

AGENDA



**REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, JULY 5, 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) June 21, 2006 – Executive Session
- 2) June 21, 2006 – Regular Session
- 3) June 27, 2006 – Work Session
- 4) June 28, 2006 – Council Hears Planning & Zoning

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

- 1) Joint Work Session – July 18, 2006 at 6:30 p.m.
- 2) Regular Session – July 19, 2006 at 6:30 p.m.
- 3) Council Hears P & Z – July 26, 2006 at 6:30 p.m.
- 4) Regular Session – August 2, 2006 at 6:30 p.m.
- 5) Regular Session – August 16, 2006 at 6:30 p.m.
- 6) Council Hears P & Z – August 23, 2006 at 6:30 p.m.

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

6. **Presentation by Arizona Department of Commerce Representative Joan Bethell regarding a job training grant award in the amount of \$1,833 to Quintus, Inc.**

7. **Presentation by Bill Lee or his designee on the Town Master Plan for Town Facilities.**

8. **Discussion, consideration, and possible selection and direction to staff on the option to reduce the 11.5 million dollar request for an upcoming General Obligation Bond for the Community Park and Library/Town Hall.**

9. **Discussion, consideration, and possible direction to staff to call a November Special Election for a General Obligation bond and/or other options. Discussion should include the number of questions that should be on the ballot in reference to this item.**

10. **Discussion, consideration and possible approval of the 2006 Summer Street Improvement program.**

11. **Discussion, consideration, and possible direction to staff regarding LTAF Cultural Expense line item (Local Transportation Assistance Fund) and how Council would like the money spent.**

Councilor Smith and Parrish requested item #12:

12. **Discussion, consideration, and possible direction to staff to obtain proposals from outside sources to contract for Street Construction and Maintenance.**
13. **Call to the Public for Items not on the Agenda.**

There will be no Public Input on the following items:

14. **Advanced Approvals of Town Expenditures**
15. **Manager/Staff Report**
16. **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.
17. **Adjournment**

Posted by: *V Jones*

Date/Time: 6:30:06 8:00 a.m.

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, JUNE 21, 2006
at 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 6:30 p.m.

2. Roll Call

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

Also Present: Town Manager Bill Lee, Town Bill Sims, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper.

3. Pledge of Allegiance

The Pledge was led by Hauser.

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) June 7, 2006 – Regular Session

b) Set Next Meeting, Date and Time:

1) Council Hears P&Z – June 28, 2006 at 6:30 p.m.

2) Regular Session – July 5, 2006 6:30 p.m.

3) Joint Work Session with Parks & Recreation – July 12, 2006 at 6:30 p.m.

4) Joint Work Session with P&Z – July 18, 2006 at 5:00 p.m.

5) Regular Session – July 19, 2006 at 6:30 p.m.

6) Council Hears P&Z – July 26, 2006 at 6:30 p.m.

c) Possible approval of a Proclamation declaring July 10 through July 16, 2006 as "Hunter Education Week".

d) Possible approval of Ordinance 2006-A330, an ordinance of the Town of Camp Verde, Yavapai County, Arizona approving submission of escrow papers to the title company for the purchase of the real property parcel number 404-19-018C located at 175 N. Montezuma Castle Highway, Camp Verde, Arizona.

e) Possible approval to renew the Arizona Heritage Alliance membership, which includes a \$500 membership fee. This is a budgeted item in the non-departmental subscription/memberships.

f) Possible appointment of Harry Cipriano as interim Hearing Officer to replace Dan Bell.

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved the Consent Agenda, with the deletion of Item **b)3)** and the removal of Item **d)** for discussion.

Mayor Gioia requested that Item 4d) be pulled for discussion; Town Manager Lee requested that the Joint Work Session set for July 12, 2006 be deleted.

4.d) Possible approval of Ordinance 2006-A330, an ordinance of the Town of Camp Verde, Yavapai County, Arizona approving submission of escrow papers to the title company for the purchase of the real property parcel number 404-19-018C located at 175 N. Montezuma Castle Highway, Camp Verde, Arizona

On a motion by Gioia, seconded by Baker, the Council unanimously approved Item 4d) from the Consent Agenda.

The Council discussed with Town Manager Lee the price for the purchase of the subject property. Lee confirmed that the amount requested by the sellers is \$250,000, which is well under the original asking price, and that the sellers have requested that the park be named after the Rezzonico Family. An alternative suggestion was made to acknowledge the contribution of the partial funding and work with the Town by constructing a monument with a plaque recognizing the senior member of the Rezzonico Family. The Council also agreed on the appropriateness of a similar plaque to recognize the donation of the Babbitt Family.

There was no public input.

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

Joe Chatley spoke prematurely; the item he was questioning was on the agenda to be addressed later.

Bob Kane, Verde Lakes, told the Council about a complaint he had regarding a neighbor's stagnant water in a wading pool and was told that the Town had no ordinance against that. The Council briefly discussed the problem described by Mr. Kane. Mr. Kane also complained about a trailer that had been added to neighboring property.

Following some responses to the speaker, Attorney Sims cautioned the Council that a give-and-take with the speaker is not allowed in the Call to the Public portion of the Agenda. Mr. Kane was advised that staff will look into the two issues he raised.

There was no further public input.

6. **Discussion, consideration, and possible appointment of two (2) members to the Camp Verde Trails & Pathways Committee to fill the vacant terms that expire in September 2006.**

On a motion by Gioia, seconded by Baker, the Council unanimously approved the appointment of Bea Richmond and Bill Mitton to the Trails & Pathways Committee to fill the vacant terms that expire in September 2006.

Bea Richmond outlined her many activities on behalf of the Town and her willingness to serve on the Trails & Pathways Committee.

Bill Mitton said he wants to give service to the community; he is a retired school teacher and football coach.

There were endorsements from the members for the appointment of both Bea Richmond and Bill Mitton to the Trails Committee, and a comment that the application from the third applicant will be kept in the file since another vacancy on the Trails Committee is anticipated soon.

There was no public input.

6a. **Possible Appointment of Al Roddan to the Board of Adjustments and Appeals for a Term Expiring September 2006.**

On a motion by Gioia, seconded by Parry, the Council unanimously approved the appointment of Al Roddan to the Board of Adjustments and Appeals for a term expiring September 2006.

The applicant was not present; however, the Council expressed appreciation for his volunteering to serve.

There was no public input.

7. **Discussion, consideration, and possible approval of Resolution 2006-687, a resolution of the Mayor and Common Council of the Town of Camp Verde, Arizona, approving**

and authorizing the submission of a grant application to the Water and Infrastructure Finance Authority of Arizona, and approving and authorizing the Mayor to execute all documents necessary for the application and acceptance of such grant.

On a motion by Gioia, seconded by Kovacovich, the Council unanimously approved Resolution 2006-687, a resolution of the Mayor and Common Council of the Town of Camp Verde, Arizona, approving and authorizing the submission of a grant application to the Water and Infrastructure Finance Authority of Arizona, and approving and authorizing the Mayor to execute all documents necessary for the application and acceptance of such grant.

Lee reminded the Council of the presentation by two engineering firms seeking to perform a study on the area from Steve Coury back to the Sanitary District boundaries for a sewer master plan. There is \$70,000 on hand that was received from the Yavapai-Apache Nation with the request that it be used for infrastructure. A WIFA grant would provide an additional \$35,000 to help pay for the study. Lee understands that the WIFA grant has been placed on the consent agenda for approval, that there is no reason the Town will not be approved, and that there is no conflict between what the Town and the Sanitary District are trying to do.

There was no public input.

8. **Discussion, consideration, and possible selection of materials and/or options for consideration in the bid package for the new restrooms funded by CDBG Contract #137-06.**

Staff was directed to go with the building shown with the wet parking lot, the knee-high front wall that is underneath the porch-style overhang, with a river rock finish; staff was further directed to select the Buckskin Barnwood wall texture, the Cedar Shake in the lighter color for the roof texture; staff was also directed to select river rock that would be the best match to the Ramada.

Grants Administrator Mike Casebier referred to the information provided in the agenda packet for the subject new restrooms in order for the Council to arrive at a consensus on the style, color and finish. After a thorough review of the illustrations and color samples, and discussion of the options available, including the budgeted amount, the Council unanimously agreed on the materials and options for the restrooms, and staff was directed to incorporate those selections into the bid process.

PUBLIC INPUT

Karen Thomas said she has only been in Town for a year, and asked where the proposed restrooms will be located; Council responded, indicating the location.

Bea Richmond questioned why a privacy wall would be needed, there would be plenty of privacy walls inside; that would be an unnecessary expense as well as a security factor.

Lori Boyce wanted to know who the restrooms will be named after.

There was no further public input.

9. **Discussion, consideration, and possible appointment of a Vice Mayor to a one-year term ending June 2007, and possible appointment of Council members to serve on all committees in which the Town wishes to be involved.**

On a motion by Parry, seconded by Parrish, the Council voted 5-2 to appoint Brenda Hauser as Vice Mayor to a one-year term ending June 2007; with 'no' votes by Smith and Kovacovich.

The following appointments were discussed with the Council members and confirmed accordingly.

