

ACTION

Item 10A.

Granville Land Exchange (Revised)

HUMBOLDT UNIFIED SCHOOL DISTRICT

TO:	Humboldt Unified School District Governing Board	Item #
FROM:	John Pothast, Superintendent	Reading
DATE:	February 9, 2021	Discuss
SUBJECT:	Possible Property Exchange with Granville Development Company	Action X
		Consent
<hr/>		
OBJECTIVE:	Board Governance	

SUPPORTING DATA

The Granville school campus has only one entrance in and out of the area, and our school busses must travel through the Granville neighborhood, to the traffic light located at North Granville Parkway, in order to exit the school, which has created some traffic issues in the neighborhood over the years.

On October 15, 2019, Joe Contadino, with Granville Development Company, presented to the HUSD Governing Board about acquiring roughly 2 acres of property from HUSD from the 20 acres that Granville Elementary School sits on. That land would complete a small parcel on which the Granville Development Company plans on developing, adjusting the flood plain, and building additional homes.

That 2 acres is currently unusable by HUSD, as it sits in a flood plain.

In exchange for those 2 acres, Granville Development Company would build a new access road through that new development and onto the Granville school property, which our school buses could use to better access Granville Elementary School. Rather than having to drive through a section of the Granville housing development to get to/from school, our busses would be able to access the school right off Santa Fe Loop Road, through the newly developed road, and onto the school's existing bus road.

ARS 15-342 (10)(a) allows for Governing Boards to enter into land agreements provided the value of the land is less than \$50,000. The parcel identified for the exchange has been assessed at \$23,000. Furthermore, the value of the constructed road for HUSD use will be significantly more than the assessed value of the land.

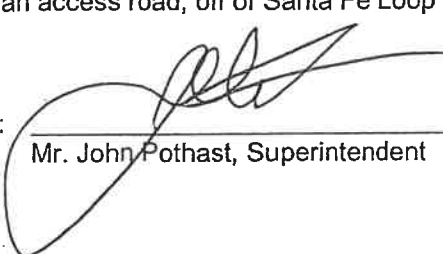
SUMMARY & RECOMMENDATION

In order to allow better school bus access to and from Granville Elementary School, it is recommended that the Governing Board approve this property exchange, whereby Granville Development Company will receive approximately 2 acres of currently unusable land from the Granville Elementary School land parcel, and HUSD will receive in exchange an access road, off of Santa Fe Loop Road, to be built by Granville Development Company.

Sample Motion

I move to approve the Property Exchange with the Granville Development Company, whereby Granville Development Company will receive approximately 2 acres of land from the Granville Elementary School land parcel, and HUSD will receive in exchange an access road, off of Santa Fe Loop Road, to be built by Granville Development Company.

Approved for transmittal to the Governing Board:


