



NOTICE OF PUBLIC MEETING AND EXECUTIVE SESSION  
PINAL COUNTY FLOOD CONTROL DISTRICT  
BOARD OF DIRECTORS  
AGENDA  
Wednesday, March 1, 2023

9:30 AM - CALL TO ORDER

PINAL COUNTY ADMINISTRATIVE COMPLEX  
BOARD OF SUPERVISORS HEARING ROOM  
135 N. PINAL STREET  
FLORENCE, AZ 85132

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BUSINESS BEFORE THE BOARD

(Consideration/Approval/Disapproval of the following:)

(1) **CONSENT ITEMS:**

All items indicated by an asterisk (\*) will be handled by a single vote as part of the consent agenda, unless a Board Member, County Manager, or member of the public objects at the time the agenda item is called.

- \* A. Discussion/approval/disapproval of Minutes from January 25, 2023, Board of Directors Flood Control District Meeting. (Natasha Kennedy)
- \* B. Discussion/approval/disapproval of a Purchase Agreement in the amount of \$52,580 payable to Angel Saldana and Maria Del Carmen Hernandez, for full purchase of parcel numbers 511-61-2500, 511-61-2510, and 511-61-2520 in Arizona City. Parcels are being purchased for construction of a regional flood control solution affecting approximately 50 parcels in the area on Henness and Loma Vista. Supervisor District #4. (FL22-028)(Joshua Plumb/Andrew Smith)
- \* C. Discussion/approval/disapproval of Resolution No. 030123-FL22-029 accepting Warranty Deed from Elizabeth Coronado Rivera, a single woman (Grantor) to Pinal County (Grantee), for the use in flood mitigation and collector channel facility located on Henness and Loma Vista Road, Arizona City, AZ. Supervisor District #4. (FL22-029)(Joshua Plumb/Andrew Smith)
- \* D. Discussion/approval/disapproval of Resolution No. 030123-FL22-030 accepting Warranty Deed from Pro-Staff Homes, Inc., an Arizona corporation (Grantor) to Pinal County (Grantee), for the use in flood mitigation and collector channel facility located on Henness and Loma Vista Road, Arizona City, AZ. Supervisor District #4. (FL22-030)(Joshua Plumb/Andrew Smith)

ADJOURNMENT

**(SUPPORTING DOCUMENTS ARE AVAILABLE AT THE CLERK OF THE BOARD OF SUPERVISORS' OFFICE AND AT <https://pinal.novusagenda.com/AgendaPublic/>)**

NOTE: One or more members of the Board may participate in this meeting by telephonic conference call.

The Board may go into Executive Session for the purpose of obtaining legal advice from the County's Attorney(s) on any of the above agenda items pursuant to A.R.S. 38-431.03(A)(3).

In accordance with the requirement of Title II of the Americans with Disabilities Act (ADA), the Pinal County Board of Supervisors and Pinal County Board of Directors do not discriminate against qualified individuals with disabilities admission to public meetings. If you need accommodation for a meeting, please contact the Clerk of the Board Office at (520) 866-6068, at least (3) three business days prior to the meeting (not including weekends or holidays) so that your request may be accommodated.

### Meeting Notice of Posting



AGENDA ITEM

March 1, 2023 ADMINISTRATION BUILDING A  
FLORENCE, ARIZONA

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**REQUESTED BY:**

**Funds #:**

**Dept. #:**

**Dept. Name:** Clerk of the Board

**Director:** Natasha Kennedy

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**BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:**

Discussion/approval/disapproval of Minutes from January 25, 2023, Board of Directors Flood Control District Meeting.  
(Natasha Kennedy)

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**BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:**

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**BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:**

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**MOTION:**

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History		
Time	Who	Approval

---

<b>ATTACHMENTS:</b>
Click to download
<input type="checkbox"/> <a href="#">Minutes FCD</a>



# **PINAL COUNTY**

WIDE OPEN OPPORTUNITY

**PINAL COUNTY FLOOD CONTROL DISTRICT  
BOARD OF DIRECTORS  
MINUTES  
Wednesday, January 25, 2023  
11:31 AM**

**BOARD OF DIRECTORS**

**Chairman Jeff Serdy**  
Director, District 5

**Vice-Chairman Jeffrey McClure**  
Director, District 4

**Kevin Cavanaugh**  
Director, District 1

**Mike Goodman**  
Director, District 2

**Stephen Q. Miller**  
Director, District 3

PINAL COUNTY ADMINISTRATIVE COMPLEX  
BOARD OF SUPERVISORS HEARING ROOM  
135 N. PINAL STREET  
FLORENCE, AZ 85132

**All presentations are attached to the Agenda at:**  
[Click Here to View the Flood Control District Agenda](#)

**and a Video Recording of this meeting can be viewed at:**  
[Click Here to View Video Recording](#)

The Pinal County Flood Control District Board of Directors convened at 11:31 a.m. this date. The meeting was called to order by Chairman Serdy.

**Members Present:** Chairman Jeff Serdy; Vice-Chairman Jeffrey McClure; Director Kevin Cavanaugh; Director Mike Goodman; Director Stephen Q. Miller

**Staff Present:** County Manager, Leo Lew; Chief Civil Deputy County Attorney, Chris Keller; Clerk of the Board, Natasha Kennedy and Deputy Clerk of the Board, Kelsey Pickard

**(I) CONSENT ITEMS:**

All items indicated by an asterisk (\*) will be handled by a single vote as part of the consent agenda, unless a Board Member, County Manager, or member of the public objects at the time the agenda item is called.

Chairman Serdy asked if there were any requests from a Board Member, staff or the audience to remove any consent agenda items for discussion. There being none.

**Item Action: Approved Consent Agenda Items A through E**

Motion Made By: Supervisor Miller

Seconded By: Supervisor Cavanaugh

To approve Consent Agenda Items A through E.