Committee Appointments:

AMRRP, Member Board of Trustees	Baker
Arizona Municipal Risk Pool	Baker
Arizona Town Hall	Gioia
Cocopai Resource Conservation & Development. (RC&D)	Smith
Council Liaison to Yavapai-Apache Nation	Baker/Parry
Library Building & Design Committee	Parry
MAT-Force Organization	Baker/Hauser
Natural Resource Subcommittee of the Verde Watershed Association	Kovacovich/Gioia
NACOG Regional Council, Member Executive Board	Baker/Smith
NACOG Economic Development Committee	Baker/Smith
Sanitary District Liaison	Smith
Verde Valley Transportation Organization	Parrish/Smith
Yavapai County Water Advisory Committee	Hauser/Gioia as alternate
Verde Valley Water Users Liaison	Kovacovich/Gioia (Alt)
Verde Valley Land Preservation Institute	Hauser/Baker
Yavapai College Regional Skills Center	Gioia
Economic Development Liaisons	Baker/Smith
Intergovernmental Association	Gioia/all Council members
Verde River Basin Partnership	Hauser
Verde Watershed Association	Hauser

Inactive Committees

- Arizona Art Share
- Arizona Watershed Alliance
- Natural Resource Committee
- Middle Verde Basin Planning Group
- Verde River Enhancement
- Verde Valley Natural Resource Committee

There was no public input.

10. **Discussion, consideration, and possible direction to staff to prepare an ordinance adopting the recent changes to the Town Code.**

Staff was directed to prepare an ordinance adopting the Town Code, with the changes discussed, adding the provision: When hiring the following department heads the Town Manager shall solicit input from no more than three Council members.

Town Attorney Sims pointed out that when the proposed ordinance is adopted it will not become effective until 30 days after that date; staff could have the final document available at the next Council session for adoption.

Acknowledging that the proposed Code has been thoroughly reviewed page by page, there was, however, a request to document or further clarify the system being used for the appointment or hiring of department heads by the Manager and including Council members in the application committee. That issue, including the suggestion that there be a concurrence of the Council as to any decision, was discussed at length, together with input from the Town Manager and public comments; the Council approved adding the language proposed by the Town Attorney that would meet the concerns expressed.

PUBLIC INPUT

Bea Richmond said that she would think "concurrence" means a majority of the Council.

Rob Witt commented that he is concerned about the possibility of micro-managing and having an oversight committee make decisions in terms of personnel.

Carol German said she understood there is already a hiring process, and suggested just adding "following the established process," to the provision that the Town Manager makes the final decision. The Council briefly discussed with the speaker the intent to document the process.

There was no further public input.

(Items 13, 14, 15, 16 and 17 were addressed prior to Items 11 and 12.)

11. **Discussion, consideration, and possible approval to direct the Town Manager to bid on Forest Service land consisting of approximately 118 acres located at the corner of McCracken Rd. and Hwy 260 currently being auctioned by online bid to be used for park purposes.**

On a motion by Baker, seconded by Smith, the Council voted unanimously to go into Executive Session for Items 11 and 12.

Town Attorney Sims stated that there is now sufficient specificity in the notice of the meeting, and that it would be appropriate to go into Executive Session, after hearing input from the public, so that staff may get direction as to the position the Town should take relative to the bid on Item 11 and the negotiations on Item 12.

Following the Executive Session to consider Item 11, Mayor Gioia announced that the Council has reviewed this possibility in an effort to save public funds; the Council has weighed the possibility and chooses not to partake of the 118-acre bidding process, but to stay the course, and staff is directed accordingly.

PUBLIC INPUT

Steve Ayres announced that he was speaking on behalf of his newspaper, adding that he had spoken with Bill Sims regarding the specificity issue that has now been resolved. In summary, Mr. Ayres spoke at length regarding meeting with Bill Lee, questioning Lee's representations of his contacts with the Forest Service and impugning Lee's veracity regarding other related issues and comments. Mr. Ayres cited his past contacts with Pete Mourtsen of the Forest Service that appeared to refute Lee's version of his inquiries into the issue of the subject parcel and bidding process. Mr. Ayres detailed his research on the long history of the proposed purchase of the 223 acres and the possible ramifications of the public reaction to a reversal in the plans for a Town park, suggesting that the Town is getting close to ruining the entire park project. Mr. Ayres also touched on excessive spending on the part of the P&R Department, and continued to question the management ability and integrity of Bill Lee. Mr. Ayres suggested further discussion of Mr. Lee's employment, and promised that the newspaper will continue to support causes that they feel have been "swept under the rug" for a long time.

Lori Boyce, in summary, objected to the proposed purchase of the 118 acres, saying that it would set the Town back 10 years in time; the Council has voted unanimously to purchase the 223 acres. Without that, the Town will be losing a last chance for open space. Ms. Boyce also said that she will not again attend a meeting with Bill Lee without someone else present, for the same reasons that were expressed by the newspaper person. Ms. Boyce is upset over the lack of public meetings on these issues, and questioned why the Town is bickering over the price of the land, considering the anticipated impact fees, the Heritage grant, and a possible raise in taxes.

Bob Johnson said he favored the 223 acres instead of considering the 118 acres.

Rob Witt objected to the newspaper "buying" property for the Town; the Town needs to do the best job it can and get the best park for the Town and get the best value for the money without taxing the people. He supported the effort of the Town Manager to get property for less, although he believes that bidding on the property would only serve to increase the price, which would ultimately hurt the Town. If the Town does not bid and the parcel possibly sells for

\$12,000 per acre, the Town would have a great opportunity to request a reappraisal of the 223 acres. It is not in the best interest of the Town to bid on that property. Mr. Witt addressed Mr. Ayres directly, expressing disapproval of his criticism of Bill Lee, suggesting that it was unhelpful to get angry and point fingers at each other. Furthermore, Mr. Witt feels it would be stupid for the Council to indicate in an open meeting whether the Town would bid or what it would bid on the property.

There was no further public input.

(Note: Items 11 and 12 were addressed at the same time to allow for hearing any public comments on those related items prior to adjourning for Executive Session on both items.)

A recess was called at 9:02 p.m. to go into Executive Session; the meeting was called back to order at 10:04 p.m.

12. Discussion with representatives regarding negotiations for the purchase of Forest Service land consisting of approximately 223 acres commonly known as the Old Airstrip.

On a motion by Gioia, seconded by Hauser, the Council unanimously voted that it has heard the public desire to pursue the 223 acres and has directed staff to do several things in the best interest of the public to acquire that land for our public park.

Public input was noted and summarized in the foregoing Item 11.

13. Discussion, consideration, and possible approval of a Council letter to ADOT concerning Camp Verde's position on proposed SR 260 improvements.

On a motion by Gioia, seconded by Hauser, the Council unanimously agreed to sign the letter to ADOT as proposed by Mayor Gioia, with the additional information as requested and discussed; the letter will then be sent to ADOT when completed.

Mayor Gioia read aloud his letter to Supervisor Chip Davis regarding his letter to ADOT; a copy of Gioia's proposed letter was included in the agenda packet. In summary, that letter included reference to the significant number of traffic accidents and fatalities reported within the Camp Verde section of Hwy 260 as opposed to none reported in the proposed Cottonwood segment, and suggested reconstruction for the section of Hwy 260 which stopped approximately 3/4 of a mile west of I-17 to Cherry Road as an alternate. Councilor Smith requested, in essence, the addition of specific numbers and locations of recorded accidents and deaths; Smith included a comment on the Cottonwood City Proclamation indicating their desire to want to improve the health, safety and welfare of the citizens of the entire Verde Valley. The addition requested by Smith would point out that valuable tax money needs to be spent where it will do the safest and best job, and that would be the Camp Verde area. Because the Cottonwood segment would be the easiest to construct, that should not be a priority; safety, health and welfare should be the priority. Mayor Gioia and the members agreed to the addition to the proposed letter. It was confirmed that reconstruction is initially slated for only about a one-third segment of the highway, and that the concern of Camp Verde is to get the most unsafe part of the highway fixed first. The Council reviewed the history of ADOT's several changes of plans for reconstructing Hwy 260, as well as the public perception and confusion over Camp Verde's position.

The following public input included a general in-depth discussion between the members and the speakers on various concerns regarding ADOT's proposed plans for 260.

PUBLIC INPUT

Bob Johnson, in summary, expressed his disappointment over only getting one-third of the highway reconstructed.

Joe Chatley, in summary, commented on his attendance at the ADOT meetings and his understanding of the intent of ADOT for a "seamless" process of reconstruction, and also discussed the public perception of the Cottonwood/Camp Verde issues.

Rob Witt, in summary, approved of the content of the proposed letter and the addition, saying that everyone should just stick together in order to determine the outcome for Camp Verde.

There was no further public input.

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

Rob Witt requested the opportunity for public comments prior to going into Executive Session on the Forest Service items.

There was no further public input.

15. **Advanced Approvals of Town Expenditures**

There were no advanced approvals of town expenditures.

16. **Manager/Staff Report**

Lee pointed out that P&R and Administrative staff participated in a clean-up of Main Street this morning to help Bobby Chavez get caught up after his absence caused by the loss of his mother. Also, Camp Verde Fire is manning Station 5 in the Sedona fire emergency; Camp Verde has offered any assistance that Sedona might request.

17. **Council Informational Reports**

Hauser reported on receiving merchant complaints because of arbitrary dumping of trash in their receptacles, saying the problem needs to be addressed.

Baker commented on attendance at the MAT-Force meeting in Cottonwood and the growing danger of meth in the Verde Valley.

Parry reported on his involvement in the Marshal's office remodel and his attempts to resolve issues with the architect.