Mr. John Pothast, Superintendent

Questions should be directed to: Superintendent John Pothast, (928)759-4000



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- October 15, 2019, Joe Contadino with Granville Development Corp, presented to the HUSD school board about getting roughly 2 acres of property from HUSD from the 20 acres that Granville Elementary School sits on.
- The 2 acres is currently unusable by HUSD, as it sits in a flood plain.
- Granville Development Corp's intent is to combine those 2 acres with land it is adjacent to, and build another 56 homes in that section.
- The developers plan is to get FEMA's approval through a CLOMAR to build up a section of that flood plain (including our 2 acres to be exchanged) by hauling soil in, creating a flood channel between Granville ES and the new houses, and creating a new flood plain beyond all that new work.
- In a recent meeting with Joe, the CLOMAR was supposed to receive final approval from FEMA last Friday(1/22), which was the most significant hurdle to the project.
- In exchange for those 2 acres, Joe would build a new access road through that new development that our school buses could use to better access Granville Elementary School. Rather than having to go through a big section of the Granville housing development to get to/from school, our busses would be able to access the school right off Santa Fe Loop, through the newly developed road, and into the school.
- The new road that would be built would go down into and across the new flood channel that would be created. So on the days that we get rains significant enough to have water flow through that channel, our busses would not be able to cross that channel, and would have to run to and from school as they currently do.
- An appraisal was completed on May 28, 2019, and those 2 acres were appraised at a value of \$23,000. As long as the value is less than \$50,000, the board may take action and exchange the land without the need for a ballot measure.
- Since the appraisal is coming up on 2 years old, Joe Contandino is seeking a letter from the appraiser to verify that the monetary value has not significantly changed since the appraisal date.
- On Sept 11, 2019 the builder held a community forum about this project, and there was some opposition voiced on the project, which Joe acknowledged. It was stated that much of the opposition is coming from the homeowners whose lots overlook the flood plain. Reason being that if the road & additional homes were built, they would lose their view of the open flood plain, and instead would have a view of more houses now. There was another Community forum held on December 15, 2020 to discuss this development as well as a couple others.
- Mr. Contandino will be attending the February Board meeting where he is planning on doing a short presentation on the project, and certainly be available to answer any questions.

To follow are a couple of documents regarding this issue:

- The "Property Description" contains legal descriptions and a few maps of reference
- The "CLOMR" is a large document and is available via provided link
https://drive.google.com/file/d/1MK8EoRN-C3S6hRIdLn01X_cV6vbdZyN/view?usp=sharing
- The "GES Property Maps" give the best visuals
 - The first map is a satellite map. You'll see the "existing school fence" marked on that map. That is what our current usable property line is. However, the property line itself is the bold, 90-degree black line that is below the existing property line. The 2 acres we are looking at are the



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very point of that 90-degree property line, and you'll notice that on the first map, that section is in the current flood plain.

- The second map gives a little more detail. The area in the first map, between the existing school fence and actual lot line is shown as the 5.7 Acre parcel on the second map. We are looking at the about 2 acres on the tip of that 5.7 Acres for this agreement.
- The third map roughly shows the 2 acres for the project, shaded in red.
- The 4th attachment, "GES MEMORANDUM OF UNDERSTANDING" is the draft agreement developed in the beginning of this project consideration which is currently being reviewed and/or revised.

EXHIBIT "A"
LEGAL DESCRIPTION
GRANVILLE UNIT 15 RESIDENTIAL

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 14 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, BEING MARKED BY AN ARIZONA PUBLIC SERVICE COMPANY BRASS CAP, STAMPED RLS #16292, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3, BEING MARKED BY A 1/2-INCH REBAR WITH NO CAP BEARS NORTH 87 DEGREES 53 MINUTES 27 SECONDS EAST, A DISTANCE OF 5,269.61 FEET;

THENCE NORTH 87 DEGREES 53 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 4,042.46 FEET TO A POINT ON THE CENTER LINE OF GLASSFORD HILL ROAD, PER BOOK 27, PAGE 18, YAVAPAI COUNTY RECORDS;

THENCE NORTH 23 DEGREES 24 MINUTES 06 SECONDS WEST, ALONG SAID CENTER LINE, A DISTANCE OF 329.82 FEET;

THENCE LEAVING SAID CENTER LINE NORTH 66 DEGREES 35 MINUTES 54 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID GLASSFORD HILL ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN BOOK 4172, PAGE 29, YAVAPAI COUNTY RECORDS AND ALSO BEING THE **POINT OF BEGINNING**;

THENCE NORTH 87 DEGREES 54 MINUTES 41 SECONDS EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 342.18 FEET;

THENCE LEAVING SAID NORTH LINE, NORTH 29 DEGREES 09 MINUTES 43 SECONDS EAST, A DISTANCE OF 206.86 FEET;

THENCE NORTH 46 DEGREES 03 MINUTES 03 SECONDS EAST, A DISTANCE OF 177.08 FEET;

