

AGENDA



**REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, FEBRUARY 1, 2006
at 6:30 P.M.**

1. **Call to Order**

As a reminder, if you are carrying a cell phone, pager, computer, two-way radio, or other sound device, we ask that you turn it off at this time to minimize disruption of tonight's meeting.

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Consent Agenda** – All those items listed below may be enacted upon by one motion and approved as consent agenda items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Council requests.

a) **Approval of the Minutes:**

1) Regular Session – January 18, 2006

b) **Set Next Meeting, Date and Time:**

1) Joint Work Session w/ P&Z Commission – February 8, 2006 at 6:30 p.m.

2) Regular Session – February 15, 2006 at 6:30 p.m.

3) Council Hears P&Z – February 22, 2006 at 6:30 p.m.

c) **Possible approval of Resolution 2006-671, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting the Camp Verde Hazard Mitigation Plan.**

5. **Call to the Public for Items not on the Agenda.**

6. **Presentation by Diane Joens regarding clean up days in local cities and Towns. This may be followed by discussion and possible direction to staff to research the possibility of forming a cleanup group similar to Cottonwood's Stewards of Public Lands and associated costs related to the effort.** Costs are unbudgeted and would come from contingency.

7. **Presentation by Arizona Engineering concerning the proposal to study the drainage issues on Finnie Flat Road followed by possible discussion.**

8. **Discussion, consideration, and possible approval of Resolution 2006-673, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2006-02 for Millwood Estates Subdivision located on 50.36 acres consisting of parcels 404-04-021 and 404-05-085. This project is located off Quarterhorse Lane and will consist of 30 lots.**

9. **Discussion, consideration, and possible approval of a Memorandum of Understanding with Northern Arizona Council of Governments to operate a voucher transit system.** This is a budgeted item with LTAF II funds.

10. **Discussion, consideration, and possible direction to staff to sign a change order with SWCA to fulfill the Coconino Forest Service requirement to provide a hard copy of the biological and archaeological survey report for the Camp Verde Park and Trailhead Project #7794.** This amount is unbudgeted and will come from Park Contingency.

11. **Call to the Public for Items not on the Agenda.**

There will be no Public Input on the following items:

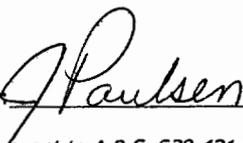
12. **Advanced Approvals of Town Expenditures**

13. **Manager/Staff Report**

14. **Council Informational Reports** Individual members of the Council may provide brief summaries of current events and activities. These summaries are strictly for informing the public of such events and activities. The Council will have no discussion, consideration, or take action on any such item, except that an individual Council member may request that the item be placed on a future agenda.

15. **Adjournment**

Posted by



Date/Time: 1-26-06 2:20 PM

Note: Pursuant to A.R.S. §38-431.03.A.2 and A.3, the Council may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

**MINUTES
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, JANUARY 18, 2006
6:30 P.M.**

Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Council motions to facilitate future research.
Public input, where appropriate, is heard prior to the motion.

1. Call to Order

The meeting was called to order at 6:31 p.m.

2. Roll Call

Mayor Gioia, Vice Mayor Baker, Councilors Hauser, Smith, Kovacovich and Parrish were present.

Also Present: Town Manager Bill Lee, Town Attorney Bill Sims, Finance Director Dane Bullard, Town Marshal Dave Smith, Parks & Rec Director Lynda Moore, Grants Administrator Mike Casebier, Streets Superintendent Wally Dickinson, Town Clerk Debbie Barber and Recording Secretary Margaret Harper.

3. Pledge of Allegiance

The Pledge was led by Parrish.

4. Consent Agenda – All those items listed below may be enacted upon by one motion and approved as consent agenda items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Council requests.

a) Approval of the Minutes:

- 1) January 11, 2006 – Work Session
- 2) January 4, 2006 – Executive Session
- 3) January 4, 2006 – Regular Session

b) Set Next Meeting, Date and Time:

- 1) Council Hears P&Z – January 25, 2006 at 6:30 p.m.
- 2) Regular Session – February 1, 2006 at 6:30 p.m.
- 3) Work Session – February 8, 2006 at 6:30 p.m.
- 4) Regular Session – February 15, 2006 at 6:30 p.m.
- 5) Council Hears P&Z – February 22, 2006 at 6:30 p.m.

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved the Consent Agenda as presented.

5. Call to the Public for Items not on the Agenda.

There was no public input.

6. Discussion, consideration, and possible appointment of a Council member to fill former Council member Teague's term that expires in June 2007.

On a motion by Parrish, seconded by Hauser, the Council voted 4-2 to appoint Mike Parry as a Council member to fill former Council member Teague's term that expires in June 2007; with 'no' votes by Baker and Kovacovich.

The Council expressed pride in the response of the community with six individuals stepping forward and volunteering for the difficult, time-consuming, sometimes thankless and yet extremely gratifying role of Council member. The Council individually thanked each member of the group from which a selection was to be made, and urged those who would not be chosen to continue to work on efforts for the Town, reminding them that there will also be future opportunities to run for Council.

PUBLIC INPUT

James B. Bullard said that he was present to support the appointment of John Reddell, citing his experience as a Council member and Vice Mayor, and a Planning & Zoning member, as well as his narrow margin of loss in the last election.

Jim Bullard expressed his appreciation for the job the Council members do, saying he would like to give his support for John Reddell, based on the work he does for the community, and his past experience on the Town Council and Planning & Zoning, and his wealth of information regarding Town issues.

Robert Johnson said he wanted to speak for Mr. Parry because of his experience as a homebuilder and his integrity.

There was no further public input.

7. **Possible swearing in and seating of the new Council member pursuant to Section 2-1-5 of the Town Code.**

Attorney Sims confirmed that Mike Parry could now be sworn in to participate as a Council member for the remainder of the meeting. Town Clerk Barber then administered the Oath of Office, after which Mr. Parry took his seat as a member.

8. **Discussion with Casa Verde regarding Design Review planning.**

There was no action taken.

Matt Morris, of Casa Verde Consulting, explained that to date no comments or photographs have been received for topics to be included in the historical review, adding that it was felt that the delay of a month would allow for publication of a formal newspaper article on the issue in order to generate more public awareness of what is involved. The Council discussed the need for the delay in order to get ideas and/or graphics from the public to assist in the historical design review planning, as well as the importance of being prepared for the burgeoning growth of the Town. The next meeting date has not been set.

There was no public input.

9. **Discussion, consideration, and possible appointment of one member to the Parks & Recreation Commission for the term that expires in September 2006.**

On a motion by Baker, seconded by Kovacovich, the Council voted unanimously to appoint Beck Hubbell to the Parks & Recreation Commission for the term that expires in September 2006.

There was only one candidate for the appointment; only a brief discussion followed, including the comment that with the appointment of Councilor Parry, there is now a vacant seat on the Planning & Zoning Commission.

PUBLIC INPUT

Robert Johnson suggested that the other candidates who were not selected for the Council appointment might consider volunteering for Planning & Zoning as an entry to Town government.

There was no further public input.

10. **Discussion, consideration, and possible appointment of members to serve on the Development Impact Fee Committee.**

On a motion by Baker, seconded by Parrish, in addition to three Council members, the following were unanimously appointed to serve on the Development Impact Fee Committee: All the Town Department Heads; C.A. McDonald, Board of Adjustment Chair; Bill Epperson, Parks & Rec

Commission Chair; Robert Foreman, Planning & Zoning Chair; Jeanette Teets, Library Advisory Chair; Dave Freeman and Henry Shill, Citizens at Large.

Town Manager Lee explained that part of the work being done with the consultant on the study of a Development Impact Fee involves putting together a committee; a meeting with that committee is scheduled for January 31st at 6:30. Lee referenced the slate of volunteers listed in the agenda packet who will serve on the committee. During the Council discussion of the proposed committee, Councilor Parry offered to serve in addition to the two Council members shown. Other individuals from the public were invited to volunteer as well.

There was no public input.

11. **Discussion, consideration, and possible prioritization of projects to submit for FY 2006 Community Development Block Grant (CDBG) funding cycle.**

There was no action taken.

Staff was directed to prioritize for the FY 2006 Community Development Block Grant (CDBG) funding cycle the following: The Senior Center as No. 1; and completion of the Hollamon Street project as No. 2.

Mike Casebier, Grants Administrator, presented the matrix for projects for CDBG funding, and said that he was looking for recommendations from the Council in order to proceed with the grant application. The Council first commended Casebier for his thorough preparation of the information, and then discussed in detail the proposed projects and estimated costs, including the required stringent criteria. During the discussion of each member's suggestions, with input from Casebier, the Council arrived at a general agreement on selecting the top two projects as outlined and recommended by staff: The Senior Center and completion of the Hollamon Street project.

There was no public input.

12. **Discussion, consideration, and possible prioritization of community needs as requested by Congressman Renzi.**

There was no action taken.

Lee said that staff was looking for input to pass on to Congressman Renzi in response to an e-mail received from his office. The members discussed the request from the office of Congressman Renzi, and agreed on the following community needs: Funding for rural water infrastructure and the ongoing water issues in the State of Arizona; rural roadway construction; transportation funding; Federal assistance with Federally-mandated legislation, particularly the arsenic levels compliance; no reduction in Head Start funds; address the serious meth problem in the State, schools and community; affordable housing; protect the State borders; and protection of the Heritage fund. Lee will forward that information to Congressman Renzi.

There was no public input.

13. **Discussion, consideration, and possible approval to go out to bid for a used one-ton bucket truck.**

On a motion by Hauser, seconded by Baker, the Council voted unanimously to approve going out to bid for a used one-ton bucket truck, not to exceed \$40,000.