Motion Passed

Ayes: Cavanaugh, Goodman, McClure, Miller, Serdy (5)

- \* A. Discussion/approval/disapproval of Minutes from December 21, 2022, and January 4, 2023, Board of Directors Flood Control District Meetings. (Natasha Kennedy)
- \* B. Discussion/approval/disapproval of Purchase Agreement in the amount of \$31,800, payable to Gillian M. Briscoe for the full purchase of parcel number 511-63-2300 in the unincorporated area of Arizona City. The parcel is being purchased for the construction of a regional flood control solution affecting approximately 50 parcels in the area of Henness and Loma Vista. Supervisor District #4. (FL22-019) (Joshua Plumb/Andrew Smith)
- \* C. Discussion/approval/disapproval of Purchase Agreement in the amount of \$31,800 payable to Brian J. Bowen and Rosemarie M. Bower Husband and Wife, for the full purchase of parcel number 511-63-2320 in the unincorporated area of Arizona City. The parcel is being purchased for the construction of a regional flood control solution affecting approximately 50 parcels in the area of Henness and Loma Vista. Supervisor District #4. (FL22-020) (Joshua Plumb/Andrew Smith)

- \* D. Discussion/approval/disapproval of Purchase Agreement in the amount of \$18,040 payable to Sandra Wilson, for full purchase of parcel number 511-61-2630 in unincorporated area of Arizona City. Parcel is being purchased for construction of a regional flood control solution affecting approximately 50 parcels in the area on Henness and Loma Vista. Supervisor District #4. (FL22-021) (Joshua Plumb/Andrew Smith)
- \* E. Discussion/approval/disapproval of Purchase Agreement with Supplemental Escrow Instructions to close on or before January 31, 2023, in the amount of \$324,838 payable to 3KGrowth LLC for full purchase of parcel numbers 511-63-2330, 511-63-2210, 511-63-2220, 511-63-2270, 511-63-2280 and 511-63-2290 in Arizona City. Parcels are being purchased for construction of a regional flood control solution affecting approximately 50 parcels in the area on Henness and Loma Vista. Supervisor District #4. (FL22-022) (Joshua Plumb/Andrew Smith)

**11:32 a.m.** – Chairman Serdy adjourned the January 25, 2023, Pinal County Flood Control District Board of Directors Meeting and convened the Pinal County Public Health Services District Board of Directors Meeting.

**PINAL COUNTY  
FLOOD CONTROL DISTRICT  
BOARD OF DIRECTORS**

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Jeff Serdy, Chairman

**ATTEST:**

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Natasha Kennedy, Clerk of the Board

Minutes Prepared By: Kelsey Pickard, Deputy Clerk of the Board

Approval of Minutes: March 1, 2023



AGENDA ITEM

March 1, 2023 ADMINISTRATION BUILDING A  
FLORENCE, ARIZONA

---

**REQUESTED BY:**

**Funds #:** 68

**Dept. #:** 311

**Dept. Name:** Flood Control District

**Director:** Andrew Smith

---

**BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:**

Discussion/approval/disapproval of a Purchase Agreement in the amount of \$52,580 payable to Angel Saldana and Maria Del Carmen Hernandez, for full purchase of parcel numbers 511-61-2500, 511-61-2510, and 511-61-2520 in Arizona City. Parcels are being purchased for construction of a regional flood control solution affecting approximately 50 parcels in the area on Henness and Loma Vista. Supervisor District #4. (FL22-028)(Joshua Plumb/Andrew Smith)

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**BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:**

There are no expected fiscal considerations or impacts to General Fund associated with this agenda item.

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**BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:**

There are no expected performance impacts associated with this agenda item.

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**MOTION:**

Approve as presented.

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History	Who	Approval
Time		
2/17/2023 10:36 AM	County Attorney	Yes
2/21/2023 11:31 AM	Budget Office	Yes
2/22/2023 9:13 AM	County Manager	Yes
2/22/2023 10:37 AM	Clerk of the Board	Yes

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**ATTACHMENTS:**

Click to download

☐ [Agreement](#)

☐ [PM](#)

Pinal County Flood Control District  
**PURCHASE AGREEMENT**

Title Company Security Title Agency  
Address 2415 E. Camelback Rd  
City Phoenix, AZ State AZ  
Escrow Officer Jason Bryant  
Escrow No. 15220348-015-AA-SW  
Grantor Angel Saldana and Maria Del Carmen Hernandez  
Address 5138 W MERCER LN GLENDALE, AZ 85304  
Phone/Fax/Mobile \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Date: \_\_\_\_\_  
(to be completed by Title Company, if applicable)  
Zip Code 85106  
Phone/Email 602-230-6297 Email: Jbryant@securitytitle.com  
Fax No. \_\_\_\_\_

Grantee: PINAL COUNTY FLOOD CONTROL DISTRICT, a political subdivision of the State of Arizona  
Mailing Address: Pinal County Public Works Dept., Attn: Cindy Perez, Real Estate Section, P.O. Box 727, Florence, AZ 85132

**Pinal County Flood Control District (PCFCD) shall pay directly to the Grantor, or deposit with the Title Company ("Escrow Agent") if escrowed, the purchase price plus all lawful costs incidental to closing as follows:**

Escrow Fees	<u>0.00</u>
Title Policy Fees	<u>0.00</u>
<b>TOTAL ESCROW &amp; TITLE FEES:</b>	<u>Paid by FCFCD</u>

**Recording Fees**

Deed	<u>0.00</u>
Easement	<u>0.00</u>
Release	<u>0.00</u>
	<u>0.00</u>
	<u>0.00</u>
<b>TOTAL RECORDING FEES:</b>	<u>Paid by FCFCD</u>