THENCE NORTH 67 DEGREES 06 MINUTES 10 SECONDS EAST, A DISTANCE OF 218.66 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL;

THENCE NORTH 00 DEGREES 43 MINUTES 16 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 163.88 FEET TO A POINT ON THE SOUTHERLY LINE OF GRANVILLE UNIT I, AS RECORDED IN BOOK 44 OF MAPS, PAGE 29, YAVAPAI COUNTY RECORDS;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE FOR THE FOLLOWING 9 (NINE) COURSES;

THENCE SOUTH 82 DEGREES 33 MINUTES 11 SECONDS EAST, A DISTANCE OF 34.02 FEET;

THENCE NORTH 82 DEGREES 57 MINUTES 11 SECONDS EAST, A DISTANCE OF 80.11 FEET;

THENCE NORTH 68 DEGREES 27 MINUTES 33 SECONDS EAST, A DISTANCE OF 83.88 FEET;

THENCE NORTH 52 DEGREES 37 MINUTES 07 SECONDS EAST, A DISTANCE OF 82.69 FEET;

THENCE NORTH 38 DEGREES 33 MINUTES 03 SECONDS EAST, A DISTANCE OF 48.50 FEET;

THENCE NORTH 35 DEGREES 02 MINUTES 48 SECONDS EAST, A DISTANCE OF 309.94 FEET;

THENCE NORTH 26 DEGREES 54 MINUTES 54 SECONDS EAST, A DISTANCE OF 71.83 FEET;

THENCE NORTH 21 DEGREES 13 MINUTES 56 SECONDS EAST, A DISTANCE OF 71.83 FEET;

THENCE SOUTH 72 DEGREES 50 MINUTES 01 SECONDS EAST, A DISTANCE OF 34.07 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 3;

THENCE SOUTH 00 DEGREES 47 MINUTES 34 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 772.06 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SANTA FE LOOP ROAD AS SHOWN ON MAP OF DEDICATION FOR "GRANVILLE SOUTHWEST PHASE" PER BOOK 52 OF MAPS, PAGE 73, YAVAPAI COUNTY RECORDS, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS NORTH 39 DEGREES 37 MINUTES 35 SECONDS WEST, A DISTANCE OF 4,910.00 FEET;

THENCE SOUTHWESTERLY, A DISTANCE OF 1,026.48 FEET ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE, BEING CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 11 DEGREES 58 MINUTES 42 SECONDS;

THENCE LEAVING SAID NORTHERLY LINE, NORTH 27 DEGREES 38 MINUTES 54 SECONDS WEST, A DISTANCE OF 125.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS NORTH 27 DEGREES 20 MINUTES 16 SECONDS WEST, A DISTANCE OF 50.00 FEET;

THENCE NORTHWESTERLY, A DISTANCE OF 110.65 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHEAST, THROUGH A CENTRAL ANGLE OF 126 DEGREES 47 MINUTES 54 SECONDS;

THENCE NORTH 27 DEGREES 24 MINUTES 34 SECONDS WEST, A DISTANCE OF 82.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS NORTH 53 DEGREES 06 MINUTES 34 SECONDS WEST, A DISTANCE OF 560.87 FEET;

THENCE SOUTHWESTERLY, A DISTANCE OF 270.83 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWE, THROUGH A CENTRAL ANGLE OF 27 DEGREES 40 MINUTES 01 SECONDS TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE;

