

Although water conservation is extremely important, it can reduce treatment plant capacity--**the higher the strength of the wastewater, the more treatment capacity needed to treat each gallon of wastewater.** Many think that plant capacity depends entirely on wastewater flows, which are associated with population. However, the real drivers for treatment capacity are wastewater loadings (i.e., a product of flow and concentrations such as BOD and TSS).

Arizona Towns/Cities	Wastewater Generated (GPCD)
Yuma	115
Tempe	114
Sedona	102
Prescott	98
Tucson	80
Goodyear	78
Flagstaff	78
Lake Havasu City	70
Avondale	69
Gilbert	61
Peoria	60

Wastewater Flow Projections

Wastewater flows were projected based on the population projections and per capita production of 78 GPCD.



Buildout Population, Flow and Load Projections

The City of Flagstaff's buildout population is 150,000.

The table below summarizes buildout wastewater flow and loads for the buildout population. These values include a 20% safety factor to account for potential changes in flows or loads, which is typical for this type of assessment.

Parameter	Units	Value at Buildout
Flow	mgd	14.0
BOD Load	lb/d	48,100
TSS Load	lb/d	37,000
TKN Load	lb/d	6,100

BUILDOUT WASTEWATER FLOW AND LOADS

The Buildout Wastewater Flow for the City is Projected to be 14 mgd

RIO DE FLAG WATER RECLAMATION PLANT CONDITION ASSESSMENT AND CAPACITY EVALUATIONS

A visual condition assessment was conducted of all major assets, and a detailed capacity evaluation was performed for the treatment processes. The goal was to identify the assets' current condition to prioritize R&R efforts.

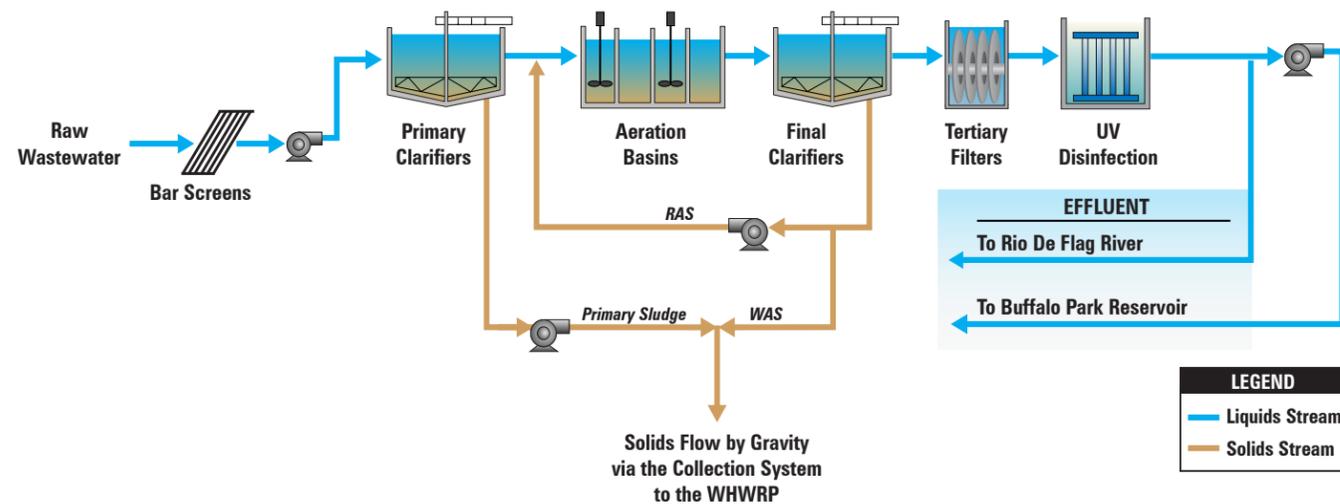


The RDFWRP currently treats about 2 mgd. Although all solids produced at the facility are sent to the WHWRP for treatment, the RDFWRP has full liquids treatment capability.

Existing Facilities

The main processes at the RDFWRP include screening, influent pumping, primary clarification, activated sludge process using the four-stage Bardenpho™ configuration (aeration basins), secondary clarification, tertiary filtration (using sand and disk filters), ultraviolet (UV) disinfection, and reclaimed water pumping.

RDFWRP Process Flow Schematic



Condition Assessment of Existing RDFWRP Facilities

A majority of the assets have been well maintained and are generally in good condition.

The City should continue to plan for proactive maintenance and R&R funds to maintain the condition of the plant's assets. All assets should be placed on a reassessment cycle and be periodically reassessed to avoid costly failures.



Existing Plant Process Capacity

The graphic shows the estimated capacities of the existing facilities at the RDFWRP. All capacities were normalized to an equivalent AADF based on the respective peaking factors, depending on which criteria govern each unit process. **Our results show that the plant can satisfactorily treat the permitted capacity under current loading conditions.**

RDFWRP CAPACITY RESULTS

There are no process bottlenecks that would limit the actual capacity of the plant below its permitted capacity.

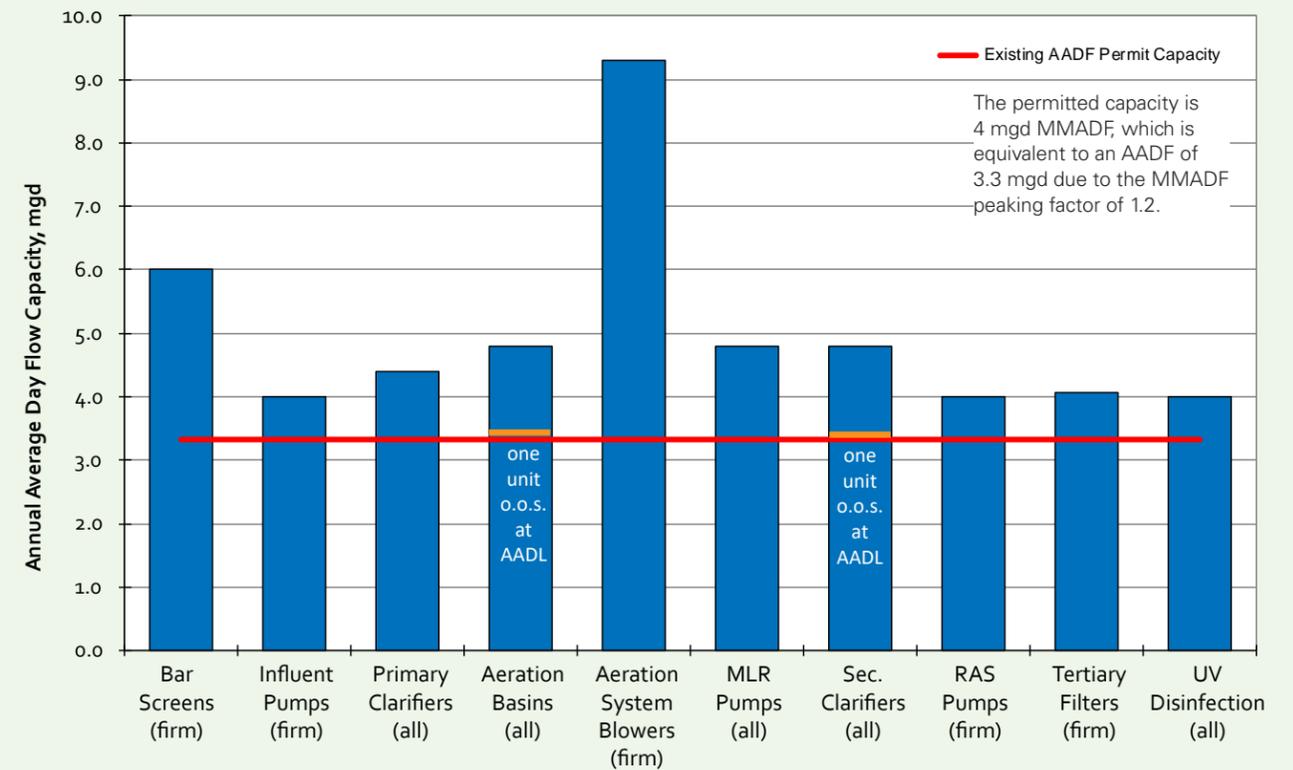
The plant is currently operated with an AADF of 2 mgd because of current limitations around sending more flow to the plant.

The plant has adequate capacity to continue operating at 2 mgd AADF.

We identified a few process redundancy related limitations.

- With a primary clarifier out of service, the remaining unit would need to operate at higher hydraulic loading rates, with decreased efficiency. This would require all aeration basins and secondary clarifiers to remain in operation to compensate for the loss in primary treatment efficiency.
- Similarly, the plant can treat an AADF between 3.4 and 3.5 mgd when either an aeration basin or a secondary clarifier is out of service. However, it can't handle that AADF when both are out of service, and it can handle it only at average loadings outside the maximum month loading conditions.
- Finally, the UV disinfection system would be required to operate at a reduced UV dose if an entire channel is taken out of service.

Estimated Capacity of All Facilities at RDFWRP



Note: o.o.s = out of service

RECOMMENDATIONS FOR NEAR-TERM PROJECTS AT RDFWRP

We recommend including the influent splitter structure's rehabilitation in the 10-Year CIP and prioritizing it for FY 2020/2021. The structure is showing signs of excessive corrosion, with possible exposed rebar due to exposure to hydrogen sulfide gas. The structure should be repaired before more deterioration occurs down to the rebar; otherwise, it would need to be completely replaced in the future.

Overall, the capital improvement needs at the RDFWRP are minimal in the near-term.

WILDCAT HILL WATER RECLAMATION PLANT CONDITION ASSESSMENT AND LIQUIDS CAPACITY EVALUATIONS

Existing Facilities

A condition assessment was performed on the WHWRP, starting with the headworks facility and then proceeding through the entire plant from “stem to stern.” A detailed capacity evaluation was also performed on the liquids and solids treatment processes. The main processes that make up the liquids treatment train are screening, grit removal, primary clarification, primary effluent pumping, activated sludge process (integrated fixed-film activated sludge/IFAS basins), secondary clarification, secondary effluent pumping, tertiary filtration, chlorine disinfection (in chlorine contact basins/CCBs), dechlorination (using sulfur dioxide), and reclaimed water pumping. The existing solids treatment processes include disc thickening, anaerobic digestion, dewatering (using geotube bags), and sludge stabilization basins (SSBs).

Condition Assessment of Existing WHWRP Facilities

Although several assets have been modified, the original and expanded plant has aging infrastructure that requires major capital investments to minimize the overall risk as it relates to level of service.

WE FOUND FOUR CRITICAL ISSUES WITH THE AGING ASSETS

- Code compliance issues
- Safety concerns
- Single points of failure
- Plant components nearing or at end of useful life

WRP Component	Typical Life (Years)	WHWRP Component Life (Years)
STRUCTURAL CONCRETE		
› Unlined	20-40	9, 28, 37-47
› Lined/Coated	40-60	
MECHANICAL		
› Process Mechanical	15-25	9, 28, 37-47
› Pumps	15-20	
› Chemical Equipment	10-20	
› HVAC	15-25	
› Coolers/ACs/Fans	10-15	
› Valves and Actuators	30-35	
ELECTRICAL		
› Generators	15-20	9, 28, 37-47
› VFDs	10-15	
› Control Panels	25-30	
INSTRUMENTATION		
› Field Instruments	10-15	9, 28, 37-47
› SCADA	10-15	
› PLCs	10-15	
CIVIL	50-60	9, 28, 37-47
MATERIALS – PLASTIC	7-10	9, 28, 37-47

WHWRP COMPONENT LIFE In the final column on the right, the number nine corresponds to the age, in years, of the most recent IFAS basins and supporting equipment. The number 28 corresponds to the age of the chlorination/dechlorination facilities constructed in 1991. The numbers 37-47 refers to the age of the majority of the facility’s assets, which were installed in 1971 or during the subsequent 1981 expansion.

Existing LIQUIDS STREAM Process Capacity

The table and graphic below summarize the results of the estimated capacity analyses performed on the existing facilities at the WHWRP for the liquids treatment train. All capacities were normalized to an equivalent AADF based on the respective peaking factors, depending on the criteria governing each unit process. As shown, there are several process bottlenecks in the liquids train.

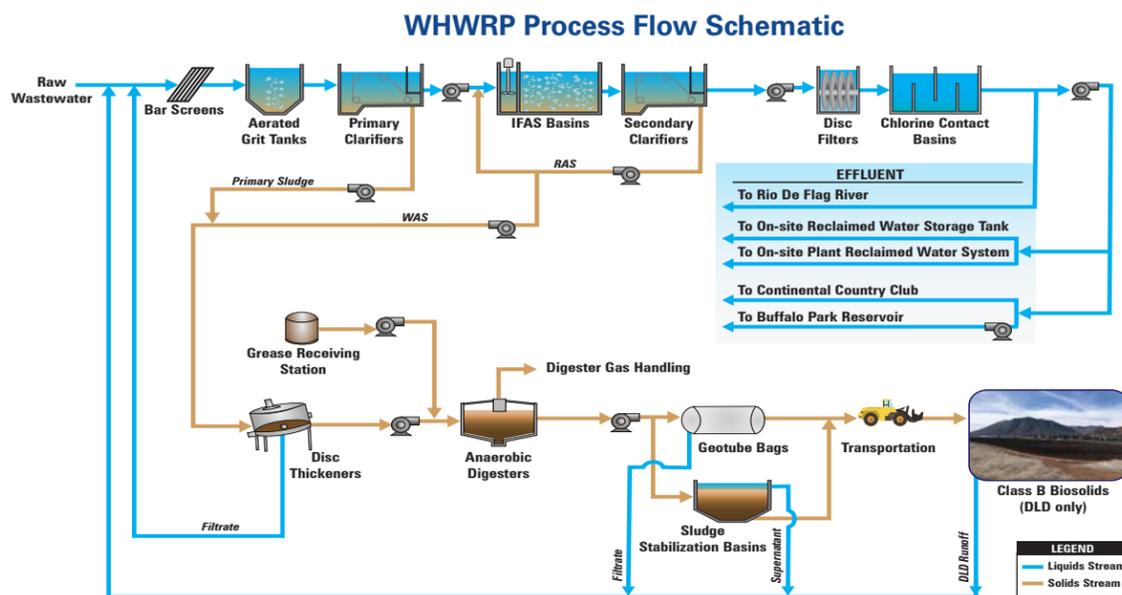
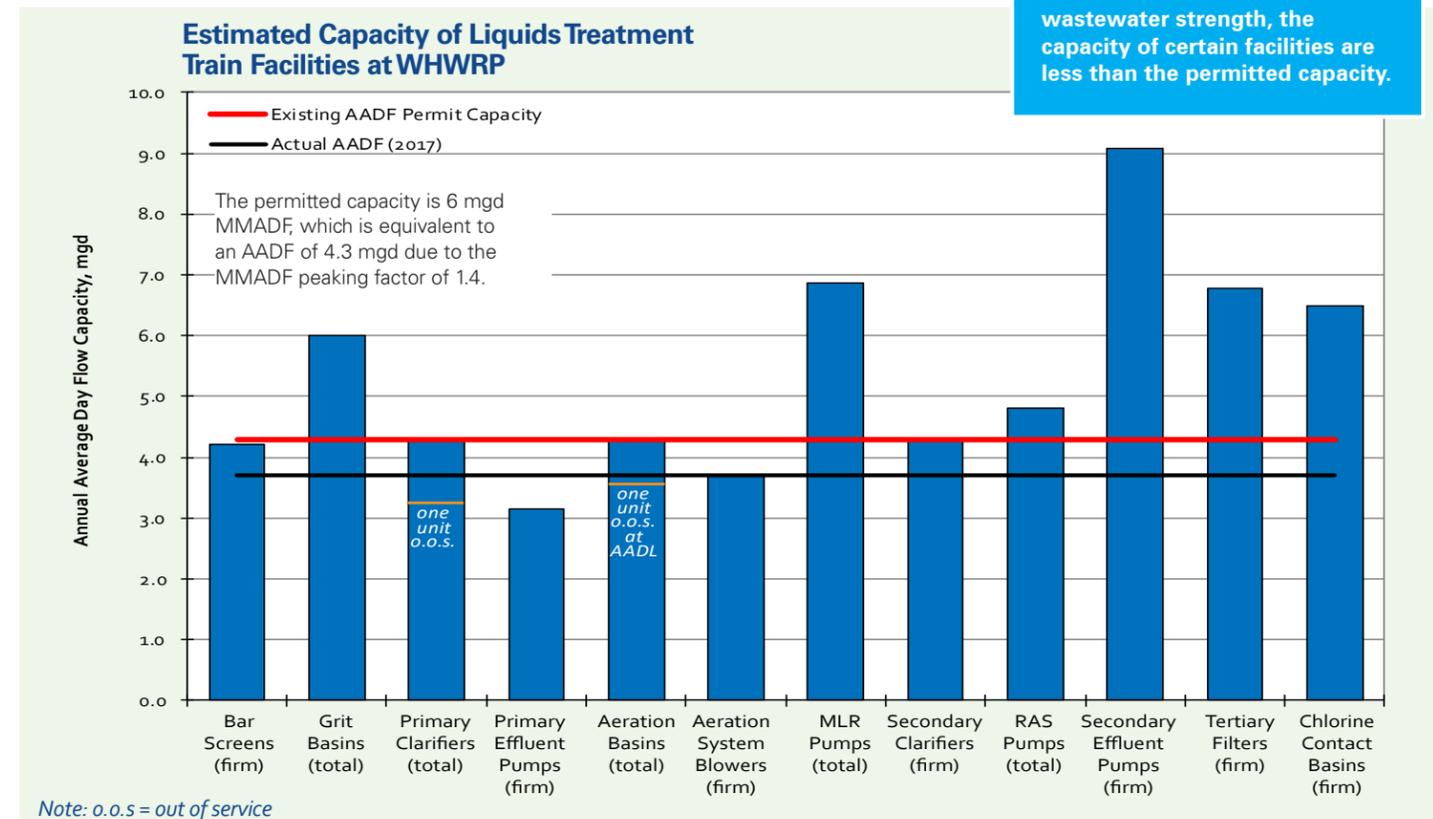
MAJOR LIQUIDS PROCESSES REQUIRING IMPROVEMENTS

