

AGENDA



**REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, JULY 6, 2005
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 15, 2005 – Regular Session
- 2) June 15, 2005 – Executive Session

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

- 1) Budget Work Session – July 13, 2005 at 2:30 p.m.
- 2) Regular Session – July 20, 2005 at 6:30 p.m.

c) **Possible approval of a letter to Senators Kyl and McCain, and Congressman Renzi requesting support of reauthorization of the TEA-21 program.**

d) **Possible approval of Intergovernmental Law Enforcement Dispatching Agency agreement with the Yavapai Apache Nation for dispatching services.**

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

6. **Discussion, consideration, and possible selection of an engineering firm to perform water utility evaluation and valuation studies.**

7. **Discussion, consideration, and possible approval of Site Plan Review 2005-01, an application submitted by Harve Stanley and Jim Binick, agents for Cherry Creek Village Co., Inc., owner of parcel 403-14-004D requesting site plan review approval for the MSV Riverview Business Centre consisting of approximately 1.5 acres located on the corner of Old Highway 279 and Aultman Parkway.**

8. **Discussion, consideration, and possible approval of Site Plan Review 2005-02, an application submitted by Jim Rohr, owner of parcel 404-30-007 requesting site plan review approval for a business park containing office space and warehousing for small businesses. The site consists of 2.7 acres and is located at 155 Montezuma Castle Highway. This site is located across the street from Babe's Roundup restaurant.**

9. **Discussion, consideration and possible approval or Ordinance 2005-A313, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for Seventeen (17) parcels 403-23-008C, 403-23-008J, 403-23-010B, 403-23-010D, a portion of 403-23-010J, 403-23-010N, 404-19-152D, 404-19-152E, 404-19-152G, 404-19-152L, 404-28-001K, 404-28-001L, 404-28-001M, 403-23-008B, 403-23-008F, 403-23-010K consisting of approximately 273 acres from PAD Zoning of R1L, C2, OS, PAD 3-5 R1L, PAD 6-8 R1L, PAD 7-9 R1L, PAD 8-10 R1L and PAD 6-12 R2 to R1L-5, R1L-**

18, R1L-35, R2-2, R2-3, C2, C3, M1 and OS. This rezoning is to allow for the Simonton Ranch (Formally Homestead) Development. This project is located along State Route 260 and Finnie Flat Road between I-17 and Cliffs Parkway.

- **Call for STAFF PRESENTATION**
- **Declare PUBLIC HEARING OPEN**
 - a. **Call for APPLICANT'S STATEMENT**
 - b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
 - c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
- **Declare PUBLIC HEARING CLOSED**
- **Call for COUNCIL DISCUSSION**

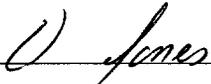
10. **Discussion, consideration and possible approval of a letter to Representative Lucy Mason requesting possible financial assistance to help the Town of Camp Verde mitigate arsenic in our public water system per federal mandates.**

Councilor Smith requested items 11 & 12:

11. **Discussion, consideration, and possible direction to staff to prepare an ordinance to amend Section 2-3-1 of the Town Code regarding meetings.** Council will consider the possibility of conducting work sessions prior to each regular session and reducing the regular meetings to two meetings per month.
12. **Discussion, consideration, and possible direction to staff to set mileage and travel reimbursement rates to those amounts as determined by the Arizona Department of Administration-General Accounting Office.**
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**
 - a) **Recognition of the following person(s)/businesses for their support and/offer of support during the Cave Creek Complex fire:**
 - **Bob Zimmerli**
 - **Cornville Mercantile**
 - **Bill Allen – Burgess & Niple**
 - **Brad Ingram – Arizona Power & Lawn – Flagstaff, AZ**
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: 

Date/Time: 7-1-05 10:30 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 15, 2005
at 6:30 P.M.**

Minutes are a summary of the actions taken. They are not verbatim.
Input is placed after Council motion 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 Smith, Hauser, Kovacovich, Parrish and Teague were present.

Also Present: Town Attorney Bill Sims, Town Manager Bill Lee, Finance Director Dane Bullard, Magistrate Lyndall McElhaney, Court Supervisor Jackie Daughety, Street Supervisor Wally Dickinson, Planning Commission Chairman Robert Foreman, Planning Commission Members Jim Bullard and Rob Witt, Town Clerk Debbie Barber and Recording Secretary Margaret Harper

3. **Pledge of Allegiance**

The Pledge was led by Councilor Teague.

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 1, 2005 – Budget Work Session
- 2) June 1, 2005 – Regular Session
- 3) June 1, 2005 – Executive Session
- 4) May 25, 2005 – Council Hears Planning & Zoning

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

- 1) Council Hears Planning & Zoning – June 22, 2005 at 6:30 p.m. – **CANCELLED**
- 2) Regular Session – July 6, 2005 at 6:30 p.m.
- 3) Regular Session – July 20, 2005 at 6:30 p.m.
- 4) Council Hears Planning & Zoning – 27, 2005 at 6:30 p.m.

c) **Possible approval of Intergovernmental Law Enforcement Dispatching Agency agreement with the Yavapai Apache Nation for dispatching services.**

d) **Possible approval of Resolution 2005-649, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, pertaining to certain exemptions for motor vehicles used by the Marshal's Office.**

e) **Possible approval of Resolution 2005-653, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting an Intergovernmental Agreement with Yavapai County for Unified Emergency Services. This is a budgeted item.**

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved the Consent Agenda with the changes noted, and the pulling of Item 4.c).

Corrections to the Minutes of Wednesday, June 1, 2005 were requested as follows: On Page 6, the vote to go into Executive Session should reflect that Councilor Hauser voted 'no'; on Page 3, Item 11, the motion made by Councilor Teague should state, instead of ".....for the new Council members to study the issue", ".....for Teague to mull it over."

Mayor Gioia requested that Item 4.c) be pulled for a brief discussion.

4.c) Possible approval of Intergovernmental Law Enforcement Dispatching Agency agreement with the Yavapai Apache Nation for dispatching services.

On a motion by Hauser, seconded by Baker, the Council unanimously voted to table Item 4.c) until a future agenda for a staff discussion.

After a brief overview of the proposed agreement, Councilor Hauser said that she was in the dark as to the cost and moved that the item be tabled as set forth above.

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

Ron Smith requested that the instructions in the blocked area regarding Public Participation and the Speaker Request Form be removed from future agendas; it was agreed that the form was no longer applicable and will be removed. Gioia outlined the simplified process for a speaker to follow when there is a call to the public. Parrish requested that speakers also include a reference to the town they live in.

6. Discussion, consideration, and possible appointment of Council members to serve on all committees in which the Town wishes to be involved.

On a motion by Gioia, seconded by Hauser, the Council by a 3-4 vote opposed the following committee assignments, with 'no' votes by Smith, Kovacovich, Baker and Parrish:

AMRRP, Member Board of Trustees: Baker
 Arizona Municipal Risk Pool: Baker
 Arizona Town Hall: Gioia
 Arizona Watershed Alliance: Hauser
 Cocopai Resource Conservation & Development (RC&D): Smith
 Council Liaison to Yavapai Apache Nation: Parrish/Baker
 Natural Resource Subcommittee of the Verde Watershed Association: Hauser/Gioia
 NACOG Regional Council, Member Executive Board: Baker/Smith
 NACOG Economic Development Committee: Baker/Smith
 Verde Valley Transportation Organization: Parrish/Smith
Yavapai County Water Advisory Committee: Gioia/Kovacovich (Alt.)
 Verde Valley Water Users Liaison: Kovacovich
 Yavapai College Regional Skills Center: Gioia
 Economic Development Liaison: Teague/Smith
 Intergovernmental Association: Gioia/all Council members
 NAMWA: Staff/Baker
 Verde Valley Land Preservation Institute: Baker/Teague

On a motion by Smith, seconded by Parrish, the Council voted 5-2 to approve the following committee assignments, with 'no' votes by Gioia and Hauser:

AMRRP, Member Board of Trustees: Baker
 Arizona Municipal Risk Pool: Baker
 Arizona Town Hall: Gioia
 Arizona Watershed Alliance: Hauser
 Cocopai Resource Conservation & Development (RC&D): Smith
 Council Liaison to Yavapai Apache Nation: Parrish/Baker
 Natural Resource Subcommittee of the Verde Watershed Association: Hauser/Gioia
 NACOG Regional Council, Member Executive Board: Baker/Smith
 NACOG Economic Development Committee: Baker/Smith
 Verde Valley Transportation Organization: Parrish/Smith
Yavapai County Water Advisory Committee: Kovacovich/Gioia (Alt.)
 Verde Valley Water Users Liaison: Kovacovich
 Yavapai College Regional Skills Center: Gioia
 Economic Development Liaison: Teague/Smith
 Intergovernmental Association: Gioia/all Council members

NAMWA: Staff/Baker

Verde Valley Land Preservation Institute: Baker/Teague

The Council reviewed the function and purpose of each committee, the list of committee members from 2004, and arrived at a consensus for the assignments for the 2005 Council Committee Assignments as voted upon above. During the review there was a lengthy discussion regarding the assignments to the Yavapai County Water Advisory Committee; there was also a call to the public with input as follows:

PUBLIC INPUT

Bob Johnson questioned the status of the preservation issue. Mr. Johnson later spoke again in support of Gioia.

Karen Keel spoke in favor of appointing Gioia to the WAC saying he could always be removed again.

David Rieger said he was also representing neighbors, and they all feel that Gioia is the outstanding candidate for the WAC.

Jim B. Bullard, President of the Camp Verde Water System, said he opposes the appointment of Gioia to the committee because what he felt were Gioia's past efforts to cooperate with the AMA. Gioia denied the assertion.

Geanne Grossmeyer expressed support for Gioia because of his knowledge and what she feels is the lack of experience by Kovacovich.

Lori Boyce expressed her opinion that the former removal of Gioia was mean-spirited and petty, and stressed her continuing support of Gioia as the primary member of WAC.

Jocelyn Donald read her prepared statement citing reasons for supporting the appointment of Gioia.

Jim W. Bullard, Jr. said that the Water Company knows the water situation in Camp Verde; they have been testing it since early 1970 and the findings are in conflict with what ADWR says.

Rob Witt agreed that Gioia's insight is important, but has confidence that Kovacovich will fight for water for the community as his family has in the past.

Anita Goss spoke at length in support of Gioia and his expertise and is astounded at the opposition to his appointment to the Committee.

Bob Womack said he feels Kovacovich is the man for the job and would make informed decisions based on the water issues affecting the town.

There was no further public input.

6.a **Discussion, consideration, and possible appointment of two (2) members to serve on the Planning and Zoning Commission. One term expires September 2006 and the other term expires September 2007.**

On a motion by Gioia, seconded by Smith, the Council unanimously approved the appointment of two members to serve on the Planning Commission as follows: **Jim Hisrich** for the term to expire Sept. 2006, and **Mike Parry** for the term to expire Sept. 2007.

The candidates outlined their qualifications and interest in serving on the Commission, responding to questions from the Council regarding their views on amending the General Plan, zoning changes, trying to maintain a non-political approach, future development, design review,

willingness to compromise, and preserving the community's Western rural lifestyle. The Council commended the applicants for their volunteerism, assuring them that the choice would be difficult and encouraging them to participate on other committees as they are formed.

PUBLIC INPUT

Bob Womack expressed support for Commission candidate Jeffrey Sordahl.

There was no further public input.

(Item 15 was addressed prior to Item 7)

7. Update and discussion with Camp Verde Sanitary District Chairperson Suzy Burnside regarding the future service line expansion and plant projects.

There was no action taken.

Suzy Burnside gave an update on the Sanitary District's progress; since the property has now been acquired the project is going out to bid. The \$4,500,000 bond loan issue with WIFA has been approved by the voters. The timeline as specified in the original contracts remains the same; it is estimated that the project should be completed and functioning by the end of 2006, barring unforeseen obstacles. Burnside stressed that the District is requesting support from the Town of Camp Verde. The update by Burnside included a detailed discussion with members of the Council including the proposed fees and the required time periods involved in the expansion and plant projects. There was also a brief discussion regarding putting the issue of the dissolution of the District before the voters of the District and when to do so. Burnside assured the Council that the District definitely wants to cooperate with the Town but do nothing that could possibly jeopardize the completion of the project.

There was no public input.

(The meeting was recessed at 8:45 p.m., and was called back to order at 8:56 p.m.)