Parks & Rec Director Moore explained that the truck that the Town currently owns has been damaged beyond repair. The truck is used by both the Parks and Streets departments, and is a CIP expense to be shared equally between those two departments. Moore said that preliminary research indicated that a good used truck could be purchased for approximately \$40,000. The

importance of resolving serious safety issues by investing in the right equipment was discussed, and it was also confirmed that the funds have been budgeted.

There was no public input.

14. **Discussion, consideration, and possible direction to staff to enter into a contract with Arizona Engineering for the Finnie Flat area drainage study.**

There was no action taken.

Staff was directed to clarify the calculations that will be utilized in the engineering, and after asking for that clarification and getting a satisfactory answer, if all calculations from new development are accounted for and the study takes into account the information from the subdivisions that have been added, pursue the engineering study, and if not, bring it back to Council; contact the County and ADOT quickly regarding responsibility for the cleaning of culverts and addressing drainage issues as discussed and report back to Council at the next Council meeting; with the Town doing that clearing of drainage if necessary; and clarification of the Town doing the work 404-wise and County-rights-wise.

Lee said that the subject study involves the project that runs along the patio homes by Chase Bank and what the Town would like to do to help remedy the problem of water ending up in that area. It is hoped that the study will show how to do the work that is needed to carry more of the water through that channel to the river. The amount of \$45,912 is part of what the County will reimburse the Town for. The Council discussed the history of the problem of flooding in that area of town homes; Lee reviewed the background of working with the County, subsequent construction, and the funding available for the subject study. The Council also discussed with Lee whether the Town might be able to take steps as a stop-gap method in anticipation of more flooding this year, and also requested that more pressure be brought to bear on the County and/or ADOT regarding their responsibility for maintenance of the culverts. The Council also expressed concern about the calculations to be used in the engineering study. After further discussion of the various concerns of the Town and input from the citizens, it was agreed that staff should clarify the calculations before proceeding further with the contract, vigorously pursue with the County and ADOT the question of their responsibilities as well as the Town's, and to keep the Council advised throughout.

PUBLIC INPUT

Jane Lewis urged the Council to do something as soon as possible, saying that she has lived in that area since 1993, and the problem existed at that time. She said she understood that it was a City and County issue at that time, and nothing got done. Ms. Lewis reviewed the history of the ongoing problems and ineffective measures that have been taken.

Michelle Hart said she appreciated the Council looking into the question of new developments, and wondered if the new development by Basha's would have any impact on the town homes. She was assured that it would be researched.

Robert Johnson described culverts in front of his property and how they are filled and how ADOT cleans them out with a high-pressure hose, suggesting that without that equipment the Town could not clean out any fill if that is the problem.

John Reddell explained that the drainage is higher in the back than it is in front, and that is why it backs up in that area; it was never dug deep enough to run into the river, and the County only cleans out the front.

Suzy Burnside reviewed the experience of the Sanitary District and the problems caused by new development. She questioned the reference in the contract to using a report prepared in

2003, and listed the developments and construction since that time, and a statement by Arizona Engineering that they will not recalculate the runoff.

There was no further public input.

15. **Discussion, consideration, and possible approval of \$2,232.57 to purchase necessary equipment for a remote microphone and lavalier.**

On a motion by Smith, seconded by Baker, the Council voted 6-1 to approve an amount not to exceed \$2,232.57 to purchase necessary equipment for a remote microphone and lavalier; with a 'no' vote by Gioia.

Lee said that the request came from Council member Smith to look into the sound system at Town Council, with the suggestion that a remote microphone might help those citizens who have difficulty getting to the podium as well as a lavalier to accommodate a person moving around during a presentation. The amount shown was from one quote, and others could be obtained. Mayor Gioia described some research he had done that indicates that a comparable system could be purchased for about one-tenth of the above price. Lee agreed that there are other systems available, but pointed out the need to have equipment that would be compatible with the existing system and be able to project well. The Council discussed the benefit of having the proposed equipment available, including the issue of the wide range of costs related to the technology; there was also the suggestion that staff research the issue further.

PUBLIC INPUT

George Young said that from personal experience the lower end of the line in regard to electronic devices has problems with static and drop-outs. To get what he needed he found that better equipment costs more money. Mr. Young also requested that the new equipment include an output jack that he could use to get better sound into his taping of the meetings.

Rob Witt said that if the decision is made to spend the money, to make sure that it is spent on something that will do the job.

There was no further public input.

16. **Discussion, consideration, and possible direction to staff to negotiate a contract with either Burgess & Niple or Shephard-Wisnitzer for a feasibility and wastewater masterplan along SR 260 from Steve Coury to the Sanitary District boundary.**

There was no action taken.

Staff was directed to obtain bid proposals from the subject two firms that address the financial aspect and the products required from them, that the Council could evaluate and then make a choice for negotiating a contract for the engineering study; also invite more companies to give presentations and submit proposals.

Lee referred to the recent presentations from the two subject firms, adding that as for the budgeting the Yavapai-Apache Nation has given the Town \$50,000 to be earmarked for infrastructure needs; and Lee is requesting direction to start negotiations with one of the firms. The Council suggested that the proposed study might be premature at this time, in light of the bid process being initiated by the Sanitary District for their system. After further discussion, it was generally agreed that staff should do more research into the cost and proposed work products, and also find out if more companies would be interested in making presentations and proposals. Lee confirmed that the Town will be applying for grant funding to possibly tie into the proposed project, and also that there may be more funds coming from the Nation. To better inform the public, Attorney Sims was requested to outline the legal requirements regarding procurements, bid proposals and the ability to consider the price.

PUBLIC INPUT

Suzy Burnside agreed with comments from the Council members that Burgess & Niple gave an excellent presentation. She reviewed the experience of the Sanitary District in working with that firm, and said that there are solid studies available; however, she pointed out that the Nation will be going on line with their plant and that will be serving the County, which is perhaps another option for the Town to consider. Ms. Burnside said she would appreciate the Town postponing the study perhaps two months since the District is going out to bid in April. If successful the project will move forward in May; if unsuccessful, the feasibility study may have to be for the whole r project, not just from Steve Coury. Ms. Burnside suggested that the delay may also give the Town a better choice as well as perhaps save some money. Following the input from the public, it was agreed that other options might be available, and that there is a need for the proposed study.

There was no further public input.

A recess was called at 8:38 p.m.; the meeting was called back to order at 8:49 p.m.

17. **Review, discussion, and consideration of proposed changes to the Town Code and possible direction to prepare an ordinance adopting the changes.**

There was no action taken.

The Council members resumed the discussion of proposed changes to the Town Code, continued from the previous meeting, commencing with Article 4-4, General Duties and Requirements. Chapter 6, Animals, was next, with suggestions and other input from Marshal Smith that included a detailed discussion on the subject of vicious and dangerous animals and dogs at large. Following that discussion, rather than proceed with Chapter 7, Building, it was agreed that further discussion of the Town Code would be continued to a meeting when Community Development Director Will Wright is present.

18. **Call to the Public for Items not on the Agenda.**

There was no public input.

19. **Advanced Approvals of Town Expenditures**

There were no Advanced Approvals.

20. **Manager/Staff Report**

Lee gave an update on work being done on the Ramada, and reminded everyone about the upcoming Pecan & Wine Festival scheduled for February 10-12, and that volunteers are always needed.

21. **Council Informational Reports**

Hauser questioned whether the subject of demolition permits should be looked at, in light of a recent old building being demolished; also, the mobile neutering/spaying clinic will be in town on January 31st. Hauser suggested that the Street Department might repair a big hole at the recycling station.

Smith reported on the Valley Transportation meeting; ADOT has still not responded to questions and suggestions regarding Hwy 260; and there was detailed information shared regarding plans for building more residential units in Cottonwood and Cornville and the resulting serious impact on the very dangerous McGuireville intersection on I-17. Smith distributed flyers prepared by Randy Victory as a layperson's guide to understanding bicycle facilities and the correct signage. Smith also reported on the Housing meeting attended in Phoenix today. Smith also reported on a meeting with the Executive Director of State Parks involving a discussion on a 20-year plan for Fort Verde, and their HURF funds available for road projects.

Parrish said that another subdivision is being planned on Cornville Road behind the Verde Santa Fe development; there will also be a paved 10-foot wide trail from 89A to Cornville.

Baker commented that the Arizona COGS, which is all the councils of government in the State, are going to have a planning retreat on March 23rd and 24th; the items the members have been discussing should be great to bring up for the concerns in our area. Baker also urged everyone to get on the defensive to protect the revenue sharing program. Since the 2000 census the State population has increased by more than 808,000 creating a serious impact on the State and local planning.

Gioia expressed frustration with the snail pace of ADOT in connection with their request for Mayors to come to a consensus, and finding an answer to the issues. Gioia also mentioned the progress being made on the Verde Lakes project, with input and good ideas from the Grants Administrator. Gioia also reported on participation with the Town Manager and Finance Director in a phone conference discussing the Governor's proposed budget. Gioia reviewed highlights of the conference, adding that the Town Manager is preparing a report on the information coming from that conference.

22. **Adjournment**

On a motion by Baker, seconded by Hauser, the meeting was adjourned at 9:44 p.m.

Tony Gioia, Mayor

Margaret Harper, Recording Secretary

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the regular meeting of the Town Council of Camp Verde, Arizona, held on the 18th day of January, 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2006.

Deborah Barber, Town Clerk

STAFF REPORT

Council Meeting of: February 1, 2006

TITLE: Discussion, consideration, and possible approval of Resolution 2006-671, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting the Camp Verde Hazard Mitigation Plan.