Parrish spoke about the plans for a plaque honoring the Babbitts.

Gioia described his meetings with the past Mayor of Punta Gorda, Belize, to discuss economic development, and delivered a message from him trying to assist commercial endeavors with Guatemala; also spoke to the Mayor of Porto Barrios.

18. **Adjournment**

On a motion by Hauser, seconded by Baker, the meeting was adjourned at 10:05 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 Session of the Town Council of Camp Verde, Arizona, held on the 21st day of June 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2006.

Debbie Barber, Town Clerk

MINUTES
Budget Work Session
Mayor and Common Council
of the
Town of Camp Verde
Council Chambers
473 S. Main Street, Room 106
Tuesday, June 27, 2006
5:00 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

Mayor Gioia called the meeting to order at 5:00 p.m.

2. Roll Call

Mayor Tony Gioia, Vice Mayor Brenda Hauser, Mike Parry, Ron Smith, Jackie Baker, Bob Kovacovich and Howard Parrish.

Also Present:

Acting Town Manager Dave Smith, Dane Bullard, Lynda Moore, and recording Secretary Virginia Jones.

Mike Parry led the Pledge of Allegiance

3. FY 2006/07 General Fund Operating Budget.

Finance Director Dane Bullard gave a brief summary of the four options presented to Council for employees COLA and encouraged Council to be equitable as a Town wide solution. Marshal Dave Smith commented that the Marshal's Office was not requesting to be the only department to receive a COLA; they are just bringing to Council the greater disparity for state certified police officers in comparison to civilian employees. Councilor Smith stated he felt the Human Resource Director should be someone other than the Finance Director and felt it was a conflict of interest. It was agreed the Town should do a full scale salary review.

Council requested to review the budgets for each department.

Council requested an agenda item be brought to Council, within six weeks, regarding LTAF funds and Council would make a decision as to where the funds would be spent.

Council requested Lynda Moore provide cost estimates for all the special events for Council to review.

A work session was scheduled for 5:00 p.m. on July 5th.

Council reviewed the options presented for cost of living raises and requested the following options be provided:

1. 10% for sworn officers and 7.5% for all employees
2. 10% for sworn officers and 5.0% for all employees

Council requested information on how many communities are on the nine steps for sworn officers.

Public input:

Sheri Bentley stated that even though special events may look like a party, they are providing a service to the citizens. Sheri told of a lady living in Camp Verde, who had been displaced because of Hurricane Katrina, unable to walk, requesting crowdads if she could drive up and wait. Sheri asked Council not to loose site of what the Special Events are all about.

Mike Dumas explained the maintenance department has had to take on several new projects, including Main Street, the new Marshal's facility, and will be taking on the Black Bridge Park. He stated all departments are suffering and requested an equal COLA across the board.

4. Adjournment

On a motion by Hauser, seconded by Baker, the meeting was adjourned at 8:12 p.m.

Tony Gioia, Mayor

Virginia Jones, Deputy Clerk

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING, minutes are a true and accurate accounting of the discussion of the Mayor and Common Council of the Town of Camp Verde during the Work Session of the Town Council of Camp Verde, Arizona held on the 27th day of June 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

**MINUTES
COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, JUNE 28, 2006
at 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 Hauser, Councilors Baker, Smith, Kovacovich, and Parry were present; Councilor Parrish arrived at 6:36 p.m.

Also Present: Community Development Director Will Wright, Sr. Planner Nancy Buckel, and Recording Secretary Margaret Harper.
 3. **Pledge of Allegiance**
The Pledge was led by Vice Mayor Hauser.
 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) June 20, 2006 – Work Session
 - b) **Set Next Meeting, Date and Time:**
 - 1) Regular Session – July 5, 2006 6:30 p.m.
 - 2) Joint Work Session with P&Z – July 18, 2006 at 5:00 p.m.
 - 3) Regular Session – July 19, 2006 at 6:30 p.m.
 - 4) Council Hears P&Z – July 26, 2006 at 6:30 p.m.
 - c) **Discussion, consideration, and possible renewal of the Memorandum of Understanding with NACOG to operate the Voucher Transit System.**

On a motion by Hauser, seconded by Kovacovich , the Council unanimously approved the Consent Agenda as presented, with the addition of a Work Session on July 5, 2006 at 5:00 p.m. and Item 4c) pulled for brief discussion.

Mayor Gioia requested that Item 4c) be pulled for discussion, and that a budget Work Session be added for July 5, 2006 at 5:00 p.m.
- 4c) **Discussion, consideration, and possible renewal of the Memorandum of Understanding with NACOG to operate the Voucher Transit System.**

On a motion by Gioia, seconded by Baker, the Council unanimously approved signature on the Memorandum of Understanding with NACOG.

Wendy Escoffier explained that NACOG had recommended that the Memorandum of Understanding be revised to eliminate the need to renew it every year by providing that it remain in effect until the funds run out, or until further action by the Council.

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

Bob Johnson, Camp Verde, requested information regarding the issue of Hwy 260 at this point in time, describing some measurements he had taken on two segments that he understood were under consideration; Mayor Gioia offered him a letter to read during the meeting, explaining that the information in the letter will be published in the newspaper tomorrow.

There was no further public input.

6. **Discussion, consideration, and possible approval of an agreement with owner/agent Rob Witt for NEI subdivision for withholding building permits in lieu of filing a performance bond to ensure infrastructure and all required offsite improvements for this subdivision/commercial park.**

On a motion by Smith, seconded by Baker, the Council by a 4-3 vote approved an agreement with owner/agent Rob Witt for NEI subdivision for withholding building permits in lieu of filing a performance bond to ensure infrastructure and all required offsite improvements for this subdivision/commercial park; with 'no' votes by Gioia, Hauser and Parry.

Community Development Director Will Wright said that a special meeting of the Planning & Zoning Commission was held on June 15, 2006 to address the owner's desire to be able to record the final plat, using a similar approach that was approved for the Silverado subdivision to withhold the Certificate of Occupancy in lieu of filing a performance bond. The owner of the subject property proposes that any building permits be withheld in lieu of filing a performance bond; all improvements in terms of infrastructure will therefore be in place before a building permit is issued for any of the lots in the subdivision. The Town Attorney has determined that any risk for the Town would be minimal, if any, since no building will occur until the improvements are complete and accepted by the Town, or unless a performance bond is brought forward at some juncture. The Commission has unanimously recommended approval of the request.

The Council discussed the request at length, expressing conflicting opinions, including the major concern of opening the Town up to liability, citing a past example, countered with the suggestion that this request is appropriate since the control exists by withholding building permits and that there is no comparison to the example cited. It was also pointed out that the employment that will be created by the proposed business was an important factor in trying to work with the owner and that sales of the lots would generate the revenue sufficient to complete the improvements. The issue of the requirement for disclosure of the withholding of building permits to lot purchasers was also addressed.

Rob Witt confirmed that the buyers are being advised that they are in essence investors, and that their money will be used to complete the infrastructure; the owner does not have the cash to pay for that. Witt suggested that the Town might stipulate that funds be impounded in the amount of \$1.1 million before the properties are closed and the monies start being used.

The Council continued to express reservation about the wisdom of approving the request, with a proposal made that the owner might deed a lot to the Town as an assurance to guarantee the development and eliminate risk. In contrast it was suggested that the proposed agreement would not only protect the Town and was approved by the Town Attorney, but the Town would be assisting a potential employer who will create much-needed jobs for the Town. As to the proposal regarding deeding a lot to the Town, **Rob Witt** said that the owner could not do that, but could "secure something" with some of the property being set aside; further Council input cautioned against such an arrangement without advice from the Town Attorney.

PUBLIC INPUT

Bob Womack, in summary, supported the comment he had made during the P&Z meeting regarding the disclosure provision explaining the history of and the reason for requiring disclosure during real estate transactions; disclosure is the way to protect the buying public. Also, a performance bond in no way protects the Town; it protects the public.

Bob Johnson said he thinks Mike Parry has a good idea regarding reserving a parcel as a guarantee; no matter what the Attorney or anyone else says, there is risk. Also, he said that Mr. Witt agreed that it is a good idea.

Suzy Burnside, in summary, expressed her objection to waiving a performance bond; it is a conservative way for the Town to protect infrastructure of any type being built, although since she had missed the first part of the meeting she was not sure why that was being considered.

There was no further public input.

During further discussion among the members, with references to the proposed agreement, Ms. Burnside again spoke, asking that all the information available to Council members prior to meetings also be available to citizens on the website, which would have been helpful to her in reviewing the issue prior to the meeting. Mayor Gioia requested that staff pursue an answer to why a complete packet had not been put on the website.

7. **Discussion, consideration, and possible approval SPR 06-02 for the Steve Coury Ford Dealership.**
On a motion by Gioia, seconded by Smith, the Council unanimously approved SPR 06-02 for the Steve Coury Ford Dealership, with the following stipulations: Moving forward with the lighting plan to comply with the Town's lighting ordinance; and review at a later date of landscaping to match Camp Verde's Design Review intent.

Director Wright went over the site design review concerns about wanting to try to incorporate the Ford structure into the Western/Rural concept and the strict requirement by Ford Motor Company to keep a uniform design for their dealerships, together with the compromise approved by the Planning & Zoning Commission with the stipulation having to do with the lighting plan and the landscaping.