8. Discussion, consideration, and possible direction to staff regarding specifications for roads that will be impacted by the Sanitary District expansion planned for Reddell Acres and Ft. River Caves.

The staff was directed to work with the Sanitary District to come up with whatever is reasonable for the roads that will be impacted in addition to the subject roads.

Suzy Burnside explained that the information originally provided to the Sanitary District specified standards for rural roads. Planning & Zoning has advised the District engineers that the Town has now adopted urban road standards, which creates a problem for the road patching process in that the contract bid was based on the rural road standard, and consequently would mean additional expense for the District. Burnside is asking that the Town make a policy decision and allow the rural road standard to apply. Manager Lee reported on the Sanitary District Board meeting he attended, as well as the meeting he had with the Street Department to consider a resolution of the problem and save expense for not only the District but the Town as well. The Council discussed possible alternatives to accomplish the best result, together with further input and suggestions from Lee and Burnside and advice from Attorney Sims. Lee assured Burnside that the Town will not hold the Sanitary District up with the bid requirements and the project will move forward.

PUBLIC INPUT

George Young, a member of the Sanitary District Board, urged the Council to make a decision tonight since they are in the process of signing contracts and any delay creates a problem with timing.

Jim B. Bullard cannot understand why the Sanitary District would not be held to the same standards as the Water Company. Lee reminded Mr. Bullard that there have been exceptions for the Water Company in the past.

There was no further public input.

(Items 13 and 14 were addressed prior to Item 9.)

9. **Discussion, consideration, and possible direction to staff call a Special Election to be held November 8, 2005 for voter consideration concerning the Town's acquisition of Camp Verde Water System.**

On a motion by Teague, seconded by Baker, the Council unanimously directed staff to call a Special Election to be held November 8, 2005 for voter consideration concerning the Town's acquisition of the Camp Verde Water System.

Dane Bullard said that staff is currently discussing with the Camp Verde Water System the procedure to allow the Town to have control of the local water system, part of which will require voter approval in accordance with the legal opinion offered by the Town Attorney based on recent case law requiring more specific language than that presented to the voters in 1995 with somewhat generic language. The specific ballot language proposed for the November 8, 2005 election would allow the voters to authorize the Town to lease the assets of the Water System. Bullard explained the need for the Town to insulate itself from any legal challenge to the acquisition. Sims outlined the background of a lawsuit that resulted in the recent ruling by the court requiring more specific language to insure that the voters have that input at the outset.

There was no public input.

10. **Discussion, consideration, and possible award of bid for Project 05-005, Used Mechanical Street Sweeper and authorization to execute contract documents.**

On a motion by Teague, seconded by Parrish, the Council unanimously awarded the bid for Project 05-005, Used Mechanical Street Sweeper, and authorized execution of the contract documents, to award the bid to Tryton Enterprises for the 1987 Athey Mobil M9 in the amount of \$14,000.

Street Superintendent Wally Dickinson advised the Council that a grant had been received from ADEQ and at that time it was decided to purchase a street sweeper. After going out to bid, only two responses were received, and Dickinson is recommending purchase of the sweeper from Tryton Enterprises as the low bidder. There was a general discussion on the use and maintenance of the sweeper and its benefit to the Town as more development occurs. It was pointed out that the grant that was received would cover one-half of the cost of the sweeper.

There was no public input.

11. **Discussion, consideration, and possible approval of the 2005 Summer Street Improvement Program.**

On a motion by Baker, seconded by Teague, the Council unanimously approved the proposed list of roads for the annual Summer Street Improvement Project for '05-'06.

Wally Dickinson said that staff has researched the project and believes most of the work can be done within the budget. Depending on the timing, if necessary, the anticipated work discussed earlier involving Reddell Acres and Ft. River Caves will be included on a revised schedule that will be brought back to Council, eliminating some of the roads now listed on the schedule.

There was no public input.

12. **Discussion, consideration, and possible approval to extend the time approved on February 2, 2005 of part-time clerk position through December 31, 2005 utilizing the Local Court Enhancement Fund.**

On a motion by Gioia, seconded by Smith, the Council by a vote of 6-1 approved extending the time approved on February 2, 2005 of part-time clerk position through December 31, 2005 utilizing the Local Court Enhancement Fund; with a 'no' vote by Baker.

Magistrate Lyndall McElhaney reviewed the need to extend the subject position, to be paid from the Court Enhancement Fund. The Council discussed with McElhaney the current full-time staff and the possibility of the court continuing to need that position after the requested extension of time, and there was concern expressed that it would then come in to the permanent staff and be paid out of the General Fund. McElhaney was commended for providing a breakdown of costs and supporting documentation, as had been requested earlier in the year. There was also further discussion regarding the responsibilities of the court and its staff, including input from Jackie Daughety, the Court Supervisor.

There was no public input.

13. **Discussion, consideration, and possible award of bid for Project 05-006, CVMO Asbestos Abatement.**

On a motion by Kovacovich, seconded by Teague, the Council unanimously voted to accept the low bid for the Marshal's Office Asbestos Abatement Project from Spray Systems Environmental in the amount of \$26,202.72.

Marshal Dave Smith said the bids were received for the asbestos abatement remodeling of the old Baptist Church building for the Marshal's facility, and is recommending award of the bid to Spray Systems Environmental. The Church has agreed to pay for half of the cost, and Lee confirmed that the asbestos will be removed for a complete bill of health as opposed to spraying.

There was no public input.

14. **Discussion, consideration, and possible award of bid for Project 05-007, Town of Marshals' Facility Renovations.**

On a motion by Teague, seconded by Baker, the Council unanimously awarded the bid for Project 05-007, Town of Marshal's Facility Renovations, to Amon Builders, Inc. for the base bid of \$1,078,000 including Alternates No. 2 for \$26,780; No. 3 for \$36,289; and No. 4 for \$69,730.

Marshal Smith said that Amon Builders is being recommended as the low bidder, and pointed out that the bids all included the base bid with four alternatives. Amon Builders came in with the lowest base bid of \$1,078,000. The Council discussed with Smith and Architect Doug Stroh the features set forth in the four alternates. During the discussion Smith recommended that Alternates 2, 3 and 4 be approved. In response to a question from Council, Stroh pointed out that the redundant refrigeration system had not been included in the original bid and reviewed the crucial need for the system to preserve evidence. Attorney Sims confirmed that additions to the base bid could be accomplished by change orders after the contract is awarded. Finance Director Dane Bullard advised Council that the project should fit within the budget, and hopefully the proposed figures are fairly accurate.

During the discussion, Sims advised the Council that a procurement protest was filed June 1st from a contractor in Phoenix. Sims discussed the issue with the president of the company who now will not pursue the protest but has asked that the matter be brought to the attention of the Council and he will do so in Executive Session. However, Sims said that should not dissuade the Council from moving forward on a decision to award the bid at this time, but should be addressed when making revisions to the Town Code.

PUBLIC INPUT

George Young questioned the proposed redundant refrigeration system; he was informed that it would be necessary because of the extreme importance of preserving evidence.

There was no further public input.

15. **Discussion, consideration, and possible renewal of a 2-year contract with Thomas K. Kelly, P.C. Attorneys at Law for prosecution services.**

On a motion by Parrish, seconded by Baker, the Council unanimously approved renewal of a 2-year contract with Thomas K. Kelly, P.C. Attorneys at Law for prosecution services in the amount of \$65,608.

Tom Kelly briefly explained for the newer members the service he and his daughter, Carrie Kelly, as the primary prosecutor, provide to the Town. The proposed amount of \$65,608 is complete and includes a Cost of Living increase of 3% per year. Mr. Kelly outlined in detail the many responsibilities involved in handling the growing number prosecution matters. The Council agreed that the Town has been well served by that law firm in the past and that the increase requested is reasonable and justified.

There was no public input.

16. **Discussion, consideration, and possible authorization for the Town of Camp Verde to enter into an Intergovernmental Agreement with the SAVE Cooperative Purchasing Group to allow the Town of Camp Verde to purchase off contracts previously negotiated by other governmental jurisdictions in the State of Arizona.**

On a motion by Teague, seconded by Kovacovich, the Council unanimously authorized the Town of Camp Verde to enter into an Intergovernmental Agreement with the SAVE Cooperative Purchasing Group to allow the Town of Camp Verde to purchase off contracts previously negotiated by other governmental jurisdictions in the State of Arizona.

Lee explained that the request was a formality, that authorization is required in order for the Town to be able to purchase through the subject purchasing group.

There was no public input.

17. **Discussion, consideration, and possible approval of Resolution 2005-650, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, declaring as a public record that certain document filed with the Town Clerk and entitled, "Illicit Discharge and Connection Stormwater".**

On a motion by Baker, seconded by Parrish, the Council voted unanimously to table Items 17, 18, 19, and 20.

Lee advised the Council that the Town Attorney and Wendy Escoffier are working on combining Items 17, 18, 19 and 20 under one resolution. Sims explained that Escoffier is working with an outside consultant toward developing the one simple approach to a very complex set of issues.

18. **Discussion, consideration, and possible approval of Ordinance 2005-A310, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adding Article 7-9 Illicit Discharge and Connection Stormwater to Town Code Chapter 7 – Building.**

(Tabled by action taken on Item 17.)

19. **Discussion, consideration, and possible approval of Resolution 2005-651, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, declaring as a Public Record that certain document filed with the Town Clerk**

and filed as "Erosion and Sediment Control", an amendment to the Town Code (Ordinance 96-A116).

(Tabled by action taken on Item 17.)

- 20. **Discussion, consideration, and possible approval of Ordinance 2005-A311, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adding Article 7-10 Erosion and Sediment Control to Town Code Chapter 7 – Building.**

(Tabled by action taken on Item 17.)

- 21. **Discussion, consideration, and possible approval of Resolution 2005-648, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, authorizing the acquisition, including by eminent domain, of all property necessary for the completion of the Main Street Beautification Project within the Town limits of Camp Verde.**

On a motion by Baker, seconded by Parrish, the Council voted unanimously to adjourn to Executive Session for legal advice from the Town Attorney session pursuant to ARS 38-431.03(A)(3) for discussion or consultation for legal advice with the attorney and (A)(7) for discussions or consultations with designated representatives in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale, or lease of real property.

Gioia propose that that the discussion be held in the open meeting, and he presented a draft proposed agreement. Sims advised the Council that only through an Executive Session can all the facts be put on the table, and the Council should follow that course of action. Using the power of Eminent Domain available to the Town could ensure more fruitful negotiations. There was also the need for legal advice regarding the procurement protest discussed earlier.

The meeting was adjourned at 10:28 p.m. to go into Executive Session, following addressing Item 22, Call to the Public.

On a motion by Teague, seconded by Baker, the Council voted unanimously to direct staff to pursue Eminent Domain and authorize the Mayor to pursue the purchase of the Main Street easement in the amount of \$65,990.

- 22. **Call to the Public for Items not on the Agenda**

Shirley Brinkman expressed appreciation for the Mayor allowing the public to speak; however, she said she felt it got out of hand this evening, and suggested that not only each person be limited to 5 minutes, but each subject as well.

Suzy Burnside said that the annual public hearing for the Sanitary District was held on Monday; it was televised on TV18. Anyone interested in the fee and rate study and the outsourcing of the District services can watch it on this coming Tuesday at 6:00 p.m. and Wednesday at 11:00 a.m.

The Regular Session was Called to Order at 11:38 p.m. and item 21 was resumed.

- 23. **Advanced Approvals of Town Expenditures**
 - a. **Discussion, consideration, and possible approval of a \$2,500 budget line item increase for advertising expenses related to the publishing of ordinances.**

On a motion by Baker, seconded by Parrish, the Council voted unanimously to approve the \$2,500 increase in advertising expenses related to the publishing of ordinances.

On a motion by Teague, seconded by Baker, the Council voted unanimously to approve an additional \$4,000 needed for the Court to purchase a filing system, bringing the total cost to \$16,000.

DRAFT

July 7, 2005

To Senators Kyl and McCain and Congressman Renzi
Via fax

**Re: Reauthorization of the Transportation Equity Act
for the 21st Century (TEA-21)**

Dear :

As you know, TEA-21 expired over twenty months ago in September 2003. Now that the House and Senate reauthorization bills have been sent to conference committee, our members are highly concerned that reauthorization experience no further delays and urge you to strongly advocate for swift action by the conference committee. Numerous corridors within the region, including Interstates 17 and 40, State Routes 89, 260 and others, will benefit from the additional funding provided for in the proposed reauthorization bills. Funding for improvements to these routes is critical for the local communities, the region and the entire state.