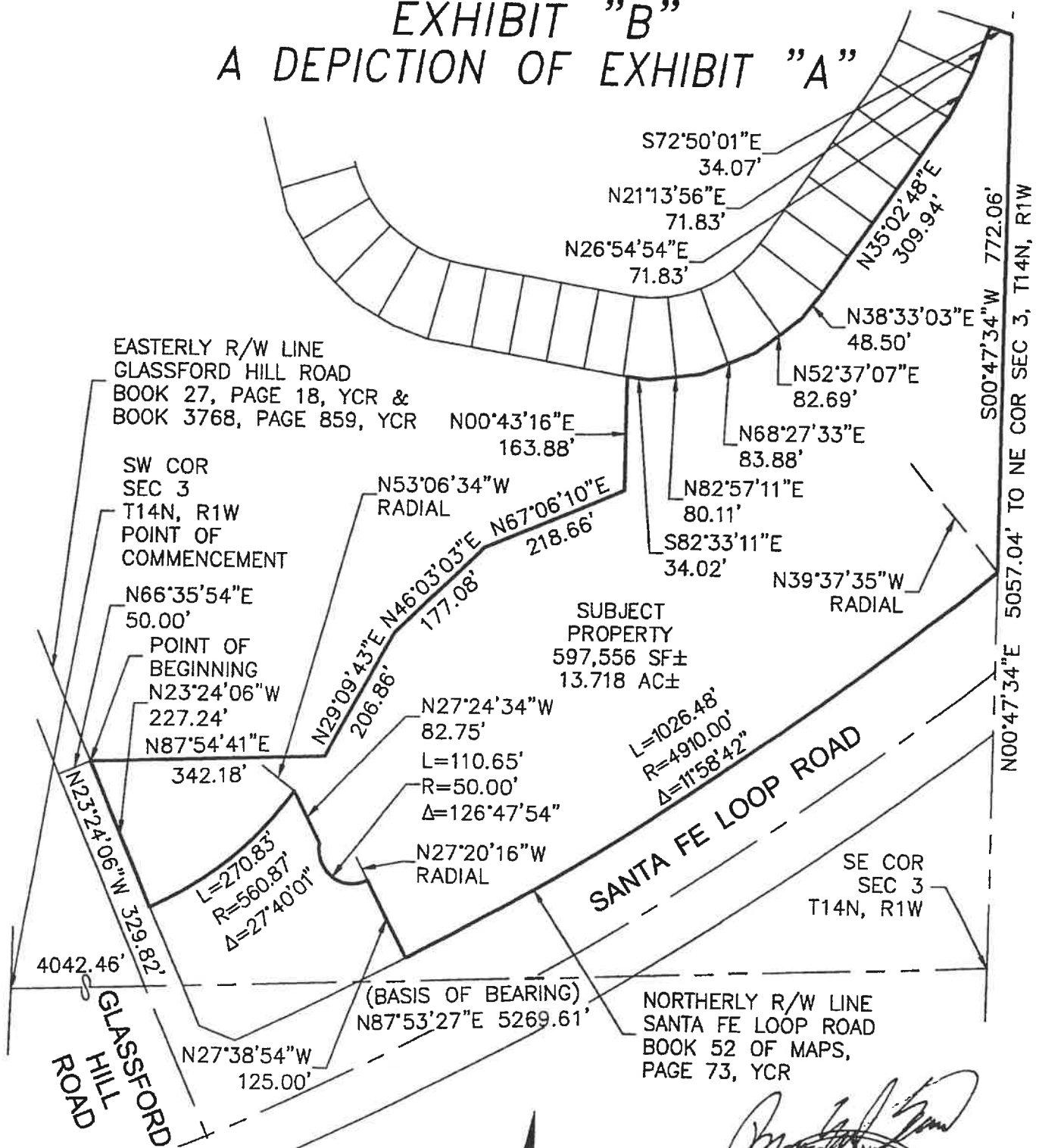
THENCE NORTH 23 DEGREES 24 MINUTES 06 SECONDS WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 227.24 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 597,556 SQUARE FEET OR 13.718 ACRES, MORE OR LESS.