- › Influent Bar Screens
- › Primary Clarifiers and Primary Effluent Pump Station (PEPS)
- › Secondary Treatment System (IFAS Basins and Secondary Clarifiers)

Influent Bar Screens	The firm capacity of 14 mgd peak hour flow with one mechanical screen out of service is slightly below the peak hour flow of 14.3 mgd associated with the plant AADF of 4.3 mgd.
Grit Removal Basins	There is sufficient capacity to treat the plant permitted flow of 6 mgd MMADF, equivalent to an AADF of 4.3 mgd.
Primary Clarifiers	The system lacks redundancy, and operating with one unit out of service limits the primary clarifier capacity to 3.2 mgd AADF. Even with all basins in service, the clarifiers are stressed under PDF and PHF conditions, with the hydraulic loading rates exceeding the recommended criteria by approximately 21 to 35 percent.
Primary Effluent Pump Station (PEPS)	The primary effluent pumps lack redundancy, and operating with one pump out of service limits the firm pumping capacity to 3.2 mgd AADF.
Secondary Treatment	The estimated capacity of the secondary treatment system (IFAS basins + secondary clarifiers) was 4.3 mgd AADF (MMADF of 6 mgd) for the loading scenario considering 2 mgd equivalent residual solids from the RDFWRP. Increasing the solids contribution from the RDFWRP to 4 mgd solids equivalent decreases the capacity of the secondary treatment system to 3.4 mgd AADF (4.8 mgd MMADF). The mixed liquor return (MLR) pumps have sufficient pumping capacity to treat the plant permitted flow.
Secondary Clarifiers	The existing physical configuration of the clarifiers limits the capacity of the IFAS basins to 4.3 mgd AADF.
Return Activated Sludge (RAS) Pumps	There is sufficient total capacity to maintain the recommended RAS flow ratio, but the pump arrangement of two dedicated pumps per clarifier and two hoppers per clarifier makes the secondary clarifiers more vulnerable. Shelf-spares RAS pumps are recommended to avoid having to take an entire secondary clarifier out of service due to failure of one of its RAS pumps.
Secondary Effluent Pumps, Tertiary Filters, and Chlorine Contact Basins	These systems have sufficient capacity to treat the plant’s permitted flow of 6 mgd MMADF, equivalent to an AADF of 4.3 mgd.

SUMMARY OF LIQUIDS TREATMENT CAPACITIES

Note: Refer to Glossary on page 3 for acronyms.



WILDCAT HILL WATER RECLAMATION PLANT SOLIDS CAPACITY EVALUATIONS

The WHWRP solids processes treat residual solids from both the RDFWRP and the WHWRP. Thus, the solids treatment train capacity evaluation accounts for the solids produced from the treatment of wastewater at both facilities.

Existing SOLIDS STREAM Process Capacity

The bar graph below summarizes the estimated capacity analyses of the existing solids facilities at the WHWRP. All capacities were normalized to an equivalent AADF based on the respective peaking factors, depending on the criteria governing each unit process. The results of the analysis are as follows.

Primary Sludge Pumps, WAS Pumps, and Disc Thickeners

These systems have sufficient firm capacity to handle the equivalent AADF permit capacity of 7.1 mgd.

Anaerobic Digesters

The system lacks not only redundancy, but also capacity to treat the sludge equivalent to the permitted liquids treatment capacities of the RDFWRP and WHWRP. At current conditions, both digesters in service can treat sludge equivalent to an AADF of approximately 6.3 mgd. At the current AADF of approximately 5.5 mgd for both plants combined, both digesters need to be in service to meet the minimum HRT of 15 days established for Class B biosolids (required for disposal at the DLD).

Parameter	Units	Current Conditions
Combined Plant AADF (RDFWRP+WHWRP)	mgd	5.5
Digester Feed Solids	%TS	4.0 - 6.0
No. of Digesters Available	---	2
HRT with All in Service		
• At AADL	days	16.6 - 24.9
• At MMADL	days	11.9 - 17.8
HRT with One Out of Service		
• At AADL	days	8.3 - 12.4
• At MMADL	days	5.9 - 8.9

DIGESTER CAPACITY UNDER CURRENT LOADING CONDITIONS

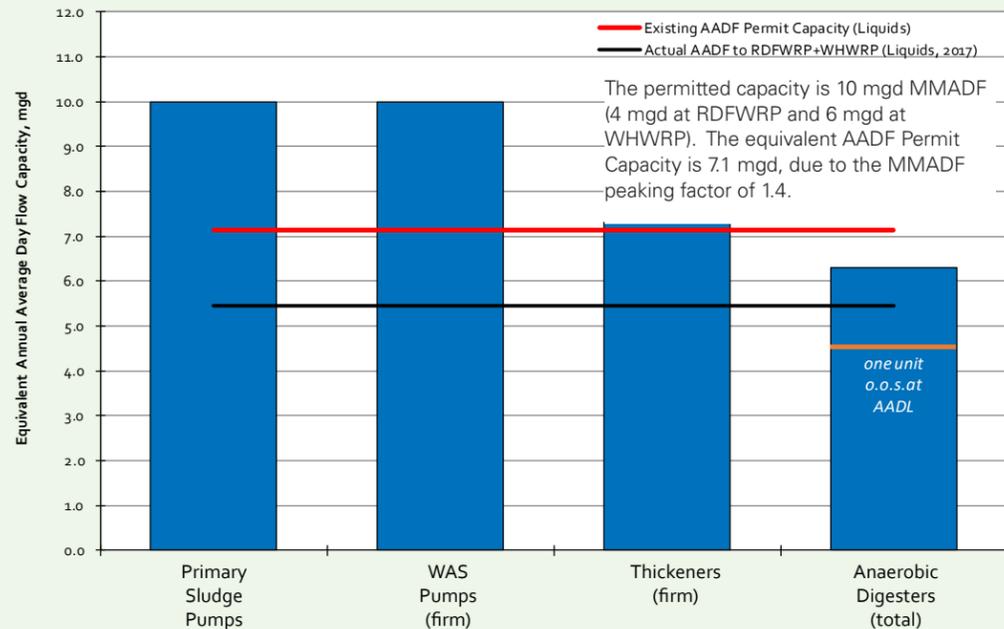
Numbers in red indicate HRT values below the minimum of 15 days required to achieve Class B biosolids. Note that a minimum HRT of 15 days is required to achieve the Class B biosolids quality needed for disposal at the DLD.

MAJOR SOLIDS PROCESSES REQUIRING IMPROVEMENTS

Additional digester capacity is an immediate capital improvement need.

Compared to the RDFWRP, this facility has more R&R needs.

Estimated Capacity of Solids Treatment Train Facilities at WHWRP



The WHWRP solids train has significant deficiencies relative to treating the solids produced from the combined permitted flow from both facilities of 10 mgd MMADF, equivalent to an AADF of 7.1 mgd.

Note: o.o.s = out of service

RECOMMENDATIONS FOR NEAR-TERM PROJECTS AT WHWRP

- Digester capacity expansion**
A digester capacity expansion project is required immediately at the WHWRP.
- Primary clarifiers rehabilitation**
- PEPS capacity expansion**
Given its location in the plant's hydraulic profile, failure of the PEPS will cause flow to back up in the primary clarifiers, headworks, and ultimately in the collection system. It will also prevent flow from being conveyed to the downstream IFAS system for secondary treatment.
- Secondary clarifiers weir replacement and adjustment**
The secondary clarifiers are the limiting factor for the secondary treatment system's capacity. Given their excessive length, the weirs' existing configuration makes them prone to solids carryover in the front portions of the clarifiers. Modifications to the weirs are thus necessary to reduce the potential for solids carryover. We recommend adjusting the effluent weir length to approximately one-third of its current length and conducting CFD modeling for baffling and inlet and outlet reconfiguration.



The capacity of the existing digesters relative to current loads is a critical issue.

BIOSOLIDS REUSE AND DISPOSAL OPTIONS

What are biosolids?

When properly treated and processed, the sewage sludge removed from the liquids process stream at a wastewater treatment plant becomes biosolids which are nutrient-rich organic materials.

Biosolids have beneficial end-use properties, and can be recycled and applied as fertilizer to improve and maintain productive soils and stimulate plant growth.

How are they regulated?

Biosolids disposal and use are federally regulated by the USEPA 40 CFR Part 503 Biosolids Rule (503 regulations).

Arizona Department of Environmental Quality enforces the federal regulations and is responsible for issuing AZPDES permits, administering compliance, and overseeing the activities of all biosolids disposal, use, and transportation within Arizona.

The 503 regulations classify biosolids as Exceptional Quality (EQ), Class A, or Class B according to the level of treatment provided to reduce metals concentrations and pathogens and vector attraction.

Class B biosolids can be achieved through specific pathogen and vector attraction reduction alternatives; pathogen reduction does not have to occur prior to or at the same time as vector attraction reduction.

Class A biosolids can be achieved through specific pathogen and vector attraction reduction alternatives, with pathogen reduction occurring prior to or at the same time as vector attraction reduction; additionally, fecal coliform or Salmonella bacteria levels must meet specific density requirements at the time of biosolids use/disposal.

For biosolids to qualify as EQ, they must be treated to Class A pathogen and vector attraction reduction levels and must also meet more stringent limits for heavy metals.

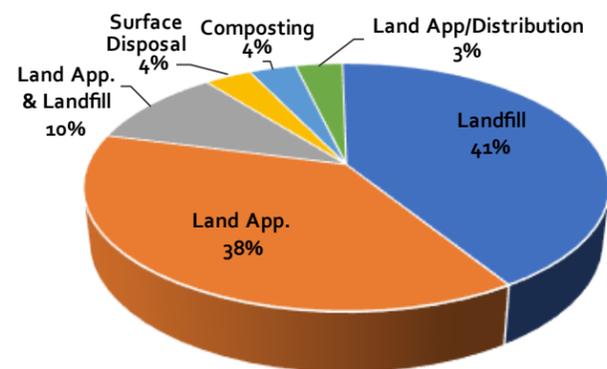
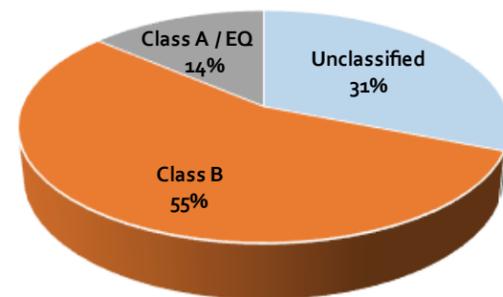
Regional Biosolids Management Trends

Biosolids management programs are driven by federal and regional regulations as well as land availability

At the federal level, similar to regulations for liquid processes in wastewater treatment, the presence of Compounds of Emerging Concern (CECs, such as personal healthcare products and pharmaceuticals) in components of emerging concern biosolids is an issue on the horizon, but no impending regulatory programs are envisioned to address these compounds in the near future.

At the regional level, trends for biosolids quality and management in Arizona show the following:

- Most facilities produce either Class B or Unclassified biosolids.
- Landfill and land application account for 90 percent of the biosolids disposal options.



Biosolids Quality and Management Trends in Arizona (29 Facilities)

Heavy Reliance on a Single Disposal Option Is Not Recommended for WHWRP

Biosolids regulations are continuously changing and becoming stricter, application sites are increasingly less available, hauling and tipping fees are increasing, competition for limited landfill capacity is increasing, and concerns over the continued long-term availability of landfills are growing.

A Biosolids Management Strategy Has Two Main Components: Biosolids End Use/Disposal Method(s) and Solids Treatment Processes

The preferred end use/disposal methods dictate the biosolids quality requirements, which in turn dictate the required solids treatment processes.

Typical Biosolids Management Strategy Components



Alternate Uses for Biosolids

Four economically feasible alternate uses for the biosolids are available to the City in the near- to mid-term and are described below. In the future, public distribution and the use of biosolids management firms may be viable options.



Dedicated Land Disposal

The disposal of (minimum) Class B biosolids at the DLD site continues to be a viable option.



Land Application

Land application is an economical way to BENEFICIALLY REUSE biosolids. Biosolids are applied at agronomic rates calculated based on the nutrients in the biosolids and the needs of the soil they are applied to. The biosolids provide nutrients to the soil and replenish the soil organic matter. However, opportunities in Northern Arizona are limited.