Additionally, listed below are the region's policy priorities for TEA-21 reauthorization. Please continue your efforts to promote these priorities with members of the conference committee and your fellow members of the Arizona delegation.

- **Increase funding levels for FHWA and FTA core programs.** Additional funds included in the reauthorization bill should first be used to increase funding levels for core highway and transit programs.
- **Strengthen local partnerships and the involvement of rural local officials** in statewide transportation planning and programming decisions by providing rural local officials with the "cooperation" designation, instead of the current level of "consultation." Additionally, support the inclusion of dedicated resources for regional development organizations to assist local elected officials in the development and facilitation of rural transportation plans, programs and priorities.

- **Create a new rural road safety-funding program** that provides access to funding for rural cities and counties. Nationally, nearly 60 percent of traffic fatalities occur on rural two-lane roads.
- **Provide program flexibility and increased funding levels for the Indian Reservation Roads (IRR) program.** Currently, the IRR program provides funding only for construction activities while there are also significant unmet maintenance needs to be addressed on Indian Nation roadways.
- **Simplify and accelerate environmental reviews** to improve project delivery and accelerate the construction of much-needed projects and improvements.
- **Preserve dedicated funding for the Transportation Enhancement Program.** Transportation Enhancement funds have provided invaluable opportunities for rural cities and counties to preserve, improve and integrate the transportation system within their communities.

The Camp Verde Town Council urges you to support these issues and recommendations, in addition to informing your peers of the critical transportation challenges facing Arizona's rural counties, communities and Indian nations. Addressing these issues will provide more sufficient funding levels and specific programs that will enable rural areas to develop and improve transportation systems, which support economic vitality and enhance the quality of life for rural residents.

If you have any questions related to these issues and recommendations, please do not hesitate to contact me at (928) 567-6631 x 307.

Sincerely,

Tony Gioia,
Mayor

STAFF REPORT

Council meeting of: July 6, 2005 - Consent

Title: Possible approval of an Intergovernmental Law Enforcement Dispatching Agency Agreement with the Yavapai Apache Nation for dispatching services.

Budgeted item: N/A

Description of Item: This is an annual contract with the Yavapai Apache Nation for dispatching services.

Staff Recommendation: Approve the IGA.

Comments: Council indicated that the agreement should be revised to include annual increases associated with staff salary increases. Staff recommends a 2.5% increase for a contract of one year.

Attachments: Yes

Prepared by: Bill Lee

6. Duration. This Agreement shall be for a period of one (1) year, commencing on July 1, 2005, or as soon thereafter as it has been approved and executed by both parties and expiring on June 30, 2006.

7. Cancellation. Notice is hereby given that this agreement is subject to cancellation pursuant to ARS 38-511, the pertinent provisions of which are incorporated by reference.

8. A copy of this Agreement shall be filed with the Yavapai County Recorder's Office following the approval and execution by both parties.

Town of Camp Verde

TONY GIOIA, Mayor

ATTEST:

DEBBIE BARBER, Town Clerk

Yavapai-Apache Nation

JAMIE FULLMER, Yavapai-Apache Tribal
Chairman

ATTEST:

I certify that this Agreement is in proper form and is within the powers and authority granted under the laws of this state to such public agency, board, or commission.

APPROVED AS TO CONTENT AND FORM:

Town Attorney

Yavapai-Apache Attorney

DATE: _____

DATE: _____

STAFF REPORT

Council meeting of:

July 6, 2005

Title:

Discussion and possible approval of an engineering firm that will perform water utility evaluation and valuation studies.

Budgeted item:

Yes

Description of Item:

The Town of Camp Verde is considering leasing the assets of the Camp Verde Water System. We need to assess both the value and condition of their tangible assets before an operating lease can be completed.

Staff Recommendation:

Comments:

CH2M Hill and Burgess & Niple have both submitted "Statements of Qualifications". Both firms are experienced and competent

Attachments:

Copies of the firm's Statement of Qualifications are available for review in the Town Clerk's Office.

Prepared by:

Dane Bullard, Finance Director

Statement of Qualifications for
Water Company Evaluation

Town of Camp Verde, Arizona
June 2005



Submitted by



CH2MHILL



CH2MHILL

CH2M HILL
2625 SOUTH PLAZA DRIVE
SUITE 300
TEMPE, AZ 85282-3397
TEL 480.966.8188
Fax 480.966.9450

June 15, 2005

Town of Camp Verde
Attention: Dane Bullard
Finance Director
395 S. Main Street
Camp Verde, AZ 86322

Subject: Statement of Qualifications for Water Company Evaluation

Dear Mr. Bullard :

CH2M HILL is pleased to submit its qualifications to perform a Water Company Evaluation for the Town of Camp Verde (Town). We feel that we are uniquely qualified to support the Town in this endeavor based on our experience and credentials. As you may recall, CH2M HILL had the opportunity to work with Town by performing an evaluation of the Camp Verde Water System, which concluded with a report in November of 2000. The scope of work for that effort contained many of the same elements as this current request for services. At that time, the work we performed for you included a complete physical inventory of the water system appurtenances, evaluated the company's water resources, prepared a Water Quality Assessment, conducted a Regulatory Compliance Review, and prepared a Valuation Review and Financial Assessment report that can be used as the baseline for the current project. Because of our prior work on this project, selecting CH2M HILL for this project provides the Town with the following benefits:

- ◆ Our team requires no learning curve to initiate the current project. We have all of the research, data, and information used in 2000, and the draft report. We can perform this project by approaching this as an update to the previous work, which will hopefully facilitate a more convenient project for both the Town and the water company.
- ◆ We can complete the current project more efficiently and expeditiously than any other consultant.
- ◆ We will provide continuity with the previous work. Some of our proposed team members worked on the 2000 project.

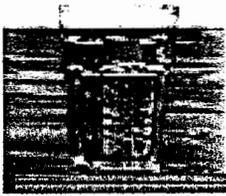
In addition to our work for Camp Verde, we have conducted numerous financial planning and bond feasibility studies throughout the western United States, including recent work for Phoenix, Tucson, Sedona, Prescott Valley, and Somerton, Arizona. In particular, our feasibility study completed for the Town of Prescott Valley, Arizona, addressed many of the issues faced by the Town of Camp Verde. The same professionals who are on our proposed team also conducted that study.

We are confident that we will provide you with the most efficient and effective approach to your project, crafted by a knowledgeable and highly experienced team of professionals who have worked for you in the past and can apply the knowledge gained in 2000 to this project. We look forward to the opportunity of providing you with these services and helping the community meet its growing water resource needs.

Sincerely,

CH2M HILL

Tom McLean, P.E.
Vice President and Arizona Office Manager



PROPOSAL SUMMARY

CH2M HILL is pleased to submit this statement of qualifications to perform a Water Company Evaluation for the Town of Camp Verde (Town). In fact, the Town has previously contracted with CH2M HILL to perform an evaluation of the Camp Verde Water System, which was completed in November of 2000. We are eager to continue the work we did on this project which, at that time, contained the same elements as this current request for services. We performed a complete physical inventory of the water system appurtenances, evaluated the company's water resources and prepared a report that included the following:

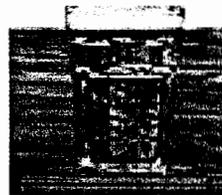
- ◆ Water system description including system overview, Townsite System, Verde River Estates System
- ◆ Sources of supply including groundwater and surface water
- ◆ Water system inventory including wells, storage tanks, pump stations, and service line connections
- ◆ Water quality assessment
- ◆ Regulatory review including ADEQ compliance review, future regulations, SDWA 1996 Reauthorization, revised arsenic standard, arsenic treatment, and Corporation Commission status
- ◆ Tariff history
- ◆ Capital Improvement Program
- ◆ Valuation Review and Financial Assessment

We have all of the baseline information, source documents, research, and other information used to prepare the draft report for the Town. This provides the Town with the following benefits:

- ◆ Our team requires no learning curve to complete the current project.

- ◆ We can perform the current project more efficiently and expeditiously than any other consultant.
- ◆ We will provide continuity with the previous work.

CH2M HILL proposes to conduct the current effort with the benefit of the experience of performing the previous evaluation. We will comprehensively assess its current conditions, identify any near-term issues or improvements to be addressed, and carefully assist the Town to evaluate the potential acquisition with respect to the goals and objectives of meeting the community's future needs. CH2M HILL will draft a report that provides an independent and objective review of the condition of existing water utility assets and recommends a capital program to ensure high-quality water service and adequate capacity to meet projected growth. The report will also present customer growth projections and a financial performance forecast of the planned utility. The report will clearly identify assumptions used to develop the financial forecasts and the basis of all calculations.



PROJECT APPROACH

CH2M HILL has assembled a team that includes the same highly qualified professionals who delivered the 2000 water company evaluation with staff based in Arizona. We are uniquely qualified to perform this project because of our work in 2000. We also have performed similar evaluations for the Town of Fountain Hills and the Town of Prescott Valley.

Project Tasks

The study will be conducted through a multistep process designed to identify capital facility options and associated costs, and to evaluate the financial capacities of the private water company. Several of these steps must be made sequentially, as specific steps require data developed in a previous step. However, where possible, CH2M HILL will

perform steps in parallel to minimize the time required to complete the feasibility study.

The specific steps in this process include:

- a) Data review and collection
- b) Private water company system review
- c) Capital facilities plan and cost review
- d) Financial forecasting and analysis
- e) Recommendations
- f) Present evaluation study results

Each of these steps is discussed below.

a) Data Review and Collection

The private water company's financial and operating performance data and Town growth projections will be reviewed and summarized. This information will be used to establish the context for strategic financial decision making. Specifically, available data will be reviewed to develop the following information:

- ◆ Historical and projected service revenues under alternative rates
- ◆ Historical and projected connection fee revenues and other nonrate revenue sources
- ◆ Historical and projected operation and maintenance expenses
- ◆ Projected capital improvement program requirements
- ◆ Outstanding indebtedness and other long-term liabilities
- ◆ Uncollectible accounts receivable and disconnection rates
- ◆ Historical and projected operating statistics (MGD capacity, annual and peak water production, service connections by meter size)

The data collected will be used to develop the standard pro forma fund summary included in the feasibility report.

CH2M HILL engineers will conduct a thorough assessment of future capital needs. This will require on-site field reviews of facilities. The project team will review and build on our prior system studies. These prior studies, combined with the project team's investigation, will be

extremely useful in the successful completion of this project.

b) Water System Review

CH2M HILL will conduct a system review to assess existing conditions. This system review will involve an inspection of selected system facilities, review of system performance records, and any available engineering analyses of the current water system. As stated above, the review will include evaluating and using information contained in our prior studies.

c) Capital Facilities Plan and Cost Estimation

Based on information developed in step b) and projections of account growth in the proposed service area, CH2M HILL will identify any major capital improvement needs and an associated cost estimate. This information will serve as the basis for user rate, and connection fee, revenue growth projections.

CH2M HILL will review and evaluate operating and maintenance (O&M) cost information for the company based on historical expenditures and estimates of O&M costs associated with planned capital improvements.

d) Financial Forecasting and Analysis

CH2M HILL will develop a financial forecasting model to assist in the water company acquisition evaluation. The model will use information on prospective customer growth, capital financing costs, and future O&M costs to forecast financial performance. The project team will analyze and forecast the water rate and connection fee revenues required to fund any capital needs, meet debt service coverage requirements, and maintain adequate operating fund balances.

The completed model will be an interactive spreadsheet. All inputs will be centralized into a single input spreadsheet, and "hot" keys will be added to assist in such functions as printing, recalculation and saving. Because it is a forecasting model, it will be designed to allow users to easily change assumptions and generate alternative performance scenarios. A copy of the model will be made available for Town staff at the completion of the project.

e) Draft Bond Feasibility Report

CH2M HILL will compile information collected and developed on the prospective water company in a study report. It will be thorough, clearly written, and edited and formatted to the Town's specifications. Upon receiving notification to proceed, the project team will begin to compile system, staffing, and financial information. The report will be structured as follows, subject to the Town's modification:

f) Present Draft Feasibility Study

CH2M HILL will present the Feasibility Study report at a meeting of the governing body.