Rick Cartell, a principal with Autopilot Development Services, first distributed some color renderings of the proposed structure, and briefly explained his company's primary goal of helping Mr. Coury complete the design and construction phases of his planned Ford dealership. Mr. Cartell addressed the three main issues that had caused concern over the approval of the project by the Planning Commission: the exterior design of the building, the landscaping and the lighting. He outlined and described in detail the need by car dealers for what are referred to as "Image Guidelines," and how those guidelines evolved and why they are necessary for approval of a dealership. Mr. Cartell also explained the importance of lighting because of the unique atmosphere in car dealerships; he suggested that his company be allowed to work with staff to develop industry-standard light levels and arrive at a solution satisfactory to the Town. Mr. Cartell agreed to the suggestion that he also research the Flagstaff dealerships, that Flagstaff's requirements are even more stringent than Camp Verde's. Mr. Cartell assured the Council that his company will work with staff on landscaping, the area plant schedule and sizes, and include features such as fencing and other items that will project the Western/Rural look. The Council was also advised that permittable plans will be ready within approximately two weeks for review. Dean Spears, Engineer, addressed the water detention issue, confirming that there will be underground detention to collect and store drainage, and then discharge into the creek.

PUBLIC INPUT

Bob Womack commented on branding as referred to in the Marketing Guide, which is what the Ford Motor Company is doing; as an example of branding Mr. Womack mentioned the Energizer Bunny, for one.

There was no further public input.

- 7a) **Discussion, consideration and possible direction to Staff regarding the requirement of certified documents from applicants for building and zoning related matters.**
On a motion by Baker, seconded by Gioia, the Council voted unanimously to continue the subject item to the Council Hears P&Z meeting at the end of July; the Town Attorney to be available for teleconference.

Councilor Parry explained his reason to request this item based in part on a situation on Monroe Lane recently involving documents and concerns over right-of-way. Upon investigating, Parry found that the file contained

documents that are labeled "Unofficial Copy." Parry suggested that the Town is possibly being exposed to liability by accepting such documents and that the County requires official copies.

Director Wright said that what staff had been given did not explain any background for the request and staff is not prepared to speak to it. As for the County only accepting official documents, they are the official agency that does the recording. All the applications include a statement to the effect that what is being signed is true and correct; a false statement is a misdemeanor and a serious violation of the law. Wright suggested that staff could do a little more research if Council desires. The Council briefly discussed late submissions of addendum items and a potential problem when staff has not had sufficient time to be prepared.

It was agreed that the item should be continued to another meeting.

PUBLIC INPUT

Rob Witt advised the Council that some documents do not become official until they have been approved by the Town and certified; it would be very cumbersome and discouraging for an applicant to try to figure out how to present the forms.

Kathy Davis said she would like to see some form of certification; she cautioned that a seemingly certified document can be manufactured and approved without a legal basis.

There was no further public input.

- 7b) Discussion, consideration, and possible reaffirmation of Section 120 of the Planning and Zoning Ordinance for the Town of Camp Verde, and possible direction to staff to ensure that all outdoor lighting, including lighting in new and recent construction, is in compliance with this ordinance.** Staff was directed to be more cautious in following the Lighting Ordinance.

Councilor Parry said that he has experienced and has received phone calls regarding non-compliance with the lighting ordinance in the Cliffs subdivision, and the need to start somewhere to correct the problem.

Director Wright explained that staff has been in consultation with Universal Homes and had realized that there had been an error made in that shielding needed to be added. Mr. Contadino has said he is willing to correct the problem with the outside lighting at a cost of several thousand dollars. Director Wright said that bids are being requested for retrofitting the lamps with the proper shielding, and Mr. Contadino will bear the cost.

There was no public input.

- 8. Call to the Public for Items not on the Agenda.**
Judi Farr, in summary, lodged a serious complaint regarding her experience with problems with neighbors and requesting and not receiving help from the Marshal's Office; she will still submit a written complaint describing her concerns.

There was no further public input.

- 9. Advanced Approvals of Town Expenditures**
There were no advanced approvals of Town expenditures.

- 10. Manager/Staff Report**
There was no Manager/Staff report.

- 11. Council Informational Reports**
Councilor Smith expressed his pleasure working with Will Wright and pride in knowing him, adding that Will is an honest man and he is wished the very best in the future.

Councilor Baker said she absolutely dittoed Smith's statement and that she appreciates some of the things Will has had to struggle with during his time with the Town and that he acted in a nice, calm way. Baker also reported that she will be Vice Chair of the NACOG Regional Council now.

Vice Mayor Hauser announced that today she attended the Verde Watershed and the WAC meetings; there was a presentation from the Verde River Basin Partnership. Also, John Rasmussen, who is a coordinator for the WAC, would like to give the Council and public an update of the water studies just completed; Hauser suggested September, if possible. Hauser advised the Council that Prescott is having a water festival in coordination with Project Wet; although primarily with the schools, Hauser feels that Council should support these types of events.

Councilor Parrish also echoed Smith's comments regarding Will Wright; Parrish added that he thinks Will has done a wonderful job putting up with this Council. Parrish said that the problem with water running out into the bar ditch from the swimming pool and creating standing water is once again of concern; something needs to be done about it.

Councilor Parry also thanked Will Wright for a great contribution to the Town; there has recently been some enforcement out in Verde Lakes, people starting to clean up the area.

Mayor Gioia also wished Will good luck; Vice Mayor Hauser also wished Will good luck and said he has been a good employee.

12. **Adjournment**

On a motion by Baker, seconded by Hauser, the meeting was adjourned at 8:32 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 Session of the Town Council of Camp Verde, Arizona, held on the 28th day of June 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2006.

Debbie Barber, Town Clerk

STAFF REPORT

Council meeting of: June 5, 2006

Title: Presentation by Arizona Department of Commerce Representative Joan Bethell regarding a job training grant award in the amount of \$1,833 to Quintus, Inc.

Budgeted item: N/A

Description of Item: Ms. Bethell plans to present a check from Arizona Department of Commerce to a Quintus, Inc. representative to help fund their employee training program.

Staff Recommendation: None

Comments: None

Attachments: None

Prepared by: Bill Lee/cjb

STAFF REPORT

Council Meeting of: July 5, 2006

Title: Presentation by Bill Lee or his designee on the Town Master Plan for Town Facilities.

Is This a Budgeted Item: N/A

Description of Item: None

Comments: None

Staff Recommendation: None

Attachments: Yes

Prepared by: Bill Lee/cjb

MASTER PLAN



TOWN FACILITIES

2006

HISTORY

- 2001 – Approved proposal from Tom Johnston to develop conceptual drawings of the Town Hall site.
- 2002 - Town Hall/Library /Marshal Facility placed on CIP list.
- 2004 - Approved proposal from Stroh Rogers to develop a master plan for 7 acres of Town Hall

PROPOSED LIBRARY-TOWN HALL DESIGN

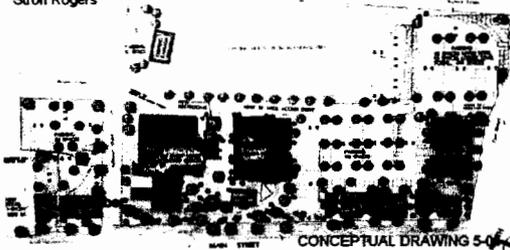


7 ACRE TOWN SITE

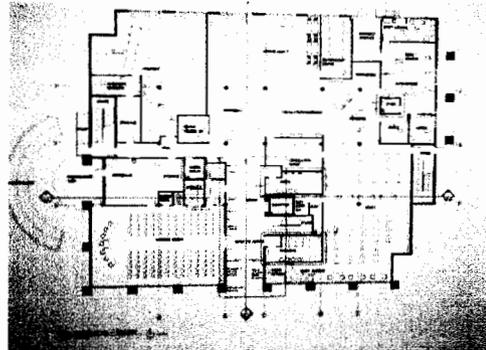


MASTER PLAN - PHASE TWO TOWN OF CAMP VERDE Camp Verde, Arizona

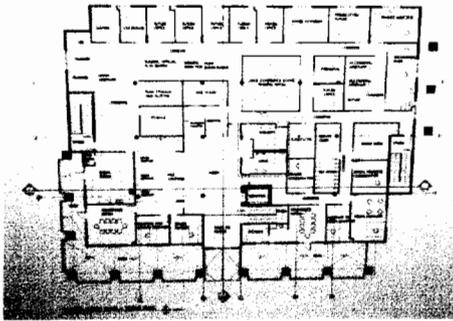
Created by
Stroh Rogers



FIRST FLOOR - LIBRARY



SECOND FLOOR - TOWN HALL



STAFF REPORT

Council meeting of: July 5, 2006

Title: Discussion, consideration and possible selection and direction to staff on the option to reduce the 11.5 million dollar request for an upcoming General Obligation Bond for the Community Park and Library/Town Hall.