**Other Charges**

Release Fees	<u>0.00</u>
SRVWUA Fee	<u>0.00</u>
Prorated Taxes/Dates	<u>0.00</u>
	<u>0</u>
<b>TOTAL OTHER CHARGES:</b>	<u>Paid by PCFCD</u>

Subtotal Fees	<u>\$0.00</u>
---------------	---------------

Title Report Credit	<u>\$0.00</u>
<b>Total Closing Costs</b>	<u>\$0.00</u>
	<u>0.00</u>

<b>Total Purchase of Parcel(s)</b>	
APN # 511-61-2500, 511-61-2510, 511-61-2520	<u>\$47,800.00</u>

Administrative Settlement	<u>\$4,780.00</u>
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Total Purchase Price	<u>\$52,580.00</u>
<b>TOTAL WARRANT**</b>	<u>\$52,580.00</u>

\* Escrow and title policy fees based on this amount only.

\*\*Sum of "Total Closing Costs" and "Total Purchase Price" only.

Exhibit "A", the legal description of the parcel(s) being purchased, is attached hereto and made a part hereof.

**Charges and disbursements to be paid from Grantor's funds as follows (check all that apply):**

☒ **Total Acquisition of Grantor's Property:** Full release of all monetary liens and encumbrances, and leases of any kind. Pay in full all due and delinquent real property taxes and general and special improvement assessments. Grantor will be charged for any costs necessary to make the property compliant with the Covenants, Conditions and Restrictions. Prorate the current year's real property taxes on closings that occur on or after the 3<sup>rd</sup> Monday of August each year. Escrow Agent shall withhold the prorated amounts from each party and pay the lien of the current year's taxes in full.

☐ **Partial Acquisition of Grantor's Property:** Partial release of all monetary liens and encumbrances, and leases of any kind. At the discretion of PCFCD, pay due and delinquent property taxes and general and special improvement assessments, including full payment of taxes and assessments on individual assessor parcels within PCFCD partial acquisition, and any Certificate(s) of Purchase. The current year's taxes shall not be prorated regardless of the closing date.

☐ **Easement(s):** Consent to easement(s) by secured party(ies).

☐ **Other Disbursements:**

☐ **Security Deposits and Prepaid Rents, if Applicable:** Grantor agrees to return all security deposits and prepaid rents directly to lessee(s) outside of escrow.

\*\*\*\*\*

**Possession Date:** Close of escrow/date of recording.

Special Conditions Right of Way Contract Yes ☐ No ☒

Entry Agreement\*\*\* Yes ☐ No ☒

\*\*\* If yes, PCFCD shall pay statutory interest on the "Total Purchase Price" from \_\_\_\_\_ to the close of escrow/date of recording directly to Grantor by separate warrant.

☐ **Special Instructions/Information:**

PROJECT: AZ City Flood Project SECTION: Henness Road /Loma Vista Dr.  
PROJECT NUMBERS: Pinal County Project # 60685002

PARCELS:  
511-61-2500, 511-61-2510, 511-61-2520



**THIS PURCHASE AGREEMENT SHALL SERVE AS THE ESCROW INSTRUCTIONS**

N/A The Escrow Agent shall first apply the purchase price on deposit to satisfy such taxes, mortgage claims, leasehold interests, special assessments, fines, fees, or charges to be paid to the homeowners' association and other encumbrances as may be authorized for payment, and the balance thereof shall be paid in accordance with the terms hereof. If the subject property is encumbered with Covenants, Conditions and Restrictions, the Escrow Agent shall send a Notice of Pending Sale pursuant to A.R.S. 33-1806.

X The Escrow Agent shall deposit all escrowed funds in escrow account and disburse same by check; pay encumbrances in accordance with this agreement; prorate all agreed items; record such escrowed instruments as are necessary or proper in the issuance of title insurance; and pay the balance of the escrowed funds to the party or parties entitled thereto. It is further understood and agreed that the Title Company shall not be responsible for any liens or encumbrances not of record at the closing of escrow.

X The Grantor agrees that should further encumbrances be attached to this property subject to this transaction during the escrow period, including but not limited to, monetary liens, leases, easements and permits, Grantor shall remain responsible for any damages in the event of non-compliance.

X The Escrow Agent is to withhold **\$0.00** as a cost to cure and/or site-clearance deposit pending satisfactory delivery of the subject property to the PCFCD by the Grantor. The cost to cure and/or site-clearance is described as N/A. PCFCD will make written authorization to the Escrow Agent for disbursement of the cost to cure and/or site-clearance deposit in accordance with this agreement, after PCFCD acceptance of delivery and possession of the subject property.

N/A The Grantor is to notify the PCFCD, of the date Grantor intends to vacate the subject property.

N/A If cost-to-cure moneys have been paid to remove or relocate improvements on the property conveyed, Grantor agrees to remove all buildings and appurtenances including fences, floors other than concrete, plumbing lines above grade, and all combustible material not later than 30 days from the date of payment. The Grantor assumes all liability connected with said removal. It is further agreed that upon expiration of the time provided for removal, all improvements remaining partially or wholly upon the lands conveyed shall become the property of the PCFCD, and all rights of the Grantor to said improvements shall cease and terminate. Grantor shall be liable for the reasonable costs incurred in removing said improvements. License is hereby granted to the PCFCD to enter upon the Grantor's remaining lands where necessary to accomplish the purpose of this paragraph.

X The PCFCD will pay the costs of any escrow services and/or title insurance desired by it, but may, at its option, waive escrow and/or title insurance. Upon such waiver, the references to Title Company, Escrow Agent, and title insurance herein are not applicable. If this transaction is not handled through a title company, the conveyance will be delivered direct to the PCFCD and payment will be made direct from the Grantee to the Grantor after approval and acceptance by the PCFCD and the final filing and recording of the documents.