Description of item;

Employees of Camp Verde have been working with Rob Lyons of JE Fuller Hydrology & Geomorphology Inc. for over a year to develop the town's Hazard Mitigation Plan. This was in conjunction with the Yavapai County Multi-Jurisdictional Planning Team for the reduction of hazard risk to the community. Camp Verde's Hazard Mitigation Plan specifically addresses hazard mitigation strategies and plan maintenance procedures for the Town of Camp Verde.

After the Council adopts the plan, it will be forwarded to FEMA. All federal preparedness grants will be contingent upon FEMA receiving and approving the Hazard Mitigation Plan.

Staff Recommendations: Staff recommends the approval of Resolution 2006-671.

Comments: None

Attachments: Yes No

Prepared by: David R. Smith



RESOLUTION 2006-671

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING THE CAMP VERDE HAZARD MITIGATION PLAN:

WHEREAS the Town of Camp Verde has historically experienced severe damage from natural and human-caused hazards such as flooding, wildfire, thunderstorms/high winds, hazardous materials incidents, and transportation accidents on many occasions in the past century, resulting in loss of property and life, economic hardship, and threats to public health and safety;

WHEREAS the Town of Camp Verde's Hazard Mitigation Plan (the Plan) has been developed after more than one year of research and work by the Town of Camp Verde in association and cooperation with the Yavapai County Multi-Jurisdictional Planning Team for the reduction of hazard risk to the community;

WHEREAS the Plan specifically addresses hazard mitigation strategies and plan maintenance procedures for the Town of Camp Verde;

WHEREAS the Plan recommends several hazard mitigation actions/projects that will provide mitigation for specific natural and human caused hazards that impact the Town of Camp Verde, with the effect of protecting people and property from loss associated with those hazards;

WHEREAS a public meeting was held to present the Plan for comment and review as required by law;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the Town of Camp Verde, Arizona that :

1. The Plan is hereby Adopted as an official plan of the Town of Camp Verde.
2. The plan shall be implemented, monitored and maintained by the officials/staff designated in the Plan for a period five (5) years with the full support of this resolution.
3. Future revisions and Plan maintenance actions required by the Disaster Mitigation Act of 2000 and FEMA, are hereby adopted as a part of this resolution for a period of five (5) years from the date of this resolution.
4. An annual report on the progress of the implementation elements of the Plan shall be presented to the Mayor and Common Council by October 31st of each calendar year.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona on the 1st day of February 2006.

Tony Gioia, Mayor

Date: _____

Attest:

Approved as to form:

Deborah Barber, Town Clerk

Town Attorney

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**COUNCIL
AGENDA ITEM REPORT**

Council meeting of: **February 1, 2006 – Regular Session**

Title: **Presentation by the Diane Joens regarding clean up days in other local cities and towns. This may be followed by discussion, consideration, and possible direction to staff to research the possibility of forming a cleanup group similar to the Cottonwood’s Stewards of Public Lands and any associated costs related to this effort. Any associated costs would be unbudgeted and would come from contingency.**

Budgeted item: No

Description of Item: I am requesting an effort be made to clean up our public lands i.e. the Verde River, Copper Canyon, etc. via volunteers and programs.

Council Member’s Recommendation: Decide on a process and programs to accomplish the goals of cleaning up our public lands.

Comments: As citizens of Camp Verde, we are fortunate to have beautiful recreational areas. Therefore, the town should make an effort to maintain and keep our public lands pristine.

Attachments: No

Prepared by: Councilmember Brenda Hauser/cjb

**STAFF
AGENDA ITEM REPORT**

Council meeting of: February 1, 2006 – Regular Session

Title: Presentation by representatives from Arizona Engineering concerning the Finnie Flat area drainage study.

Budgeted item: N/A

Description of Item: At the January 18, 2006 meeting, Council directed staff to clarify calculations and to contact the County & ADOT regarding cleaning responsibility and to bring the contract back for Council approval.

**Staff
Recommendation:** N/A

Comments: Some Council members expressed concern that the calculations would be based on a 2003 drainage study that did not consider the Cliffs subdivision. Arizona Engineering will be present to answer Council questions.

Attachments: No

Prepared by: Bill Lee

STAFF REPORT:

COUNCIL

MEETING OF: JANUARY 25, 2006

TITLE: **RESOLUTION 2006-673: A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING FINAL PLAT 2006-02 FOR MILLWOOD ESTATES SUBDIVISION LOCATED OFF OF QUARTERHORSE LANE ON PARCELS 404-04-021 & 404-05-085 CONSISTING OF 50.36 ACRES THAT WILL INCLUDE 30 LOTS.**

DESCRIPTION:

The proposed project site is located on the north side of Quarterhorse Lane and borders the Diamond S ditch. The current zoning is R1-35. The 30 lots will be accessed off of Quarterhorse Lane by Cole Blvd and Kynlee Drive. This roadway will be constructed by the developer and dedicated to the Town. During the preliminary plat approval, requirements for sidewalks were waived by the Council as requested by the applicant to encourage the rural feel of the surrounding neighborhood.

Also during the preliminary plat hearing, the Council indicated that they only approved the preliminary plat with the understanding that the applicant would address the concerns of the neighbors in a satisfactory manner regarding the traffic, septic design, ground water protection and Diamond S Ditch. The developer has provided all documentation required for final plat review and feels that he has addressed the additional issues as well. These are provided in the packet for review.

The preliminary plat was approved by Council on November 16, 2005 by Resolution 2005-668. The Final Plat is in agreement with the Preliminary Plat design and layout for this subdivision.

Agency Responses:

9 Agency Notices were sent out. All the comments received are in the packet for review:

Yavapai County Flood Control: This site is impacted by a FEMA regulated floodplain, whereas a major portion of the site is within the Zone Shaded X, flood fringe. Zone Shaded X is not regulated by the Yavapai County Flood Control District, whereas this zone will have less than 12' of storm runoff during a 500 year rain event. The irrigation ditch that runs along the north property line captures the runoff to the north of the site, thus little or no runoff enters the site from the north. The site does not have any defined watercourses that would be regulated by the Flood Control District. However, the site is impacted by sheet flow storm runoff and is again not regulated by the Flood Control District.

Town Engineer: Staff received approval of the final construction plans.

ATTACHMENTS: Yes

PREPARED BY: Nancy Buckel, Senior Planner



RESOLUTION 2006-673

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING FINAL PLAT 2006-02 FOR MILLWOOD ESTATES SUBDIVISION LOCATED ON 50.36 ACRES CONSISTING OF PARCELS 404-04-021 & 404-05-085. THIS PROJECT IS LOCATED OFF OF QUARTERHORSE LANE.

WHEREAS, a request for a final plat (2006-02) approval was filed by Jeremy Bach, agent, for AZ North Enterprises, agent for Melba Shill owner of the 50.36 acres consisting of tax parcels 404-04-021 & 404-05-085, for Millwood Estates Subdivision and

WHEREAS, a preliminary plat was heard by the Planning Commission on November 3, 2005 and by the Common Council on November 16, 2005 in public hearings that were advertised and posted according to state law, and

WHEREAS, the purpose of the Final Plat is to allow for the development of a residential subdivision and to subdivide 50.36 acres consisting of parcels 404-04-021 & 404-05-085 into 30 lots and

WHEREAS, the construction plans have been reviewed and approved by the town engineer, Arizona Engineering and

WHEREAS, the proposed subdivision will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved;

NOW THEREFORE THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE RESOLVE, TO ADOPT FINAL PLAT 2006-02 FOR MILLWOOD ESTATES SUBDIVISION.

PASSED AND APPROVED by a majority vote of the Town Council of Camp Verde, Arizona, this 25th day of January 2006.

Tony Gioia, Mayor

Date: _____

Approved as to Form:

Town Attorney

Attest: _____
Deborah Barber, Town Clerk



RESOLUTION 2006-673

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING FINAL PLAT 2006-02 FOR MILLWOOD ESTATES SUBDIVISION LOCATED ON 50.36 ACRES CONSISTING OF PARCELS 404-04-021 & 404-05-085. THIS PROJECT IS LOCATED OFF OF QUARTERHORSE LANE.

WHEREAS, a request for a final plat (2006-02) approval was filed by Jeremy Bach, agent, for AZ North Enterprises, agent for Melba Shill owner of the 50.36 acres consisting of tax parcels 404-04-021 & 404-05-085, for Millwood Estates Subdivision and

WHEREAS, a preliminary plat was heard by the Planning Commission on November 3, 2005 and by the Common Council on November 16, 2005 in public hearings that were advertised and posted according to state law, and

WHEREAS, the purpose of the Final Plat is to allow for the development of a residential subdivision and to subdivide 50.36 acres consisting of parcels 404-04-021 & 404-05-085 into 30 lots and

WHEREAS, the construction plans have been reviewed and approved by the town engineer, Arizona Engineering and

WHEREAS, the proposed subdivision will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved;

NOW THEREFORE THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE RESOLVE, TO ADOPT FINAL PLAT 2006-02 FOR MILLWOOD ESTATES SUBDIVISION.

PASSED AND APPROVED by a majority vote of the Town Council of Camp Verde, Arizona, this 25th day of January 2006.