Alternative Daily Cover at Cinder Lake Landfill

Biosolids can be BENEFICIALLY REUSED for alternative daily cover, meaning they are the final cover for a landfill. Using biosolids in this manner can reduce odors and vectors, which are organisms that spread diseases. Additional discussions with Public Works and stakeholders are required.



Landfill Disposal

Biosolids can be disposed of at a landfill. For this option, the biosolids would have to pass a paint filter test to confirm they are non-hazardous, and they would have to be dewatered to create a product with greater than 18 percent solids content. Additional discussions with Public Works and stakeholders are required.

Solids Treatment Processes for WHWRP

The solids treatment processes selected for the WHWRP are economically feasible, effective in achieving the desired biosolids quality, and have a proven track record with successful full-scale installations.

OUR RECOMMENDATIONS

THICKENING

The two existing thickeners have sufficient firm capacity to last until approximately 2050. We recommend continuing to use the mechanical thickening operations. In the near-term, we see no capacity- or technology-related need to expand or change the thickening process.

STABILIZATION

Additional digesters are required in the near-term, and a digester expansion project is recommended for immediate implementation to provide system capacity and redundancy. Conventional mesophilic anaerobic digestion (CMAD), the current stabilization process used at the plant, is the preferred technology.

DEWATERING

We recommend adding a new mechanical dewatering facility in the mid-term.

PROCESS TO FURTHER STABILIZE SLUDGE

Solar drying offers a relatively economical and low-energy method to produce Class A biosolids and is recommended in the mid-term.

BIOSOLIDS MANAGEMENT OPTIONS FOR THE WHWRP

Biosolids Management Alternatives

Four biosolids management alternatives were developed for the WHWRP, including the baseline option (Alt 0), in which the current operating strategy is used. These alternatives are listed in the following table and summarized below.

Alternative	Description	Biosolids Quality Produced
Alt 0 (baseline)	Anaerobic Digestion plus Geotube Bags/SSBs	Class B Biosolids (dewatered to ~10%)
Alt 1	Anaerobic Digestion plus Dewatering	Class B Biosolids, dewatered
Alt 2	Anaerobic Digestion plus Dewatering plus Composting	Class B and Class A Biosolids, dewatered
Alt 3	Anaerobic Digestion plus Dewatering plus Solar Drying	Class B and Class A Biosolids, dewatered

BIOSOLIDS MANAGEMENT ALTERNATIVES

Alt 0: As the baseline option, this alternative continues the current operating strategy, which uses anaerobic digestion, storage at the SSBs, and dewatering using geotube bags.

Alt 1: This alternative is a modification of Alt 0 where dewatering is achieved with mechanical dewatering equipment instead of the geotube bags.

Alt 2: With this alternative, anaerobic digestion and mechanical dewatering are used, similar to Alt 1, but they are followed by sidestream composting.

Alt 3: This alternative consists of anaerobic digestion and mechanical dewatering as well, followed by sidestream solar drying to produce Class B and Class A biosolids.

The City should PLAN FOR MECHANICAL DEWATERING, since it provides benefits for DLD operation and allows beneficial reuse of the biosolids

Alternatives Analysis

All four alternatives were compared. Because a key difference among the alternatives was the extent of dewatering used, the volume of biosolids needing handling and disposal was a major factor in the comparison.

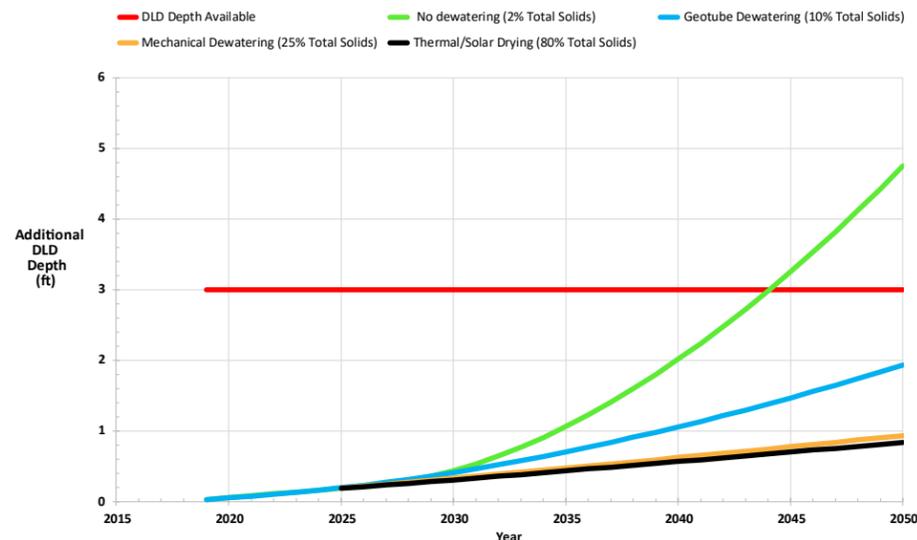
During the comparison, we found that mechanical dewatering dramatically reduced the volume of biosolids needing to be handled. Mechanical dewatering would open up possibilities for beneficial reuse and would benefit the dedicated land disposal. It would also reduce hauling costs and could allow for using the DLD year-round.

From a DLD operation standpoint, mechanical dewatering and solar drying are very similar, except for the additional volume reduction achieved with solar drying.



A dry product allows the City flexibility in biosolids disposal and reuse.

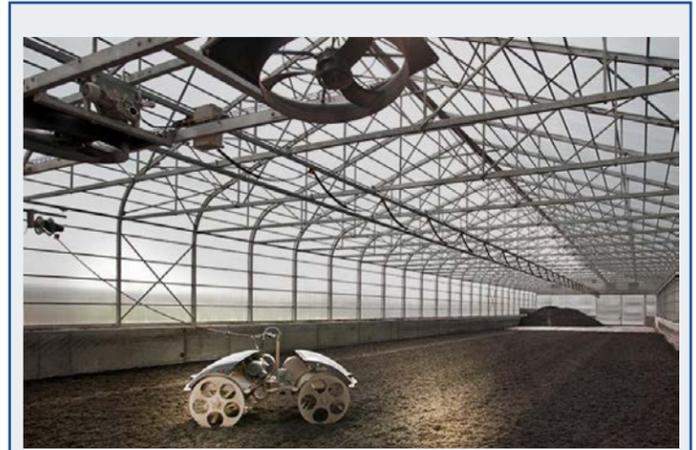
Analysis of DLD Operations Under Different Biosolids Dewatering Alternatives



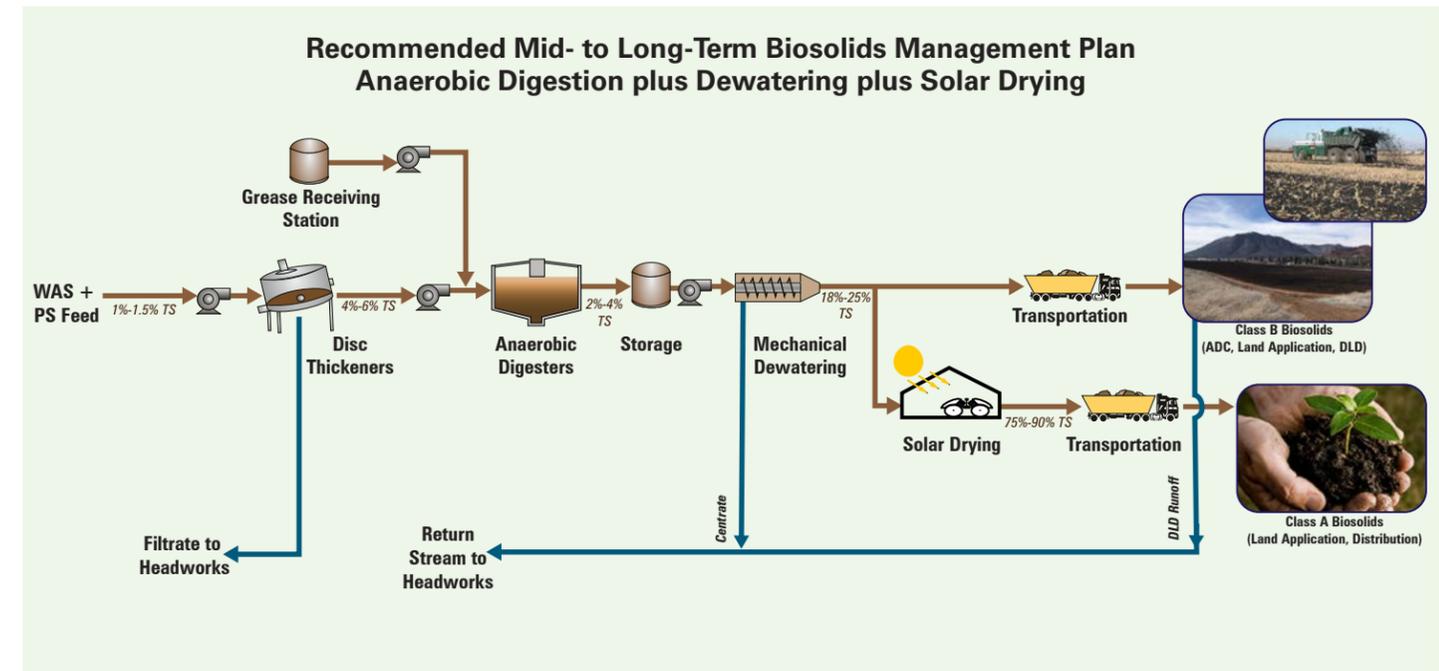
Near- and Long-Term Biosolids Management Strategies

From our analysis, we recommend the following:

- Near-term (0-5 years): Continue the existing strategy of thickening, anaerobic digestion, dewatering with geotube bags, and disposal of Class B biosolids in the DLD.
- Mid- to long-term planning horizon (5-10 years): Prioritize adding a mechanical dewatering facility followed by sidestream treatment of biosolids using solar drying.
 - › Plan for a new mechanical dewatering building in the mid-term.
 - › Plan for solar drying operations along with the dewatering facility or after it is built.
 - › Consider composting operations in the long-term after a sustainable market for Class A biosolids is established.



SOLAR DRYING IS A "GREEN" ALTERNATIVE THAT CAN ACHIEVE CLASS A BIOSOLIDS AND IS AMENABLE TO FLAGSTAFF'S ENVIRONMENT



TREATMENT CAPACITY NEEDS AT WHWRP AND RDFWRP

Liquids Capacity Needs

As summarized in the table below, under current conditions, **the wastewater treatment capacity of 6.3 mgd AADF is expected to be reached by year 2024.** At that time, additional installed capacity will be needed at the WHWRP.

Parameter	Current Operation	Flow Diversion Option 1	Flow Diversion Option 2
WHWRP Capacity, AADF (mgd)	4.3	3.4	4.3
RDFWRP Capacity, AADF (mgd)	2.0	3.3	3.3
Total Operating Capacity, AADF (mgd)	6.3	6.7	7.6

Trigger for Additional Liquids Capacity at WHWRP	By year 2024	By year 2032	Beyond 2050

SUMMARY OF CITY'S TREATMENT CAPACITY

To delay the need for additional capacity, there are two strategies.

Flow Diversion Option 1 - Divert Flow to RDFWRP by 2024

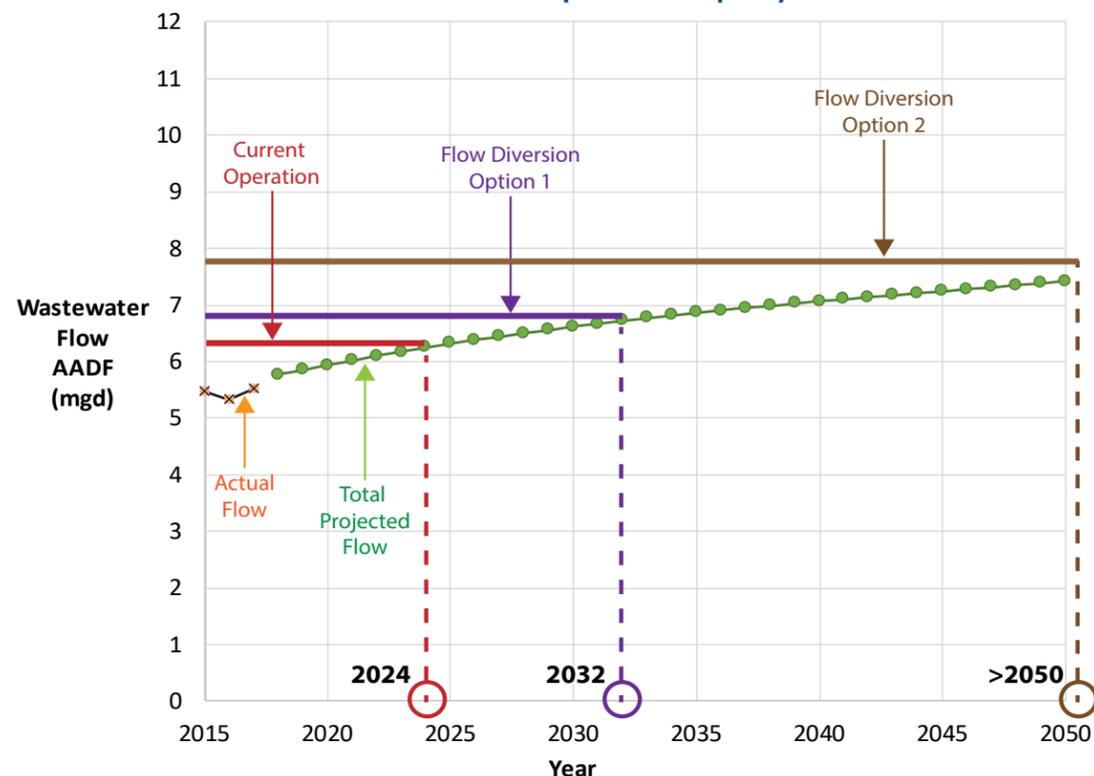
The current limitations to convey flow to the RDFWRP need to be further evaluated and resolved so that flow diversion can be operational by year 2024. The new combined capacity of 6.7 mgd AADF would be reached by year 2032. However, it is uncertain at this point if or when sufficient wastewater flows will be available on the west-side of Flagstaff so that RDFWRP can treat more flow.

Flow Diversion Option 2 - Thicken and Haul Residual Solids to WHWRP by 2032

In addition to diverting more flow to the RDFWRP, residual solids from the RDFWRP would be taken out of the collection system and sent directly to the solids treatment train at the WHWRP. This could potentially be pumped directly or hauled by truck (which is probably the more likely option). The new combined capacity of 7.6 mgd AADF will be reached beyond year 2050.

Alternatively, by year 2032, additional capacity could be constructed at the WHWRP if the City prefers to continue sending RDFWRP solids to WHWRP via the collection system.