Budgeted item: N/A

Description of Item: *Council may want to consider the following options:*

1. A general obligation bond
2. A combination of a general obligation bond w/an off setting amount for a revenue bond
3. A revenue bond exclusively
4. Purchase less acreage via a revenue bond

Staff Recommendation: None

Comments: None

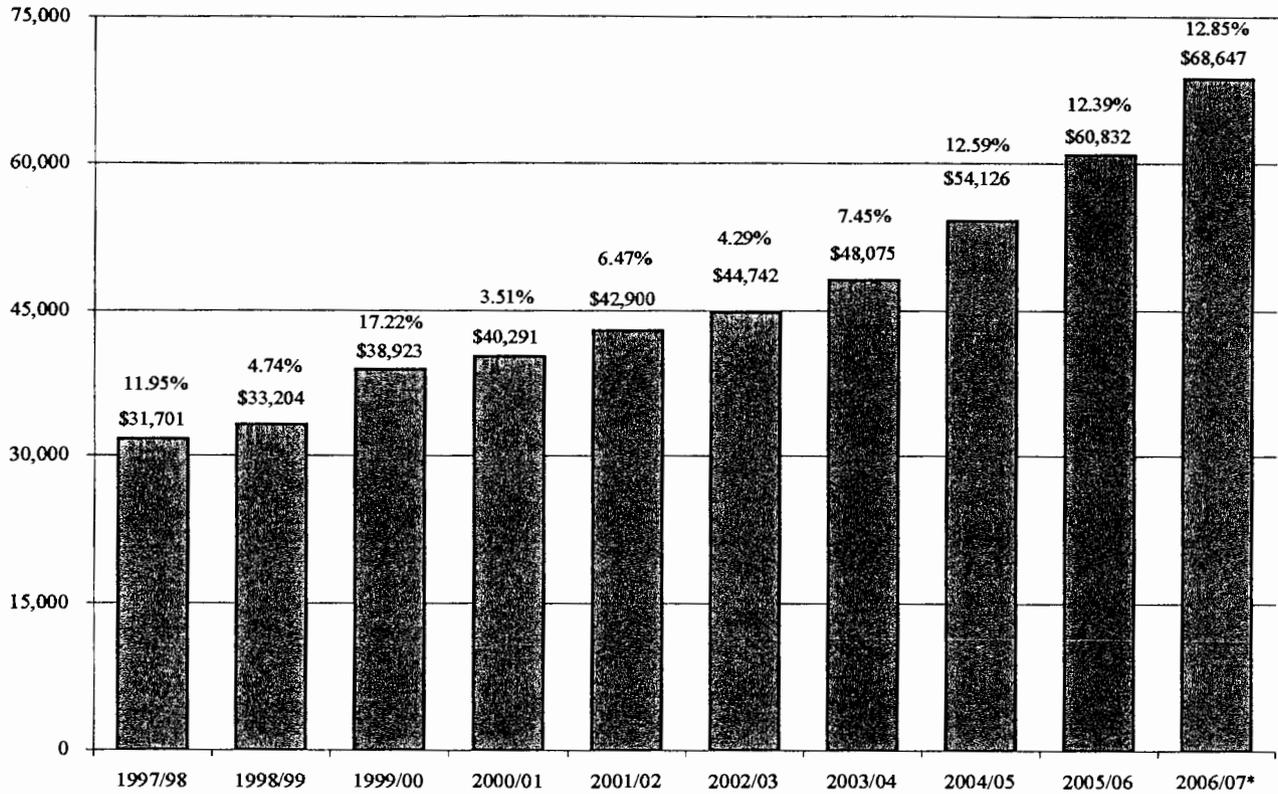
Attachments: Yes

Prepared by: Bill Lee/cjb

TOWN OF CAMP VERDE, ARIZONA

Historical Secondary Assessed Valuations (\$000's)

5-Year Average:	9.91%
10-Year Average:	9.35%

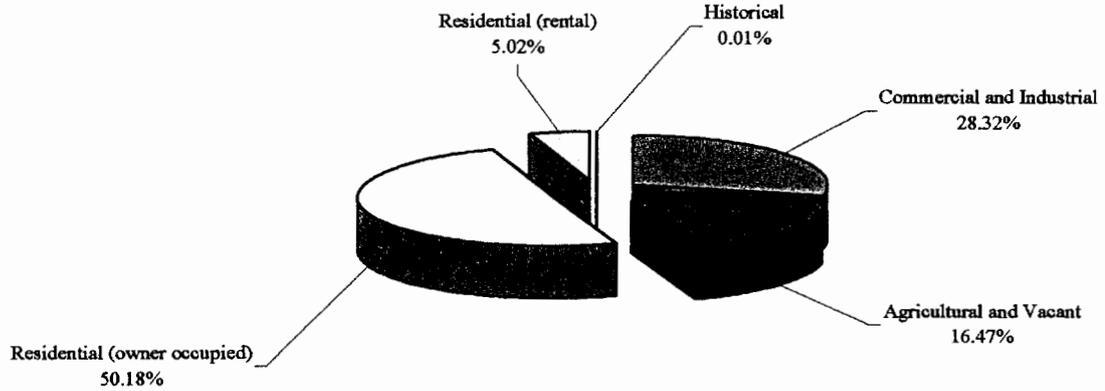


Source: The Arizona Tax Research Foundation.

* 2006/07 is an estimate provided by the County.

TOWN OF CAMP VERDE, ARIZONA

Fiscal Year 2005/06 Secondary Assessed Valuation



<u>Property Legal Classification</u>	<u>Property Description</u>	<u>Assessment Ratio Percentage</u>	<u>Parcel Count</u>	<u>Gross Assessor's Full Cash Value</u>	<u>Net Secondary Assessed Value</u>
1	Commercial and Industrial	25%	233	\$69,691,373	\$17,226,368
2	Agricultural and Vacant	16%	2,639	75,606,059	10,018,159
3	Residential (owner occupied)	10%	3,074	308,479,038 (a)	30,522,941
4	Residential (rental)	10%	352	30,560,456	3,056,076
6	Historical	5%	1	163,174	8,159
				<u>\$484,500,100</u>	<u>\$60,831,703</u>

(a) The "Estimated" Average Full Cash Value of an owner-occupied residential home within the Town of Camp Verde is \$90,929. Assessor's full cash value is the value of your property as it appears on your tax bill and does not necessarily represent the market value.

Source: The Arizona Department of Revenue.

TOWN OF CAMP VERDE, ARIZONA

Fiscal Year 2006/07 Direct Bonded Debt, Legal Limitation and Unused Borrowing Capacity

<u>General Municipal Purpose Bonds</u>		<u>Water, Light, Sewer, Open Space and Park Bonds</u>	
6% Limitation	\$4,118,829	20% Limitation	\$13,729,432
Direct Such General Obligation to be Outstanding	<u>0</u>	Less Direct Bonded Debt to be Outstanding	<u>0</u>
Unused 6% Borrowing Capacity	<u><u>\$4,118,829</u></u>	Unused 20% Borrowing Capacity	<u><u>\$13,729,432</u></u>

TOWN OF CAMP VERDE, ARIZONA

Estimated Debt Service and Projected Impact on the Secondary Tax Rate Scenario 1: G.O. Bonds (25 Year Amortization) with Moderate Growth

(1)	(2)	(3)	(4)	(5)	(6)
Fiscal Year	Projected Secondary Assessed Valuation (a)	Principal	Estimated Interest (b)	Total Debt Service	Secondary Tax Rate (c)
		\$11,000,000 Series 2006 Dated: December 1, 2006			
2005/06	\$60,831,703				
2006/07	68,647,160				
2007/08	74,629,869		\$957,917	\$957,917	\$1.28
2008/09	81,131,239	\$250,000	605,000	855,000	1.05
2009/10	88,195,959	265,000	591,250	856,250	0.97
2010/11	95,872,544	280,000	576,675	856,675	0.89
2011/12	104,213,651	295,000	561,275	856,275	0.82
2012/13	105,530,055	310,000	545,050	855,050	0.81
2013/14	106,859,257	325,000	528,000	853,000	0.80
2014/15	108,201,276	345,000	510,125	855,125	0.79
2015/16	109,546,207	365,000	491,150	856,150	0.78
2016/17	111,594,085	385,000	471,075	856,075	0.77
2017/18	113,680,246	405,000	449,900	854,900	0.75
2018/19	115,805,407	425,000	427,625	852,625	0.74
2019/20	117,970,296	450,000	404,250	854,250	0.72
2020/21	120,175,655	470,000	379,500	849,500	0.71
2021/22	122,422,242	500,000	353,650	853,650	0.70
2022/23	124,710,828	525,000	326,150	851,150	0.68
2023/24	127,042,196	555,000	297,275	852,275	0.67
2024/25	129,417,148	590,000	266,750	856,750	0.66
2025/26	131,836,497	620,000	234,300	854,300	0.65
2026/27	134,301,074	655,000	200,200	855,200	0.64
2027/28	136,811,724	685,000	164,175	849,175	0.62
2028/29	139,369,309	725,000	126,500	851,500	0.61
2029/30	141,974,706	765,000	86,625	851,625	0.60
2030/31	144,628,809	810,000	44,550	854,550	0.59
		\$11,000,000			
				Average:	0.76

(a) 2005/06 is actual. 2006/07 is an estimate provided by the County. 2007/08 through 2011/12 assume 9.35% and subsequent years assume 1.87% growth. Beginning in fiscal year 2006/07, the Secondary Assessed Valuation is adjusted to reflect the statutory 10 year class 1 assessment ratio phase down from 25% to 20%.

(b) Interest is estimated at 5.50% for the Bonds.

(c) Secondary tax rates are per \$100 of assessed valuation.