EXPIRES 12/31/21

EXHIBIT "B" A DEPICTION OF EXHIBIT "A"



PROJECT: 16101
DATE: 08.07.19
FILE: 16101_X_U15.dwg



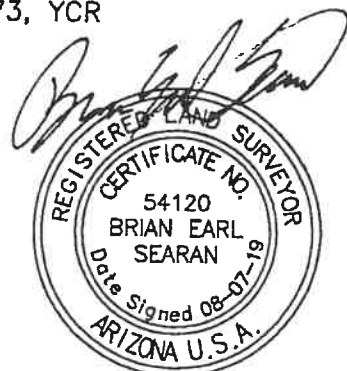
**OUTER LIMITS
LAND SURVEYING**

PO Box 71957 | Phoenix, AZ 85050 | 602.486.1154
www.outerlimitslandsurveying.com

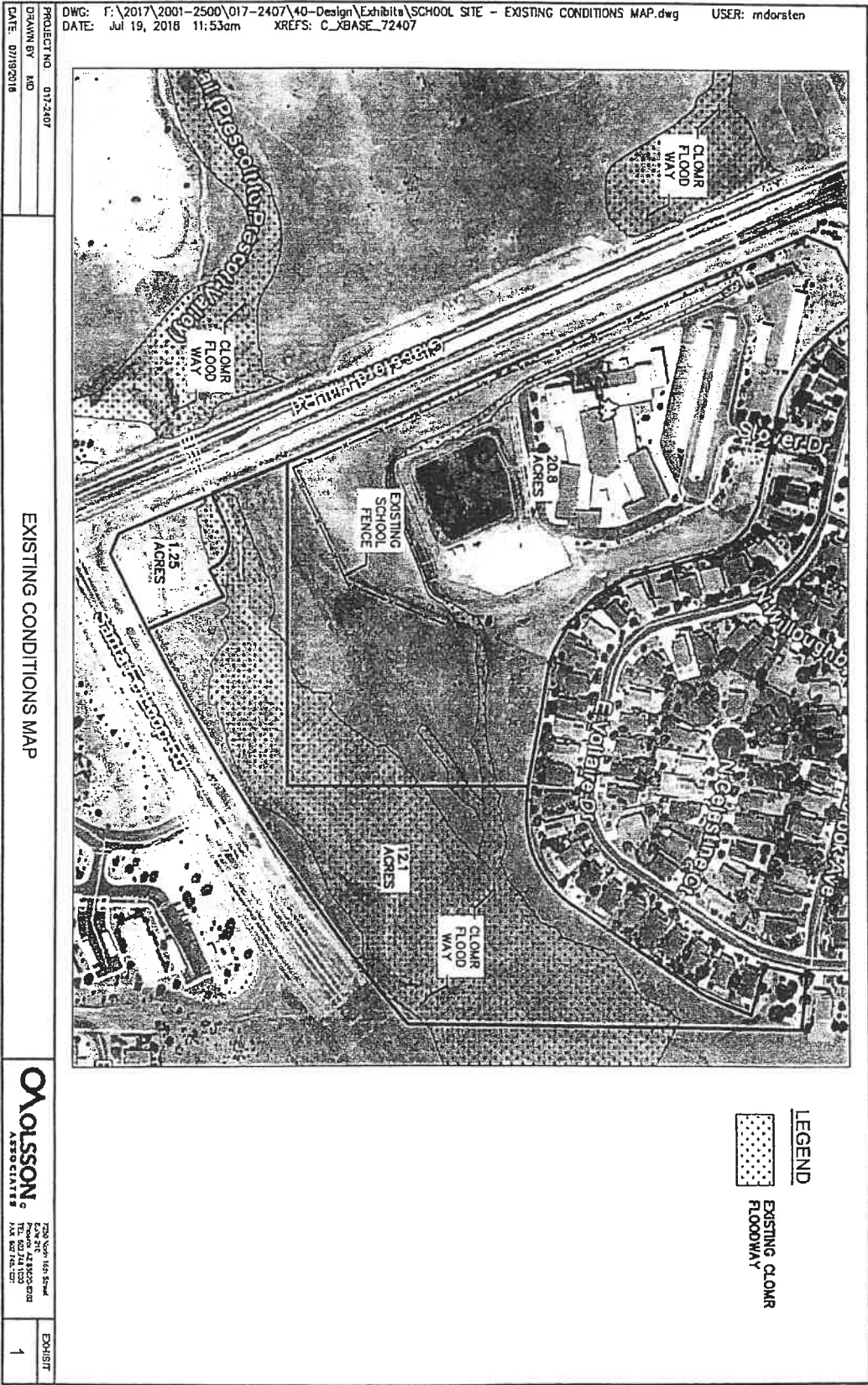


NTS

SHEET 1 OF 1



EXPIRES 12/31/21