Liquids Train Capacity

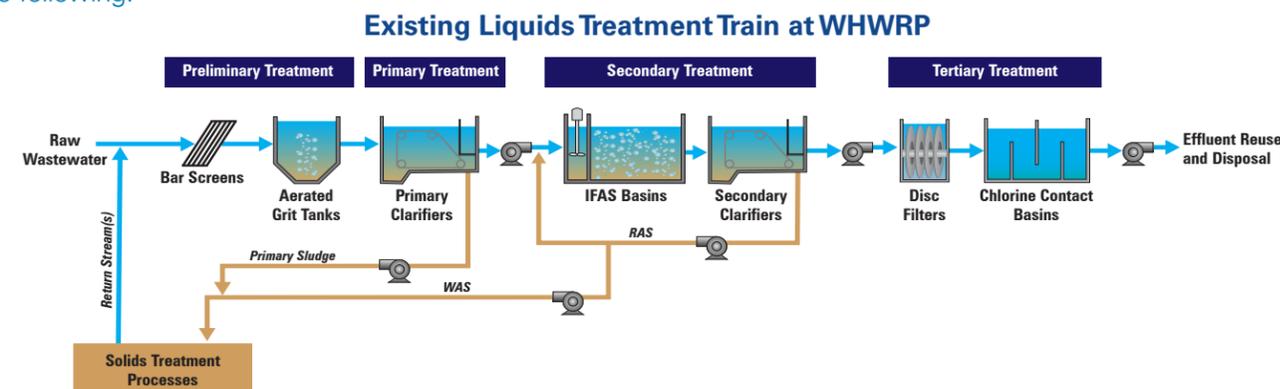


WHWRP Expansion Overview

Capacity expansion at the WHWRP, when required, will be implemented in phases to maximize the use of available infrastructure. In the near-term, the existing IFAS system would continue to be utilized in parallel with the additional capacity, and the plant would essentially be operated using "dual" process treatment trains. In the future, the IFAS system will be phased out and retired and additional capacity built for ultimate operation using a single process treatment train.

Five secondary treatment process technology alternatives were evaluated for upgrading and expanding the WHWRP: conventional activated sludge (CAS), IFAS, membrane bioreactor (MBR), granular activated sludge (GAS), and ballasted activated sludge (BAS). These alternatives require different equipment, basin sizes, and maintenance attention, and are generally viable for the WHWRP. We recommend that all five technologies be carried forward as feasible options for further evaluation under a later project.

Of the total buildout wastewater flow of 14 mgd AADF, a liquids treatment capacity of 10 mgd AADF would be required at the WHWRP. While transitioning to accommodate buildout flows at the WHWRP, we recommend the following:



Preliminary Treatment

Regardless of the secondary treatment technology selected, we recommend a headworks replacement project in the mid-term.

Add a new headworks facility sized for 5 mgd AADF that would include influent pumping, screening, and grit removal (and possibly fine screening in the case of MBR).

Primary Treatment

Add new primary clarifiers to increase treatment capacity and replace aging infrastructure.

Four 85-ft circular primary clarifiers would be required for buildout. In the mid-term, we recommend two 85-ft clarifiers.

Consider alternative "intensified" technology such as primary filtration.

Secondary Treatment

Additional capacity requires new tankage for aeration basins and solids/liquids separation and aeration system expansion.

The new trains would operate in parallel with the IFAS system until the IFAS system can be retired.

CAS, IFAS, MBR, GAS, and BAS are viable technologies and generally fit on the available site.

Tertiary Treatment

Expand the tertiary filtration system as flows increase beyond 6.8 mgd AADF (for all treatment processes except MBR).

Expand the disinfection system as flows increase beyond 6.5 mgd AADF.

Anticipated Timing

2030 - 2035

2030 - 2035

By 2024 (if not diverting flow) or
Beyond 2050 (if diverting flow and thickening/hauling RDFWRP solids)

Beyond 2050

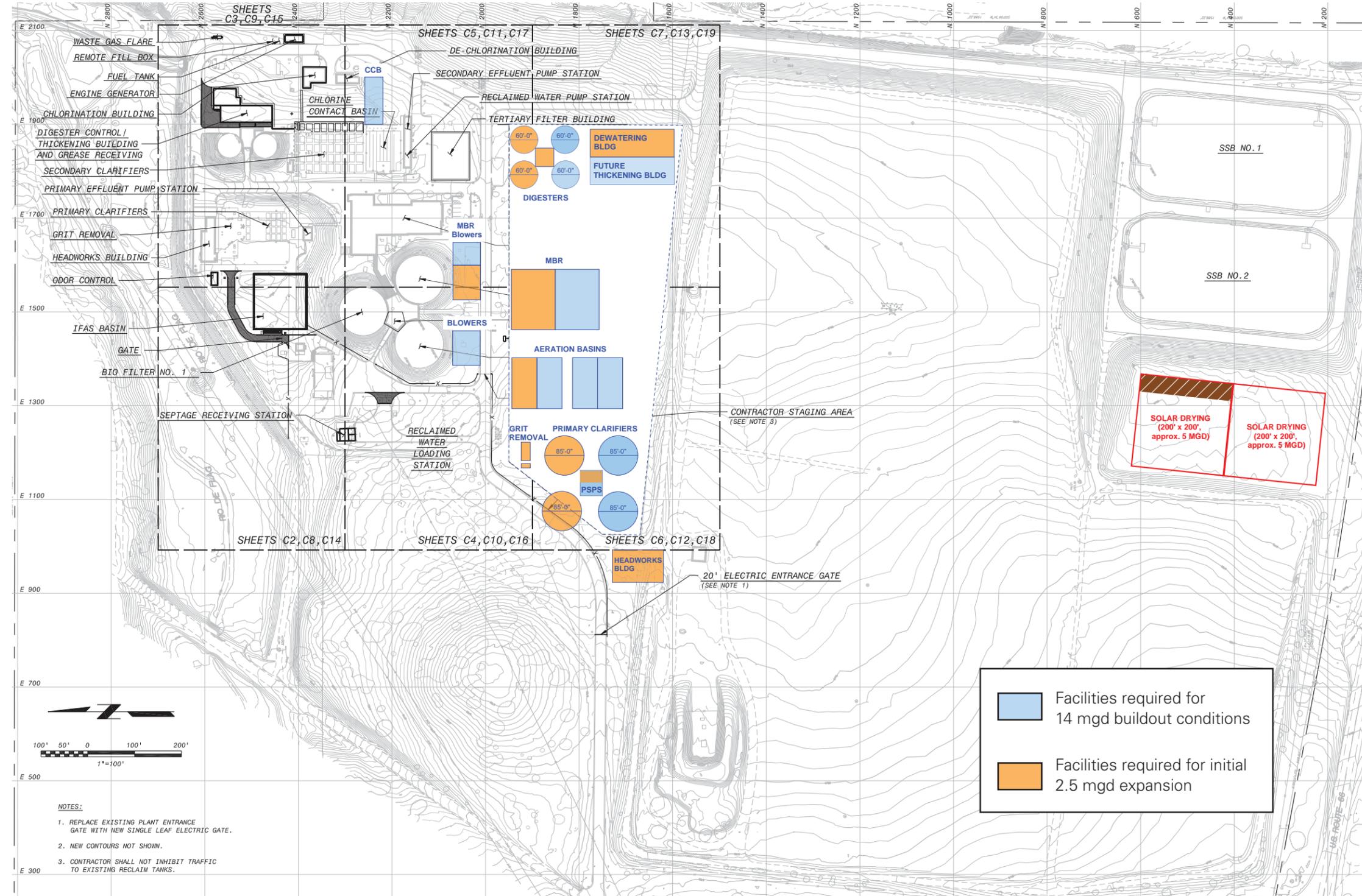
RECOMMENDATIONS

We recommend a project to study and resolve the limitations around sending more flow to RDFWRP in the near-term, because of the uncertainties regarding if or when sufficient wastewater flows will be generated on the west-side of Flagstaff.

WILDCAT HILL WATER RECLAMATION PLANT CONCEPTUAL SITE LAYOUT FOR BUILDOUT CONDITIONS USING MBR TECHNOLOGY

Below is the site layout with membrane bioreactor (MBR) technology, which uses a membrane process along with a biological process. MBR has a very compact footprint and is easily integrated with advanced treatment processes if the City pursues advanced treatment in the future, depending on future requirements and regulations.

MBR Treatment Train - 10 MGD AADF Liquids - 14 MGD AADF Solids



- NOTES:
1. REPLACE EXISTING PLANT ENTRANCE GATE WITH NEW SINGLE LEAF ELECTRIC GATE.
 2. NEW CONTOURS NOT SHOWN.
 3. CONTRACTOR SHALL NOT INHIBIT TRAFFIC TO EXISTING RECLAIM TANKS.

MAIN SITE PLAN COMPONENTS

Solids Treatment

- Future thickening building is assumed for additional thickening capacity beyond year 2050.
- Two 60-foot digesters and a digester complex will be required in the near-term, which will be expandable to the ultimate quad configuration.
- New mechanical dewatering and solar drying facilities are recommended in the mid-term.

Liquids Treatment

- New headworks building and primary clarification facilities are recommended in the mid-term.
- New aeration basin (smaller than CAS basins), membrane filtration facility, and expanded blower capacity are recommended for the initial capacity expansion.

Recommended BMP-Related Capital Improvements for Flagstaff

Prioritization of Major Capital Improvement Projects (CIP)

A prioritized list of the major CIP needs that have resulted from the different evaluations conducted in this Biosolids Master Plan (BMP) is shown below. These projects form the basis for the 10-Year BMP-related CIP.

Priority No.	Project Description	Timing
1	Digester capacity expansion at WHWRP	Immediate
2	R&R needs at WHWRP and RDFWRP ■ PEPS capacity expansion and Primary Clarifiers rehabilitation at WHWRP ■ Secondary Clarifiers weir replacement at WHWRP ■ Splitter Box rehabilitation at RDFWRP	Immediate
3	Additional flow diversion to RDFWRP	By 2024
4	Mechanical dewatering and solar drying at WHWRP	2025 to 2030
5	New preliminary and primary treatment at WHWRP	2030 to 2035
6	Liquids capacity expansion at WHWRP ■ Option A – Divert RDFWRP solids out of collection system ■ Option B – Additional capacity expansion at WHWRP	By 2032
7	Other R&R needs at WHWRP	Varies

SUMMARY AND RECOMMENDATIONS

The result of this Biosolids Master Plan was the development of a fiscally responsible and implementable 10-Year CIP for wastewater improvements at the RDFWRP and WHWRP.

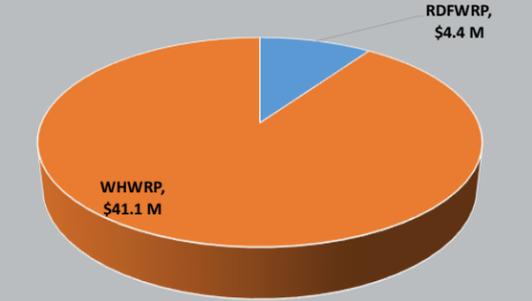
Biosolids Projects that we recommend include digester capacity expansion followed by new mechanical dewatering and solar drying facilities at the WHWRP.

We also recommend that the overall plan be continuously reviewed and adjusted by the City, and that the effort be guided by periodic analysis of flows, capacity needs, and R&R needs at the two facilities.

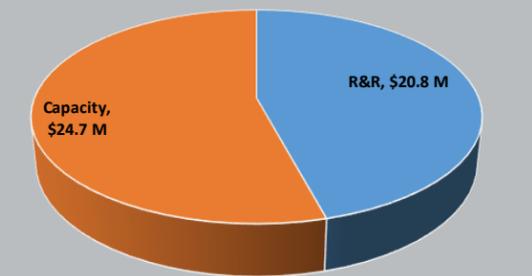
How are the Funding Needs Allocated?

These pie-charts show a breakdown of the 10-Year BMP costs relative to the needs at the RDFWRP vs. WHWRP, as well as those that are categorized as Capacity-related vs. R&R needs.

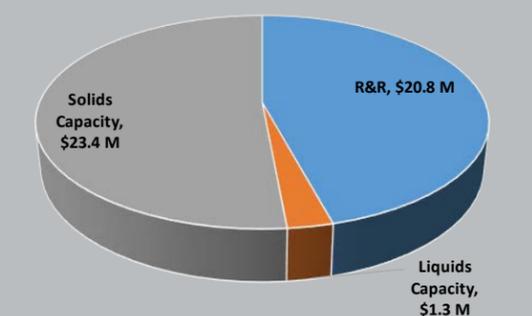
RDFWRP vs. WHWRP Program Costs



Capacity vs. R&R Program Costs



Solids/Liquids Capacity vs. R&R Program Costs



10-Year BMP-Related CIP Recommendations

The 10-Year CIP for the RDFWRP and WHWRP that have been identified as part of this BMP are presented in the graphic. Note that all cost estimates are approximate, for budgetary purposes only, and subject to change.

These 10-Year project costs total approximately \$45.5M.

Near-Term Biosolids Projects



1 Digester Expansion at WHWRP

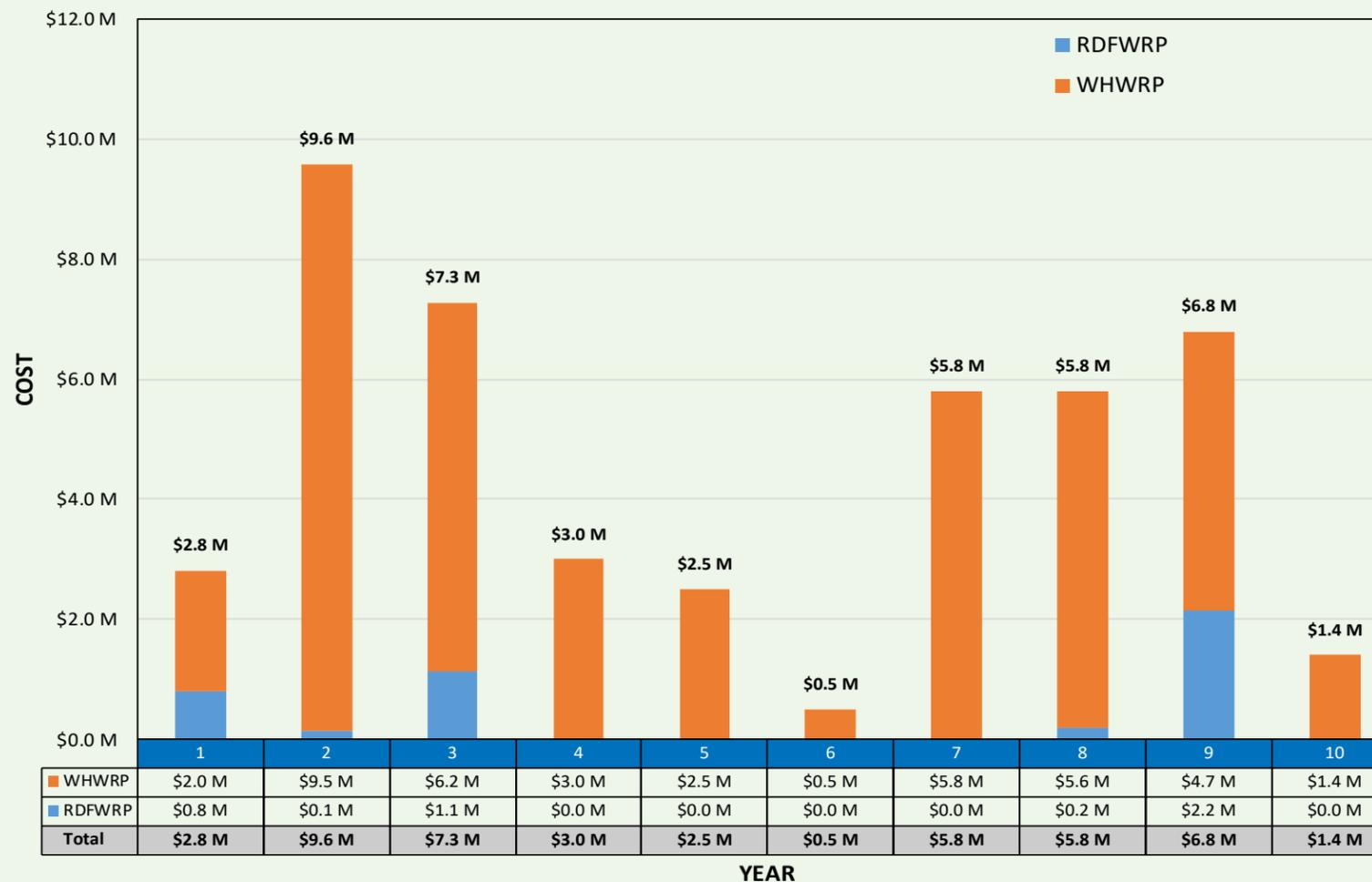


2 Mechanical Dewatering at WHWRP



3 Biosolids Solar Drying at WHWRP

BMP-Related 10-Year CIP for Flagstaff



Cost Analysis Summary

- Majority of the CIP needs are at the WHWRP, which is the older plant
- Capacity-related and R&R needs represent nearly equal portions of the overall 10-Year program cost
- Majority of the Capacity-related needs are associated with additional solids capacity at WHWRP.