TOWN OF CAMP VERDE, ARIZONA

BOND INFORMATION

AVERAGE ANNUAL TAX RATE PER \$100 OF SECONDARY ASSESSED VALUATION: \$0.7629

**OWNER OCCUPIED RESIDENTIAL PROPERTY
(Assessed at 10%)**

Fair Market Value	Assessor's Full Cash Value (a)	Secondary Assessed Value	Estimated Average Annual Cost (b)	Estimated Average Monthly Cost (b)
\$116,812	\$99,290	\$9,929 (c)	\$75.75	\$6.31
150,000	127,500	12,750	97.27	8.11
200,000	170,000	17,000	129.70	10.81
250,000	212,500	21,250	162.12	13.51

**COMMERCIAL AND INDUSTRIAL PROPERTY
(Assessed at 25%)**

Assessor's Full Cash Value (a)	Secondary Assessed Value	Estimated Average Annual Cost (b)	Estimated Average Monthly Cost (b)
\$100,000	\$25,000	\$190.73	\$15.89
200,000	50,000	381.46	31.79
258,668	64,667 (c)	493.36	41.11

**AGRICULTURAL AND VACANT PROPERTY
(Assessed at 16%)**

Assessor's Full Cash Value (a)	Secondary Assessed Value	Estimated Average Annual Cost (b)	Estimated Average Monthly Cost (b)
\$23,725	\$3,796 (c)	\$28.96	\$2.41
50,000	8,000	61.03	5.09
75,000	12,000	91.55	7.63
100,000	16,000	122.07	10.17

- (a) Assessor's full cash value is the value of your property as it appears on your tax bill and does not necessarily represent the fair market value.
- (b) Cost based on the average projected tax rate over the life of the bond issues and a number of other financing assumptions which are subject to change.
- (c) Estimated average value of property as applicable, within the District as provided by the Arizona Department of Revenue.

SOURCES AND USES OF FUNDS

Town of Camp Verde
 General Obligation Bonds, Series 2006
 Library Construction and Park Acquisition Project
 Scenario 1: (25 Year Amortization - AAA Insured)

Dated Date 12/01/2006
 Delivery Date 12/01/2006

Sources:	LIBRARY2	PARK2	Total
Bond Proceeds:			
Par Amount	4,100,000.00	6,900,000.00	11,000,000.00
Other Sources of Funds:			
Endowment	225,000.00		225,000.00
Sale of Land	600,000.00		600,000.00
	<u>825,000.00</u>		<u>825,000.00</u>
	4,925,000.00	6,900,000.00	11,825,000.00
<hr/>			
Uses:	LIBRARY2	PARK2	Total
Project Fund Deposits:			
Library Construction Fund	4,805,000.00		4,805,000.00
Park Acquisition Fund		6,700,000.00	6,700,000.00
	<u>4,805,000.00</u>	<u>6,700,000.00</u>	<u>11,505,000.00</u>
Delivery Date Expenses:			
Cost of Issuance	37,272.73	62,727.27	100,000.00
Underwriter's Discount	41,000.00	69,000.00	110,000.00
Insurance at 50 bps	38,388.98	64,605.85	102,994.83
	<u>116,661.71</u>	<u>196,333.12</u>	<u>312,994.83</u>
Other Uses of Funds:			
Additional Proceeds	3,338.29	3,666.88	7,005.17
	4,925,000.00	6,900,000.00	11,825,000.00

BOND DEBT SERVICE

Town of Camp Verde
 General Obligation Bonds, Series 2006
 Library Construction and Park Acquisition Project
 Scenario 1: (25 Year Amortization - AAA Insured)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/2006					
01/01/2008			655,416.67	655,416.67	
07/01/2008			302,500.00	302,500.00	957,916.67
01/01/2009			302,500.00	302,500.00	
07/01/2009	250,000	5.500%	302,500.00	552,500.00	855,000.00
01/01/2010			295,625.00	295,625.00	
07/01/2010	265,000	5.500%	295,625.00	560,625.00	856,250.00
01/01/2011			288,337.50	288,337.50	
07/01/2011	280,000	5.500%	288,337.50	568,337.50	856,675.00
01/01/2012			280,637.50	280,637.50	
07/01/2012	295,000	5.500%	280,637.50	575,637.50	856,275.00
01/01/2013			272,525.00	272,525.00	
07/01/2013	310,000	5.500%	272,525.00	582,525.00	855,050.00
01/01/2014			264,000.00	264,000.00	
07/01/2014	325,000	5.500%	264,000.00	589,000.00	853,000.00
01/01/2015			255,062.50	255,062.50	
07/01/2015	345,000	5.500%	255,062.50	600,062.50	855,125.00
01/01/2016			245,575.00	245,575.00	
07/01/2016	365,000	5.500%	245,575.00	610,575.00	856,150.00
01/01/2017			235,537.50	235,537.50	
07/01/2017	385,000	5.500%	235,537.50	620,537.50	856,075.00
01/01/2018			224,950.00	224,950.00	
07/01/2018	405,000	5.500%	224,950.00	629,950.00	854,900.00
01/01/2019			213,812.50	213,812.50	
07/01/2019	425,000	5.500%	213,812.50	638,812.50	852,625.00
01/01/2020			202,125.00	202,125.00	
07/01/2020	450,000	5.500%	202,125.00	652,125.00	854,250.00
01/01/2021			189,750.00	189,750.00	
07/01/2021	470,000	5.500%	189,750.00	659,750.00	849,500.00
01/01/2022			176,825.00	176,825.00	
07/01/2022	500,000	5.500%	176,825.00	676,825.00	853,650.00
01/01/2023			163,075.00	163,075.00	
07/01/2023	525,000	5.500%	163,075.00	688,075.00	851,150.00
01/01/2024			148,637.50	148,637.50	
07/01/2024	555,000	5.500%	148,637.50	703,637.50	852,275.00
01/01/2025			133,375.00	133,375.00	
07/01/2025	590,000	5.500%	133,375.00	723,375.00	856,750.00
01/01/2026			117,150.00	117,150.00	
07/01/2026	620,000	5.500%	117,150.00	737,150.00	854,300.00
01/01/2027			100,100.00	100,100.00	
07/01/2027	655,000	5.500%	100,100.00	755,100.00	855,200.00
01/01/2028			82,087.50	82,087.50	
07/01/2028	685,000	5.500%	82,087.50	767,087.50	849,175.00
01/01/2029			63,250.00	63,250.00	
07/01/2029	725,000	5.500%	63,250.00	788,250.00	851,500.00
01/01/2030			43,312.50	43,312.50	
07/01/2030	765,000	5.500%	43,312.50	808,312.50	851,625.00
01/01/2031			22,275.00	22,275.00	
07/01/2031	810,000	5.500%	22,275.00	832,275.00	854,550.00
	11,000,000		9,598,966.67	20,598,966.67	20,598,966.67

TOWN OF CAMP VERDE, ARIZONA

Estimated Debt Service and Projected Impact on the Secondary Tax Rate
Scenario 2: G.O. & Excise Tax Revenue Bonds (2.5 Year Amortizations) with Moderate Growth

Fiscal Year	Projected Secondary Assessed Valuation (a)	G.O. Bonds, Series 2006 Dated: December 1, 2006		Excise Tax Revenue Bonds, Series 2006 Dated: December 1, 2006		Secondary Tax Rate (c)	Total G.O. Debt Service	Debt Service	Estimated Interest (b)	0.40% of the 1% Sales Tax	Coverage	Series 2005A		Total Debt Service	Excise Tax Revenues	Total Coverage		
		Principal	Interest (b)	Principal	Interest (b)							Revenue Bond Debt Service	Service					
2005/06	\$60,831,703									\$270,000	1.01	\$167,881	\$167,881	\$2,526,940	15.05			
2006/07	68,647,160						\$646,394	\$117,585	\$267,585	\$270,000	1.01	170,600	438,185		5.77			
2007/08	74,629,869	\$165,000	\$646,394	\$150,000	\$193,323	\$0.87	\$646,394	\$117,585	\$267,585	\$270,000	1.01	168,700	437,025		5.78			
2008/09	81,131,239	175,000	408,375	80,000	189,200	0.71	573,375	189,200	269,200	\$270,000	1.00	166,500	435,700		5.80			
2009/10	88,195,959	190,000	399,300	80,000	184,800	0.65	574,300	184,800	264,800	\$270,000	1.02	169,000	433,800		5.83			
2010/11	95,872,544	200,000	389,675	85,000	180,400	0.60	579,675	180,400	265,400	\$270,000	1.02	166,450	431,850		5.85			
2011/12	104,213,651	210,000	379,225	90,000	175,725	0.55	579,225	175,725	265,725	\$270,000	1.02	167,200	432,925		5.84			
2012/13	105,530,055	220,000	368,225	100,000	165,550	0.54	576,675	165,550	265,550	\$270,000	1.02	167,950	433,475		5.83			
2013/14	106,859,257	230,000	356,675	105,000	160,050	0.53	574,375	160,050	265,050	\$270,000	1.02	167,950	433,000		5.83			
2014/15	108,201,276	245,000	344,575	115,000	154,275	0.53	573,450	154,275	269,275	\$270,000	1.00	167,700	433,000		5.84			
2015/16	109,546,207	255,000	331,925	120,000	147,950	0.51	573,450	147,950	267,950	\$270,000	1.01	167,200	435,150		5.81			
2016/17	111,594,085	275,000	304,425	125,000	141,350	0.51	579,425	141,350	266,350	\$270,000	1.01	166,450	432,800		5.84			
2017/18	113,680,246	290,000	289,300	135,000	134,475	0.49	578,350	134,475	269,475	\$270,000	1.00	165,450	434,925		5.81			
2018/19	115,805,407	305,000	273,350	140,000	127,050	0.49	578,350	127,050	267,050	\$270,000	1.01	169,200	436,250		5.79			
2019/20	117,970,296	320,000	256,575	150,000	119,350	0.48	576,575	119,350	269,350	\$270,000	1.00	168,800	438,150		5.77			
2020/21	120,175,655	335,000	238,975	155,000	111,100	0.47	573,975	111,100	266,100	\$270,000	1.01	166,800	439,900		5.84			
2021/22	122,422,242	355,000	220,550	165,000	102,575	0.46	575,550	102,575	267,575	\$270,000	1.01	169,550	437,125		5.81			
2022/23	124,710,828	375,000	201,025	175,000	93,000	0.45	576,025	93,000	268,500	\$270,000	1.01	166,800	435,300		5.81			
2023/24	127,042,196	395,000	180,400	185,000	83,875	0.44	575,400	83,875	268,875	\$270,000	1.00	166,800	435,300		9.40			
2024/25	129,417,148	420,000	158,675	195,000	73,700	0.44	578,675	73,700	268,700	\$270,000	1.00	168,700	438,150		9.43			
2025/26	131,836,597	440,000	135,575	205,000	62,975	0.43	575,575	62,975	267,975	\$270,000	1.01	169,550	437,125		9.47			
2026/27	134,301,074	465,000	111,375	215,000	51,700	0.42	576,375	51,700	266,700	\$270,000	1.01	166,800	435,300		9.43			
2027/28	136,811,724	495,000	85,800	230,000	39,875	0.41	580,800	39,875	269,875	\$270,000	1.00	166,800	435,300		9.36			
2028/29	139,369,309	520,000	58,575	240,000	27,225	0.41	578,575	27,225	267,225	\$270,000	1.01	166,800	435,300		9.46			
2029/30	141,974,706	545,000	29,975	255,000	14,025	0.40	574,975	14,025	269,025	\$270,000	1.00	166,800	435,300		9.39			
2030/31	144,628,809																	
		Average:		\$3,665,000		0.52												