Project Delivery System (PDS)—Staying On Budget and On Schedule

Proven Project Management Approach

Our success on projects is attributable to a highly qualified professional staff and a strong, interactive coordination approach. Using this approach, your project management staff are involved in all of the project phases from project inception through construction. Our ability to control costs, schedules, and technical quality is demonstrated by the fact that more than 80 percent of our work is for previous clients.

Proven Project Delivery System

Our staff uses CH2M HILL's Project Delivery Process to support our overall Project Delivery System (PDS). This proven methodology enables us to determine the critical success factors for effective project delivery and how to use the process to achieve project success.

Our process-driven project delivery system incorporates the best principles and practices from the total quality, process improvement, and organization reengineering movements; provides clients with the comprehensive solutions they demand; and provides project managers with a consistent,

efficient, and effective means of delivering high-quality products. All of the firm's project managers receive comprehensive training in our PDS and progress through increasing levels of certification based on their success in project management.

As CH2M HILL's customers have become aware of the benefits of our integrated PDS, a growing number have requested similar services. *The City of Flagstaff has recently adopted the CH2M HILL PDS as an integral part of their municipal project delivery procedures.*

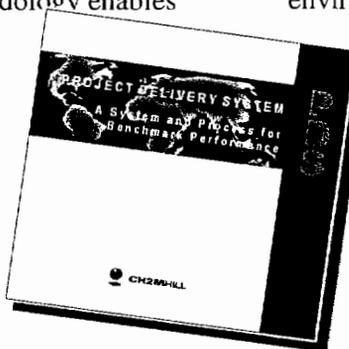
PDS Process

At the core of the PDS is a process to deliver projects successfully. CH2M HILL's project delivery process is the client-focused application of those principles that will most influence the performance of projects. Those principles that underlie the project delivery process include project manager as leader, client satisfaction, and consistent project planning and project execution.

Quality Assurance/Quality Control (QA/QC) Process

CH2M HILL's PDS requires that every project must have a quality management plan, and that plan must outline the process that will be embedded into the project to ensure that the client's expectations of quality are met or exceeded. It is CH2M HILL's vision to achieve excellence in and be a leader of health, safety, environment, and quality (HSE&Q) performance throughout our global operations. We fulfill the expectations of our clients, staff, and communities through safe, innovative, environmentally sound practices in all our operations. CH2M HILL's *Infrastructure and Environment Quality Management System Manual* guides project managers and staff in developing and implementing quality processes throughout our organization. Each project manager is charged with the responsibility of writing a project-specific quality management plan that is included in the project work plan.

The quality management plan not only stresses that each team member is responsible for producing quality work and helping to ensure that their fellow team members do so as well, the plan



also identifies senior consultants who will provide technical guidance on the work in their areas of expertise and review selected end-products throughout the project.



FIRM CAPABILITIES

CH2M HILL has been a leader in water resource facility design for almost 60 years. Our experience in Arizona has been broad, and our nationally recognized experts have brought new technology to the state, as the following projects demonstrate.

Nationwide and around the world, CH2M HILL delivers integrated services that address client needs for progressive engineering, development, and finance; design; program management; process engineering; construction management; environmental and water programs; and operations. CH2M HILL provides innovative technology combined with responsive, professional service to both public agencies and private industry.

CH2M HILL is an employee-owned company of over 14,000 employees, and has more than 165 offices on six continents. CH2M HILL is structured to serve clients at the highest standards of quality, service, and technological innovation and to customize and deliver those services on a local level. Although our expertise has brought us large planning, design, and construction management projects in major metropolitan areas, the core of our business is still local projects, many of them water systems-related. In fact, more than half of the projects we work on are for fees of less than \$100,000.

CH2M HILL recognizes that our ultimate responsibility is to meet the technical, financial, and schedule objectives of our clients. Reputation and quality are critical to our continued success – more than 80 percent of our projects are from repeat clients.



Our Phoenix office opened in 1988 and has established itself as one of the region's leading consulting firms. With a Phoenix staff of 132 engineers, scientists, economists, and other professionals, we provide a full range of local environmental, transportation, water, wastewater, and financial services.

Water Company Evaluation, Rate Review, and Bond Feasibility Report Town of Camp Verde, Arizona

Team Members: Tom McLean, Dave Green,
Angie Klein

The Town of Camp Verde was interested in acquiring the assets of the local private water company. In 2000, CH2M HILL was retained to conduct an evaluation of the private water company, assess its current conditions and identify any near-term issues or improvements to be addressed and to develop technical and financial information to assist the Town with their decision process. The study included a water system evaluation, water supply quality assessment, capital improvements program, and valuation review and financial assessment. Five valuation methodologies were used to estimate the value of the utility systems. The study prioritized the capital improvements required to ensure high-quality water delivery services to existing and future customers. CH2M HILL created a model that used information on prospective customer growth, capital financing costs, and future O&M costs to forecast financial performance. The project team analyzed and forecasted the water rate and connection fee revenues required to fund any capital needs, meet debt service coverage requirements, and maintain adequate operating fund balances. This project effort will provide a unique platform for conducting the currently proposed services.

Prescott Valley Water Company Evaluation Town of Prescott Valley, Arizona

Contact: Larry Tarkowski, Prescott
Valley, 928.775.4022

Team Members: Tom McLean, Ron Williams

The Shamrock Water Company is a private water system serving most of the 25,000 people living in the Town of Prescott Valley, Arizona. To ensure

adequate expansion of infrastructure needs in concert with potential economic development, public safety services, and transportation needs, the Town pursued the acquisition of the Shamrock System.

In early 1997, the shareholders of Shamrock Water Company proposed to the Town a purchase price determined by appraising the "tangible value" of the plant-in-service inventory. The Town of Prescott Valley retained CH2M HILL to review the water system, physical plant, inventory, and operations.

CH2M HILL conducted a comprehensive review of the actual revenues and expenses, and a projection of net revenues over the next 10 years under various rate design and growth scenarios. The objective of the report is to determine whether the rate structure will generate sufficient revenues to meet the expected operating expenses and debt service obligations.

Due to the accelerated schedule required by the Town, CH2M HILL's assessment was general in nature, and included the following items:

- ◆ Review of the Shamrock Water Company system
- ◆ Assessment of the water quality
- ◆ Status with the Corporation Commission
- ◆ Estimated operations and maintenance budget
- ◆ Estimated capital improvement program
- ◆ Review of financial evaluation, including comparisons with similar private system company purchases in Arizona
- ◆ Assistance at negotiating sessions

From those studies, we identified critical requirements that provided the municipality with a capital improvement program to manage long-term growth and service demands. The program integrated infrastructure needs in concert with potential economic development, public safety services, and transportation needs.

Bond Feasibility Study to Acquire Assets of Private Water Company Town of Fountain Hills, AZ

Contact: Town Manager
(480) 837-2003

Team Members: Tom McLean, Dave Green,
Ron Williams

CH2M HILL recently performed a bond feasibility study for the Town of Fountain Hills. The Town was interested in using its newly created Community Facilities District (CFD) to deliver water services to its residents. The CFD would acquire the assets of the Chaparral City Water Company (Chaparral) and construct additional water utility facilities. Purchasing the Chaparral assets and financing future capital improvements was expected to be supported through the issuance of CFD revenue bonds.

CH2M HILL identified and prioritized the capital improvements required to ensure high-quality water delivery services to existing and future CFD customers. We then developed a set of financial forecasts to evaluate CIP alternatives. The model used information on prospective CFD customer growth, capital financing costs, and future O&M costs to forecast financial performance. The project team analyzed and forecast the water rate and connection fee revenues required to fund the capital program, meet debt service coverage requirements, and maintain adequate operating fund balances.

Water Company Evaluation and Feasibility Study Town of Cave Creek, AZ

Contact: Mr. Wayne Anderson, P.E.
Town Engineer
480-488- 6626

Team Members: Tom McLean, Ron Williams,
Kent Ennis, Alan Forrest,
Dave Green

The Town of Cave Creek (Town) would like to prepare a budgetary estimate for purchasing the Water Treatment System in its Town owned by Cave Creek Water Company (Company) to prepare for Water Infrastructure Finance Authority (WIFA) funding. To assist the Town, CH2M HILL was selected to evaluate available public technical and

financial information concerning the water treatment system and include its findings in a technical memorandum. This technical memorandum will assist the Town in presenting budgetary costs for the system to the Town Council. CH2M HILL is evaluating the Company's history of compliance with current monitoring and water quality requirements. CH2M HILL will also review pending and proposed future water quality regulations and assess the potential of complying with those regulations based on existing water quality and operating condition information. We will also evaluate possible future treatment needs. An estimate will then be developed that includes the order-of-magnitude cost of treatment enhancements needed to comply with possible future water quality regulations.

Bond Feasibility Study Town of El Mirage, AZ

CH2M HILL was retained to prepare a bond feasibility report and water and wastewater rate analysis. The Town was experiencing a rapid increase in its population growth. To meet the needs of new development in the community, the Town needed a significant expansion of its water and wastewater facilities. To fund these improvements, a revenue bond was issued. CH2M HILL prepared an engineers report supporting the proposed bond issue, and a water and wastewater rate analysis that adjusted the Town's rates and charges to provide sufficient revenues to support the debt service on the bonds and other financial commitments.

Feasibility Studies, Engineers' Reports, and Parity Certificates for Bond Issues

CH2M HILL has assisted communities throughout the United States and Canada finance improvements to their utility systems. The expertise demonstrated by the projects below and CH2M HILL's international reputation will both be important factors in selling the proposed revenue bonds under favorable terms and in a timely manner.

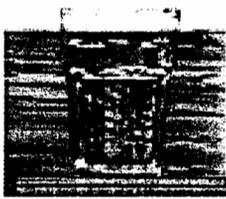
Arizona

- ◆ Town of Camp Verde, Arizona
- ◆ Phoenix, Arizona
- ◆ Town of Prescott Valley, Arizona
- ◆ Town of Fountain Hills
- ◆ Town of Cave Creek
- ◆ City of Tucson, Arizona
- ◆ City of El Mirage, Arizona
- ◆ City of Somerton, Arizona

Outside Arizona

- ◆ Anchorage, Alaska
- ◆ Los Angeles, California (4)
- ◆ Aurora, Colorado (4)
- ◆ Alachua County, Florida
- ◆ Broward County, Florida
- ◆ Lake Worth, Florida
- ◆ Pasco County, Florida
- ◆ Louisville Water Company, Kentucky
- ◆ Central Nebraska Public Power and Irrigation District, Nebraska
- ◆ Cape May County Municipal Utilities Authority, New Jersey
- ◆ Tulsa, Oklahoma (2)
- ◆ Beaverton, Oregon
- ◆ Clackamas County Department of Utilities, Oregon (2)
- ◆ Gresham, Oregon (2)
- ◆ Oregon City, Oregon
- ◆ Portland, Oregon (4)
- ◆ Unified Sewerage Agency of Washington County, Oregon (2)
- ◆ Salt Lake County Water Conservancy District, Utah (3)
- ◆ Upper Occoquan Sewage Authority (Fairfax and Prince William Counties), Virginia
- ◆ Bremerton, Washington
- ◆ Camas, Washington (2)
- ◆ Clark County PUD, Washington
- ◆ Grandview, Washington
- ◆ Pierce County, Washington
- ◆ Quincy, Washington
- ◆ Snohomish County PUD, Washington
- ◆ Spokane, Washington
- ◆ Vancouver, Washington (2)
- ◆ Wenatchee, Washington (2)

NOTE: The numbers in parentheses indicate the number of studies CH2M HILL has performed for the entity.



STAFF QUALIFICATIONS

CH2M HILL is one of the most experienced utility economics consulting organizations in the United States. We have conducted more than 200 water and wastewater rate studies, pro forma financial forecasts, system valuations, and system development charge studies in the last 10 years. We are very active in Arizona, having completed economic studies within the past 12 months for Phoenix, Sedona, Somerton, and Prescott Valley. In particular, our recently completed bond feasibility study for the Town of Prescott Valley incorporated many of the tasks required in this project.

An important aspect of CH2M HILL's project team is that it includes senior level personnel with decades of economic, financial, and engineering expertise who will be actively engaged in every aspect of this process. They will draw on the services of other CH2M HILL professionals as needed to support the project.