Tony Gioia, Mayor

Date: _____

Approved as to Form:

Town Attorney

Attest: _____
Deborah Barber, Town Clerk

AZNORTH Enterprises

725 Howard Road Suite B

Camp Verde, AZ 86322

Office: (928) 567-8808 Fax: (928) 567-8809

June 16,2005

Town of Camp Verde

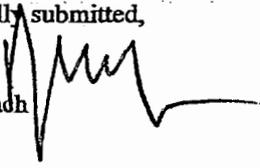
Re: Parcel# 404-04-021 & 404-04-085 Millwood Estates

AZNORTH Enterprises desires to use this property for a site-built home sub-division consisting of not more than 31 lots.

The intent of AZNORTH Enterprises is for this property to be a sub-division to be named "Millwood Estates" for a site-built homes in Camp Verde, Arizona.

Respectfully submitted,

Jeremy Badh

A handwritten signature in black ink, appearing to read 'Jeremy Badh', with a long horizontal flourish extending to the right.

CASE NO. 2006-05
 PROJECT NO. FP06-02

TOWN OF CAMP VERDE
 COMMUNITY DEVELOPMENT DEPARTMENT
 P.O. BOX 710 • 473 S. MAIN STREET, SUITE 108
 CAMP VERDE, ARIZONA 86322
 (928) 567-8513 • FAX (928) 567-7401
SUBDIVISION PLAT APPLICATION

REQUEST: PRELIMINARY PLAT _____ FINAL PLAT <u>X</u> CONCEPTUAL PLAN _____ AMENDED PLAT _____ RESUBDIVISION _____ REVERSION TO ACREAGE _____ SUBDIVISION NAME <u>MILLWOOD ESTATES</u> TRACT _____	<p align="right">06-29-05P04:39 RCVD <u>12-21-05</u></p> APPLICATION DATE _____ ASSESSOR'S PARCEL NO. <u>404-04-085</u> <u>404-04-081</u> PRESENT ZONING <u>R1-35</u> TAKEN BY <u>R. Quinn</u> FEES <u>\$560⁰⁰</u> HEARING DATE _____
---	---

OWNER/DEVELOPER AZNORTH Enterprises ⁹²⁸⁻PHONE 567- FAX _____
ADDRESS 725 Howards Rd CITY Camp Verde STATE Az ZIP 86322
CONTACT PERSON JEREMY BAETH

ENGINEER S.E.C PHONE 282-7787 FAX 282-0731
ADDRESS 20 STUTZ BEARCAT DR #6 CITY SEDONA STATE AZ ZIP 86336
CONTACT PERSON LUKE SEFTON, P.E.

PROPOSED LAND USE	NET ACREAGE (SQ. FT.)	NO. LOTS OR TRACTS	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	OTHER
SINGLE FAMILY	<u>+ 1.12 to</u> <u>+ 1.65</u>	<u>31</u>	<u>1.12</u>		<u>To R1-L70</u>
MULTIPLE FAMILY					
MANUFACTURED HOME					
COMMERCIAL					
INDUSTRIAL					

RESIDENTIAL DENSITY (SEE REVERSE SIDE) _____ LINEAR FT OF STREETS _____

Town of Camp Verde
Post Office Box 710
Camp Verde, AZ 86322
(520) 567-6631

**Special Power of Attorney
Authorization for Permit Application**

Parcel Number: 404-04-021/404-04-085 Date: 01/03/05
Owner: Melba Goodman fka Melba Shill
Address: C/O Bueler Jones LLP 1300N. McClintock Dr., B-4
Phone: (480) 775-6400 Chandler, AZ 85226

WHEREAS, the above property owner is seeking to develop or improve real property within the municipal limits of the Town of Camp Verde, Yavapai County, Arizona, which will require the filing, processing, and payment of certain zoning, construction and inspection permits and reports, both from the Town and related agencies, and

WHEREAS, the owner elects to designate an agent with authority to file and process all necessary permits and information related to property zoning and improvement, including the authority to pay fees and consent to inspections,

NOW THEREFORE, the undersigned owner hereby designates AZ North
Development, as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to March 31, 2006, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

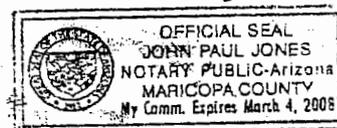
Melba Shill
Owner(s)

State of ARIZONA
County of MARICOPA, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 3 day of JANUARY, 2006, by MELBA SHILL, who is/are personally known by me or have produced identification.

John Paul Jones Notary Public

My Commission Expires:
MARCH 4, 2008



**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT**

PERMISSION TO ENTER PROPERTY

HEARING APPLICATION: _____ PARCEL NO.: 404-04-021
404-05-085

DATE: _____ LEGAL DESCRIPTION: SEE ATTACHED

NAME: AZ-NORTH ENTERPRISES

ADDRESS: 725 HOWARDS RD #B Camp Verde AZ 86322

I, the undersigned, hereby give permission to the Town of Camp Verde Community Development Department or Public Official, in the discharge of duties as stated herein, and for good and probable cause, to enter the above described property to inspect same in connection with the application made under the terms of the Town of Camp Verde Planning and Zoning Ordinance. Such investigation may be made to determine whether or not any portion of such property, building or other structure is being placed, erected maintained, constructed or used in violation of the Town of Camp Verde Planning and Zoning Ordinance. Such entry shall be within 60 days of the date of my signature (below) or within 60 days of the scheduled date of a public hearing for review, transfer, or renewal of the application. Such entry shall be limited between the hours of 7AM and 6PM MST. I understand that this permission to enter property is OPTIONAL and VOLUNTARILY GIVEN and may be withdrawn or revoked (either in writing or orally) at any time.

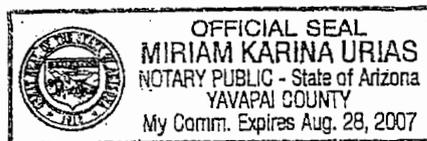
Applicant's Signature [Signature] Date 8/29/05

Agent for: AZ NORTH Enterprises

State of Arizona
Town of Camp Verde

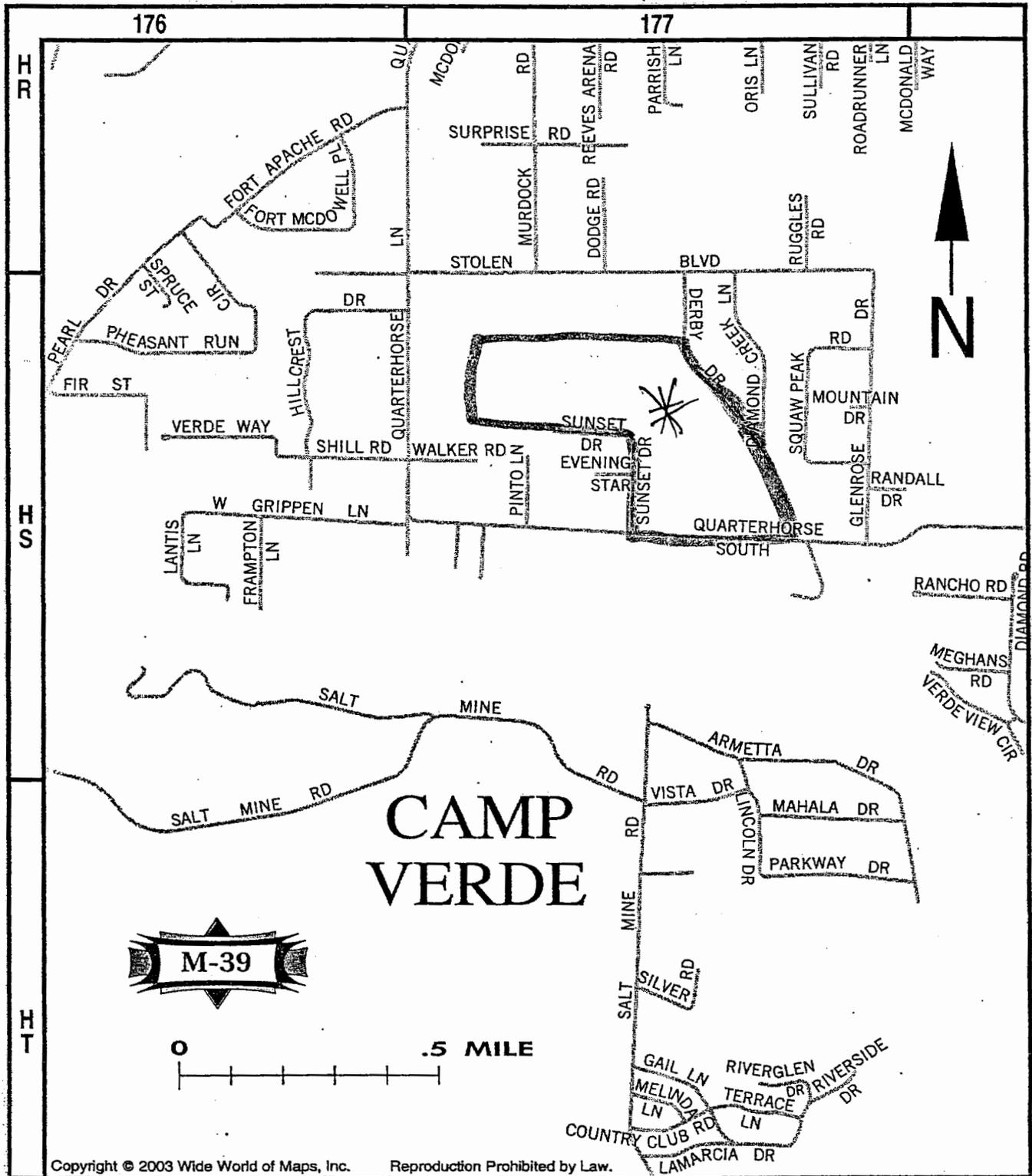
On this 29th day of June, 192005 before me, the undersigned Notary Public, personally appeared _____
Who executed the foregoing instrument for the purpose therein contained.