Acknowledgments

Brad Hill, R.G.
Director

Ryan Roberts
Engineering Manager

Justin Emerick
Project Manager

James L. Huchel
Wastewater Reclamation Manager

Troy Dagenhart
Water Reclamation Supervisor

Steve Camp
Regulatory Compliance Manager

Mark Richardson
Operations Manager (Water Distribution/
Wastewater Collections)





City of Flagstaff City Council Presentation *Biosolids Master Plan*

February 18, 2020



Today's Agenda

- Project Background and Goals
- Condition Assessment of Existing Facilities
- Viable Biosolids Management Strategies
- Capacity Needs at Existing Facilities
- 10-Year Capital Improvement Plan (CIP) Recommendations

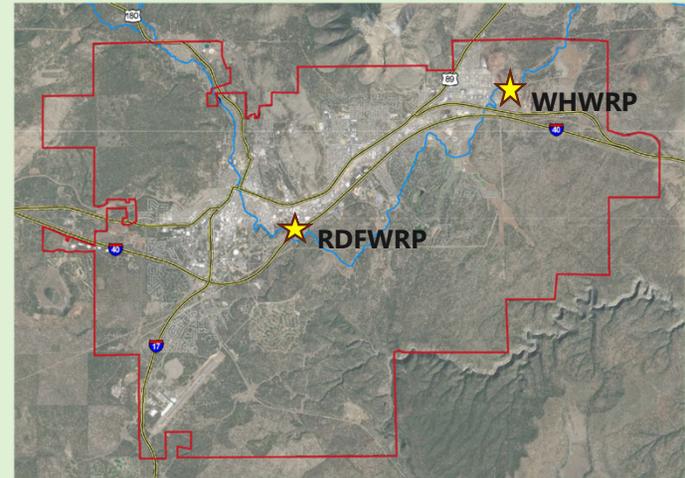


Project Background and Goals

Project Background and Goals

General Approach for Flagstaff

- ☑ Expand portfolio of options for overall biosolids management flexibility and program robustness.
- ☑ Focus on alternatives that are technically and economically viable and reasonable.
- ☑ Develop a program that is sustainable and consistent with City goals.



RDFWRP and WHWRP Location Map



Dedicated Land Disposal (DLD) Site at WHWRP

Three Main Evaluations Completed in this Master Plan Were Used in the Development of the CIP

- 1 Assess the condition of existing facilities at RDFWRP and WHWRP
- 2 Develop viable biosolids management strategies for the WHWRP
- 3 Estimate existing treatment capacities and identify near-term and buildout capacity needs

Prioritization of Major Capital Improvement Needs

Priority No.	Project Description	Timing
1	Digester capacity expansion at Wildcat Hill (add 2 digesters)	Immediate
2	Repair & Replacement at Wildcat Hill and Rio De Flag WRPs <ul style="list-style-type: none"> - PEPS capacity expansion and Primary Clarifiers rehabilitation at WHWRP - Secondary Clarifiers weir replacement at Wildcat Hill WRP - Splitter Box rehabilitation at Rio De Flag WRP 	Immediate
3	Additional flow diversion into Rio De Flag WRP	By 2024
4	Mechanical dewatering and solar drying at Wildcat Hill WRP	2025 to 2030
5	New preliminary and primary treatment at Wildcat Hill WRP	2030 to 2035
6	Liquids capacity expansion at Wildcat Hill WRP <ul style="list-style-type: none"> - Option A – Divert Rio De Flag WRP solids out of collection system - Option B – Additional capacity expansion at Wildcat Hill WRP 	By 2032
7	Other Repair & Replacement needs at Wildcat Hill WRP	Varies

Note: Biosolids Projects are highlighted in red



Condition Assessment of Existing Facilities

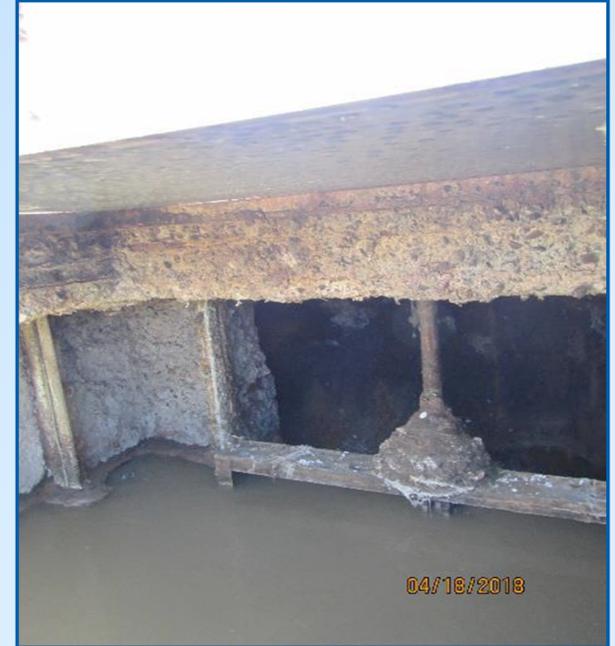
Rio De Flag Water Reclamation Plant – Condition Assessment

WRP COMPONENT	TYPICAL LIFE (YEARS)	RDFWRP COMPONENT AGE (YEARS)	CAPITAL IMPROVEMENT NEEDS
STRUCTURAL CONCRETE <ul style="list-style-type: none"> Unlined Lined/Coated 	20-40 40-60	25 years	Yes
MECHANICAL <ul style="list-style-type: none"> Process Mechanical Pumps Chemical Equipment HVAC Coolers/ACs/Fans Valves and Actuators 	15-25 15-20 10-20 15-25 10-15 30-35	25 years	-
ELECTRICAL <ul style="list-style-type: none"> Generators VFDs Control Panels 	15-20 10-15 25-30	25 years	-
INSTRUMENTATION <ul style="list-style-type: none"> Field Instruments SCADA PLCs 	10-15 10-15 10-15	25 years	-
CIVIL	50-60	25 years	-

Assets at **Rio De Flag WRP** are **25 years old**, Assets in good condition



Rio De Flag WRP – Condition Assessment Summary



- Majority of the assets have been well-maintained and are generally in good condition.
- However, there are some near-term needs of existing assets, such as the existing Splitter Box rehabilitation.

Wildcat Hill Water Reclamation Plant – Condition Assessment

WRP COMPONENT	TYPICAL LIFE (YEARS)	WHWRP COMPONENT AGE (YEARS)	CAPITAL IMPROVEMENT NEEDS
STRUCTURAL CONCRETE <ul style="list-style-type: none"> Unlined Lined/Coated 	20-40 40-60	<u>37-47 years old</u> majority of plant	Yes
MECHANICAL <ul style="list-style-type: none"> Process Mechanical Pumps Chemical Equipment HVAC Coolers/ACs/Fans Valves and Actuators 	15-25 15-20 10-20 15-25 10-15 30-35	<u>9 year old</u> IFAS System <u>28 year old</u> chlorination/ de-chlorination <u>37-47 years old</u> majority of plant	Yes
ELECTRICAL <ul style="list-style-type: none"> Generators VFDs Control Panels 	15-20 10-15 25-30	<u>37-47 years old</u> majority of plant	Yes
INSTRUMENTATION <ul style="list-style-type: none"> Field Instruments SCADA PLCs 	10-15 10-15 10-15	<u>37-47 years old</u> majority of plant	Yes
CIVIL	50-60		Yes

Majority of the assets at **Wildcat Hill WRP** are in the range of **37-47 years old**, with most of the major basins and equipment at the end of their asset life.

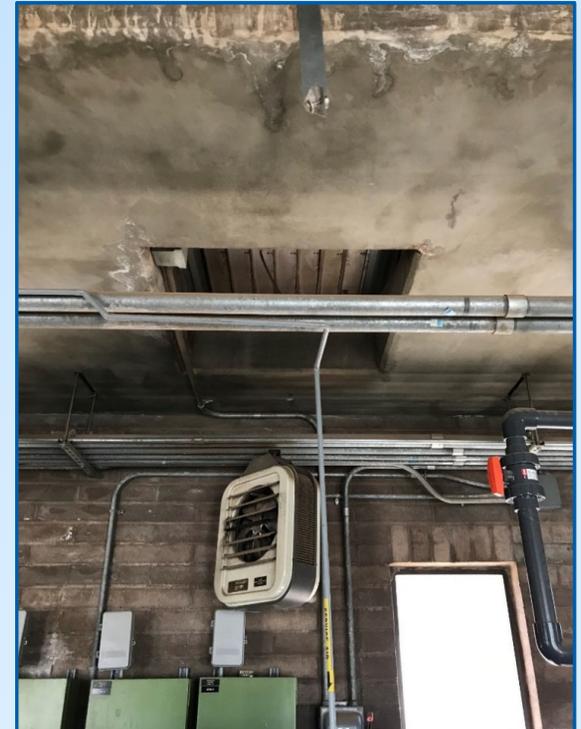
Critical Issues:

- Code Compliance
- Safety
- Single Points of Failure
- End of Useful Life

Primary Effluent Pumps



Wildcat Hill WRP – Condition Assessment Summary



- Assets are aged further and there are more near-term capital needs.
- Additional mid- to long-term capital needs have also been identified.



Biosolids Management Strategies for the Wildcat Hill WRP

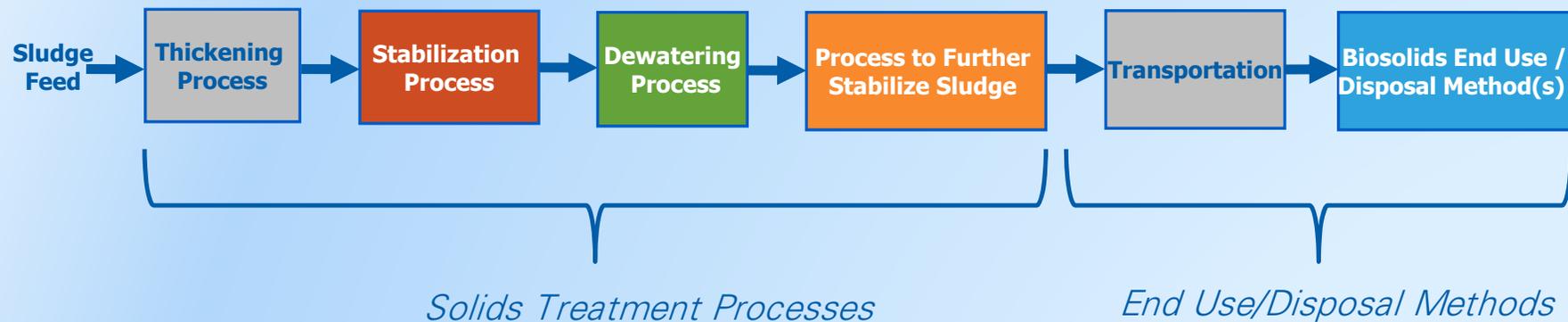
Existing Biosolids Management Disposal Strategy

- The Class B biosolids produced at the Wildcat Hill WRP is disposed of at the **Dedicated Land Disposal (DLD)** site that is located at the plant.
- **Geotubes** were implemented in 2014 as an interim strategy for 'static dewatering' of biosolids during winter and wet weather conditions.



A Biosolids Management Strategy Consists of Two Main Components – End Use/Disposal Methods and Solids Treatment Processes

Biosolids Management Strategy



- Biosolids end use/disposal methods dictate biosolids quality, which in turn impact solids treatment process requirements
- The end use/disposal options provided the overall framework for the evaluation

What Are the Potential Markets that Exist for the WHWRP Biosolids?

Viabile Biosolids End Use / Disposal Option	Cost Impacts	What Quality is Required?	Market Limitations
Dedicated Land Disposal (DLD)	-	Class B	Low
Landfill Disposal	\$	Unclassified Dewatered	Low / Medium
Alternative Daily Cover (ADC)	\$	Class B Dewatered (non-human contact)	Low
Land Application – Class B <ul style="list-style-type: none"> • Agriculture • Forest Lands 	\$\$	Class B Dewatered (non-human contact)	Medium / High
Land Application – Class A <ul style="list-style-type: none"> • Agriculture • Public Parks and Recreation Areas 	\$\$\$	Class A/EQ dewatered, compost, or pellets	Medium
Distribution <ul style="list-style-type: none"> • Garden: Fertilizer • Golf Course 	\$\$\$	Class A/EQ dried pellet	High

Solids Treatment Processes were Selected for the Wildcat Hill WRP Based on the Preferred Biosolids End Use/Disposal Options

Summary of Viable Biosolids End Use/Disposal and Solids Treatment Process Options for Flagstaff



Stabilization Process

- *Aerobic Digestion*
- **Anaerobic Digestion (2 existing)**
- *Autothermal Thermophilic Aerobic Digestion (ATAD)*
- *Multi-Phase Anaerobic Digestion*
- *Temperature-Phased Anaerobic (TPAD)*

Dewatering Process

- **Geotube Bags** (viable near-term)
- **Mechanical Dewatering** (viable long-term)

Process to Further Stabilize Sludge

- **No Further Stabilization**
- **Composting**
- **Solar Drying**
- *Air Drying*
- *Thermal Drying*
- *Heat Treatment*
- *Pasteurization*
- *Chemical Addition*
- *Biosolids to Energy / Incineration*