Tom McLean, Vice President and Phoenix Area Manager, will manage the feasibility study efforts and supervise the engineering analysis. We propose that the financial analyses be conducted by one of CH2M HILL's senior economists, Kent Ennis, CFA, with Dave Green providing additional oversight and review. These project team members prepared Prescott Valley's Bond Feasibility Study and are working on Cave Creek's study.

Mr. Green has more than 23 years of experience in economic and financial consulting for water and wastewater utilities. Mr. Green has conducted water, wastewater, electric, solid waste, and stormwater rate studies and financial planning for more than 150 public and private clients in more than 25 states and four provinces in Canada. He received his MBA from Portland State University, and specializes in system valuation studies, water and wastewater rate studies, pro

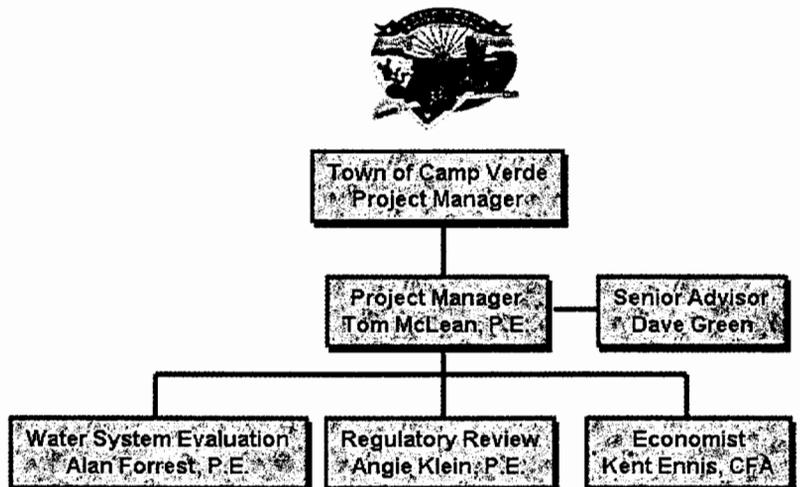
forma financial forecasting, and scenario analysis.

Resumes of the project team members are included in the Resumes Appendix.

Tom McLean, P.E.—Project Manager

Tom McLean is a Vice President of CH2M HILL and Area Office Manager for the Phoenix and Tucson offices. He will ensure that the proper staff and resources are available for the project. He will also be the primary point of contact to ensure that the Town is receiving your desired level of service and responsiveness from our team. Tom has more than 30 years of experience in the public and private sectors managing water and wastewater engineering projects and master plans. Mr. McLean gained extensive public sector experience working for Tucson Water. His significant private sector experience has included management activities for water and wastewater conveyance, permitting, water and wastewater treatment, water resource planning, Arizona Groundwater Management Act/Assured Water Supply issues, utility rate issues and private development projects.

Mr. McLean led the teams that performed the bond feasibility studies for the Towns of Prescott Valley, Fountain Hills, and Cave Creek, and the rate studies for Sedona, Tucson, Phoenix, El Mirage, Bisbee, Patagonia, and Somerton. He managed the formulation of the City of Phoenix Water Master Plan and Capital Improvement Program and the formulation of Tucson, Arizona's, long-range water resource master plan.



Dave Green—Senior Advisor

Mr. Green is an experienced utility rate and financial analyst who has been involved in number of water and wastewater regionalization and valuation studies including several in Arizona. He has prepared bond feasibility reports and presented results to rating agencies and has prepared numerous impact fee or system development charge analyses. Mr. Green has conducted water, wastewater, electric, solid waste, and stormwater rate studies and financial planning for more than 200 public and private clients in more than 30 states and four provinces in Canada, including:

- ◆ Arizona Water System Purchase, Town of Camp Verde, Arizona
- ◆ Bond Feasibility Report and Water and Wastewater Rate Analysis, Town of El Mirage, Arizona
- ◆ Bond Feasibility Report and Water and Wastewater Rate Analysis, Town of Fountain Hills, Arizona
- ◆ Reclaimed Wastewater Master Plan and Pipeline Projects, Town of Oro Valley, Arizona

Alan Forrest, P.E.—Water System Evaluation

Mr. Forrest has extensive public sector experience having worked for numerous water utilities within Arizona, ranging in size from about 20,000 to more than 600,000 people served. Most recently he served as the Water Utility Director for a medium-sized municipality in Southern Arizona. During his time with the public sector, Mr. Forrest worked on several cutting-edge water resource projects including the planning and implementation of a treatment and delivery system for Colorado River water, the development of a reclaimed water delivery system for turf irrigation, groundwater resource development, underground storage and recovery projects, conservation programs, and long-range water resource planning projects.

Mr. Forrest also has a great deal of experience related to western water resource policy and management, particularly within the state of

Arizona. This experience includes water rights acquisition, resolution of Arizona Groundwater Management Act/Assured Water Supply issues, coordination of regional water resource management efforts, water utility rate analysis and implementation and coordination efforts related to water legislation. Mr. Forrest's experience also includes interacting with top level federal, state and local government staff, as well as with regulatory agencies, elected officials, and private developers.

Angela Klein, P.E.—Regulatory

Ms. Klein is an experienced process engineer with more than 7 years of experience in water and wastewater treatment process design, technology evaluations, membrane technology, and regulatory requirements for water. She has experience in hydraulic and process modeling, process mechanical design, demonstration and pilot testing, and permitting.

- ◆ Task manager responsible for evaluating the Town's feasibility of acquiring the assets of the Camp Verde Water System, Inc. and incorporating its operation into the Town's municipal services and performed regulatory review.
- ◆ Lead Process Engineer, Prescott Valley Water Supply Improvements and coordinated and submitted packages to the local regulatory agency for permitting requirements.
- ◆ Lead Process Engineer, El Mirage WWTP Expansion and coordinated and submitted packages to the local regulatory agencies for permitting requirements.

Kent Ennis, CFA—Economist

Mr. Ennis is a senior economist with 25 years of experience who specializes in water and wastewater utility finance, rate design, evaluation of public-private partnership options, and the application of decision analysis techniques to financial issues. He served 12 years as senior economist with the Joint Legislative Budget Committee for the state of Arizona and as an economist in the State Comptroller's Office in Austin, Texas, where he supervised successful completion of a statewide bond database of more than 9,500 state, regional, and local government bond issues. Kent holds a

Chartered Financial Analyst designation from the Association for Investment Management and Research.

the potential for acquisition of the water company. We feel that we are uniquely qualified for this project based on our past experience and familiarity with the previous Camp Verde Water System Evaluation.



RESPONSE TO QUESTIONS

Insurance and Contract Compliance

We are familiar with your insurance and contract requirements and will comply with both.

CH2M HILL has an extensive and sophisticated insurance program including, but not limited to, professional, commercial general, automobile and workers' compensation liability for a company of its size and complexity. We continue to maintain long-term relationships with our insurance carriers that are A.M. Best's rated A or A++ and CH2M HILL is confident we can meet your insurance requirements. Maintaining this high insurance rating helps us to control the cost of services we provide to our clients. Upon initiation of the contract, a certificate of insurance evidencing limits and coverage will be provided that meets the contract obligations.

Project Success Story

In response to this question, CH2M HILL has many project success stories, however, the one most applicable to this solicitation is the **Camp Verde Water System Evaluation** that we previously performed for the Town. We believe we were able to work closely with the Town staff as well as the Camp Verde Water Company to professionally and objectively conduct the system evaluation. We were diligent with respect to meeting the project schedule while managing the project budget. We understand that there can be issues and strategies beyond the fundamental acquisition evaluation process that the Town always needs to consider in order to fully assess

Resumes



Thomas M. McLean, P.E.

Project Manager/Vice President and Arizona Area Manager

Education

M.S., Civil Engineering,
University of Arizona
B.S., Civil Engineering,
University of Arizona

Professional Registration

P.E., Civil Engineer: Arizona
R.L.S. (Registered Land
Surveyor): Arizona

Distinguishing Qualifications

- More than 30 years of experience in both the public and private sectors with the planning, design, construction, and management of water and wastewater engineering projects
- Led the team that performed the Camp Verde Water Evaluation Project in 2000
- Led the team that performed feasibility studies for the purchase of private water companies for the Town of Fountain Hills and Town of Prescott
- Led the teams the performed economic studies for Tucson, Phoenix, Somerton, Bisbee, and many other Arizona communities

Related Experience

Mr. McLean is a vice president and officer of the firm and currently performs the role of Arizona Area Manager for CH2M HILL. He manages the Phoenix office, which provides a full array of technical capabilities in the areas of water, wastewater, transportation, environmental, financial, and construction management services.

Mr. McLean's significant private sector experience includes management activities for water and wastewater conveyance, permitting, water and wastewater treatment, water resource planning, Arizona Groundwater Management Act/Assured Water Supply issues, utility rate issues, and private development projects.

Mr. McLean has extensive public sector experience working for a major metropolitan public utility in Arizona. During his tenure, this utility implemented state-of-the-art water resource programs for groundwater resource development and management; reclaimed wastewater for potable system reuse; underground storage and recovery; conservation; and long-range water resource planning.

Mr. McLean's experience also includes interaction with top-level federal, state, and local government, as well as with regulatory agencies, elected officials, and private developers.

Representative Projects

Water System Evaluation and Acquisition, Town of Camp Verde, Arizona. The Town of Camp Verde was interested in evaluating the feasibility of acquiring the assets of the local private water company and incorporating its operation into the Town's municipal services. CH2M HILL was selected to conduct the evaluation of the private water company, assess its current conditions and identify any near-term issues or improvements in an effort to develop technical and financial information to assist the Town with their decision process. The study included a water system evaluation, water supply quality assessment, capital improvements program, and valuation review and financial assessment. Five valuation methodologies were used to estimate the value of the utility systems.



CH2MHILL

Principal-In Charge, Town of Prescott Valley Water Company Evaluation. Led team and provided oversight of a program to assist the Town of Prescott Valley to strategically acquire the assets of a private water company and incorporate it into the municipal services of the community. This involved performing a technical engineering assessment of the utility, defining a short range capital program, conducting a utility rate review/financial forecast, and assisting the Town efforts relating to the formation of a community facilities district.

Principal-in-Charge, Bond Feasibility Study, Town of Fountain Hills, Arizona. The Town was interested in using its newly created Community Facilities District (CFD) to deliver water services to its residents. The CFD would acquire the assets of a private water company using CFD revenue bonds and construct additional water utility facilities. CH2M HILL identified and prioritized the capital improvements required to ensure high-quality water delivery services to existing and future CFD customers. We then developed a set of financial forecasts to evaluate capital improvement program (CIP) alternatives. The model used information on prospective CFD customer growth, capital financing costs, and future operations and maintenance costs to forecast financial performance. The project team analyzed and forecast the water rate and connection fee revenues required to fund the capital program, meet debt service coverage requirements, and maintain adequate operating fund balances.

Water Cost-of-Service and Wastewater Rate Study, City of Tucson, AZ. Managing team to support the Tucson Water Department's annual cost-of-service rate analysis and rate design processes under an annually renewable 5-year contract term. The project included reviewing Tucson Water's financial plans and forecasted revenue requirements, evaluating alternative cost allocation methods, developing alternative rate structures, and evaluating customer bill impacts for potential rate changes. Of particular significance in the rate development process was the consideration of pricing options for reclaimed water and piloting of innovative water conservation rate designs.

Principal-In-Charge, City of Sedona, Arizona. Manages a CH2M HILL team that supports the, as one of the City's primary engineering consultants. CH2M HILL assisted the city manager in strategically developing solutions for regional municipal wastewater treatment and disposal in the face of a State of Arizona Legal Consent Judgment Action. Also coordinated the efforts of an expert CH2M HILL financial team to redesign the City's financial approach to community rates and charges for long-term stability.

Principal-In-Charge, Long-Range Water Resource Master Plan, Tucson, Arizona. Principal-In Charge and provided oversight of the formulation of Tucson, Arizona's, long-range water resource master plan, addressing one of the country's more complex state water management codes. The goal of this plan was to demonstrate a long-term (100-year) assured water supply while achieving a safe-yield condition in a region historically characterized by significant groundwater overdraft. The plan offered multifaceted considerations for the use of surface water, groundwater development, effluent reuse, and conservation.