In witness whereof, I hereby set my hand and official seal.



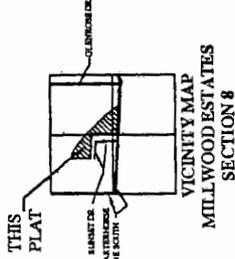
Miriam Karina Urias
Notary Public
Aug. 28, 2007
Date Commission Expires

Camp Verde



FINAL PLAT

404-04-021 & 404-05-085
 "MILLWOOD ESTATES SUBDIVISION"
 A PORTION OF SECTION 8
 TOWNSHIP 13 NORTH, RANGE 5 EAST,
 GILA AND SALT RIVER BASE AND MERIDIAN,
 YAVAPAI COUNTY, ARIZONA



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT OF MILLWOOD ESTATES SUBDIVISION AND THE SURVEY OF WHICH IT WAS MADE, WAS MADE UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE PROVISIONS OF THE LAND SURVEYING ACT AND THE STATUTES AND ORDINANCES OF THE STATE OF ARIZONA, AND THAT THE BOUNDARY MARKS AND LOT CORNERS DESCRIBED AND SHOWN HEREON HAVE BEEN LOCATED OR WILL BE SET AS SHOWN.

TOWNSHIP: 13 NORTH RANGE: 5 EAST MERIDIAN: GILA AND SALT RIVER

ASSURANCE

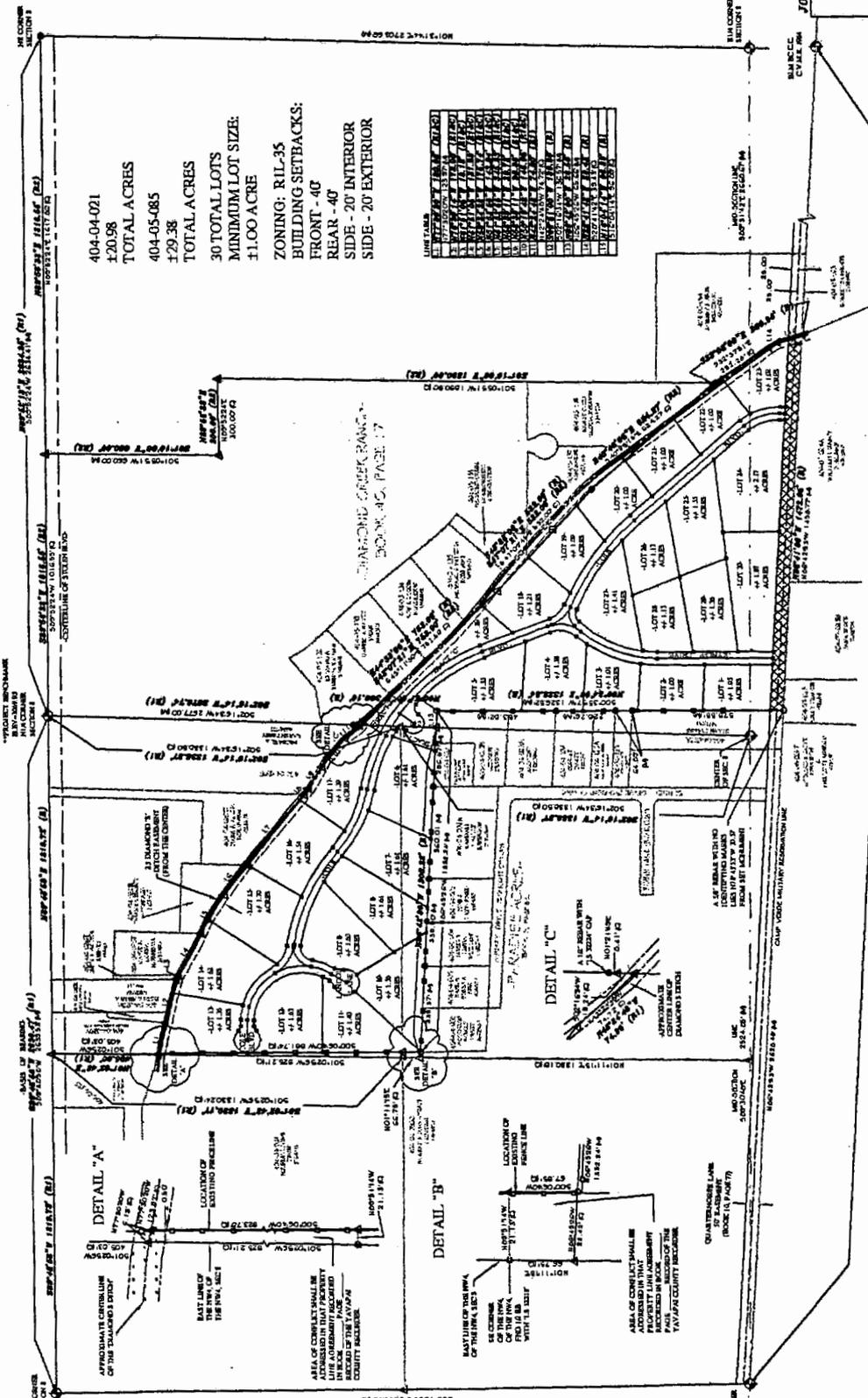
THE SURVEYOR ASSURES THAT THE PLAT AND THE SURVEY ACCORDING THEREON HAVE BEEN MADE IN ACCORDANCE WITH THE PROVISIONS OF THE LAND SURVEYING ACT AND THE STATUTES AND ORDINANCES OF THE STATE OF ARIZONA, AND THAT THE BOUNDARY MARKS AND LOT CORNERS DESCRIBED AND SHOWN HEREON HAVE BEEN LOCATED OR WILL BE SET AS SHOWN.

BY: _____ MAYOR DATE: _____
 APPROVED: _____ TOWN CLERK DATE: _____

- INDICATED ROAD CENTERLINE
- INDICATED APPROXIMATE CENTERLINE OF DAMAGED DITCH
- INDICATED APPROXIMATE BOUNDARY OF RED SOIL
- INDICATED DISTINGUISHING
- INDICATED CENTER MARCH LINE
- INDICATED BLM BRASS OR UNITS ENCLOSED
- INDICATED CALCULATED POINT
- INDICATED FOUND 1/2" IRON ROD IN PLACE
- INDICATED SET 1/2" IRON ROD WITH PLASTIC CAP SAVED TO SCENE
- INDICATED MEASURED FIELD DIMENSION
- INDICATED CALCULATED DIMENSION
- INDICATED LOT CORNER LOCATION THAT WILL BE CONSTRUCTED BY THE CONTRACTOR PRIOR TO ANY LAND SALES BEING A FORTH TAKING PLACE. IN ACCORDANCE WITH STATE STATUTE.
- INDICATES BOUNDARY ADJACENT TO THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA.
- INDICATES APPROXIMATE ADDRESS BY FULLY PAID OF RECORD BY THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA.
- INDICATES APPROXIMATE DIMENSION POINT OF THAT PART OF "WALLACE CREEK" ADJACENT TO THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA.



980-90-404
HERITAGE
 LAND SURVEYING & MAPPING, INC.
 P.O. BOX 1000
 CAMP VERDE, AZ 85311
 928-887-9170



404-04-021
 TOTAL ACRES
 120.98

404-05-085
 TOTAL ACRES
 179.38

30 TOTAL LOTS
 MINIMUM LOT SIZE:
 1.00 ACRE

ZONING: RIL-35
 BUILDING SETBACKS:
 FRONT - 40'
 REAR - 40'
 SIDE - 20' INTERIOR
 SIDE - 20' EXTERIOR

404-04-021 & 404-05-085
 "MILLWOOD ESTATES SUBDIVISION"
 A PORTION OF SECTION 8
 TOWNSHIP 13 NORTH, RANGE 5 EAST,
 GILA AND SALT RIVER BASE AND MERIDIAN,
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980-90-404
HERITAGE
 LAND SURVEYING & MAPPING, INC.
 P.O. BOX 1000
 CAMP VERDE, AZ 85311
 928-887-9170



SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

January 18, 2006

ATTN: Nancy Buckel
Town of Camp Verde
Department of Community Development
PO Box 710
Camp Verde AZ 86322

RE: Millwood Estates – Ground water protection

Dear Nancy:

In the last few years, Arizona Department of Environmental Quality (ADEQ) has updated the regulations on Septic systems and has made it part of the Arizona Administrative Code (AAC) (Title 18). ADEQ has strict regulations to follow when designing, installing and operating a septic system.

Ground water will be protected in accordance with the Arizona Administrative Code, for water is ADWR and for septic ADEQ (delegated to Yavapai County).

The wells on the new subdivision will be constructed in accordance with Arizona Department of Water Resources (ADWR) regulations. Each lot owner is required to follow ADWR regulations and to obtain approval for any new well.

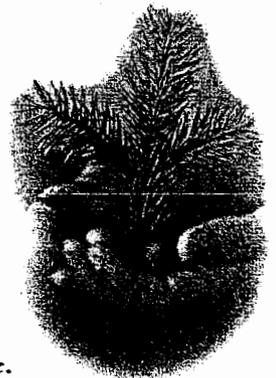
If you have any questions, or need more information, please call me at 282-7787, ext. 2013.

Sincerely,

Luke A. Sefton, P.E.
Vice President

LAS:bhm

05-0303CEH



Growth is inevitable...it's planning that makes the difference.



SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

January 18, 2006

ATTN: Nancy Buckel
Town of Camp Verde
Department of Community Development
PO Box 710
Camp Verde AZ 86322

RE: Millwood Estates – Traffic

Dear Nancy:

The traffic generated due to the Millwood Estates Subdivision will be approximately 280 vehicles per day or 25 vehicles during the peak hours (based on *Trip Generation by Institute of Transportation Engineers*). The allowable traffic flow based on the zoning is 500 vehicles per day or 50 vehicles during peak hours. We are proposing a 40 percent reduction from what the current zoning allows and a 7% reduction in the immediate area traffic impact.

Access to the subdivision will be via SR 260 via either Verde Park Drive to Quarterhorse Lane. The total driving length is approximately 1.2 miles via Verde Park Drive or approximately 1.8 miles via Quarterhorse Lane.

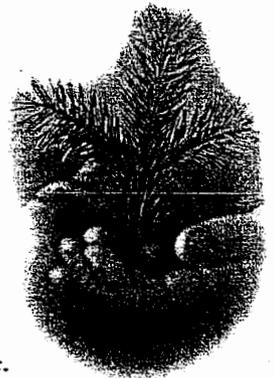
If you have any questions, or need more information, please call me at 282-7787, ext. 2013.

Sincerely,

Luke A. Sefton, P.E.
Vice President

LAS:bhm

05-0303CEH



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January 18, 2006

Town of Camp Verde
Department of Community Development
PO Box 710
Camp Verde AZ 86322

RE: Millwood Estates – On-site Septic Systems

Nancy Buckel:

Yavapai County, through its delegation authority by ADEQ, will issue an Approval for Sanitary Facilities for the above referenced project. This approval is based on physical tests taken at the site to prove that a septic system can be installed in accordance with AAC (Arizona Administrative Code) R18-9. These tests are conducted by a Registered Professional Engineer or by a Yavapai County approved Contractor. Each individual Lot owner will have to make a new application to Yavapai County Environmental Services based on the home to be constructed.

Following are examples of systems that have been approved by ADEQ and that would work within the project area.

An example of a wastewater system that would work with high groundwater table is:

AAC (Arizona Administrative Code) R18-9-E307.4.07 General Permit: Lined Evapotranspiration Bed. The evapotranspiration bed is from 18 to 36 inches deep and is 12 inches above the water table.

AAC R18-9-E308.4.08 General Permit: Wisconsin Mounds. This system will allow disposal and treatment where the saturated soil is up to two feet of the ground surface.

AAC R18-9-E310.4.10 General Permit: Intermittent Sand Filter. This system can be used when vertical separation needs to be reducing, i.e. the bottom of the sand and the water table.

AAC R18-9-E311.4.11 General Permit: Peat Filter. This system can be used when vertical separation needs to be reduced, i.e. the bottom of the sand the water table.

AAC R18-9-E319.4.19 General Permit: Sand Lined Trench. This system can be used when vertical separation needs to be reduced, i.e. the bottom of the sand and the water table.

AAC R18-9-E322.4.22 General Permit: Subsurface Drip Irrigation Disposal. Drip irrigation disposal systems are considered if high ground water is present. The minimum vertical separation distance shall not be less than one foot.

If you have any questions, or need more information, please call me at 282-7787, ext. 2013.

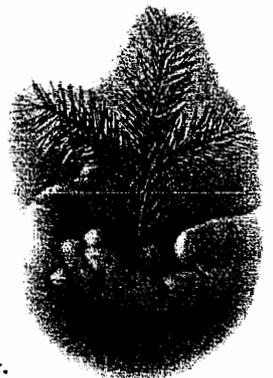
Sincerely,

Luke A. Sefton, P.E.
Vice President

LAS:bhm

05-0303CEH

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SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

01-18-06A10:28 RCVD

January 9, 2006

Mr. Dick Tinlin, President
Diamond S Ditch, Inc.
PO Box 1836
Camp Verde AZ 86322

RE: Millwood Estates Subdivision

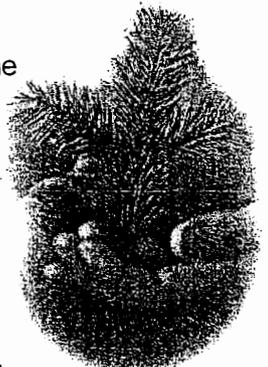
Dear Mr. Tinlin:

We wish to thank both you and Frank Geminden for the input and guidance you have given us on the irrigation planning for Millwood Estates.

After several meetings with Don Speer from my office, and your obtaining copies of the Millwood Estates Subdivision Drainage Study, Grading Plans and Irrigation Plans, we feel you and your Board have had sufficient time to assimilate those documents. We have strived to address your concerns. We believe the Drainage Study does cover your concerns regarding an "overshot" over your canal. To put it simply, we have three options:

- Option One is to take the drainage from the north across this project and dump it onto the adjacent properties. This would be in violation of CFR, Title 44, Chapter I, Parts 59-77, A.R.S. § 48-3601, et seq and Yavapai County Drainage Criteria Manual because it would increase the the water and erosion hazards of the surrounding properties and would increase the flood hazards in the surrounding area. In addition the property to the north is not owned by this developer.
- Option Two: Leave the drainage as they are, This would increase the liability of the Diamond S Ditch if any of the homes in the new development were flooded due to a breach in the ditch.
- Option Three: Establish Finish Floors for the homes within the new development that would ensure to limit the liability of Diamond S Ditch. I went with Option Three using a high quality software program that is designed for evaluating overland flooding and levee breaches. This option answers the question of if and when the ditch breaches, the impact to the homes in the new development will be significantly reduced or eliminated.

Regarding the 50' right-of-way, we feel the 30 feet from the centerline of the canal or a 60 foot wide right-of-way is adequate to maintain the berms. The John Reddell reference to 50' right-of-way off center of ditch wasn't correct. John told us the litigation on their ditch was over 25' right-of-way and the Court decided 30' was adequate. We therefore, still will hold our rights-of-way at 30' from the thread of the channel or 60' wide. Please review the map provided by us because the 30' right of way from the center of the ditch gives enough



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Mr. Dick Tinlin
January 9, 2006
Page 2 of 2

access to the ditch for maintenance. However, in some areas (around the weir), additional easement would be very desirable.

Once you have agreed on the easement we can have the Plat updated and presented to you for your approval.

Again, we appreciate your help and input on this project. We do ask for your acceptance and approval of the Millwood Estates Subdivision as designed.

Sincerely,



Luke A Sefton, PE, CFM
Vice President

LAS:bhm

c: Rick Maybery
Tony Cullum
Caleb Lanting, AZ Eng. Co.
Frank Germinden
Town of Camp Verde
Jeremy Bach, AZNorth

05-0303CEH



SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

Date: January 19, 2006

Memo To: Nancy Buckel, Town of Camp Verde

Memo From: D. C. Speer, PE-LS, SEC Inc.

Re: Millwood Estates

The following is the chronology of my contacts with members of the board of Diamond S. Ditch Inc.: Mr. Dick Tinlin, President; Mr. Charles Hilbers, Vice President and Mr. Frank Geminden, Secretary/Treasurer.

Contact Date

Discussed Item

11/1/05

In the introductory meeting with Dick, Charles and Frank, we discussed the letter Dick had written addressed to Nancy Buckel, Senior Planner, Town of Camp Verde, dated October 10, 2005. I listened to those points that were enumerated in that letter. I told them I would go over those items with Luke Sefton. He had completed the Millwood drainage study and addressed drainage problems, but I would pass their concerns on to him. Dick reiterated the shallow water table would be a problem, primarily sewage disposal would be the worst. We discussed the subject of irrigation design and although he did not want to do the design he would overview and make recommendations as we developed the system. He suggested I contact Mark Salving of NRCS at 775-9375. He has helped with most of the irrigation systems in this area.

11/16/05

On a field trip I investigated the 24" CMP that goes through Quarterhorse Lane just below our Lot 30. The pipe is extended through the Jana Stock pasture, on the east side, approximately 550' South. In talking to the resident and neighbor Billy Teague, they suggested I talk to Frank Geminden. They said "He knows more about the local systems than any of us". I called Frank and he came down and he explained the pipe was being used for tail water from our project North of Quarter Horse Lane and to irrigate the Stock property until a new irrigation system was installed along the South side of Quarterhorse Lane. Frank has been very helpful throughout our association on this Project.

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Millwood Estates

Page 2 of 4

Contact DateDiscussed Item12/2/05

9:30 meeting with Frank Geminden and Charles Hilbers. Dick was in Casa Grande on business. We drove the entire area and viewed existing irrigation systems. Looking over the main diversion that their system used and the type of secondary and tertiary they had designed. We looked over Valves and vents in use. Frank recommends we use 15" main, 12" secondary and 10" tertiary for our system design. They say the Diamond S Ditch is running 32 second feet. It will run between 2 feet & 3 feet of depth. The top third of the water goes to upstream users, the middle third goes to us and the bottom third goes to downstream users.

12/6/05

I met with John Reddell in the SEC Cottonwood Office at 2 PM. He confirmed that the pipe sizing we are using is correct. He also thought the 50 R/W Diamond S was asking for was excessive and the 30' was more in line for maintenance. He said the ditch he is associated with had a controversy. The easement offered was 25'. It was litigated and the Judge ruled to give a 30' easement. Dick had told me this case had given a 30' easement to that ditch company.