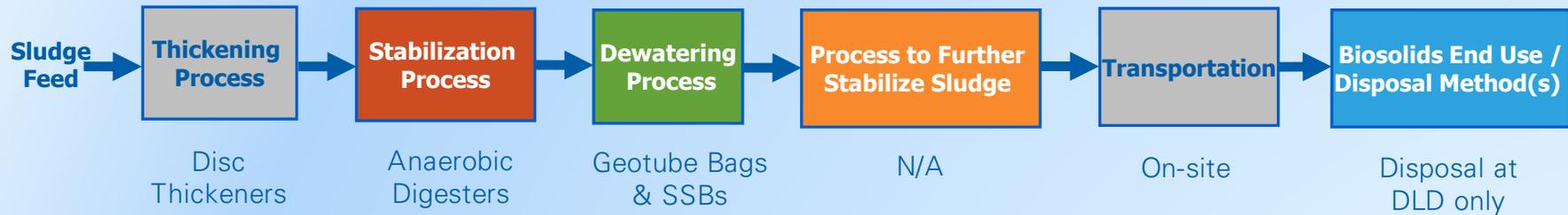
Biosolids End Use/Disposal Options

- **Dedicated Land Disposal**
- **Landfill Disposal**
- **Land Application**
- **Landfill Cover**
- **Distribution?**
- **Management Firms?**
- *Fuel Source*
- *Land Reclamation*
- *Construction Materials*

Purple indicates what City does today

Recommended Near-term Biosolids Management Strategy

Anaerobic Digestion plus Geotube Bags (Baseline Option)



Strategy Description

- Expand Digester Capacity (add 2 more)
- Continue with current solids handling practice
- Produces Class B biosolids for disposal at Dedicated Land Disposal area

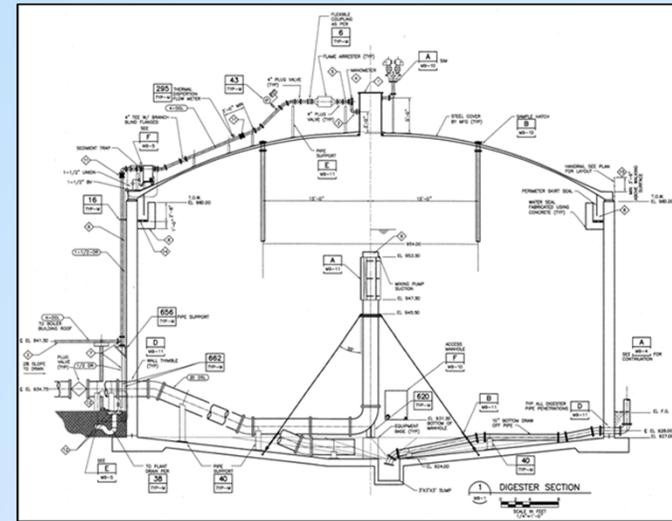
Solids Treatment Processes

Biosolids Need #1 – Digester Capacity Expansion at Wildcat Hill WRP

Timing: Immediate (~\$9.6 million....already funded)



*Existing Anaerobic Digesters
at Wildcat Hill WRP*



Engineering Section of Typical Digester

PROS

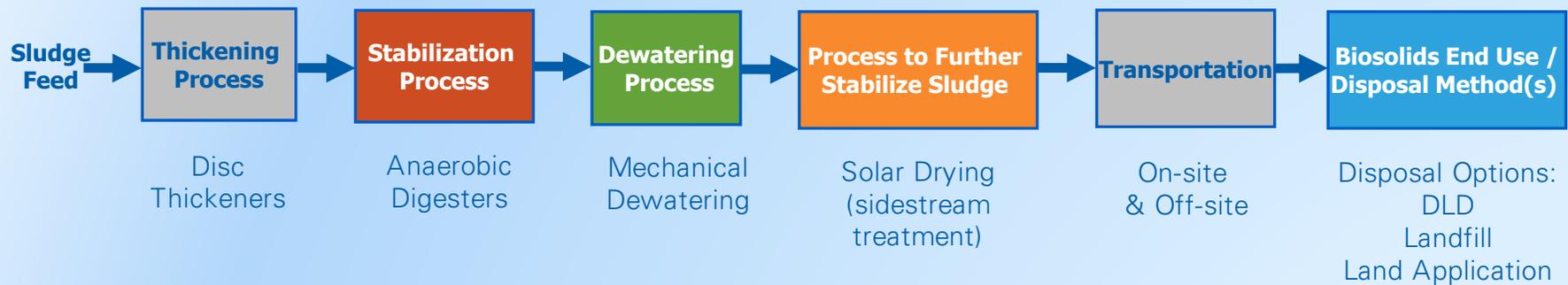
- Lowest cost option for the short-term
- No other major capital improvements required beyond the planned digester expansion (existing facilities still need repair/replacement)

CONS

- Biosolids are not beneficially reused
- Not a long-term solution
- Disposal at DLD only (limited options)
- Does not produce Class A biosolids

Recommended Long-term Biosolids Management Strategy

Anaerobic Digestion plus Dewatering plus Solar Drying

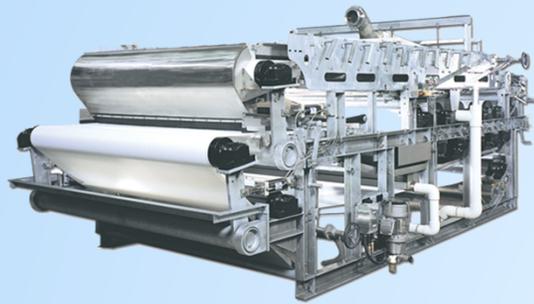


Strategy Description

- Add mechanical dewatering
- Consider adding Solar Drying a percentage of dewatered biosolids for the production of some Class A biosolids
- Produces dewatered Class B and Class A biosolids for flexibility

Solids Treatment Processes

Biosolids Need #2 – Add Mechanical Dewatering at Wildcat Hill WRP



PROS

- Provides benefits for DLD operation
- Allows beneficial reuse of the biosolids

CONS

- Higher cost option (compared to baseline)
- Increased hauling costs

Solids Treatment Processes

Biosolids Need #3 – Solar Drying at Wildcat Hill



A dry product allows the City flexibility in biosolids disposal and reuse



Solar Drying Greenhouses

PROS

- Biosolids are beneficially reused
- Relatively low cost, long-term option for the production of Class A biosolids
- Allows for a broad range of disposal options
- Compatible with existing digestion facility

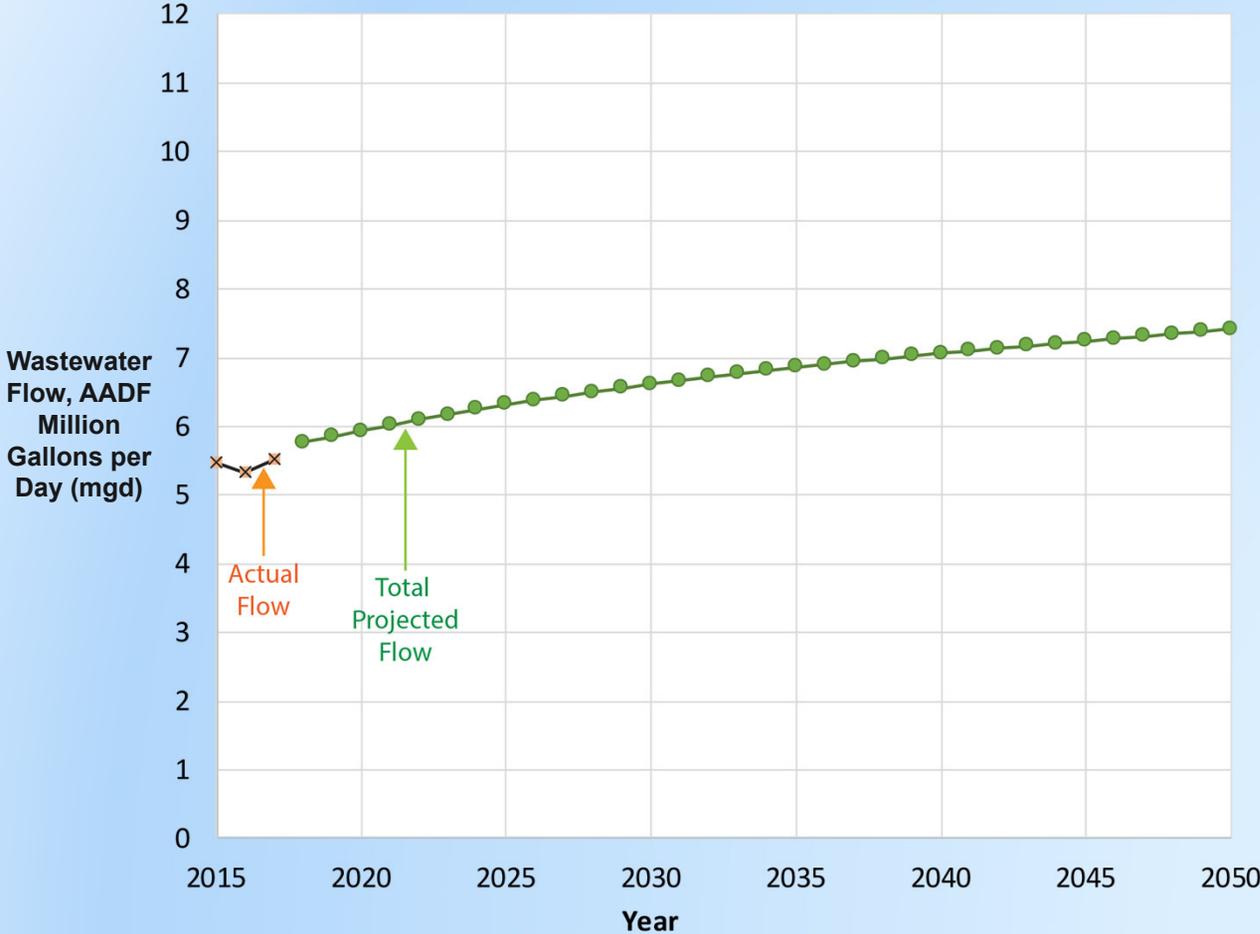
CONS

- Solar drying is a land-intensive process
- Higher cost option (compared to baseline)
- Increased hauling costs



Liquids Capacity Needs at WHWRP and RDFWRP

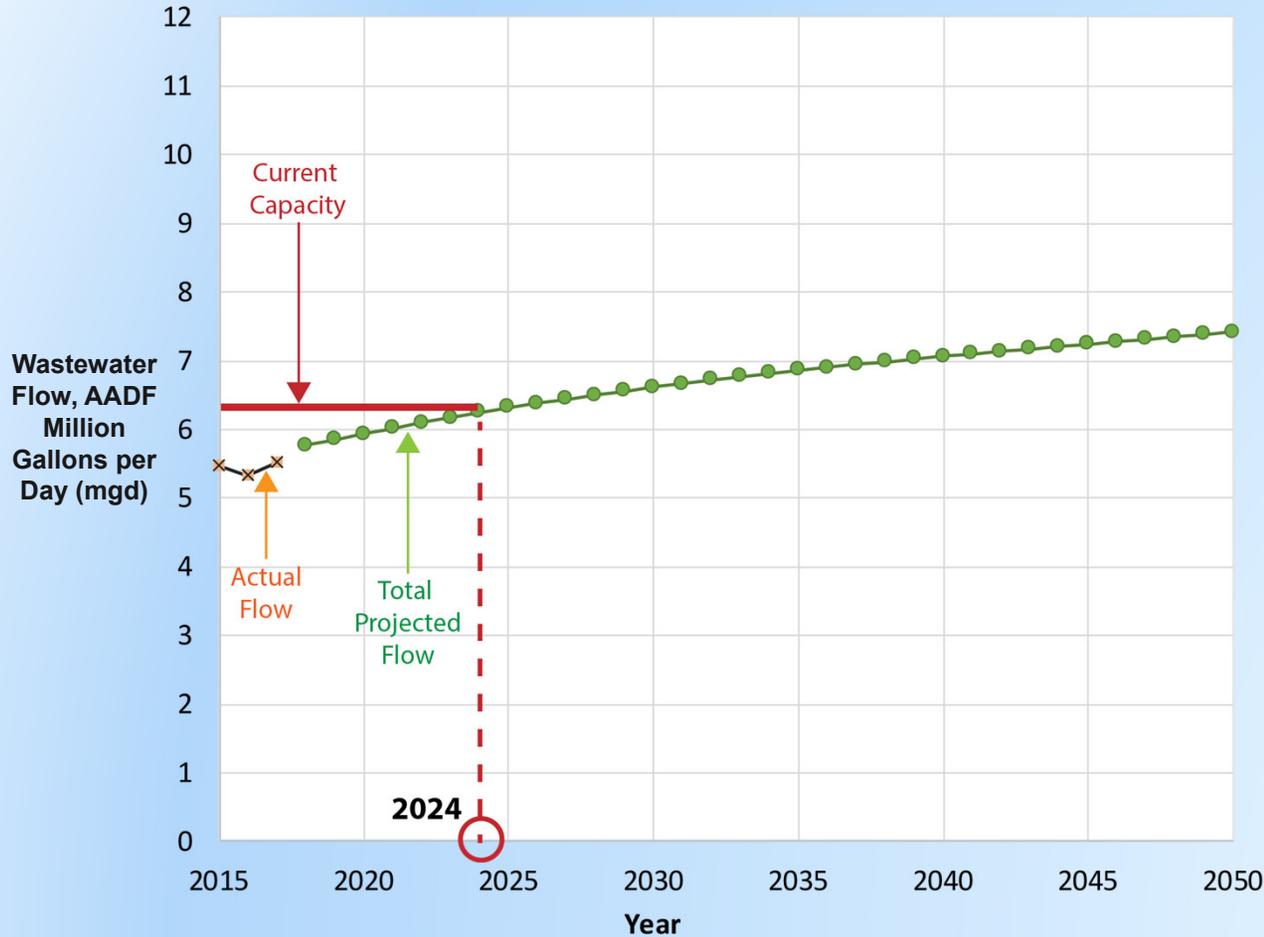
Liquids Capacity – Evaluation



- Wastewater flow projections were developed for the City based on population projections and per capita wastewater production.

Liquids Capacity – Current Operation

Rio De Flag WRP operating at 2 mgd (solids sent to Wildcat Hill WRP via sewer)



- Under current conditions, the wastewater treatment capacity of **6.3 mgd** is expected to be reached by **year 2024**.

