

**TOWN OF PRESCOTT VALLEY  
REQUEST FOR COUNCIL ACTION  
Date: February 12, 2015**

**SUBJECT:** Proposed Parcel Exchange ViewPoint Drive Improvements - John Carlile

**SUBMITTING DEPARTMENT:** Public Works

**PREPARED BY:** Ron Pine – Engineering Division Manager (for Norm Davis, Public Works Director)

**AGENDA LOCATION:** Comments/Communications , Consent , Work/Study ,  
New Business , Public Hearing , Second Reading

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**ATTACHMENTS:**

- 1) Special Warranty Deed, John Carlile
- 2) Special Warranty Deed, Town
- 3) Ordinance No. 803
- 4) Notice
- 5) Memo Discussing Parcel Values

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**SUMMARY BACKGROUND:** In 1996, the Town of Prescott Valley obtained a parcel of land situated along a segment of Viewpoint Drive (just north of Long Look Drive) in anticipation of realigning the intersection with Long Look Drive. Since then, the intersection has been realigned and a portion of ViewPoint Drive is now on this lot. [CIP# S168.1]

As the Viewpoint Drive Connector is built in phases, staff has determined that it would be good to have the option to place sidewalks and obtain a sight triangle on portions of lot 8973 currently owned by John Carlile. Therefore, it is proposed that, the Town and Mr. Carlile exchange a portion of nearby land that the Town owns (and no longer needs) for these pieces that Mr. Carlile owns (as shown in the attached exhibits). Arizona Revised Statutes 9-407 provides that such exchanges may be made by adoption of an ordinance by the Town Council and a determination that the parcels involved are of substantially equal value. The proposed Ordinance is attached and the discussion of value is included in the attached memorandum.

It should be noted that staff recommends that the Ordinance be adopted as an emergency measure in order to move forward with a transaction that has been contemplated for quite some time (and is needed for the road development to continue moving forward).

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**OPTIONS ANALYSIS:** The Council may vote to:

- 1.) Approve the proposed land exchange by adopting Ordinance No. 803, to authorize the Mayor to sign the necessary Special Warranty Deed and to accept from Mr. Carlile the necessary Special Warranty Deed after appropriate public notice, **OR**
- 2.) Not adopt Ordinance No. 803, **AND/OR**
- 3.) Direct staff to pursue other options

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**ACTION OPTION:** Motion to read Ordinance No. 803 once by title only as an emergency measure, then place the same on final passage, **OR** Motion to read Ordinance No. 803 by title only on two separate occasions then place the same on final passage, **OR** Motion not to read Ordinance No. 803. **VOTE.**

[if the motion passes to read Ordinance No. 803, the Town Clerk shall read it by title only; if the motion was to adopt Ordinance No. 803 as an emergency measure, the Mayor then asks “Shall the Ordinance Pass?"] **VOTE.**

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**RECOMMENDATION:** Staff recommends that Ordinance No. 803 be read once by title only as an emergency measure then placed on final passage and adopted.

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**FISCAL ANALYSIS:** The proposed land parcel exchange will have no direct fiscal impact (except for minor recording fees).

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**REVIEWED BY:**

Management Svcs Director \_\_\_\_\_

Town Clerk \_\_\_\_\_

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

Town Manager \_\_\_\_\_

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**COUNCIL ACTION:**

Approved    Denied    Tabled/Deferred    Assigned to \_\_\_\_\_