12/17/05

2 PM I met at Dick Tinlin's Office. Dick and Frank Geminden were present. I told them we had followed their recommendations regarding pipe sizing and two valves for each lot. We went over the preliminary irrigation layout for Millwood Estates. They looked at the structure where we split our three main lines. They suggested gates on all three. We agreed. On the main diversion, they asked for the connecting pipe from the main diversion on the canal to our split for our three main lines to have an area equal to all three main lines. We Agreed. Frank and Dick said they would put in the Main diversion in their canal along with a trash rack. All of this is at their cost, labor and materials. They agreed. I told them we are noting this on the plans and instructing whoever does build our irrigation system, to co-ordinate our connecting pipe installation with the Diamond S construction of their diversion. We will note on the plans to contact Dick Tinlin for this co-ordination, giving his phone number. Dick is still concerned about our sewage treatment, considering the water table. I told him that Luke had followed through on this. An alternate system is approved for these conditions. Dick asked for the overshot of

Millwood Estates
Page 3 of 4

drainage where an existing drainage detention basin lies on the North side of their canal. I told him that Luke says he cannot legally construct a structure over the canal. We do not own the North side of the canal. I also indicated that our subdivision does not change any of the existing drainage problems that were here prior to this project. Both Dick and Frank feel that in the previous Town Council meeting, the council pretty much told SEC to satisfy the Diamond S needs. I thanked them for their time and advice. I told them I would pass their concerns on to Luke.

12/27/05

Luke had gathered the current plans on the project and I called for a meeting with Dick. He wasn't in. I called Frank. He said Dick was harvesting pecans, but go ahead and bring the plans down to his house. We ended up going over to Charles Hilbers house. I went over the changes from my last visit. I showed them the note on removal and dispose of old concrete ditch. Frank again asked about the overshoot. I told him there still isn't an overshoot. The reasons are the same, the design of Millwood did not change the drainage problem that existed above the canal. Luke has done a complete 100 year Drainage Study and the project is designed to withstand a storm of that magnitude.. Luke still can't legally put the structure in.

1/4/06

I had a meeting with Dick and Frank at 4:30. We went over the most recent plans. There is little change in their stand. They still want a 50 foot easement and an overshoot. I have continued to offer that Luke or I would be happy to come down and answer any questions the other board members may have. I thanked them for their time and all of the input they had given us.

1/10/06

I made an appointment for 3:30 with Dick and Frank to go over the last data we had assembled.

1. We were giving them two CD's that Luke had made. It is an animated computer graphic which shows the effect on Millwood subdivision of the 100 year storm over a 24 hour period. The animation shows the depth of water across all of the lots in that 24 hour period of time,
2. A large plotting of the Millwood Subdivision. It shows The 30 Ft. Easement, measured from the center line of the canal. Also shown is an easement for an access to that canal about midway on the project.

Millwood Estates
Page 4 of 4

3. A complete copy of Luke Sefton's drainage study for Millwood.
4. A letter explaining the reasons for our stands on the design of the Millwood Project.

They had not had a chance to really digest the material. But still go back to the overshoot and 50 Ft. Easement. I said "the drainage study would answer some of their problems, but I can't understand why you expect Jeremy Bach to solve a problem of Breaching the Canal from the above drainage area. It is something they are living with and have lived with for some time. Whether we are here or not they still have the problem. Regarding the Liability they feel having 30 new homeowners, the CD should help to give them some assurance.

D.C. Speer / bhm
D. C. Speer, PE-LS, SEC



Yavapai County Development Services Department

500 S. Marina Street; Prescott, AZ. 86303
Phone: (928) 771-3214 Fax: (928) 771-3432

10 S. 6th Street; Cottonwood, AZ. 86326
Phone: (928) 639-8151 Fax: (928) 639-8153

Addressing – Building Safety – Customer Service & Permitting – Environmental – Flood Control – Land Use – Planning & Design Review

January 17, 2006

Nancy Buckel, Planner
Town of Camp Verde
P.O. Box 710
Camp Verde, AZ 86322

01-19-06A11:18 RCVD

Re: Development Application Review Comments by the Flood Control District, request received 1-3-06

Dear Ms. Buckel:

The Yavapai County Flood Control District has received your request for comments regarding the project referenced below and has the following statement regarding the proposed development.

1. **Millwood Estates Subdivision, APN 404-04-021 and 404-05-085.** This site is impacted by a FEMA regulated floodplain, whereas a major portion of the site is within the Zone Shaded X, flood fringe. Zone Shaded X is not regulated by the Yavapai County Flood Control District, whereas this zone will have less than 12" of storm runoff during a 500 year rain event. The irrigation ditch that runs along the north property line captures the runoff to the north of site, thus little or no runoff enters the site from the north. The site does not have any defined watercourses that would be regulated by the Flood Control District. The site is impacted by sheet flow storm runoff and is again not regulated by the Flood Control District. The submitted Construction Plans, Final Plat and Phase III Drainage Report should be reviewed and approved by the Town of Camp Verde and / or the Towns consulting engineer.

I would like to reiterate that as floodplain managers for the Town of Camp Verde, the Flood Control District has reviewed the referenced application with respect to regulated floodplains and watercourses. Other aspects of stormwater management, including onsite routing of runoff and detention/retention requirements, are the responsibility of the Town of Camp Verde and should be reviewed accordingly.

If you have any questions or need clarification on any of these matters, please contact me at the District office in Prescott.

Sincerely,
YAVAPAI COUNTY DEVELOPMENT SERVICES

Ron Bell

Project Manager
Flood Control District
(928) 771-3197

c: Brent Ayers, Floodplain Unit, Cottonwood Annex

L06/Buckel Dev Millwood Final



RESOLUTION 2005-668

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING THE PRELIMINARY PLAT 2005-04 FOR THE PURPOSE OF DEVELOPING MILLWOOD SUBDIVISION ON PARCELS 404-04-021 AND 404-05-085 CONSISTING OF APPROXIMATELY 50.36 ACRES AND 30 LOTS WITH THE MINIMUM LOT SIZE BEING 1 ACRE.

SITE LOCATION: 650 QUARTERHORSE LANE.

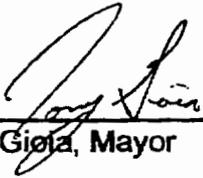
The Common Council of the Town of Camp Verde hereby resolves as follows:

- I. The Common Council hereby finds as follows:
 - A. A request for approval of Preliminary Plat 2005-04 was filed by AZNORTH Enterprises, agent for Melba Shill, owner of parcels 404-04-021 and 404-05-085.
 - B. The request was reviewed by the Planning and Zoning Commission on November 3, 2005 and by the Common Council on November 16, 2005 in public hearings that were advertised and posted according to state law.
 - C. The purpose of the preliminary plat is to develop Millwood residential subdivision with 31 lots.
 - D. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

The Common Council of the Town of Camp Verde hereby approves PP 2005-04 for the purpose of developing Millwood Subdivision with 30 lots on parcels 404-04-021 and 404-05-085 with the following exception and stipulation:

1. An exception has been granted to the developer waiving the requirement for concrete sidewalks in this subdivision.
2. As a stipulation of approval of the Preliminary Plat, the developer is required to address traffic, septic design, ground water protection and Diamond S Ditch concerns before Final Plat submittal.

**PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL
OF THE TOWN OF CAMP VERDE, ARIZONA ON NOVEMBER 16, 2005.**

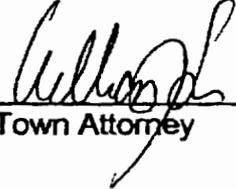


Tony Giota, Mayor

Date: 11/28/05

Attest: Deborah Barber - 11/29/05
Deborah Barber, Town Clerk

APPROVED AS TO FORM:



Town Attorney



ORDINANCE 2006 A319

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO ORDINANCE 2005-A305, WHICH AMENDED THE ZONING MAP OF THE PLANNING AND ZONING ORDINANCE FROM R1L-35 TO R2-2 FOR PARCEL 404-30-029D FOR THE PURPOSE OF DEVELOPMENT OF A RESIDENTIAL COMPLEX.

WHEREAS, the Town of Camp Verde adopted the Planning and Zoning Ordinance in Ordinance 87 A23, approved July 9, 1987 and,

WHEREAS, the Town Council approved 2005-A305 with certain conditions; and

WHEREAS, Ordinance 2006 A319 will promote the public health, safety, and general welfare of the general public; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE:

Section 1:

- I. The Town Council hereby approves **Ordinance 2006-A319** for the purpose of amending **Ordinance 2005-A305** with the following change:

- A. ~~Section II.D. All development is to be limited to one story in height.~~ ALL DEVELOPMENT IS TO BE LIMITED TO TWO STORIES WITH A MAXIMUM HEIGHT 24 FEET'.

Section 2.

All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance, Ordinance 2005-A305, or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.

Section 3.

This ordinance is effective upon completion of publication and any posting as required by law.

01-24-06P04:39 RCVD



AZNORTH

ENTERPRISES, LLC

To: Town of Camp Verde
Attn: Nancy Buckle

Date: 1/24/2006

Fax: 567-9061

Subject: Millwood Estates

From: Jeremy Bach Pages inc. cover 1

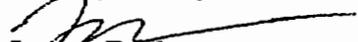
Dear Nancy Buckel,

Thank you for putting everything together so well for the Millwood Estates Project.

At this time, we are requesting a one-week extension to February 1st for the final plat approval of Millwood Estates before the Town of Camp Verde Mayor and Council.

We met with Richard Mabery, Attorney for the Diamond S. Ditch Co. today and we are wanting to come to a mutual agreement regarding Millwood Estates and The Diamond S. Ditch Co. Mr. Mabery has asked us for time to discuss the proposed solution with the Boar of Directors of the Diamond S. Ditch Co. We will have a resolution between AZNorth Enterprises & the Diamond S. Ditch Co. by 4:00p.m on Friday, Jan. 27th, which we will immediately fax to you.