DWG: F:\2017\2001-2500\017-2407\40-Design\Exhibits\19-02-25_LEGAL -EXHIBIT.dwg USER: svossler
 DATE: Feb 25, 2019 4:01pm XREFS: C:\BASE_72407

PROJECT NO: 017-2407
 DRAWN BY: S.V.
 DATE: 2/25/2019

LOT AREA EXHIBIT

olsson

7200 South 14th Street
 Suite 210
 Phoenix, AZ 85032
 TEL: (602) 714-1000

EXHIBIT
 1

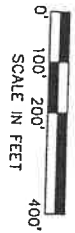
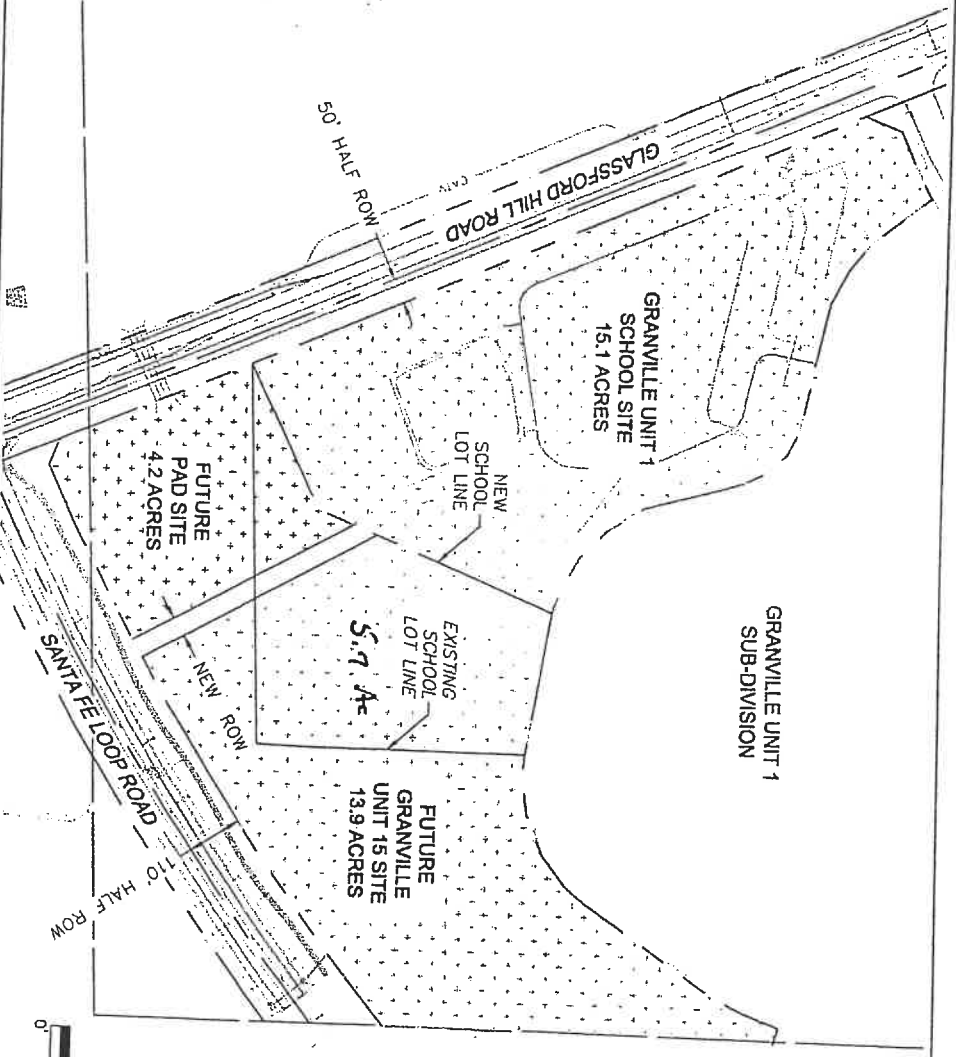