X The Escrow Agent shall request the Grantor acknowledge receipt of the amount shown on the closing statement as due Grantor. Either a copy of this request or a copy of a signed receipt is to be retained in the escrow file.

X The Escrow Agent shall furnish the PCFCD a copy of the Grantor's closing statement with the following certification signed by an authorized officer: "This is to certify this is a true and correct statement of disbursement of funds collected from the PCFCD".

N/A If the PCFCD is acquiring only a portion of Grantor's property, then Grantor grants to the PCFCD, its agents, employees and contractors, the right to enter Grantor's remaining property as necessary for utility reconnection, driveway reconnection, facilitating removal of buildings or appurtenances where portions of acquired buildings or appurtenances are situated on Grantor's remaining property, and to facilitate sound wall construction on adjacent PCFCD-owned right of way, if required. It is further understood and agreed that this temporary right will expire and terminate thirty (30) days after completion of PCFCD's project.

X It is understood and agreed the consideration expressed herein is accepted by the Grantor as full and complete compensation for the interest being acquired, and in settlement for all injury or damage to the Grantor's remaining abutting lands. Further, said consideration shall constitute a waiver of any and all claims for damages or compensation to said abutting lands that may hereafter arise or result from the establishment and construction of the highway in the manner proposed by the PCFCD.

X PCFCD is acquiring Grantor's property through its right of eminent domain under threat of condemnation; therefore, it is not a voluntary sale in the ordinary course of real estate negotiation. Further, the settlement herein is in lieu of condemnation and not admissible as evidence of value, nor for any other evidentiary purpose, in conjunction with any judicial or administrative proceeding.

PROJECT: AZ City Flood Project SECTION: Henness Road /Loma Vista Dr.  
PROJECT NUMBERS: Pinal County Project # 60685002

PARCELS:  
511-61-2500, 511-61-2510, 511-61-2520

**GRANTOR SUBSURFACE IMPROVEMENT DISCLOSURE**

1. I ☐ am ☒ am not aware of the presence of any subsurface improvements (e.g., septic systems, storm cellars, ground wells) within the area of acquisition. If aware of such improvements, please provide any information that may assist in locating same.
2. Well(s) ☐ Yes ☒ No Well Registration No(s): 55-
3. Irrigation Water Rights ☐ Yes ☒ No IGR Number: 58-
4. Well is located ☐ within the acquisition area, ☐ outside the acquisition area.

(NOTE: If you answered yes regarding water rights, please provide a copy of the appropriate certificate for escrow to transfer, if available)

The Escrow Agent is to process and record the transfer of the well or irrigation water rights located within the acquisition area to PCFCD.

5. ☐ Yes ☐ No Addendum attached hereto and made part hereof.
6. ☐ Notice of Pending Sale pursuant to A.R.S 33-1806.

**GRANTOR:** Angel Saldana and Maria Del Carmen Hernandez,  
Husband and Wife, as Joint Tenants

**GRANTEE:** PINAL COUNTY FLOOD CONTROL  
DISTRICT, a political subdivision of the  
State of Arizona

By: Angel Saldana

Signature

Date:

By:

Jeff Serdy, Chairman of the Board

Date:

ATTEST:

By: Maria Del Carmen Hernandez

Signature

Date:

By:

Clerk of the Board

APPROVED AS TO FORM:

By:

Deputy County Attorney

Accepted:

Jason Bryant

1-19-2023

Escrow Officer

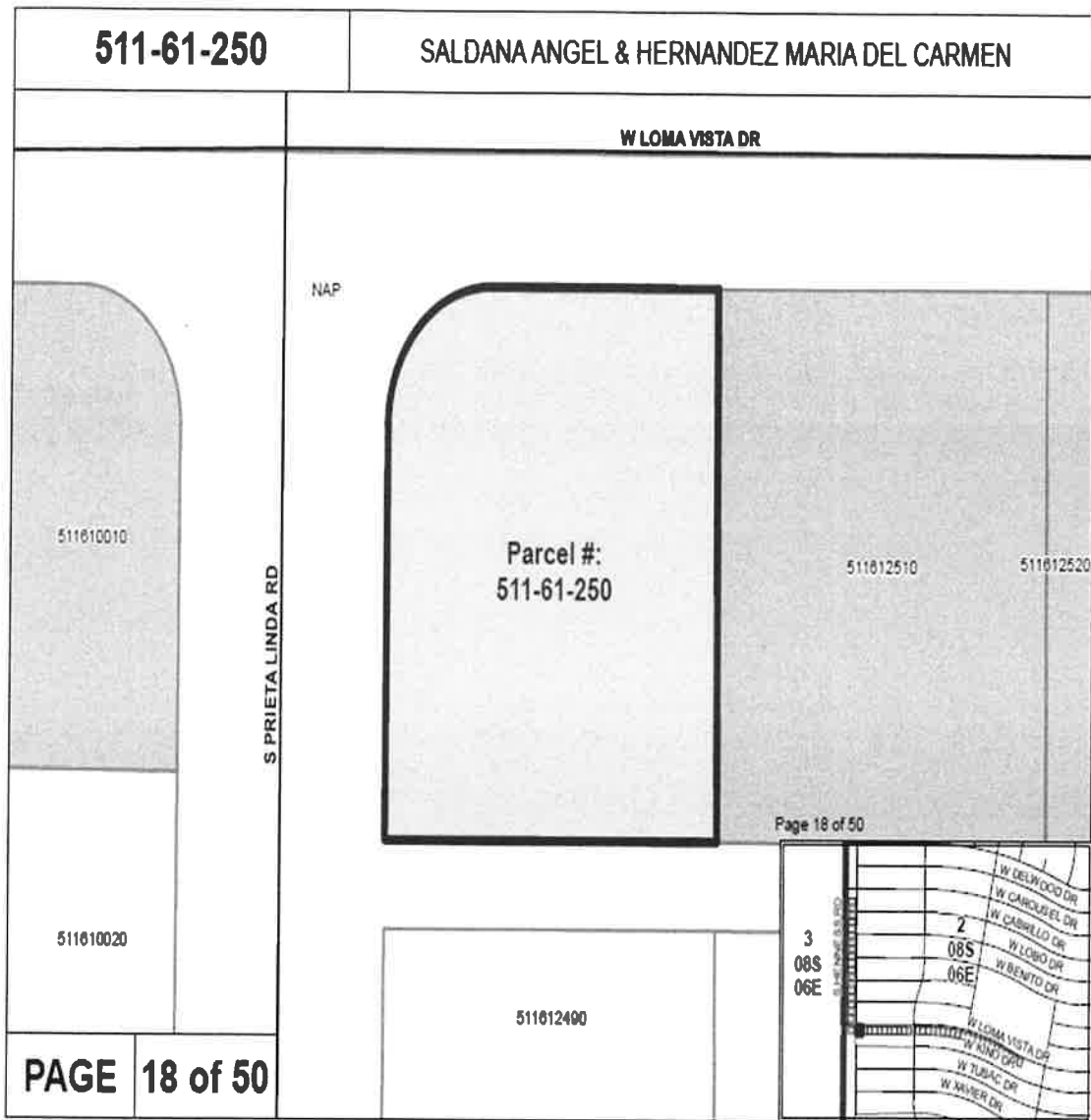
Date

PROJECT: AZ City Flood Project - SLC Title: Henness Road, Loma Vista Dr  
PROJECT NUMBERS: Pinal County Project # 60685002

PARCELS

511-61-2500, 511-61-2510, 511-61-2520

Purchase Agreement and Escrow Instructions, Page 3 of 3





<b>511-61-252</b>		<b>SALDANA ANGEL &amp; HERNANDEZ MARIA DEL CARMEN</b>	
<b>W LOMA VISTA DR</b>			
NAP			
511612500	511612510	<b>Parcel #:</b> <b>511-61-252</b>	511612530 511612540
Page 20 of 50			
511612490	511612480	511612470	<div> <div> 3 08S 06E </div> <div> 2 08S 06E </div> <div> W DELWOOD DR  W CARDUCEL DR  W CABRILLO DR  W LOBO DR  W BENTO DR  W LOMA VISTA DR  W KING DR  W TUBAC DR  W JIMENA DR </div> </div>
<b>PAGE</b>	<b>20 of 50</b>		



AGENDA ITEM

March 1, 2023 ADMINISTRATION BUILDING A  
FLORENCE, ARIZONA

---

**REQUESTED BY:**

**Funds #:** 68

**Dept. #:** 311

**Dept. Name:** Flood Control District

**Director:** Andrew Smith

---

**BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:**

Discussion/approval/disapproval of Resolution No. 030123-FL22-029 accepting Warranty Deed from Elizabeth Coronado Rivera, a single woman (Grantor) to Pinal County (Grantee), for the use in flood mitigation and collector channel facility located on Henness and Loma Vista Road, Arizona City, AZ. Supervisor District #4. (FL22-029)(Joshua Plumb/Andrew Smith)

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**BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:**

There are no expected fiscal considerations or impacts to General Fund associated with this agenda item.

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**BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:**

There are no expected performance impacts associated with this agenda item.

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**MOTION:**

Approve as presented.

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History	Who	Approval
Time		
2/17/2023 11:37 AM	County Attorney	Yes
2/21/2023 11:28 AM	Budget Office	Yes
2/22/2023 10:09 AM	County Manager	Yes
2/22/2023 10:37 AM	Clerk of the Board	Yes

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**ATTACHMENTS:**

Click to download

☐ [Resolution](#)

☐ [PM](#)

When recorded return to:  
Clerk of the Board  
P.O. Box 827  
Florence AZ 85132

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE PINAL COUNTY FLOOD CONTROL DISTRICT, PINAL COUNTY, ARIZONA ACCEPTING A WARRANTY DEED FROM ELIZABETH CORONADO RIVERA, A SINGLE WOMAN, FOR THE USE IN FLOOD MITIGATION AND COLLECTOR CHANNEL FACILITY LOCATED ON HENNESS AND LOMA VISTA ROAD, ARIZONA CITY, AZ.

WHEREAS, on 01/25/2023, a Warranty Deed ("Deed") was executed by Elizabeth Coronado Rivera, a single woman, as ("Grantor") conveying all right, title and interest Grantor held in certain real property to Pinal County Flood Control District, a political subdivision of the State of Arizona, as ("Grantee"), a copy of which is attached hereto as Exhibit A; and

WHEREAS, it is in the best interest of the Pinal County Flood Control District to accept the Warranty Deed from Elizabeth Coronado Rivera, a single woman.

THEREFORE, BE IT RESOLVED by the Pinal County Flood Control District that the Warranty Deed is hereby accepted and title to the subject real property shall vest in the Pinal County Flood Control District.

BE IT FURTHER RESOLVED, that this Resolution shall become effective upon recording of said Resolution with the Office of the County Recorder, Pinal County, Arizona.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by the PINAL COUNTY FLOOD CONTROL DISTRICT.