Thank you for your consideration,


Jeremy Bach

STAFF REPORT

Council meeting of: February 1, 2006

Title: **Discussion, consideration, and possible approval of a Memorandum of Understanding with Northern Arizona Council of Governments to operate a voucher transit system.**

Budgeted Item: LTAF II funds are currently included in the budget for transit services.

Description of Item:

As directed by Council, staff has worked with Northern Arizona Council of Governments (NACOG) representatives to form a Memorandum of Understanding to develop and operate a voucher transit system for Camp Verde residents. The proposed MOU is attached. Notice that NACOG will handle the administrative duties of the program for 15% of the total amount.

Section III Services to be provided, includes the guidelines for rider eligibility to receive vouchers. Program guidelines include:

- Must be a resident of Camp Verde.
- Must be youth, 55 or older, developmentally disabled, or low-income adults.
- Transportation originations and destinations are limited to Town of Camp Verde, City of Cottonwood, and the City of Sedona for the purpose of work, education, job search, school, social services, counseling, and medical appointments.
- Transportation related to basic needs will be limited to within the Town of Camp Verde.
- Participants pay \$2 co-pay per ride.

The MOU will expire June 30, 2006, at which time the Council will be able to renew it.

Staff is recommending the MOU be approved in the amount of \$17,375. After NACOG receives 15% for administration fees, 39 residents a month will be able to receive up to \$75 in vouchers a month for the five-month contract.

Staff

Recommendation:

Staff recommends Council approve the MOU with the following figures under VII) Funding Level, page 5. The Town agrees to fund the voucher program in the amount of \$17,375 during the period of February 2006 to June 30, 2006. This equates to approximately \$3,475 per month. NACOG's 15% administration fee would equal approximately \$512.25 per month, with the remainder of the funds going directly towards funding the vouchers. Staff is also recommending Council include a rollover of funds clause in the final contract.

Staff requested the contract include a section regarding roll over of funds from month to month and to the next contract year. At the time staff reports were due, a revised contract had not been received from NACOG.

Attachments: Proposed MOU.

Prepared by: Wendy Escoffier

MEMORANDUM OF UNDERSTANDING
Between Northern Arizona Council of Governments-
Economic/Workforce Development Division
and the
Town of Camp Verde, Arizona

General Provisions

I) Introduction - Purpose of Memorandum of Agreement

This Memorandum of Understanding (MOU) is made and entered into by and between the Northern Arizona Council of Governments - Economic Workforce Development, hereafter referred to as NACOG, and the Town of Camp Verde, hereafter referred to as the Town.

The purpose of this MOU is to establish an agreement between NACOG and the Town concerning their respective rights and responsibilities for the development and implementation of a voucher transit system, or VTS, which shall serve Camp Verde Residents in providing transportation services to the following areas, the Town of Camp Verde, the City of Cottonwood and the City of Sedona, hereafter referred to as the Verde Valley.

All parties agree to coordinate and collaborate their efforts in mutual planning and implementation to ensure that Camp Verde Citizens benefit from this service. The vouchers shall be issued to residents of the Town to be used for travel only within the Verde Valley. Residents of the Town will pay a \$2.00 co-payment per service provided.

II) NACOG - Authorities and Responsibilities Expressly Implied

1. **Fiscal Agent:** NACOG will act as the fiscal agent for the VTS being responsible to receive and disperse funds.
2. **Eligibility:** NACOG will establish eligibility screening which conforms to the requirements set forth. Income level shall be based primarily on current income information provided by the State of Arizona.
3. **Reporting:** NACOG will collect data regarding all VTS users to include residency, origination, user name, eligibility category, age, income level as appropriate, and destination. This information will be compiled and reported to the Town on a quarterly basis.

4. **Records Management:** NACOG will prepare and maintain all records relating to the VTS for the duration of this agreement. Records will be released to the Town, upon request, at the termination of this agreement.
5. **Staff:** NACOG shall select and employ staff in order to provide project supervision and direct client services. This staff shall also perform administrative services as applicable.
6. **Compensation:** NACOG will receive a 15% administrative fee for performing all duties set forth herein.
7. **Contributions:** NACOG, when applicable, will make available other resources to VTS recipients.

III) Services to be provided

It is understood and agreed upon by all parties that this agreement is the result of collaboration between the Town and NACOG. NACOG will develop and implement the VTS program, per the following guidelines:

1. Funds will be distributed based on residency not on origination/destination of travel, i.e., the residency of a recipient shall determine the allocation of funds from the respective Town's VTS budget.
2. Transportation originations and destinations will be limited to Town of Camp Verde, City of Cottonwood and the City of Sedona for the purpose of work, education, job search, school, social services, counseling, medical appointments. Basic needs is to be limited to Town of Camp Verde only.
3. Eligibility includes youth (16-21), elderly (55 or older), developmentally disabled and low-income adults. Note: There are no income guidelines for youth or 55+ individuals.
4. Special needs clients and unaccompanied youth will be given transportation only when appropriate accessibility and safety precautions can be provided.
5. Clients deemed eligible will be given vouchers based on a monthly expenditure budget of the Town of residency. The vouchers will be given out on a first come first serve basis beginning on the 1st on each month.

6. Transportation will be provided only by NACOG approved and contracted vendors.
7. NACOG may, as the Town has requested, authorize processing of vouchers by select organizations as may be deemed appropriate. Said organizations will be required to comply with all record maintenance procedures set forth by NACOG to facilitate the reporting process. NACOG reserves the right to withdraw on-site voucher processing from any organization which does not comply with required procedures.
8. The Town agrees that NACOG shall not be held accountable in the event of abuse by another organization utilizing on-site voucher processing. Neither shall payments be denied for services rendered by providers in good faith.

IV) Assignment of this agreement

This agreement is not assignable in whole or in part by NACOG without the express written permission of the Town.

V) Term of this agreement

The Town and NACOG agree that this agreement will become effective upon execution by signature and continue in effect until June 30, 2006. Any modification or termination of this agreement by the Town or NACOG must be requested, in writing, 30 days prior to desired modification or termination.

VI) Conflict of Interest

Pursuant to A.R.S. Section 38-511, the Town may cancel this agreement, without penalty or further obligation, if any person significantly involved in initiating, negotiating, securing, drafting, or creating the agreement on behalf of the Town is, at any time while the agreement or any extension of the agreement is in effect, an employee or agent of any other party to the agreement with respect to the subject matter of the agreement. In the foregoing event, the Town further elects to recoup any fee or commission paid on behalf of the Town from any other party to the agreement arising as a result of this agreement.

VII) Funding Level

The Town agrees to fund the voucher program in the amount of \$_____ during the period of _____, 2006 to June 30, 2006. This equates to approximately \$_____ per month. NACOG's 15% administration charge would equal approximately \$_____ per month, with the remainder of the funds going directly towards funding the vouchers.

VIII) Signatures

This Memorandum of Understanding shall constitute the entire agreement of both parties and is executed upon signature.

Passed, Approved, and Adopted by the Mayor and Council of the Town of Camp Verde this ____ day of _____, 2006.

Tony Gioia, Mayor

ATTEST:

Deborah Barber, Town Clerk

Pursuant to A.R.S. Section 11-952(D), the foregoing agreement has been reviewed by the undersigned attorney for the Town of Camp Verde, who has determined that the agreement is in proper form and is within the powers and authority granted under the laws of this state to the Town of Camp Verde.

Town Attorney

Teri Drew
NACOG - Regional Director
Economic/Workforce Development Division

STAFF REPORT

Council meeting of: February 1, 2006

Title: **Discussion, consideration, and possible direction to staff to sign SWCA's \$2,500.00 change order to fulfill Coconino Forest Service's requirement to provide the biological and archeological survey report's referenced citations in hard copy.** This exceeds the approved amount and the unbudgeted funds would come from park contingency.

Budgeted item: NO

Description of Item: The Coconino Forest Service requested that SWCA include biological and archeological survey report referenced citations in hard copy.

Staff Recommendation: Direct staff to sign change order.

Comments: This change order is necessary to complete the archeological study.

Attachments: Yes

Prepared by: Bill Lee



Flagstaff Office
114 N. San Francisco St. Suite 100
Flagstaff, AZ 86001
Tel 928-774-5500 Fax 928-779-2709
www.swca.com

2136

24 January 2005

Mr. Bill Lee
Town of Camp Verde
P.O. Box 710
Camp Verde, Arizona 86322
Via e-mail: blee@campverde-az.gov (no hard copy to follow)

Re: Change Order #4/ SWCA Project No. 7794-Camp Verde Park and Trailhead NEPA

Mr. Lee:

Per our discussion yesterday I am requesting this change order for additional out-of-scope services to finalize the administrative record for the Camp Verde Park EA. The Coconino Forest has requested that SWCA include all referenced citations in hard copy that were included in the biological and archaeological survey report. This will require labor and photocopy costs to locate, copy, and append to the project record.

The cost for this additional work as required by the Coconino Forest is \$2,500.00. If you find this scope of work and cost acceptable, please indicate by printing out and signing this letter below and returning it to our Flagstaff office. For your convenience, a fax copy of this letter signed by you will be accepted as an original. This approved cost and change in scope will be added to and billed under our existing contract.

If you have any questions, please do not hesitate to give me a call at (928) 774-5500.

Sincerely,

Bill Leibfried
Project Manager

My signature below indicates agreement to increase the amount of our current Not-to Exceed (NTE) contract with SWCA by \$2,500.00 for the services specified in this change order.

Printed Name

Signature

Date