EXHIBIT 1

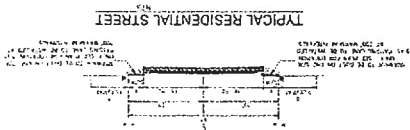
SHEET 1 OF 1	GRANVILLE UNIT 15 PRELIMINARY PLAT	PRECINCT VALLEY ARIZONA 2015	
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EXHIBIT "C"

Reference to Be Accrued from 11/1/15

1" = 100' SCALE

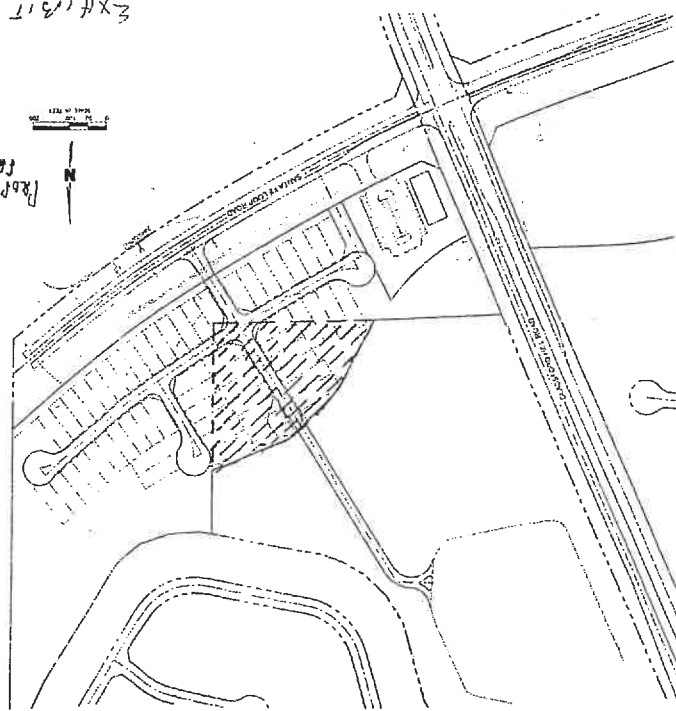
N



BENCHMARK:
 GRANVILLE UNIT 15 PRELIMINARY PLAT
 PREPARED BY: [illegible]
 CHECKED BY: [illegible]
 DATE: 11/1/15

DEVELOPER:
 [illegible]

ENGINEER:
 [illegible]



MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (the Memo) entered into this ____ day of ____ 2019 by and between the Humble Unified School District, a ____ corporation of Arizona (herein after HUSD) and Granville Development Company, Inc., a corporation of the State of Arizona and any successors or assigns (herein after jointly the DEVELOPER).