\_\_\_\_\_  
Chairman, Board of Directors

ATTEST:

\_\_\_\_\_  
Clerk of the Board

APPROVED AS TO FORM:

\_\_\_\_\_  
Deputy County Attorney

**EXHIBIT A**  
**TO**  
**RESOLUTION NO. \_\_\_\_\_**

**[Warranty Deed – Fee #2023-008437]**

**See following pages.**





OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis

Electronically Recorded

WHEN RECORDED MAIL TO:

**Pinal County Flood Control District,  
a political subdivision of the State of Arizona  
PO Box 727  
Florence, AZ 85132**

DATE/TIME: 02/06/2023 1142

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2023-008437

15220360

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## CAPTION HEADING:

### WARRANTY DEED

This document is being re-recorded for the sole purpose of correcting  
the Grantee to:

**PINAL COUNTY FLOOD CONTROL DISTRICT, A Political  
Subdivision of the State of Arizona**

**DO NOT REMOVE**

**THIS IS PART OF THE OFFICIAL DOCUMENT**



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis

Electronically Recorded

WHEN RECORDED MAIL TO:

Pinal County, a political subdivision  
of the State of Arizona  
PO Box 727  
Florence, AZ 85132

DATE/TIME: 02/03/2023 1521

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2023-008271

15220360

CAPTION HEADING:

WARRANTY DEED

DO NOT REMOVE

THIS IS PART OF THE OFFICIAL DOCUMENT

## WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,

**Elizabeth Coronado Rivera, a single woman**

("Grantor") conveys to

**Pinal County, a political subdivision of the State of Arizona**

the following real property situated in **Pinal County, ARIZONA**

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

SUBJECT TO Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above

Dated January 25, 2023

Grantor(s):

Exempt from Affidavit of  
Property Value pursuant  
to ARS 11-1134 A-3

  
Elizabeth Coronado Rivera

## NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Arizona  
County of Pinal


The foregoing document was acknowledged before me this

2<sup>nd</sup> day of February 2023

by Elizabeth Coronado Rivera

(Seal)

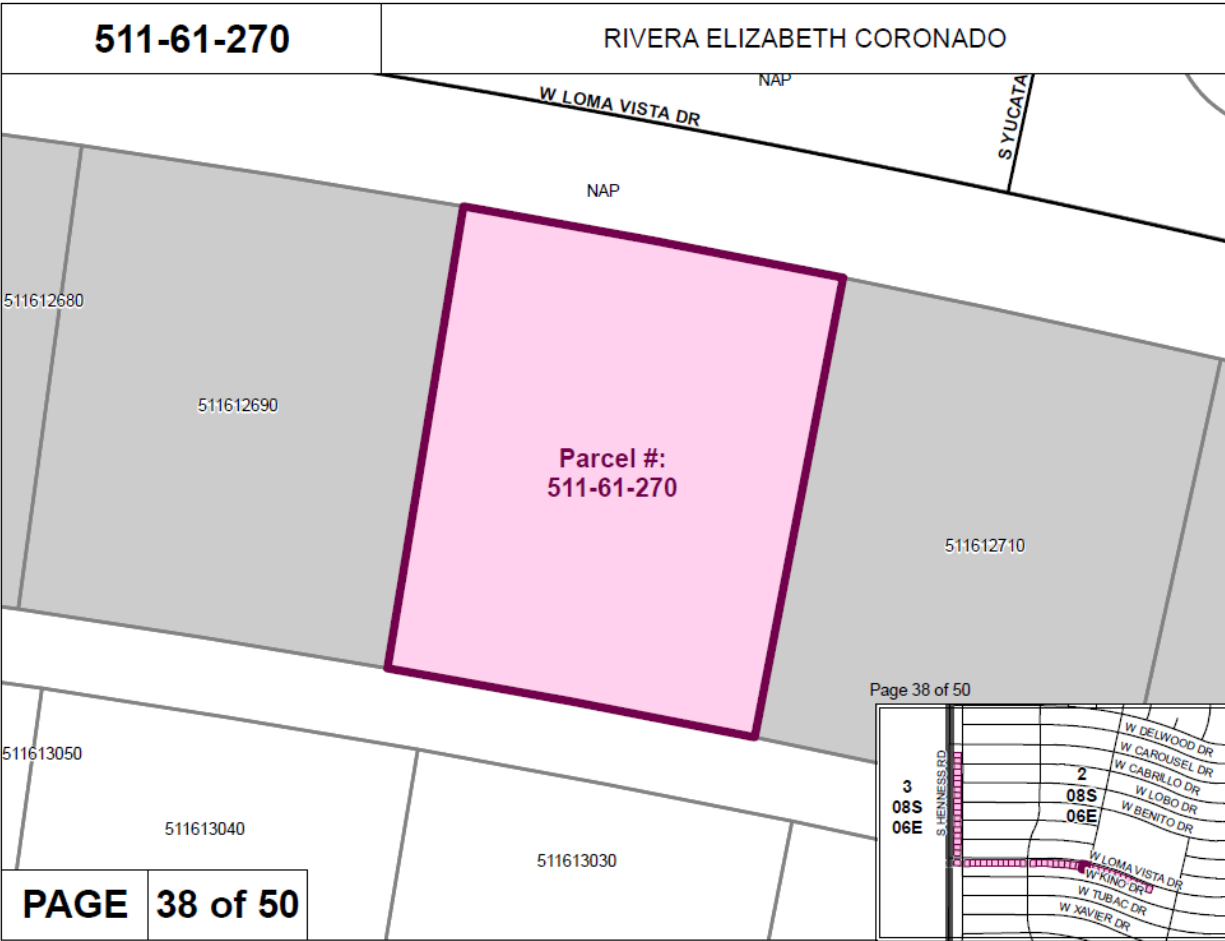


  
Notary Public

**EXHIBIT "A"**  
**Legal Description**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED ARIZONA CITY, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 270, of ARIZONA CITY UNIT FOURTEEN, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 17 of Maps, page 22.