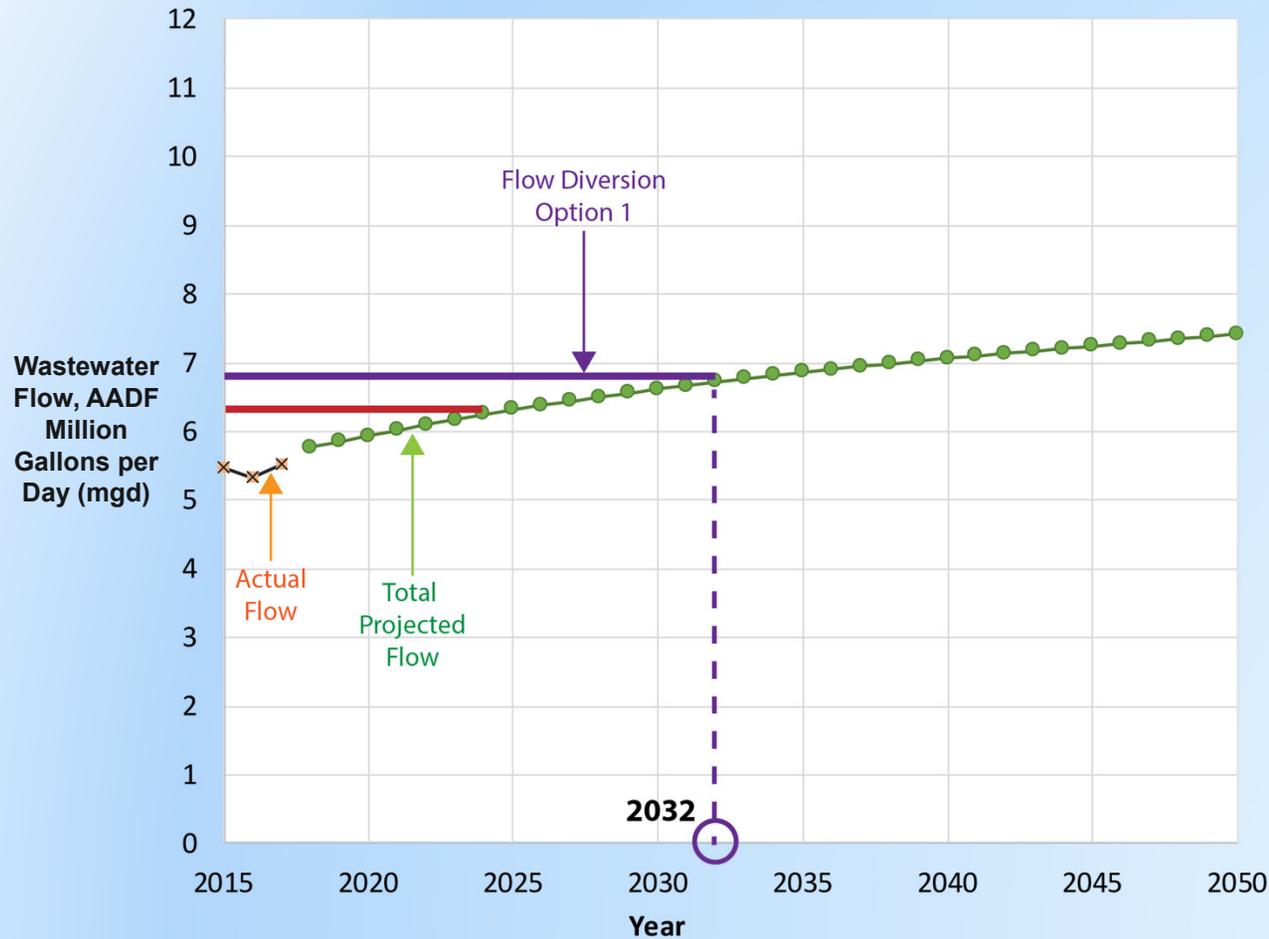
- At that time, additional liquid capacity would be needed at WHWRP

OR

- Alternately, more flow may be diverted into the RDFWRP

Liquids Capacity – Flow Diversion Option 1

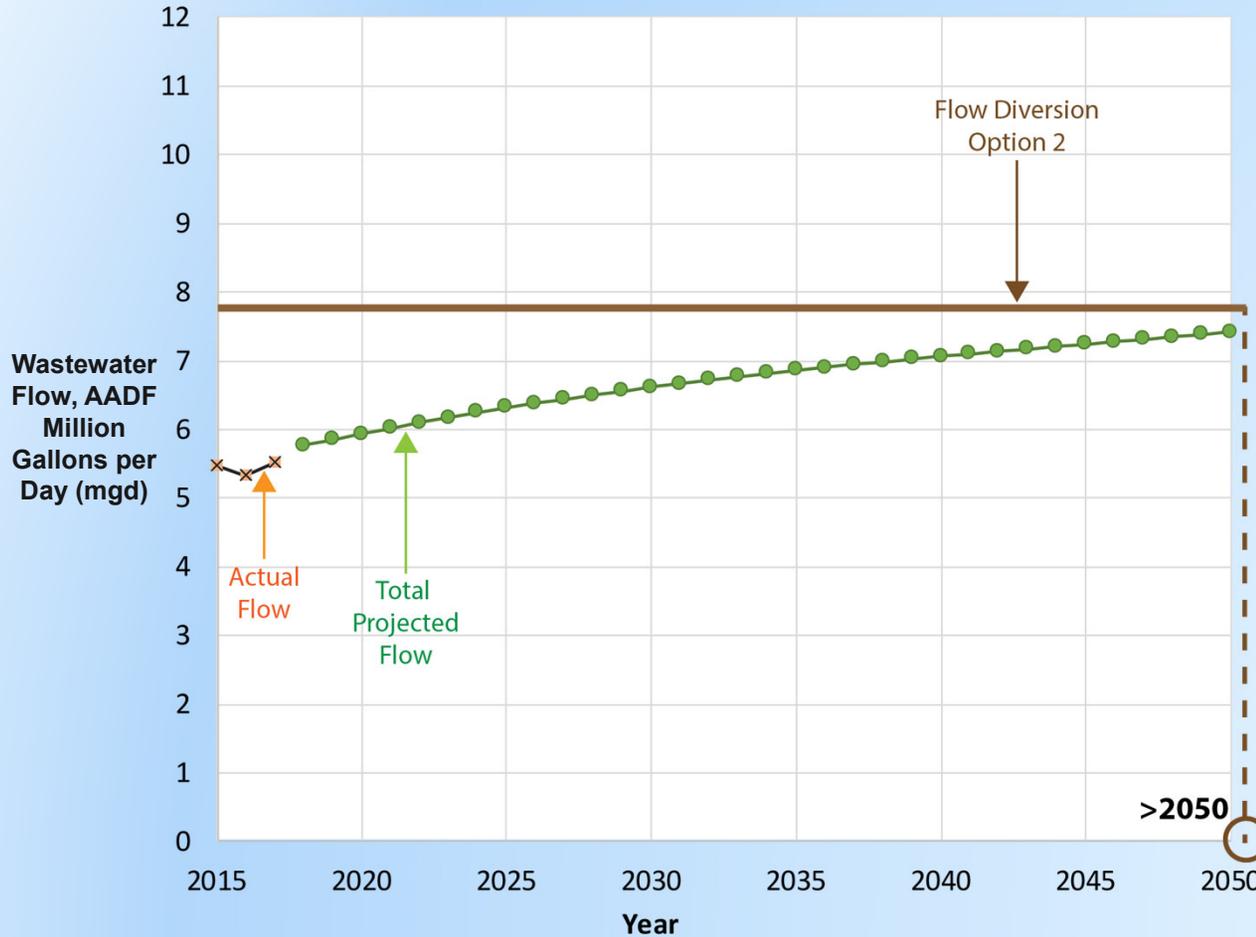
Rio De Flag WRP at 3.3 mgd (solids sent to Wildcat Hill WRP via sewer)



- If the Rio De Flag WRP is operated at its maximum capacity of **3.3 mgd**, while still sending the solids to Wildcat Hill via the sewer....
- Then no new plant capacity is needed until **year 2032**.
- Currently, it is unknown if the Rio De Flag WRP can increase its inflow to 3.3 mgd. Additional information is needed.

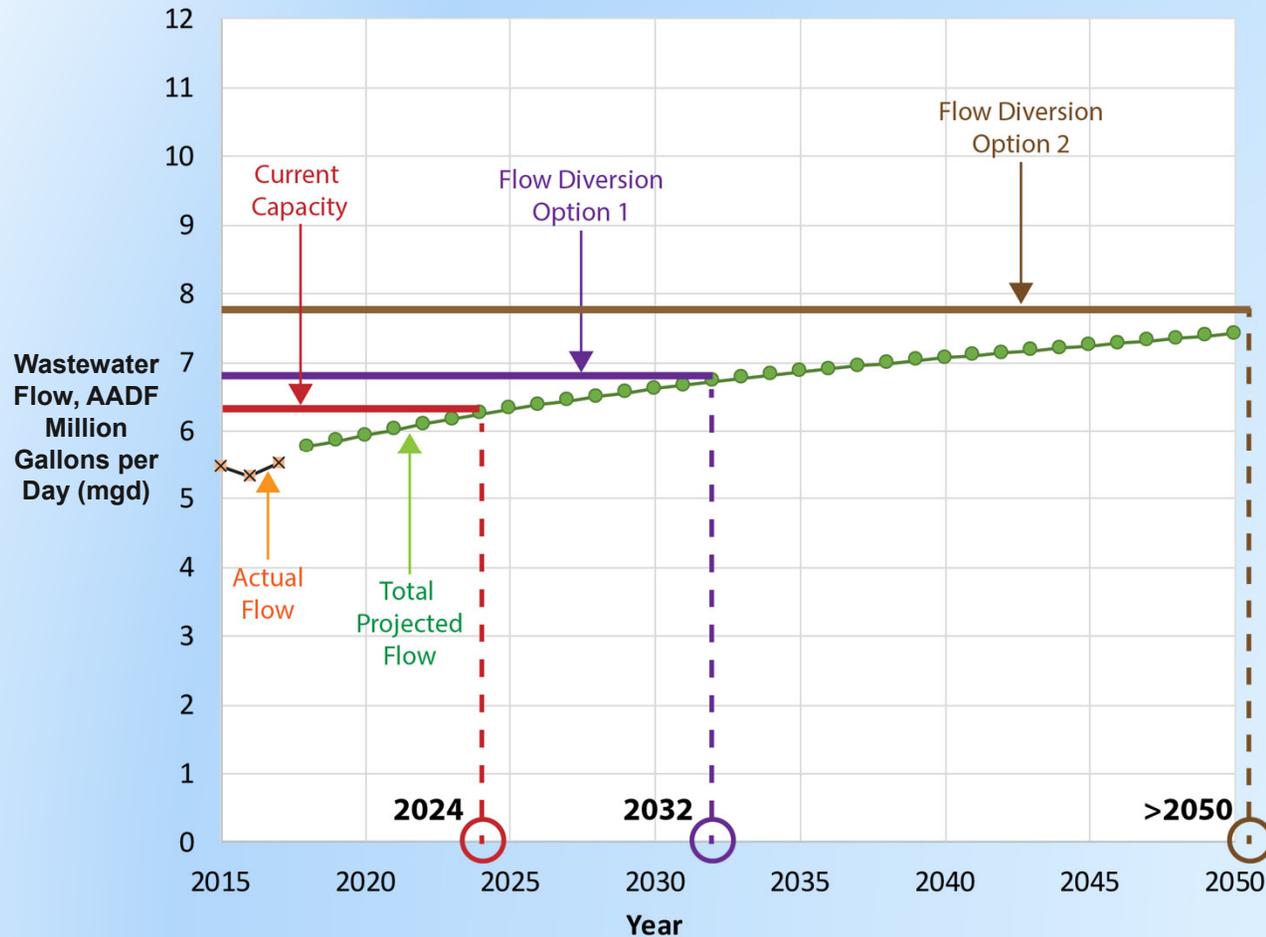
Liquids Capacity – Flow Diversion Option 2

Rio De Flag WRP at 3.3 mgd (solids thickened & trucked to Wildcat Hill WRP)



- If Rio De Flag WRP is operated at its maximum capacity of 3.3 mgd and solids are trucked or conveyed outside the collection system to Wildcat Hill WRP (i.e. thickened and hauled)....
- Then the total combined treatment capacity will be sufficient until after year 2050.

Liquids Capacity – Summary and Recommendations



- 1) Recommend investigating when Rio De Flag WRP can intake more flow (in lieu of expanding Wildcat Hill WRP treatment capacity).
- 2) Recommend investigating when to modify solids handling at Rio De Flag WRP to ultimately thicken and haul solids directly to the Wildcat Hill WRP digesters; develop costs, odor control, community education/ outreach



Summary and Capital Improvement Plan Recommendations

SUMMARY

- Condition Assessment of Existing Facilities
 - **Rio De Flag WRP:** most assets in good condition, continue with repair & replacement
 - **Wildcat Hill WRP:** most assets beyond useful life. Immediate capital needs
- Viable Biosolids Management Strategies (Wildcat Hill WRP)
 - **Immediate:** expand digester capacity (add 2 more digesters)...already funded. Continue to use Dedicated Land Disposal area
 - **Long-Term:** add mechanical dewatering, consider solar drying for Class A biosolids, investigate new uses such as alternative landfill cover, etc.

SUMMARY

- Liquid Capacity at Existing Facilities
 - **Rio De Flag WRP:** immediately investigate if Rio can increase inflows by 2024 or additional capacity at Wildcat Hill WRP will be needed. Investigate trucking solids to Wildcat Hill WRP by 2032 or expand capacity at Wildcat Hill WRP
 - **Wildcat Hill WRP:** none needed until after 2050 if above can be accomplished

Prioritization of Major Capital Improvement Needs

Priority No.	Project Description	Timing
1	Digester capacity expansion at Wildcat Hill (add 2 digesters)	Immediate
2	Repair & Replacement at Wildcat Hill and Rio De Flag WRPs <ul style="list-style-type: none"> - PEPS capacity expansion and Primary Clarifiers rehabilitation at WHWRP - Secondary Clarifiers weir replacement at Wildcat Hill WRP - Splitter Box rehabilitation at Rio De Flag WRP 	Immediate
3	Additional flow diversion into Rio De Flag WRP	By 2024
4	Mechanical dewatering and solar drying at Wildcat Hill WRP	2025 to 2030
5	New preliminary and primary treatment at Wildcat Hill WRP	2030 to 2035
6	Liquids capacity expansion at Wildcat Hill WRP <ul style="list-style-type: none"> - Option A – Divert Rio De Flag WRP solids out of collection system - Option B – Additional capacity expansion at Wildcat Hill WRP 	By 2032
7	Other Repair & Replacement needs at Wildcat Hill WRP	Varies

Note: Biosolids Projects are highlighted in red



City of Flagstaff City Council Presentation *Biosolids Master Plan*

February 18, 2020

QUESTIONS?

Brian Bernard, P.E.
Chad Meyer, P.E.
Russ Wachter, P.E.

The logo for Carollo, featuring the word "carollo" in a stylized, lowercase font with a blue swoosh above the 'c'. Below the name is the tagline "Engineers...Working Wonders With Water.®".
carollo
Engineers...Working Wonders With Water.®

**CITY OF FLAGSTAFF
STAFF SUMMARY REPORT**

To: The Honorable Mayor and Council
From: Stacy Saltzburg, City Clerk
Date: 02/12/2020
Meeting Date: 02/18/2020



TITLE

Future Agenda Item Request (F.A.I.R.) A Citizens' Petition requesting that the Council "formally declare 2020 the year of the mother in Flagstaff, Arizona to help promote and push conversations to take motherhood seriously to challenge local employers to find ways to better support mothers and get real about maternal mental health."

STAFF RECOMMENDED ACTION:

Council direction.

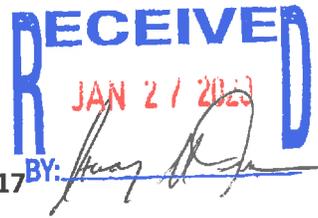
EXECUTIVE SUMMARY:

In accordance with Art. II, Sect. 17 of the Flagstaff City Charter, any citizen may present a written petition to the City Manager, signed by a minimum of 25 citizens from the City...who shall present it to the Council at its next regular meeting. The attached petition was filed with the City Clerk's Office on January 27, 2020, requesting that the Council "formally declare 2020 the year of the mother in Flagstaff, Arizona to help promote and push conversations to take motherhood seriously to challenge local employers to find ways to better support mothers and get real about maternal mental health."