Education

M.S., Economics,
Portland State University

B.S., Agricultural and
Natural Resource
Economics, Oregon State
University

Distinguishing Qualifications

- Economist for the 2000 evaluation of the purchase of a water system for Camp Verde
- Experienced utility rate and financial analyst
- Involved in number of water and wastewater regionalization and valuation studies including several in Arizona
- Prepared bond feasibility reports and presented results to rating agencies
- Prepared numerous impact fee or system development charge analyses

Relevant Experience

Mr. Green regularly manages and provides senior consulting services to both public and private clients in the areas of economic and financial analysis. Mr. Green is a regional economist with a wide range of experience performing economic and financial studies, including conducting cost of service analyses and setting rates for utilities, utility regionalization and valuation studies, marketing and demand studies, economic impact analyses, and economic and financial feasibility studies, as well as other types of economic and financial services.

Mr. Green has conducted water, wastewater, electric, solid waste, and stormwater rate studies and financial planning for more than 200 public and private clients in more than 30 states and four provinces in Canada. Representative clients include: Fort Lauderdale, Boca Raton, Dade County and Indian River County, Florida; Kalamazoo, Michigan; Anchorage, Alaska; Portland, Gresham, and Eugene Water and Electric Board in Oregon; San Diego County, and East Bay Municipal Utility District (Oakland), California; Seattle Metro, Washington; Bangor, Maine; Omaha, Nebraska; County of Maui, Hawaii; Union, South Carolina; and Winston-Salem; North Carolina. As part of these studies, Mr. Green has developed computerized financial planning, cost allocation, rate design, system development charge or impact fee, and/or demand forecasting models for many of these clients. Mr. Green has also assisted in negotiation of contracts with wholesale suppliers, users, and industries, and in the preparation of revenue bond feasibility reports and grant and loan applications.

Representative Projects

For the Town of Camp Verde, Arizona, CH2M HILL prepared an evaluation of the purchase of the water system serving the Town. Was involved in estimating the market value of this water system using several valuation methods, including original cost less depreciation, replacement cost less depreciation, and capitalized income methods. The capitalized income method involves development of a financial forecast for the system and the potential returns to the owners of the system.

For the Town of Fountain Hills, CH2M HILL performed a bond feasibility study. The Town was interested in using its newly created Community Facilities District (CFD) to deliver water services to its residents. The CFD would acquire the assets

of the Chaparral City Water Company and construct additional water utility facilities. Purchasing the Chaparral assets and financing future capital improvements was expected to be supported through the issuance of CFD revenue bonds. CH2M HILL identified and prioritized the capital improvements required to ensure high-quality water delivery services to existing and future CFD customers. Developed a set of financial forecasts to evaluate capital improvement program (CIP) alternatives. The model used information on prospective CFD customer growth, capital financing costs, and future operations and maintenance costs to forecast financial performance. The project team analyzed and forecast the water rate and connection fee revenues required to fund the capital program, meet debt service coverage requirements, and maintain adequate operating fund balances.

For the Town of El Mirage, CH2M HILL was retained to prepare a bond feasibility report and water and wastewater rate analysis. The Town was experiencing a rapid increase in its population growth. To meet the needs of new development in the community, the Town needed a significant expansion of its water and wastewater facilities. To fund these improvements, a revenue bond was issued. CH2M HILL prepared an engineers report supporting the proposed bond issue, and a water and wastewater rate analysis that adjusted the Town's rates and charges to provide sufficient revenues to support the debt service on the bonds and other financial commitments.

For the Town of Oro Valley, Arizona, CH2M HILL has been involved in developing a master plan for the Town's reclaimed water system. In support of this plan, is currently involved in an analysis that is setting rates and fees for the Town's proposed reclaimed water system. In addition to implementing a reclaimed water rate, the Town is considering implementing a surcharge on its potable water rates and an impact fee for new development to help support this system that will free up capacity in the potable water system to serve new growth. A financial analysis has been prepared that evaluates the financial impact of transferring nearly a third of the Town's potable water demand from the potable water system to the reclaimed water system.

For the City of Albuquerque, New Mexico, performed a valuation of the New Mexico Utilities, Inc. (NMU) water and sewer system in support of a proposal by the City to purchase the NMU system. The NMU water and sewer system serves approximately 4,500 customers in a rapidly growing 11,000 acres in the northwestern part of the Albuquerque. To demonstrate the range of valuation for consideration by the City, the valuation was derived using four methods: depreciated original cost, depreciated replacement cost, comparable sales, and capitalized income method.

Water, Wastewater, and Reclaimed Water Rates for St. Petersburg, Florida. Led the preparation of a water, wastewater, and reclaimed water rate study for the City of St. Petersburg, Florida. The analysis developed rates that were designed to equitably recover the costs the City incurs to provide service to both its retail and wholesale customers. Assisted the City in presenting the proposed rates to the City's numerous wholesale water and wastewater customers and at public hearings and Commission meetings. The rates were based on a fiscal plan that was designed to minimize the annual disruption in the rates due to a large capital improvement program that the City was undertaking, and to encourage water conservation. Providing annual updates to these rates and assisted in negotiation of new wholesale wastewater service agreements with a large wholesale customer.

Water and Wastewater Rates – City of Tuscaloosa, Alabama. Provided rate and financial consulting services to the City of Tuscaloosa for a number of years. Assistance has included helping the City evaluate the financial impacts of an extensive capital improvement program, preparation of reports in support of proposed bond issues, and preparation of cost of service water and wastewater rate analyses. A rate and financial forecasting model has been developed to assist the City in the evaluation of changes in their financial position and in the timing and planned capital expenditures.

Education

M.S., Civil Engineering,
Hydraulics & Water
Resources, University of
Arizona, 1998

B.S., Civil Engineering,
University of Arizona, 1985

Professional Registrations

Professional Civil Engineer:
Arizona (1988, #22187)

Distinguishing Qualifications

- More than 20 years of experience in water utility management, water system planning (potable and reclaimed) and water resources management.
- Trained in Risk Assessment Methodology for Water Infrastructure Security (RAM - W)
- In-depth knowledge of western water policy and laws (particularly Arizona)

Relevant Experience

Mr. Forrest has extensive public sector experience having worked for numerous water utilities within Arizona, ranging in size from about 20,000 to more than 600,000 people served. Most recently he served as the Water Utility Director for a medium-sized municipality in Southern Arizona. During his time with the public sector, Mr. Forrest worked on several cutting-edge water resource projects including the planning and implementation of a treatment and delivery system for Colorado River water, the development of a reclaimed water delivery system for turf irrigation, groundwater resource development, underground storage and recovery projects, conservation programs, and long-range water resource planning projects. Mr. Forrest also has a great deal of experience related to western water resource policy and management, particularly within the state of Arizona. This experience includes water rights acquisition, resolution of Arizona Groundwater Management Act/Assured Water Supply issues, coordination of regional water resource management efforts, water utility rate analysis and implementation and coordination efforts related to water legislation. Mr. Forrest's experience also includes interacting with top level federal, state and local government staff, as well as with regulatory agencies, elected officials, and private developers.

Representative Projects and Dates of Involvement

Program Manager for planning and implementation of a reclaimed water delivery system for the Town of Oro Valley, Arizona. This program introduced an alternative renewable water supply to the Town that could be used for irrigation of large turf areas (golf courses, parks, school grounds, etc.) throughout the Town. This project is estimated to reduce the Town's use of potable water (groundwater) by about 30%. Mr. Forrest provided management and oversight for the project, including feasibility study, master planning, design and construction for the \$15 million dollar project.

Project Manager for the Town of Oro Valley's Assured Water Supply (AWS) Designation. Directed consultant and staff activities associated with development of AWS application



(demand projections, water resource planning, hydro-geologic modeling, financial feasibility and coordination/negotiation with regulatory staff) for submittal to the Arizona Dept. of Water Resources. 100 Year AWS Designation for Oro Valley approved by ADWR in 2004.

Water System Planning Engineer, Tucson Water's (Tucson Arizona) long-range water resources master plan, designed to address Arizona's requirements under the 1980 Groundwater Management Act. Plan was used to demonstrate a 100 year AWS for the City, while achieving a "safe-yield" goal for a region with a long history of groundwater overdraft. The resulting plan included conjunctive use of groundwater, surface water and effluent and also promoted innovative demand management (conservation) strategies as well.

CIP Program Manager for a very large (600,000+ population) municipal water provider located in Southern Arizona. Produced annual Capital Improvement Program for the Utility based on computerized hydraulic modeling techniques for existing, 5-year, 10-year and 50-year conditions.

Program Manager for Water System Master Plan developed for Community Water Company in Green Valley, Arizona. Project involved population projections (based on land use), demand projections, water system modeling, and development of a 5-year CIP for the Utility.

Managed a large number of water system improvement projects for the Metropolitan Domestic Water Improvement District, Arizona. Projects included, design of a 5MG cast-in-place reservoir and 7MGD booster station, design and construction of numerous main replacement projects (6"-12"), design and construction of a 1MG steel reservoir and booster station, and completion of a comprehensive water system master plan.

Managed the planning, construction and operation of numerous groundwater delivery systems, throughout Southern Arizona. Also, directed the development of a groundwater action plan for the Town of Oro Valley.

Providing ongoing consulting services to the Town of Sahuarita, Arizona. Programs include groundwater rights evaluation, recharge and recovery permitting, resolving compliance issues with ADWR on groundwater use and master planning for a reclaimed water delivery system.

Worked with the U.S. Bureau of Reclamation on feasibility study for the use of CAP water in Northwest Tucson, Arizona. Study included regional coordination on a desired CAP treatment and delivery system, conceptual design, cost estimating and a pilot study to determine the efficacy of slow-sand filtration as a pre-treatment for membrane processes.



Education

M.S., Civil Engineering,
Auburn University, 1997

B.S., Civil Engineering,
Auburn University, 1995

Professional Registrations

Professional Engineer:
Arizona

Distinguishing Qualifications

- Water and Wastewater System Technology Evaluations
- Wastewater Treatment Process Design
- Membrane Bioreactor Technology
- Water Treatment Plant Capacity Re-Rating
- Water Treatment Process Design
- Collection System Assessment

Relevant Experience

Ms. Klein is an experienced process engineer with more than 7 years of experience in water and wastewater treatment process design, technology evaluations, and membrane bioreactor technology. She has experience in hydraulic and process modeling, process mechanical design, demonstration and pilot testing, and permitting.

Representative Projects

Task Manager, Camp Verde Water System Evaluation. Task manager responsible for evaluating the Town's feasibility of acquiring the assets of the Camp Verde Water System, Inc. and incorporating its operation into the Town's municipal services. Evaluation included review of existing water system inventory, sources of supply, water quality assessment, and regulatory review.

Project Manager and Task Lead, Glendale Pyramid Peak WTP Capacity Rerating Study. for demonstration testing at Pyramid Peak WTP. Conducted a two-phase study over a 3-year period considering various source waters and coagulant aids. Goal to increase capacity of plant from 26 mgd to 48 mgd by increasing filter loading rates while maintaining finished water quality and implementing minimal plant improvements.

Lead Process Engineer, Henderson SWRF Facility Planning and Pre-Design. Lead process engineer responsible for process design for 8 mgd membrane bioreactor facility. Conducted technology evaluation of conventional treatment processes versus membrane bioreactor technology.

Lead Engineer, Newhall Ranch WRP Membrane Bioreactor System Procurement. Lead engineer responsible for preparing pre-purchase documents for a 2 mgd membrane bioreactor system. Conducted financial and non-financial evaluation of proposals from suppliers.

Lead Engineer, Piru WWTP Membrane Bioreactor System Procurement. Lead engineer responsible for preparing pre-purchase documents for a 0.5 mgd membrane bioreactor system. Conducted financial and non-financial evaluation of proposals from suppliers.



Lead Engineer, Oro Valley Reclaimed Water System Design. Lead engineer for design of reclaimed water pipeline segment within the Town of Marana. Process engineer for final design of pump station and aboveground storage tank and associated appurtenances.

Project Engineer, Water Environment Research Foundation Membrane Bioreactor Feasibility Study. Project engineer responsible for project coordination and assistance in developing a comprehensive website on membrane bioreactors for wastewater treatment. Development of published literature, gray literature database and membrane installations databases, and design of decision and preliminary sizing tools. Final deliverable submitted to WERF in October 2002.