AGENDA ITEM

March 1, 2023 ADMINISTRATION BUILDING A  
FLORENCE, ARIZONA

**REQUESTED BY:**

**Funds #:** 68

**Dept. #:** 311

**Dept. Name:** Flood Control District

**Director:** Andrew Smith

**BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:**

Discussion/approval/disapproval of Resolution No. 030123-FL22-030 accepting Warranty Deed from Pro-Staff Homes, Inc., an Arizona corporation (Grantor) to Pinal County (Grantee), for the use in flood mitigation and collector channel facility located on Henness and Loma Vista Road, Arizona City, AZ. Supervisor District #4. (FL22-030)(Joshua Plumb/Andrew Smith)

**BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:**

There are no expected fiscal considerations or impacts to General Fund associated with this agenda item.

**BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:**

There are no expected performance impacts associated with this agenda item

**MOTION:**

Approve as presented.

History	Who	Approval
Time		
2/17/2023 11:37 AM	County Attorney	Yes
2/21/2023 8:45 AM	Budget Office	Yes
2/22/2023 11:29 AM	County Manager	Yes
2/22/2023 11:40 AM	Clerk of the Board	Yes

**ATTACHMENTS:**

Click to download

☐ [Resolution](#)

☐ [PM](#)

When recorded return to:  
Clerk of the Board  
P.O. Box 827  
Florence AZ 85132

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE PINAL COUNTY FLOOD CONTROL DISTRICT, PINAL COUNTY, ARIZONA ACCEPTING A WARRANTY DEED FROM PRO-STAFF HOMES, INC., AN ARIZONA CORPORATION, FOR THE USE IN FLOOD MITIGATION AND COLLECTOR CHANNEL FACILITY LOCATED ON HENNESS AND LOMA VISTA ROAD, ARIZONA CITY, AZ.

WHEREAS, on 01/31/2023, a Warranty Deed ("Deed") was executed by PRO-STAFF HOMES, INC., an Arizona corporation, as ("Grantor") conveying all right, title and interest Grantor held in certain real property to Pinal County Flood Control District, a political subdivision of the State of Arizona, as ("Grantee"), a copy of which is attached hereto as Exhibit A; and

WHEREAS, it is in the best interest of the Pinal County Flood Control District to accept the Warranty Deed from PRO-STAFF HOMES, INC., an Arizona corporation.

THEREFORE, BE IT RESOLVED by the Pinal County Flood Control District that the Warranty Deed is hereby accepted and title to the subject real property shall vest in the Pinal County Flood Control District.

BE IT FURTHER RESOLVED, that this Resolution shall become effective upon recording of said Resolution with the Office of the County Recorder, Pinal County, Arizona.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by the PINAL COUNTY FLOOD CONTROL DISTRICT.

\_\_\_\_\_  
Chairman, Board of Directors

ATTEST:

\_\_\_\_\_  
Clerk of the Board

APPROVED AS TO FORM:

\_\_\_\_\_  
Deputy County Attorney

**EXHIBIT A**  
**TO**  
**RESOLUTION NO. \_\_\_\_\_**

**[Warranty Deed – Fee #2023-008429]**

**See following pages.**





OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis

Electronically Recorded

WHEN RECORDED MAIL TO:

**Pinal County Flood Control District,  
a political subdivision of the State of Arizona  
PO Box 727  
Florence, AZ 85132**

DATE/TIME: 02/06/2023 1125

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2023-008429

15220346

---

## CAPTION HEADING: WARRANTY DEED

This document is being re-recorded for the sole purpose to correct the  
Grantee to:

**PINAL COUNTY FLOOD CONTROL DISTRICT, A Political  
Subdivision of the State of Arizona**

**DO NOT REMOVE**

**THIS IS PART OF THE OFFICIAL DOCUMENT**



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 02/03/2023 1512

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2023-008265

RECORDING REQUESTED BY:

Security Title Agency, Inc.

Escrow No.: 15220346-015-AA

WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:

Pinal County, a political subdivision of the  
State of Arizona

Cindy Perez

PO Box 727

Florence, AZ 85132

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,

PRO-STAFF HOMES, INC., an Arizona corporation

("Grantor") conveys to

Pinal County, a political subdivision of the State of Arizona

the following real property situated in Pinal County, ARIZONA:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: January 31, 2023

Grantor(s):

PRO-STAFF HOMES, INC., an Arizona corporation

Exempt from Affidavit of

Property Value pursuant

to: ARS 11-1134 A-3

David K. Cotter President

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Washington  
County of King

On February 2, 2023, before me, a Notary Public in and for said State, personally appeared

DAVID K COTTER President  
of PRO-STAFF HOMES, INC. a ARIZONA corporation,  
who did execute the within instrument on behalf of said corporation therein named, and acknowledged to me that such  
Corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Witness my hand and seal.

(SEAL)

Notary Public  
State of Washington  
PATRICIA LACY  
License #112618  
My Commission Expires  
October 3, 2025