INFORMATION:

Chapter 1-12 of the Flagstaff City Code formalizes the information to be required, and the attached petition conforms to those requirements. As outlined in this chapter, the petition is to be submitted to the Council under Future Agenda Item Request (F.A.I.R.) to determine if there is Council interest in placing the item on a future agenda for consideration.

Attachments: [Petition #2020-01](#)



PETITION TO FLAGSTAFF CITY COUNCIL
 Pursuant to Flagstaff City Charter Article II Section 17
 and Flagstaff City Code Title I Chapter 12

Pursuant to the Flagstaff City Charter and the City Code, any citizen (resident) of the City may present a written petition to the City Manager, signed by a minimum of 25 citizens from the City of Flagstaff, which shall be presented to the City Council.

Title of Issue: Declaration that 2020 be the year of the mother
Action Requested: Formally declare 2020 the year of the mother in Flagstaff, AZ. to help promote and push conversations to take motherhood seriously to challenge local employers to find ways to better support mothers and get read about maternal mental health.
Printed Name of Submitter: Kristin Kauffman
 (Submitter must also sign below and complete information)
Contact Information: 928-310-8149 Kristinmk@yahoo.com
 (Phone Number and/or e-mail address)

PETITION SIGNATURES

DATE SIGNED	PRINTED NAME	RESIDENCE ADDRESS	SIGNATURE
1/21/20	Kristin Kauffman	2138 S. Tombaugh Way	
1/21/20	David Bull	2138 S. Tombaugh Way	
1/22/20	George Koch	430 W. Juniper Ave 86001	
1/22/20	Erin Wellendorf	1100 N Pine Cliff Dr 86001	
1-22-20	Beth Reed	2565 W. Kille Lane	
1-22-20	Katie Gardiner	2523 Sliding Rock Ln	
1-22-20	Charles McNamara	3430 W Wilson Dr	
1-22-20	Annika Gustafsson	3510 S Walapai Dr	
1-22-20	Astrid Titoms	1000 W Grand Canyon Ave	
1/23/20	Spencer Griesman	3343 W Lois Ln	

RECEIVED BY CITY OF FLAGSTAFF		
DATE RECEIVED	BY	COUNCIL MEETING DATE
1/27/2020		2/18/2020

**CITY OF FLAGSTAFF
STAFF SUMMARY REPORT**

To: The Honorable Mayor and Council
From: Stacy Saltzburg, City Clerk
Date: 02/12/2020
Meeting Date: 02/18/2020



TITLE

Future Agenda Item Request (F.A.I.R.) A request by Councilmember Aslan to have a discussion about strategies that would recognize the true cost of carbon associated with transportation in Flagstaff and looking at options to offset that true cost in some fashion.

STAFF RECOMMENDED ACTION:

Council direction.

EXECUTIVE SUMMARY:

Rule 4.01, Procedures for Preparation of Council Agendas, of the City of Flagstaff City Council Rules of Procedure outlines the process for bringing items forward to a future agenda. Councilmember Aslan has requested this item be placed on an agenda under Future Agenda Item Requests (F.A.I.R.) to determine if there are two other members of Council interested in placing it on a future agenda.

INFORMATION:

Attachments:

**CITY OF FLAGSTAFF
STAFF SUMMARY REPORT**

To: The Honorable Mayor and Council
From: Stacy Saltzburg, City Clerk
Date: 02/14/2020
Meeting Date: 02/18/2020



TITLE

City Manager Report

STAFF RECOMMENDED ACTION:

Information Only

EXECUTIVE SUMMARY:

These reports will be included in the City Council packet for regularly scheduled Council meetings, excluding Work Session meetings. The reports are intended to be informational, covering miscellaneous events and topics involving the City organization.

INFORMATION:

Attachments: [City Manager Report](#)

City Manager's Report

February 14, 2020

Council and Colleagues, Greetings!

These reports will be included in the City Council packet for regularly scheduled Council meetings, excluding Work Session meetings. The reports are intended to be informational, covering miscellaneous events and topics involving the City organization. In this report, we will be again touching on the outcomes of the December 5th retreat (Part II), with focus upon implementing certain strategies and processes that emerged from that discussion.

Meetings, Etc.

Recent meetings and events of note include attendance at the Recovery Court Graduation on February 3rd, a well-attended meeting with CCJC on February 12th, a staff visit with High Country Humane on February 7th (High Country will be presenting to the City Council at an upcoming meeting), and a productive staff meeting with Vintage Partners on February 13th (related to the Wanderland project).

There was a very good 'Community Conversation' at the Lowell Observatory on February 13th, with the topic of homeless and housing being the central topics.

A very busy week started with the excellent news of the Rio De Flag funding (\$52M) and ended with a nice ceremony at the new ADOT facility and the very inspiring Athena Awards. Big props to the CD staff and others who had long involvement with the 3P involving ADOT, the City of Flagstaff, and Vintage Parters, resulting in the ADOT facility. Well done!

Also major props to the City employees who were nominated at the Athena Awards (Jessica Young and Gail Jackson). Needless to say, we were honored to have the City well represented, and we of course were all delighted to see Dr. Colleen Smith win the award this year.





Misc. Staff Updates

Fire Department

On February 12th, I had a Skype meeting with the C Shift. This is the second of such meetings, but they will be followed, eventually, by on-site visits to the numerous Fire Stations and the opportunity to meet the staff in person.

Speaking of the Fire Department, year-to-date calls for service are up 6%. And in the category of 'scary story - good outcome,' the Ponderosa and Flagstaff Fire Departments responded to a special operations ice rescue of a dog and the dog's owners. The owners were able to self-rescue...crews entered the water to save Fido. All parties are safe and dry.



Also of note, FFD Ryan Richards, along with two members of Summit Medical and Fire District, graduated from the FMC Paramedic course where they spent over 700 hours in class, clinicals, and ride time to achieve the rank of national registry Paramedic. Congratulations!



Police Department

The PD has addressed winter parking in the Southside neighborhood this January and issued 60 citations. This follows 46 citations being issued in December and 59 in November. Lots of happy parkers out there...the graveyard squad and Police Aids will continue this enforcement in an effort to mitigate the problem.

Many patrol officers and other agencies attended Crisis Intervention Team training.

Police Department personnel attended threat assessment team meeting with FUSD, Victim Witness Board meeting and drivers' education class at Coconino High School.

Police Officers Luke Millions, Tyler Romney, and Cody Roberts were recognized by the Arizona Daily Sun for their Life Safety efforts.

Human Resources

Human Resources is implementing NEOGOV software to improve the recruitment process and is also in final preparations of employee's ACA 1095 forms for mailing.

HR Manager and HR Administrative Specialist phone interviews are being held this week. Stay tuned.

Public Works

Aquaplex staff, responding Police Officers, and Flagstaff Fire personnel, provided CPR and AED treatment saving the life of a community member who regularly visits the Flagstaff Aquaplex. This is a wonderful story to share and underscores the value of CPR and Paramedic Training for our first responders. Way to go Team Flagstaff!

Parks & Recreation staff are teaming up with Flagstaff Girls Softball Little League to install the first girls' softball batting cages at Continental Park.

Streets concrete crew is working in the downtown area grinding displaced sidewalk panels and removing concrete tree rings that may be a tripping hazard. You may have noticed these improvements...they are subtle but go a long way and prevent accidents. Related, the Streets crew is working with FFD to remove hazardous trees in the right of way identified for removal due to the recent wind events. Streets crews also completed grading work on downtown dirt alleys, Westridge subdivision, and South 4th Street. They are currently prepping inventory for Spring striping and marking work.

Our landfill facility had a surprise ADEQ air quality inspection and passed with 100% compliance with no notice of corrections or violations. Woohoo!



Our Sustainability staff attended the Indigenous Circle of Flagstaff meeting to discuss land acknowledgements, the Climate Plan, and building relationships. And somewhat related, our Fleet Services attended a demonstration of an electric Fire Engine at Phoenix Fire Training Center.

Economic Vitality

Jana L. Weldon has accepted the position of Beautification, Arts and Sciences Project Administrator with the Community Investment Section in the Economic Vitality Division effective February 24th. Carrie Elsass, our Airport Administrative Specialist, is moving on, and will be greatly missed!

Airport staff recently attended the SWAAAE - Southwest Chapter of American Association of Airports (I had to look it up) conference. We also had two of our ARFF team attending ARFF Emergency Vehicle Operator training in Dallas Fort Worth.



Flagstaff was honored to have some military aircraft stay with us two weeks ago...two C-130s and three helicopters occupied the ramp.

The Downtown Business Association (DBA) has provided a pressure washing schedule for the upcoming season. The Community Investment Section contracted with the DBA for pressure-washing services to enhance the aesthetic of the downtown. Pressure washing will be done from April through October in the mornings. The schedule is flexible to allow for weather or specific needs to influence the implementation. This is a great program, and a great partnership that should go along way in beautifying our downtown area.

And on the subject of beautification, staff met with Kinlani Dorms to let them know about our Beautification in Action Grants and programs and provided a tour of potential flower sites for external partners such as the DBA and internal colleagues. Staff also met with library staff at the Eastside Community Project about an additional mural for the 'Tween' section of the library. The space has beautiful murals in the children and teen areas which were completed in the past in a process that included community input and voting.

Business Retention and Expansion staff have been involved in numerous efforts to enhance internship opportunities as part of the development of youth talent pipelines. As examples, staff is working with the Career Exploration Instructor/Coordinator at Flagstaff Unified School District

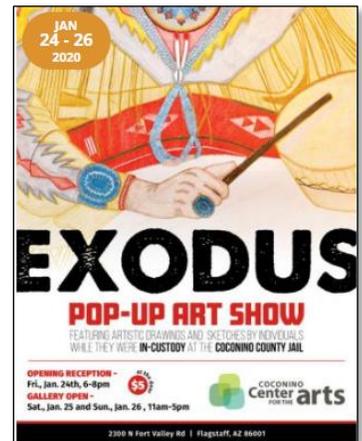
(FUSD) and the Superintendent of the Coconino Association of Vocational Arts and Technology (CAVIAT) for Coconino County to deliver coverage for students under the age of 18 so that they may acquire authentic work experience via internships with our local businesses in all sectors. Success in this endeavor is essential to youth talent pipelines, internships, and work-based learning. On the subject of internships, staff is training two NAU interns on *Flagstaff Happenings*, *365 Giveaway* and social media scheduling for *Discover Flagstaff*.

In late January, the Flagstaff libraries were two of several locations where *Point in Time Count* (PIT) surveys were being administered, with library staff administering surveys. The PIT counts the number of sheltered and unsheltered people experiencing homelessness on a given night in January and provides crucial data on progress towards federal goals of preventing and ending homelessness.

Community Investment staff created an ad for local publications promoting the *AZ Pioneer Pitch* and the *Innovative Waste Challenge*. Very cool.

And finally, but certainly not least, check out the Flagstaff Visitor Guide which can be uploaded as a flippable pdf on our site:

<https://www.flagstaffarizona.org/plan-your-trip/visitor-guide-request/>.



Water Services

On February 7th a number of us had an amazing tour of the Lake Mary Water Treatment Facility. A big thank you to Brad Hill, Mark Richardson, and the team for orchestrating this. It was very informative and gave us all a deep understanding of the WTP, its history, and its current operations.

Our treated water derives from Upper Lake Mary, springs in the Inner Basin of the San Francisco Peaks, and groundwater, which is pumped from the Lake Mary and Woody Mountain well fields, the Inner Basin wells, and local “in-city” wells. We operate and maintain not only production and storage facilities but also a certified lab to ensure consistently high-water quality. We were able to tour the lab and meet the excellent staff that operate within it.

The Lake Mary WTP is located on Lake Mary Road (well that’s a little obvious)...it sits aside the retired plant which now largely functions as a ‘museum’ that still includes much of the older infrastructure. The WTP can treat up to 8 million gallons of water per day (8MGD) from Upper Lake Mary. This conventional water treatment plant uses coagulation, flocculation, sedimentation, filtration, and disinfection processes. At the plant, surface water is treated and mixed with groundwater (also treated) prior to release into the distribution system.

Much of the operations at the plant and throughout the system are precisely monitored, controlled, and visualized through an intelligent computer system using high performance SCADA technology, shown below (along with other images of the tour).



December Retreat Update (Part II)

The Retreat on December 5th provided an update on revenues, a detailed discussion about organizational restructuring, with much of the morning being allocated to a dialogue about information requests, staff work volume, process, and opportunities for improvement. The retreat was well conducted, with the stellar facilitation by Stephanie Smith, and by all measures it was a successful undertaking.

There were many outcomes stemming from the discussion, and enough to warrant that they be broken down into two segments for follow-up with the Council. The first segment, and the subject of the previous report, concerned largely the request for information being sought from staff by the City Council in the form of Future Agenda Item Requests (F.A.I.R.) and City Council Requests (C.C.R.). City Council, at the previous meeting, agreed to return to the written procedures for the F.A.I.R. process and this should greatly streamline the protocol.

The second segment, and the subject of this report, summarizes the suggested improvements to our communications process thereby reducing the backlog of work volume and avoiding duplicity.

Prior to the discussion about opportunities for improvement, the facilitator received confirmation that there was a desire to make a change. Small groups made up of councilmembers and staff were asked to answer a few questions. Prior to answering the questions, the facilitator provided a framework for the identification of changes:

- to not be overly prescriptive with ideas, focus on process, not policy, understanding that there is no one “silver bullet” answer to the problem
- consider how other resources, priorities, and staff can be leveraged and consider what changes can happen immediately.

Questions for the discussion included:

1. What can the Council do to address collectively and as an individual Councilmember?
2. How does this address the backlog today or prevent it?
3. Is this something I can do alone as a Councilmember?
4. What can CMO do to address?
5. How does this address the backlog today or prevent it?

Opportunities for change were presented to the full group. These opportunities were presented along with the anticipated impact they would have and the effort it would take to accomplish. A complete list shared during the discussion was recorded by the City Clerk. A summary of the agreed-upon changes are provided below:

- Show restraint and be reasonable (Council)
- Semi-annual retreats that include updates on workflow (Council and Leadership)
- Quarterly review of working calendar and F.A.I.R.s, CCRs, and other pending requests (Council and Leadership)
- Topics of interest by Councilmembers to be addressed early on with staff, toward the objective of providing the information without the formality of a F.A.I.R. (City Manager, Public Affairs Section)
- Create a culture of saying “this may not be a priority” (Council)



It is noted that much success in these outcomes has already been realized, with pending F.A.I.R items being culled from the backlog, and information being provided through other means when applicable. Future agenda topics identified by staff that may be related, even peripherally, to pending F.A.I.R.s are being aggregated, when possible. And Council has indeed been judicious in its request for new topics or items to be researched. The workload has already become more manageable, which is greatly appreciated.

Moving forward, staff will be reporting to Council on the working calendar, F.A.I.R.s, and CCRs, and other pending requests, to keep us all apprised of the workload. Similarly, website postings and links will be provided to establish a clearinghouse of CCRs, past and present.

Additionally, with the institution of the new Public Affairs Section, measures are already being taken to funnel the many public inquiries through this Section and eliminate the redundancy of responses, which has been an on-going occurrence. We are also working on a streamlined protocol for legislative updates and requested letters to Council in support or opposition to various bills.

We will call this item out for brief discussion at the Council meeting. Thank you for your thoughtfulness.

That's all for now. Upward and onward...