Lead Process Engineer, Prescott Valley Water Supply Improvements. Lead process engineer responsible for designing mechanical systems and preparing contract documents for numerous design elements associated with construction of an above-ground steel storage tank, installation of tank-site piping, drilling and construction of a groundwater production well, and design of wellhead facilities and conveyance pipelines. Reviewed contractor submittals and addressed requests for information, requests for quotation, and change orders. Coordinated and submitted packages to the local regulatory agency for permitting requirements.

Lead Process Engineer, Decatur Water Treatment Plant Expansion. Lead process engineer responsible for schematic and detailed design. Performed hydraulic modeling and prepared contract documents for expanding the rapid mix basin, flocculation/sedimentation basins, filters, clearwells and chemical feed systems.

Lead Process Engineer, El Mirage Wastewater Treatment Plant Phase I Expansion. Lead process engineer responsible for mechanical design for oxidation ditch package plant reactivation (Phase I) including preparation of contract documents, addenda and coordination of bid phase activities. Submitted design and application packages to the local regulatory agency for permitting requirements. Performed hydraulic modeling, pre-design of additional/upgraded facilities and selection of process equipment for subsequent expansions (Phase II and III). Assistant Resident Engineer. Reviewed contractor submittals and clarification requests during construction of Phase I expansion and assisted resident engineer with site inspections and field activities. Coordinated with local regulatory agency for permitting approvals.

Lead Process Engineer, North Columbus Water Resource Facility Upgrades. Lead process engineer responsible design and preparation of contract documents for upgrades to the chlorination system, polymer feed systems, flocculation/sedimentation basins, and clearwells.

Lead Process Engineer, McAllen Indirect Potable Reuse Demonstration Testing. Lead process engineer and assistant project manager responsible for all coordination between funding entities, design activities for the demonstration testing, system monitoring and trouble shooting, water quality and operating data reduction and analysis, and quarterly and final report submittals. This 6-month study involved treatment of raw sewage using a membrane bioreactor followed by reverse osmosis for indirect potable reuse. Results of study presented at WEFTEC 2000.

Education

Chartered Financial Analyst,
Association of Investment
Management and Research,
2001

M.Sc., Economics, London
School of Economics,
London, England, 1977

B.A., Economics, University
of Texas at Austin, 1975

National Association of
Business Economists
Seminar in Advanced
Statistics, 1998

Distinguishing Qualifications

- Experience performing valuation of private water companies for purchase by municipalities
- Expertise in water and wastewater utility finance, rate design, evaluation of public-private partnership options
- Expertise in the application of decision analysis techniques to financial issues
- 12 years experience as senior economist with the Joint Legislative Budget Committee for the State of Arizona
- Experience preparing official statements for state bond issues
- Adjunct Professor of Public Economics, Graduate School of Public Affairs, Arizona State University

Relevant Experience

Mr. Ennis is a senior economist with more than 25 years of experience who specializes in water and wastewater utility finance, rate design, evaluation of public-private partnership options, and the application of decision analysis techniques to financial issues. He served 12 years as senior economist with the Joint Legislative Budget Committee for the state of Arizona and as an economist in the State Comptroller's Office in Austin, Texas, where he supervised successful completion of a statewide bond database of more than 9,500 state, regional, and local government bond issues. He performs econometric modeling in AREMOS and Mark 11 model by WEFA, and is proficient in MS Office, Eviews, SPSS, and Matlab. Kent holds a Chartered Financial Analyst designation from the Association for Investment Management and Research.

Representative Projects

Town of Cave Creek Water Utility Purchase Valuation, 2004.

Performed valuation analyses for the private water company that serves the Town of Cave Creek in relation to its decision to purchase that company. The private seller did not provide full financial disclosure at that time, so using public records the analysis of valuation was based on a combination of asset values, net present values of income, and sales data of comparably sized utilities in Arizona.

Fort Campbell Rates and Cost of Service, 2005. Lead Financial Analyst for the first Cost of Service and Water/Sewer Rates study of a privatized utility on a U.S. Army facility. Ft. Campbell, Kentucky, has a population of residents and commuting workers of 50,000. The Study involved valuation of assets and allocation of costs to determine water and sewer rates by customer class.

Town of Oro Valley Bond Feasibility Study, Arizona. Co-led the financial analysis of a new recycled water plant installation. Tasks included balancing the impacts of recycled water on potable demands, and the subsequent setting of potable and recycled water rates and connection fees. Resulted in a successful \$39 million revenue bond issue to finance potable and recycled system improvements. 2003

City of Los Angeles Integrated Resource Planning Senior Financial Analyst. Co-Senior Financial Analyst, shared with 50-50 joint venture partner Camp Dresser and McKee, for analyzing the funding sources, funding requirements, rate requirements and connection fee alternatives modeling for a 20-year planning project for the City's wastewater and stormwater systems. This project



started in late 2002 and is expected to finish in the first half of 2004.

Town of Castle Rock, Colorado. Lead financial analyst. Prepared the financial section of the wastewater and reclaimed water master plan, including long run revenue requirements, calculations of user rates and connection fees. 2003.

Colorado Springs Utilities Southern Delivery Project. Senior financial analyst for the financial section of the Engineer's Letter for the Springs Utilities 2003 revenue bond which provided the initial \$123 million financing of the Southern Delivery System alternative water supply project. This Engineer's Letter will be used for subsequent Southern Delivery related revenue bond issues, which are expected to total \$490 million by 2007. 2003

City of Tucson Official Statement Engineer's Letter. Senior CH2M HILL economist to prepare Engineer's letters for Tucson Water revenue bond issues in 2001 and 2002. CH2M HILL worked with Debbie Galardi of Galardi Consulting. 2002

Financial Consultant, Arizona Water Infrastructure Financing Authority. Appointed as advisor and consultant for special financing projects by the Arizona Water Infrastructure Financing Authority for FY 2001 to present.

Little Blue Valley Sewer District, Independence, MO. Rates/financial lead on a team performing a wastewater system design, financial feasibility and rate study for an \$100 million expansion of existing facilities, including \$88 million Missouri State Revolving Fund loan.

District Facilities Consolidation, Santa Cruz Metropolitan Transit District, Santa Cruz, California. Analyzed and recommended the least-cost alternative for District facilities consolidation. This \$30 million project involves consolidating properties and operations of the District, which are presently scattered around Santa Cruz. Several options to combine these facilities were available. This analysis involved estimating capital costs and increments to annual capital and operating costs for each alternative.

Financial Analysis, Water Systems Merger, Towns of Wake Forest and Morrisville, North Carolina. Analyzed and recommended, with CH2M HILL Economist David Green, water system merger options for the towns of Wake Forest and Morrisville, North Carolina, water utilities. This resulted in decisions to merge their systems with the systems of the cities of Raleigh and Cary, North Carolina, respectively. These mergers will save these utilities and their customers from incurring considerably higher rates in the future by joining with lower-cost utilities.

User Rate Analysis, City of Anaheim, California. Performed sewer impact fee analysis and rate calculations for the City.

Fish Passage Improvement Project at the Red Bluff Diversion Dam, Tehama-Colusa Canal Authority, and U.S. Bureau of Reclamation, Red Bluff, California. Performing analysis of funding alternatives for the \$80 million federal project at Red Bluff Diversion Dam (RBDD). The project involves design and construction of a 2,500-cfs intake, pump station, and fish screen in the Sacramento River near the RBDD to deliver irrigation water to the 17 member water districts served by the Tehama-Colusa Canal Authority and three national wildlife refuges in the Sacramento Valley.

Senior Economist, Joint Legislative Budget Committee, State of Arizona (September 1989 to 2001). Forecast \$5.3 billion of total \$6 billion state General Fund revenues, including sales taxes, personal income taxes, property values, insurance premium taxes, and interest. Also prepared fiscal and financial analyses of legislative proposals for the Legislature, including "fiscal notes" that are attached to proposed legislation. Along with the Director then successfully developed a unique state Budget Stabilization Fund formula for business cycle smoothing of state revenues and expenditures.





BURGESS & NIPLE

Submitted To:
Mr. Dane Bullard, Finance Director
Town of Camp Verde
395 South Main Street
Camp Verde, AZ 86322

Title: Request For Qualification
Water Company Acquisition

Date: June 15, 2005

Dear Mr. Bullard:

The evaluation of a potential acquisition of a water company requires diversified professional disciplines and seamless, efficient task execution. **Burgess & Niple (B&N)** offers the diversified services, talent, and extensive experience required for this service.

B&N is presently providing assessment services for private and public clients such as the City of Goodyear, North Canton, Ohio and Ravenswood, West Virginia. Additionally we hold annual service contracts for various water resource services with the Cities of Phoenix, Chandler, Goodyear, Tempe, and Yuma, Towns of Fountain Hills and Winkelman, and ADOT. These services include environmental site assessments, water and wastewater treatment, water resource management, utility systems design, paving and drainage improvements, CADD and other support services.

Mr. James Campbell will serve as **B&N's** project manager and Ms. Teresa Harris will assist. Both are located in our Phoenix office, 5025 East Washington Street, Suite 212, Phoenix, Arizona 85034. You may contact Ms. Harris directly at telephone 602-244-8100, extension 16, or via e-mail at tharris@burnip.com. If you have any questions, please call.

Respectfully submitted,

Teresa K. Harris
Principal Scientist

James C. Campbell, PE
District Director/Project Manager



■ **Section B – Project Approach**

The **Town of Camp Verde (Camp Verde)** is considering the potential lease or possible acquisition of the Camp Verde Water Company (Water Company). **Camp Verde** has a current population of approximately 10,000 and is expected to grow to approximately 20,000 in the next 20 years. A key element of this growth is the availability of an adequate potable water system to support this anticipated growth. To this end, **Camp Verde** is seeking a qualified firm that can:

- assess the condition of the tangible assets of the Water Company
- conduct an evaluation and needs of the Water Company Operations
- evaluate and estimate the “fair market value” of the tangible assets of the Water Company

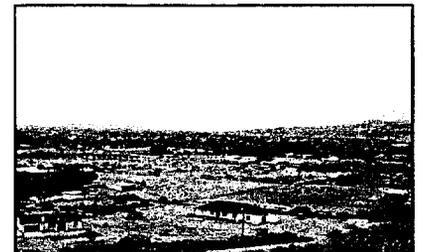
The firm selected to assist **Camp Verde** will be experienced in:

- performing water system evaluations and valuation studies
- guiding **Camp Verde** through the evaluation and valuation process

The financial assessment approach will be based on plant condition, plant replacement costs, water resources, production per year, maximum production per year, operation and maintenance costs, estimated repair and upgrade costs, projected growth and demand, rate analysis, and suggested improvements for plant operation. Based on **B&N's** experience in the planning, design, construction, and valuation of water systems, the following elements describe our approach to meet **Camp Verde's** goals for this project

Element 1 - Review Background Materials. Obtain and review current information on the Water Company from the Arizona Corporation Commission, Utilities Division to obtain a basic understanding of the existing water system, including customer base, consumption, revenues and expenditures, operations and maintenance records, as-built drawings, and tangible system assets. Current records will also be obtained from the Arizona Department of Environmental Quality (DEQ) to gain an understanding of the adequacy of the existing water system.

Element 2 - Meet and Interview Key Staff, including management and plant operators. Based on a review of the data reviewed in Element 1 – Review of Background Materials, prepare a list of



questions and related topics that can be used during interviews with key water company staff to gain a thorough understanding of the operation of the water system. Issues anticipated to be discussed include information on the raw water source, treatment, distribution, metering, storage, service area, customer and water demand growth, customer base, available drawings and records, water demand profile, metering and billing, maintenance and history of water main repairs, water quality (raw and final water), DEQ inspections, and related issues. At the conclusion of the discussions, Element 3 – Preliminary Site Review, will be conducted.

Element 3 - Preliminary Site Review. This task will consist of a preliminary site reconnaissance and photograph documentation of the above ground features of the water system and conduct a preliminary check of buried pipe quantities by checking valve boxes, fire hydrant locations, water meters, etc., . This will include the reservoir, wells, treatment plant(s), storage facilities, booster pump stations, and other above ground features of the water system deemed necessary to improve our knowledge of, condition of, and operation of the water system.