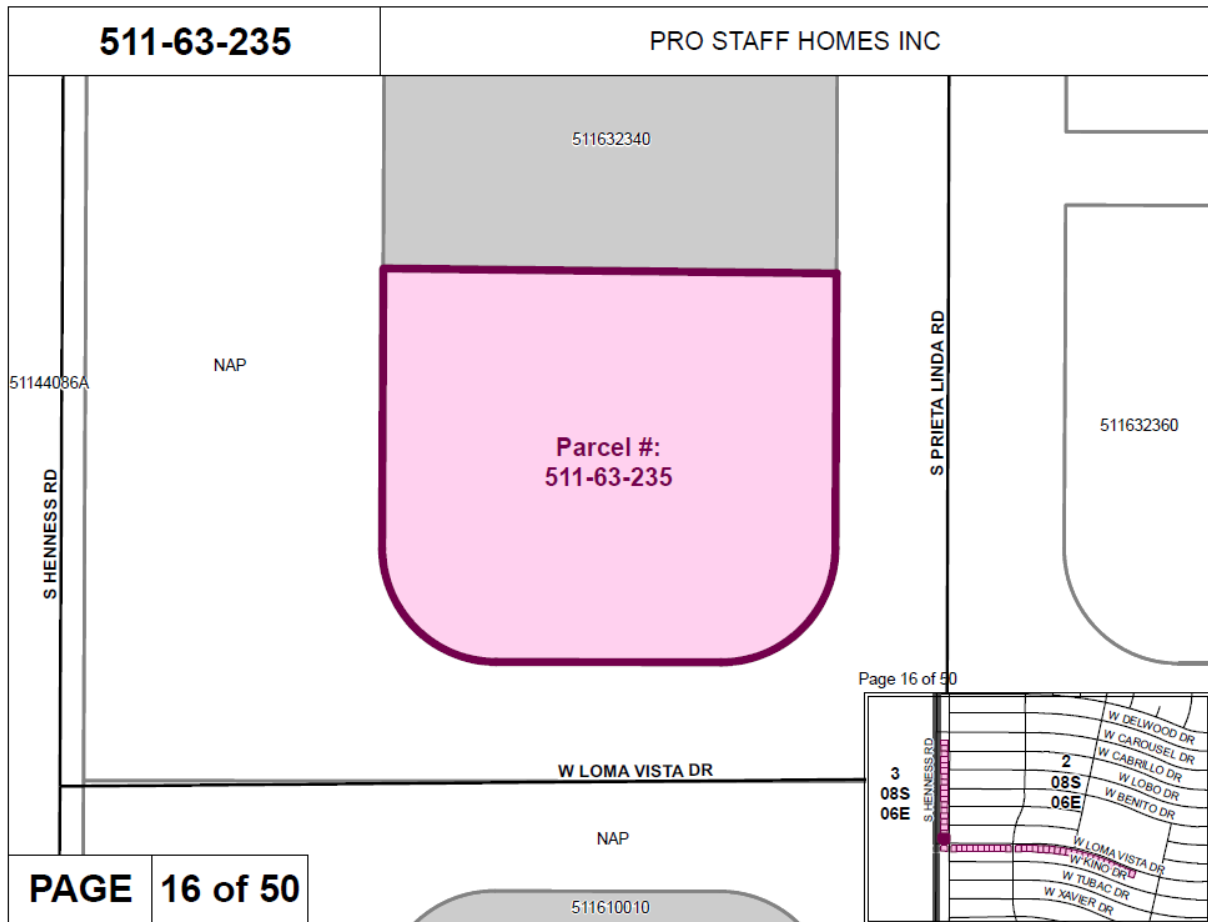
Patricia Lacy  
Notary Public

Exp 10/3/2025

**EXHIBIT "A"**  
**Legal Description**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED ARIZONA CITY, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 235, of ARIZONA CITY UNIT FIFTEEN, according to the plat of recorded in Office of the County Recorder of Pinal County, Arizona, recorded in Book 17 of Maps, page 23.





AGENDA ITEM

March 1, 2023 ADMINISTRATION BUILDING A  
FLORENCE, ARIZONA

---

**REQUESTED BY:**

**Funds #:**

**Dept. #:**

**Dept. Name:** Clerk of the Board

**Director:** Natasha Kennedy

---

**BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:**

Meeting Notice of Posting

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**BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:**

---

**BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:**

---

**MOTION:**

---

History	Who	Approval
Time		

---

**ATTACHMENTS:**

Click to download

☐ [Notice of Posting](#)



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**MEETING NOTICE OF POSTING**

**STATE OF ARIZONA**

**COUNTY OF PINAL**

I, Natasha Kennedy, being duly sworn upon her oath, says as follows:

I am the appointed Clerk of the Pinal County Board of Supervisors.

In my position as Clerk of the Board of Supervisors and Board of Directors, I am responsible for posting all Agendas.

Pursuant to A.R.S. 38-431.02 notice is hereby given that the Pinal County Board of Supervisors and Pinal County Board of Directors will hold a Regular meeting on **Wednesday, March 1, 2023 at 9:30 a.m.** in the Board Hearing Room, 1891 Historic Courthouse, Administrative Complex, located at 135 N. Pinal Street, Florence, Arizona 85132.

Board Meetings are broadcasted live and the public may access the meeting on the County Website ([www.pinal.gov](http://www.pinal.gov)) under "Meeting Videos"

Board Agendas are available on the County Website ([www.pinal.gov](http://www.pinal.gov)) under "Agendas & Minutes"

At any time during business hours, citizens may reach the Clerk of the Board Office at (520) 866-6068 or via email at [ClerkoftheBoard@pinal.gov](mailto:ClerkoftheBoard@pinal.gov) for information about Board meeting participation.

**Note:** One or more members of the Board may participate in this meeting by telephonic conference call.

I hereby further certify that I caused to be posted this Friday, February 24, 2023, around 11:00 AM the Regular Agenda, Flood Control District Agenda, Public Health Services District Agenda, and Executive Session as follows:

1. A kiosk located outside the front entrance to The Old Historical Courthouse, Administrative Complex Building, 135 North Pinal Street, Florence, Arizona 85132
2. County Website under Agendas & Meetings located at [www.pinal.gov](http://www.pinal.gov)
3. Emailed the NOVUS Agenda Distribution List and Clerk of the Board Notification Distribution List

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused to be affixed the Official Pinal County, Arizona Seal this 24<sup>th</sup> day of February, 2023.



**Natasha Kennedy**  
Clerk of the Board of Supervisors  
Pinal County, Arizona

**CLERK OF THE BOARD OF SUPERVISORS**

1891 Historic Courthouse | 135 North Pinal Street | P.O. Box 827 | Florence, AZ 85132 | T: 520-866-6068  
[www.pinal.gov](http://www.pinal.gov)