Additional Bonds Test 5.77

(a) 2005/06 is actual, 2006/07 is an estimate provided by the County. 2007/08 through 2011/12 assume 9.35% growth and subsequent years assume 1.87% growth. Beginning in fiscal year 2006/07, the Secondary Assessed Valuation is adjusted to reflect the statutory 10 year class 1 assessment ratio phase down from 25% to 20%.
 (b) Interest is estimated at 5.50% for the G.O. Bonds and at 5.50% for the Revenue Bonds.
 (c) Secondary tax rates are per \$100 of assessed valuation.

TOWN OF CAMP VERDE, ARIZONA

BOND INFORMATION

AVERAGE ANNUAL TAX RATE PER \$100 OF SECONDARY ASSESSED VALUATION: \$0.5151

OWNER OCCUPIED RESIDENTIAL PROPERTY

(Assessed at 10%)

Fair Market Value	Assessor's Full Cash Value (a)	Secondary Assessed Value	Estimated Average Annual Cost (b)	Estimated Average Monthly Cost (b)
\$116,812	\$99,290	(c) \$9,929 (c)	\$51.15	\$4.26
150,000	127,500	12,750	65.68	5.47
200,000	170,000	17,000	87.57	7.30
250,000	212,500	21,250	109.46	9.12

COMMERCIAL AND INDUSTRIAL PROPERTY

(Assessed at 25%)

Assessor's Full Cash Value (a)	Secondary Assessed Value	Estimated Average Annual Cost (b)	Estimated Average Monthly Cost (b)
\$100,000	\$25,000	\$128.78	\$10.73
200,000	50,000	257.56	21.46
258,668	(c) 64,667 (c)	333.11	27.76

AGRICULTURAL AND VACANT PROPERTY

(Assessed at 16%)

Assessor's Full Cash Value (a)	Secondary Assessed Value	Estimated Average Annual Cost (b)	Estimated Average Monthly Cost (b)
\$23,725	\$3,796	\$19.55	\$1.63
50,000	(c) 8,000	41.21	3.43
75,000	12,000	61.81	5.15
100,000	16,000	82.42	6.87

- (a) Assessor's full cash value is the value of your property as it appears on your tax bill and does not necessarily represent the fair market value.
- (b) Cost based on the average projected tax rate over the life of the bond issues and a number of other financing assumptions which are subject to change.
- (c) Estimated average value of property as applicable, within the District as provided by the Arizona Department of Revenue.

SOURCES AND USES OF FUNDS

Town of Camp Verde
Excise Tax Revenue Bonds, Series 2006
Library Construction Project
Scenario 2: (25 Year Amortization - AAA Insured)

Dated Date 12/01/2006
Delivery Date 12/01/2006

Sources:

Bond Proceeds:	
Par Amount	3,665,000.00

3,665,000.00

Uses:

Project Fund Deposits:	
Library Construction Fund	3,503,194.42

Delivery Date Expenses:

Cost of Issuance	75,000.00
Underwriter's Discount	36,650.00
Insurance at 75 bps	50,155.58
	<hr/>
	161,805.58

3,665,000.00

BOND DEBT SERVICE

Town of Camp Verde
Excise Tax Revenue Bonds, Series 2006
Library Construction Project
Scenario 2: (25 Year Amortization - AAA Insured)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/2006					
07/01/2007	150,000	5.500%	117,585.42	267,585.42	267,585.42
01/01/2008			96,662.50	96,662.50	
07/01/2008	75,000	5.500%	96,662.50	171,662.50	268,325.00
01/01/2009			94,600.00	94,600.00	
07/01/2009	80,000	5.500%	94,600.00	174,600.00	269,200.00
01/01/2010			92,400.00	92,400.00	
07/01/2010	80,000	5.500%	92,400.00	172,400.00	264,800.00
01/01/2011			90,200.00	90,200.00	
07/01/2011	85,000	5.500%	90,200.00	175,200.00	265,400.00
01/01/2012			87,862.50	87,862.50	
07/01/2012	90,000	5.500%	87,862.50	177,862.50	265,725.00
01/01/2013			85,387.50	85,387.50	
07/01/2013	95,000	5.500%	85,387.50	180,387.50	265,775.00
01/01/2014			82,775.00	82,775.00	
07/01/2014	100,000	5.500%	82,775.00	182,775.00	265,550.00
01/01/2015			80,025.00	80,025.00	
07/01/2015	105,000	5.500%	80,025.00	185,025.00	265,050.00
01/01/2016			77,137.50	77,137.50	
07/01/2016	115,000	5.500%	77,137.50	192,137.50	269,275.00
01/01/2017			73,975.00	73,975.00	
07/01/2017	120,000	5.500%	73,975.00	193,975.00	267,950.00
01/01/2018			70,675.00	70,675.00	
07/01/2018	125,000	5.500%	70,675.00	195,675.00	266,350.00
01/01/2019			67,237.50	67,237.50	
07/01/2019	135,000	5.500%	67,237.50	202,237.50	269,475.00
01/01/2020			63,525.00	63,525.00	
07/01/2020	140,000	5.500%	63,525.00	203,525.00	267,050.00
01/01/2021			59,675.00	59,675.00	
07/01/2021	150,000	5.500%	59,675.00	209,675.00	269,350.00
01/01/2022			55,550.00	55,550.00	
07/01/2022	155,000	5.500%	55,550.00	210,550.00	266,100.00
01/01/2023			51,287.50	51,287.50	
07/01/2023	165,000	5.500%	51,287.50	216,287.50	267,575.00
01/01/2024			46,750.00	46,750.00	
07/01/2024	175,000	5.500%	46,750.00	221,750.00	268,500.00
01/01/2025			41,937.50	41,937.50	
07/01/2025	185,000	5.500%	41,937.50	226,937.50	268,875.00
01/01/2026			36,850.00	36,850.00	
07/01/2026	195,000	5.500%	36,850.00	231,850.00	268,700.00
01/01/2027			31,487.50	31,487.50	
07/01/2027	205,000	5.500%	31,487.50	236,487.50	267,975.00
01/01/2028			25,850.00	25,850.00	
07/01/2028	215,000	5.500%	25,850.00	240,850.00	266,700.00
01/01/2029			19,937.50	19,937.50	
07/01/2029	230,000	5.500%	19,937.50	249,937.50	269,875.00
01/01/2030			13,612.50	13,612.50	
07/01/2030	240,000	5.500%	13,612.50	253,612.50	267,225.00
01/01/2031			7,012.50	7,012.50	
07/01/2031	255,000	5.500%	7,012.50	262,012.50	269,025.00
	3,665,000		3,022,410.42	6,687,410.42	6,687,410.42

SOURCES AND USES OF FUNDS

Town of Camp Verde
 General Obligation Bonds, Series 2006
 Library Construction and Park Acquisition Project
 Scenario 2: (25 Year Amortization - AAA Insured)