RECITALS

1. On December 16th, 1999, the Prescott Valley Town Council approved the zoning for the Granville Master Planned Community totaling approximately 1,200 acres.
2. The zoning allowed for 3,400 residential homes, several commercial parcels and a site designated for an elementary school.
3. As a condition to granting zoning approval, the Town of Prescott Valley required DEVELOPER to donate 20 acres of the Master Plan to the HUSD.
4. On July 30, 2004, DEVELOPER deeded a 20-acre parcel on the East side of Glassford Hill Road and South of Granville Parkway per attached Exhibit "A".
5. In calculating the 20 acres DEVELOPER included all property South and East of the intersection of Glassford Hill Road and Granville Parkway extending from Glassford Hill Road East to the first phase of development to equate to 20 acres.
6. In _____ - _____, the HUSD constructed a K-6 Elementary School.
7. At the completion of construction, HUSD constructed a perimeter fence around its property allowing for all of the building, parking and athletic fields. Such parcel contained approximately 15.1 acres per attached Exhibit "B".
8. The HUSD property owned outside of the perimeter fence on the South side totaling approximately 5.7 acres is designated by Federal Emergency Management Agency (FEMA) as a flood channel.
9. Any attempt to develop this property would require a major capital investment in both Civil Engineering and Land Development to make any part of this property inhabitable.
10. To make this property inhabitable, a Conditional Letter of Map Revision (CLOMR) would need to be completed and submitted to FEMA along with a redesignation of the flood channel along with the improvement plans to import a substantial amount of dirt to create a channel. FEMA would then be requested to issue a final letter of map revision recognizing the new flood channel.

11. Since the Granville Elementary School has opened, all bus and residential access is limited to Granville Parkway and Stover Drive. Ingress and egress from South Granville Parkway is not signalized. Glassford Hill Road at this intersection is 4 lanes wide with a 20-foot median. Since ingress and egress from this intersection is inherently unsafe, school bus traffic has to travel approximately 1-mile North on Granville Parkway to a lighted intersection at Glassford Hill Road and Granville Parkway.
12. HUSD has long indicated an interest in gaining access to the Santa Fe Loop Road to the South of the Granville Elementary School and the signal intersection at Glassford Hill Road.
13. There exists a parcel of land South of the property owned by the HUSD abutting the right of way of the Santa Fe Loop Road. Such parcel contains approximately 12 acres and is in the Granville Master Plan designated as open space as per attached Exhibit "C".
14. It has been determined that the DEVELOPER owned parcel of approximately 12 acres and the HUSD property of approximately 2 acres can be developed for residential uses. If DEVELOPER receives approval of a CLOMR and LOMR from FEMA, the property will be developable.
15. The original zoning approval by the Town of Prescott Valley allowed for 3400 residential homes. After developing 14 Units of the Granville Master Plan, the Granville Master Plan contains approximately 3,250 residential homes, thus allowing the subject parcel to be developed with approximately 60 residential homes.

NOW, THEREFORE and in consideration of the mutual covenants and promised contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged the parties hereto agree as follows:

Each of the recitals set forth above incorporated into and made part of this Memo and the parties acknowledge the accuracy and correctness of said recitals.

The parties hereby agree as follows:

- i) HUSD hereby agrees:
 - To allow DEVELOPER to undertake and complete Civil Engineering required to submit for a CLOMR with FEMA to channelize the drainage of HUSD property.
 - Execute and deliver any and all documents required by approving authorities to obtain FEMA Conditional and Final letters of map

revision, engineering plans and Town of Prescott Valley zoning applications on the subject property.

- Allow DEVELOPER to enter in to the school property to complete necessary channelization.
- To convey the property owned by HUSD to DEVELOPER as described on Exhibit "C" at the time DEVELOPER provides paved access through a public right of way from the Santa Fe Loop Road to a location designated by HUSD within its property boundary.

ii) DEVELOPER agrees:

- To undertake and complete Civil Engineering required to submit for a CLOMR and LOMR with FEMA to channelize the drainage on HUSD property.
- To make application to the Town of Prescott Valley to rezone approximately 15 acres South of the school site and North of the Santa Fe Loop Road to amend the zoning from open space to residential and commercial zoning as described on the attached "Exhibit "C".
- Install roadway improvements to provide access to HUSD from Santa Fe Loop Road to a location designated by HUSD.
- Submit appropriate documentation to FEMA to obtain a final letter of map revision (LOMR) of the flood channel on the South side of HUSD property.