Dated Date 12/01/2006
 Delivery Date 12/01/2006

Sources:	LIBRARY3	PARK3	Total
Bond Proceeds:			
Par Amount	495,000.00	6,930,000.00	7,425,000.00
Other Sources of Funds:			
Endowment	225,000.00		225,000.00
Sale of Land	600,000.00		600,000.00
	<u>825,000.00</u>		<u>825,000.00</u>
	<u>1,320,000.00</u>	<u>6,930,000.00</u>	<u>8,250,000.00</u>
Uses:	LIBRARY3	PARK3	Total
Project Fund Deposits:			
Library Construction Fund	1,301,805.58		1,301,805.58
Park Acquisition Fund		6,700,000.00	6,700,000.00
	<u>1,301,805.58</u>	<u>6,700,000.00</u>	<u>8,001,805.58</u>
Delivery Date Expenses:			
Cost of Issuance	6,666.67	93,333.33	100,000.00
Underwriter's Discount	4,950.00	69,300.00	74,250.00
Insurance at 50 bps	4,637.53	64,925.44	69,562.97
	<u>16,254.20</u>	<u>227,558.77</u>	<u>243,812.97</u>
Other Uses of Funds:			
Additional Proceeds	1,940.22	2,441.23	4,381.45
	<u>1,320,000.00</u>	<u>6,930,000.00</u>	<u>8,250,000.00</u>

BOND DEBT SERVICE

Town of Camp Verde
 General Obligation Bonds, Series 2006
 Library Construction and Park Acquisition Project
 Scenario 2: (25 Year Amortization - AAA Insured)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/2006					
01/01/2008			442,406.25	442,406.25	
07/01/2008			204,187.50	204,187.50	646,593.75
01/01/2009			204,187.50	204,187.50	
07/01/2009	165,000	5.500%	204,187.50	369,187.50	573,375.00
01/01/2010			199,650.00	199,650.00	
07/01/2010	175,000	5.500%	199,650.00	374,650.00	574,300.00
01/01/2011			194,837.50	194,837.50	
07/01/2011	190,000	5.500%	194,837.50	384,837.50	579,675.00
01/01/2012			189,612.50	189,612.50	
07/01/2012	200,000	5.500%	189,612.50	389,612.50	579,225.00
01/01/2013			184,112.50	184,112.50	
07/01/2013	210,000	5.500%	184,112.50	394,112.50	578,225.00
01/01/2014			178,337.50	178,337.50	
07/01/2014	220,000	5.500%	178,337.50	398,337.50	576,675.00
01/01/2015			172,287.50	172,287.50	
07/01/2015	230,000	5.500%	172,287.50	402,287.50	574,575.00
01/01/2016			165,962.50	165,962.50	
07/01/2016	245,000	5.500%	165,962.50	410,962.50	576,925.00
01/01/2017			159,225.00	159,225.00	
07/01/2017	255,000	5.500%	159,225.00	414,225.00	573,450.00
01/01/2018			152,212.50	152,212.50	
07/01/2018	275,000	5.500%	152,212.50	427,212.50	579,425.00
01/01/2019			144,650.00	144,650.00	
07/01/2019	290,000	5.500%	144,650.00	434,650.00	579,300.00
01/01/2020			136,675.00	136,675.00	
07/01/2020	305,000	5.500%	136,675.00	441,675.00	578,350.00
01/01/2021			128,287.50	128,287.50	
07/01/2021	320,000	5.500%	128,287.50	448,287.50	576,575.00
01/01/2022			119,487.50	119,487.50	
07/01/2022	335,000	5.500%	119,487.50	454,487.50	573,975.00
01/01/2023			110,275.00	110,275.00	
07/01/2023	355,000	5.500%	110,275.00	465,275.00	575,550.00
01/01/2024			100,512.50	100,512.50	
07/01/2024	375,000	5.500%	100,512.50	475,512.50	576,025.00
01/01/2025			90,200.00	90,200.00	
07/01/2025	395,000	5.500%	90,200.00	485,200.00	575,400.00
01/01/2026			79,337.50	79,337.50	
07/01/2026	420,000	5.500%	79,337.50	499,337.50	578,675.00
01/01/2027			67,787.50	67,787.50	
07/01/2027	440,000	5.500%	67,787.50	507,787.50	575,575.00
01/01/2028			55,687.50	55,687.50	
07/01/2028	465,000	5.500%	55,687.50	520,687.50	576,375.00
01/01/2029			42,900.00	42,900.00	
07/01/2029	495,000	5.500%	42,900.00	537,900.00	580,800.00
01/01/2030			29,287.50	29,287.50	
07/01/2030	520,000	5.500%	29,287.50	549,287.50	578,575.00
01/01/2031			14,987.50	14,987.50	
07/01/2031	545,000	5.500%	14,987.50	559,987.50	574,975.00
	7,425,000		6,487,593.75	13,912,593.75	13,912,593.75

STAFF REPORT

Council meeting of: July 5, 2006

Title: Discussion, consideration and possible direction to staff to call a November Special Election for a General Obligation bond and/or other options. Discussion should include the number of questions that should be on the ballot in reference to this item.

Budgeted item: N/A

Description of Item: Placing this item on the November ballot would give voters an opportunity to approve a general obligation bond and/or other option.

Staff Recommendation: None

Comments: None

Attachments: Yes

Prepared by: Bill Lee/cjb

STAFF REPORT

Council Meeting of: Wednesday, July 5th, 2006

Title: Discussion of proposed list of roads to be in our annual Summer Street Improvement Project for '06-'07

Budgeted Item: Yes (HURF)

Description of Item: Proposed list of roads to be Chip Sealed, Double Chip Sealed and Rubber Asphalt Chip Sealed.

Staff Recommendation: Approval of the list of roads to be improved.

Comments:

Attachments: Yes

Prepared by: Marvin Buckel/cb

**SUMMER STREET IMPROVEMENT PROGRAM 2006
CHIP SEAL, DOUBLE CHIP SEAL & ASPHALT RUBBER CHIP**

Roads to be Chip Sealed (CRS-2 Emulsion Chip Seals)

Pheasant Run Circle-	Pearl to Fir St.
Oasis-	SR 260 to Salt Mine Rd
Via Linda-	Horseshoe Bend to Calle Salida
Calle Panorama-	Via Linda to Via Silverado
Calle Salida-	Via Linda to Mondale
Via Silverado-	North end to South end
Summit Point-	County Jail Access Rd to West end
Hardy Lane-	Sierra Verde to end
Linda Vista Rd-	Quarter horse Ln to West end
Long Rifle Rd-	Wampum to South end
5 th St.-	Hollamon to Arnold
4 th St-	Maryvale South to Sunland
AZ Ave (North section)	Lazar south
General Crook Tr-	7 th East to Old access

Roads to be Double Chip Sealed:

Afton Way- Entrance Section- First 140'

Roads to be Asphalt Rubber Chip Sealed:

Middle Verde Rd-	North end from dirt to 5280'
Arena Del Loma-	I17 Bridge to Middle Verde RD
Dinky Creek-	Cripple Creek to Cripple Creek
Hill Top Rd-	Aspen Way to White Bridge plus radius
Ripple Rd-	East of Verde Lakes Dr first 550'
Raven Rd-	Lazar south 200'
Maryvale Dr-	7 th St to Parks Dr
Parks Circle-	All
Parks Drive-	Parks Circle to General Crook Tr
Park Verde-	SR260 to Riverview
Mondale-	Park Verde to Horseshoe Bend

Estimated Costs for '06-'07

Rubber Chips	\$266,879.00
Chip Seals	\$ 76,036.00
Double Chip Seals	\$ 1602.00

Estimated Budget for '06-'07

Chip/Seal Maintenance	\$ 400,000.00
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Total: \$ 344,517.00

\$ 400,000.00

**COUNCIL
AGENDA ITEM REPORT**

Council meeting of: July 5, 2006 – Regular Session

Title: Discussion, consideration, and possible direction to staff to prepare a Request for Proposals (RFP) to contract for Street Construction and Maintenance.

Budgeted item: N/A

Description of Item: An RFP will determine if the Town can contract street-related activities at a much cheaper rate than we currently spend with our own Street Department staff and equipment.

Council Member's Recommendation: Direct staff to go out to bid for street construction and maintenance contract.

Comments: N/A

Attachments: ~~No~~ *yes*

Prepared by: Councilors Smith & Parrish/db

COUNCIL STAFF REPORT

Council meeting of: July 5, 2006 Regular Session

Title: Discussion, consideration, possible direction to staff regarding LTAF Cultural Expense line item (Local Transportation Assistance Fund) and how Council would like the money spent.

Budgeted item: Yes

Description of Item: 01-50-55-4215 line item has a budget of \$5,000 in the 06/07 budget. Council directed staff to bring this item before Council so they could determine how the funds were spent.

Recommendation: None

Comments: None

Attachments: No

Prepared for: **REQUESTED AT BUDGET SESSION ON 6-27-06**

June 29, 2006

TO: Mayor & Council

FROM: Dane Bullard 

SUBJECT: LTAF 10% Monies

The following is a brief description of the Local Transportation Assistance Fund or LTAF. The source of this State shared revenue is the State lottery. Distribution of the fund is based on population, with all cities and towns receiving at least \$10,000. A minimum total distribution is guaranteed to cities and towns in the amount of \$20.5 million for each fiscal year. The minimum distribution was established as a guaranteed appropriation from the State general fund. In addition, a maximum distribution of \$23 million will be distributed to cities and towns if this amount is generated by the lottery. Eligible expenditures of these funds would include street and highway projects for any construction or reconstruction in the public right-of-way. These funds are shown as revenue in the Town's Hurf fund.

If the fund does reach the \$23 million amount, then 10% of the LTAF monies received may be used for cultural, educational, historical or recreational programs. However, before this percentage may be spent, an equal match must be obtained from non-public monies and the match must be in cash.

Please contact me if you have any questions concerning this issue.