Element 4 - Records and Drawing Review. This will consist of reviewing available records and drawings obtained under Element 2 – Meet and Interview Key Staff, and developing a plan of action for the condition assessment of the tangible assets of the Water Company. This plan of action will include an analysis of samples to determine a representative condition assessment of the underground facilities (i.e., water mains, valves, etc.), available base mapping to document measurements of underground facilities, and the Continuing Property Records (CPR) of tangible assets. Sample locations will be based on known pipe materials, breakage records, and related pipe sizes

Element 5 - Condition Assessment and Summary of Asset Report. This will include a detailed inspection of tangible assets and a review of previous inspection reports of the water company so and a Summary of Asset Report can be prepared. Three alternative condition assessment methods may be used to collect sufficient data to verify and update the Summary of Assets. The methods or extent of the methods used will depend on the needs and



goals of **Camp Verde**. The following summarizes the methods that may be used to verify the existence of and condition of assets, to determine the "fair market" value of Water Company assets.

- a. Pipe Coupons. This subtask will include hiring a local contractor to excavate and remove pipe coupons from the water distribution system so that each sample can be viewed to estimate the observed depreciation of the various section's of the water distribution system. Each sample collected will be marked, measured, evaluated, and inventoried for future reference.
- b. Bone yard review. This subtask includes the observation and inventorying of key water mains, valves, etc. previously removed from the water system, if available. This will include an interview of key staff to document the approximate location and date of removal from the water system.
- c. Detailed site review of aboveground assets. This subtask includes inspection, inventorying, and assessing the condition of above ground assets. This will include obtaining model and name plate data for equipment and motors, the photographic documentation of critical assets, and verifying, as much as possible that each piece of equipment is operational.

Each asset will be documented and updated on the Summary of Assets based on the condition assessment phase outlined above. Subsequently, the Reproduction Cost New (RCN) valuation of each asset will be estimated based on current cost data. Observed depreciation will be estimated and used to inventory and document the Replacement Cost New Less Depreciation (RCNLD) of the water system for the updated CPR.

Element 6 - Regulatory Review. This will include an evaluation of the adequacy of the existing water treatment and distribution facilities to meet existing state regulations and the federal Safe Drinking Water Act. If deficiencies are noted, a general plan of improvements and related project costs to upgrade the water system will be estimated.

Element 7 - Final Report and Documentation. A final report will be prepared that summarizes the needs of the water system to meet existing and anticipated state and federal regulations;



and present the methodology and supporting documentation for the updated CPR.

Element 8 - Testimony and Depositions, if Required. If **Camp Verde** is unable to secure the water company based on the documentation in the Final Report, **B&N** will provide on an as needed basis any testimony and be available for depositions to support the acquisition of the water company.

B&N has 15 offices nationwide, which includes registered engineers, geologists, biologists, botanists, ecologists, environmental scientists, architects, landscape architects, public affairs specialists, and GIS specialists. **B&N's** Arizona team consists of 23 professional plus a support staff of CADD, field and administrative personnel. This staff has the capacity to execute water system evaluation projects on time and on budget. We have the support of the full **B&N** team to complete other associated tasks should they become necessary. **B&N's** computer network, CADD/designers, in-house graphic design group, surveying, and other special services provide valuable support for project teams. **B&N** has AUTOCAD CADD w/Land Desktop and Civil 3 D, microstation, Inroads, Suretrak, the Microsoft Office software package and other specialized engineering and geohydrological software in the Arizona office.

B&N begins each project with a thorough understanding of the client's goal for each contract. Developing the estimated scope with the client for each task order identifies the budget requirements and scheduling. We hold internal progress review meetings weekly to track project status. Each week we have current cost information for each task order. The cost to date is compared with the scope and the budget estimated. We identify areas of concern with the client immediately to adjust schedules to fit each project. We use utilize several project management software packages as well as **B&N's** internal accounting software and "earned value project management" to track project budgets and estimate milestone activities and time requirements. Ms. Teresa Harris will assist Mr. James Campbell with this effort.

B&N conducts internal peer review of all projects, studies, and analysis technical adequacy, feasibility, constructability of projects, and for compliance with Federal, State and Local requirements.

B&N has an excellent reputation for quality and integrity in engineering and design service. We work hard to provide the highest quality service to meet our clients objectives.

Section C – Firm Capabilities

FIRM

Burgess & Niple (B&N) is an Arizona corporation wholly owned by **Burgess & Niple, Inc.** of Columbus, Ohio. **B&N** has provided engineering services to government and industry since 1912. Staffing presently consists of over 600 people whose range of technical services include civil, electrical, structural, sanitary, hydrology, surveying, project representation, transportation engineering, urban planning, The Phoenix office has served Arizona since 1953 and currently has a staff of 23, including professional engineers, water resource and environmental experts and support personnel.

Experienced and competent technicians, drafters and administrative personnel provide support in the many fields in which the firm is involved. Technical resources include a computer LAN network used for civil engineering, architecture, landscape architecture, GIS, geology, hydrogeology, construction administration, computer programming and systems analysis, and modeling capabilities. **B&N's** modeling capabilities include water and wastewater system modeling, surface water and groundwater modeling.

SIMILAR PROJECTS

- ❖ *Interceptor Sewer Master Plan, Clarkdale, Arizona* – **B&N** developed a planning tool for Sanitary Sewer Interceptor pipelines. The planning document assessed future demands on the wastewater collection system by addressing areas that are currently served by septic systems and where future development is possible. Drainage basins were examined and delineated. Future wastewater flows were estimated from areas where development would occur within the present and future city limits using present and future population densities and estimates, as well as land use plans. Current and future demand on the collection system was estimated. Areas where current pipe sizes did not meet the current or future demand were located. **B&N** made recommendations on pipe sizes to serve future needs. Some timelines were given on likely problem pipes in the near term. Cost estimates of the recommended improvements were provided. Both the existing and proposed wastewater collection systems were modeled using SANSYS 6.10. The study was an integral part of assessing potential costs and phasing of the



necessary improvements through an improvement district process. **Contact: Ms. Gayle Mabery, Clarkdale Town Manager Tel. 928-634-9591.**

- ❖ ***Water Master Plan, City of Goodyear, Arizona*** – B&N developed a water resources master planning document. The purpose of the Water Master Plan was to provide a framework for future water resource planning from the perspectives of supply / demand forecasting, infrastructure development and financial estimates. The planning document assessed water resource components for the planning period covering the ten-year period from 2004 through 2013, with recommendations for acquiring new water resource supplies to meet projected build-out demand. The Water Master Plan forecasted population growth, and potable and nonpotable water demand. The Plan addressed the means by which the City could transition from a primary dependence on groundwater to dependence primarily on surface water and other replenishable supplies. The Plan also evaluated existing reclaimed water use and water reuse potential, and provided recommendations on the development of that resource. The Water Master Plan offered advice on regulatory issues that impact the City's ability to acquire future water supplies, suggested production and distribution system improvements, and evaluated available water resources to meet future demand. **Contact: Mr. David Iwanski, Goodyear Director of Water Resources Tel. 623-882-7062.**

- ❖ ***Interceptor Sewer Master Plan, Interceptor Sewer Master Plan Update, City of Goodyear, Arizona*** - B&N developed a planning tool for Sanitary Sewer Interceptor pipelines. The planning document assessed current and future demands on the wastewater collection system. Drainage basins were examined and delineated. Future wastewater flows were estimated from areas where development could occur within the present and future city limits using present and future population densities and estimates and land use plans. Current and future demands on the collection system were estimated. Areas where current pipe sizes did not meet the current or future demand were located. B&N made recommendations on pipe sizes to serve all needs. Some timelines were given on likely problem pipes in the near term were given and best routes for sewer lines were determined to serve some areas. Cost estimates of the recommended improvements were provided. Both the existing and proposed wastewater collection systems were modeled using SANSYS 6.10. **Contact: Mr. Steven Cleveland, Goodyear City Manager Tel. 623-932-3910.**



- ❖ ***Johnny G. Martinez Water Treatment Plant, Tempe, Arizona*** – B&N provided engineering, planning and design services for this recently improved surface water treatment plant. The plant was originally constructed in the 1960s and was upgraded to a rating of 50 mgd. The improvements consisted primarily of dry chemical unloading and feeding modifications. Pneumatic tubing was installed to replace a bucket elevator system for lime and alum. New equipment included two lime feeders, one alum feeder and three dust collectors. The original bulk unloading room was converted to a maintenance shop and office. Ground floor facilities were upgraded to ADA standards. Construction costs totaled 448,000 for the chemical building improvements. **Contact: Mr. Thomas Ankeny, PE, Senior Civil Engineer, City of Tempe, Tel. 480-350-2648.**

- ❖ ***Water System Evaluation, North Canton, Ohio*** - B&N conducted an evaluation of the City's water system in 1999. B&N observed well houses and treatment plant facilities; reviewed treatment plant drawings, water billing records, and previous water system evaluation reports; and interviewed the superintendent, City engineer, plant operators, treatment plant maintenance personnel, and well maintenance personnel. B&N prepared a report that identified well, water treatment plant, and distribution improvement needs, budgetary cost estimates and recommendations for immediate and long-term improvements. Following the water system evaluation, B&N performed improvements to the water distribution system in 2000, developed a SCADA system in 2001, and is currently designing improvements for the upgrade and expansion of the WTP from 6 to 8 MGD.

- ❖ ***Water System Expansion Study, Tipp City, Ohio*** - Burgess & Niple performed a comprehensive water system evaluation to determine the potential for expansion of the Tipp City water supply, treatment, and distribution systems. The study evaluated the current and future capabilities to expand the water systems to include Vandalia, Ohio. The project involved:
 - Evaluation of treatment, storage, and distribution systems
 - Evaluation of raw water supply wellfield including water quality
 - Recommendations for improvements to the wells to meet Ohio EPA requirements.The findings of the study were summarized in a report to the City of Tipp City.

Section D – Staff Qualifications

TEAM CAPABILITY

Full resumes are presented in an attached Appendix.

Key Staff

James C. Campbell, PE will serve as the Project Manager of this project. **Mr. Campbell** has many years of design, construction, and contracting experience in engineering and architecture. **Mr. Campbell's** years of Federal and municipal experience, as a designer, as a CIP Contract Administrator, and Project Manager, gives him a strong understanding of **Camp Verde's** expectations, politics, and processes. He has over 42 years experience as Project Manager for sanitary sewers, wastewater treatment facilities, local street improvements, domestic water treatment and wastewater treatment and distribution projects, water resources, and includes management of Architectural Projects. **Mr. Campbell** was instrumental to the success of the City of Goodyear Interceptor Sewer Master Plan, and Interceptor Sewer Master Plan Update.

Bernard E. Bouman, PE will serve as the Project Engineer for this project. **Mr. Bouman** has many years of experience conducting various utility rate, cost of services, sewer surcharge, benchmarking, and financial feasibility studies. Additionally his strong background in design engineering of various improvements at wastewater and water treatment plants will be a benefit to the **Town of Camp Verde**. Experience includes conducting the Water System Expansion Study for Tipp City, Ohio and the Water System Evaluation for North Canton, Ohio. **Mr. Bouman** joined **Burgess & Niple** in 1979 and is Director of the Columbus Water Resources Group. In addition to project management and marketing, his experience includes design of water and wastewater treatment plants, water booster stations, sanitary and storm sewers, water mains, bikeways, and urban roadways. He has prepared design reports, environmental site assessments, utility rate studies, and financial reports. **Mr. Bouman** holds a Bachelor of Science degree in Civil Engineering from Ohio University.

Matthew P. Jaramilla, PE will serve as a Team Engineer for the Camp Verde Water Company Evaluation project. **Mr. Jaramilla** was instrumental on the Johnny G. Martinez Water Treatment Plant project. He provided engineering, planning and design services for this recently improved surface water treatment plant. **Mr. Jaramilla** has ten years of experience conducting design analysis of sanitary sewer collection systems. He has prepared sewer report analysis and obtained permits through ADEQ.

Billy J. Wooten, PE will serve as a Team Engineer for the Camp Verde Water Evaluation project. **Mr. Wooten** joined **Burgess & Niple** in 1978 and is a Projects Manager in the Utilities Infrastructure Division. He has managed water supply, treatment, and distribution feasibility studies for large and small water systems. Mr. Wooten has provided a wide range of services, including site representation for a 14-mile-long water transmission main, development of plans and specifications for water distribution facilities and repairs to dams, and public involvement activities. He also has experience in stormwater management, hydraulic and hydrologic analysis in support of dam safety investigations, and planning for wastewater treatment facilities. He has authored contract specifications, license applications, and emergency action plans for dams pursuant to Federal Energy Regulatory Commission (FERC) requirements. He has a Bachelor of Science degree in Civil Engineering from the University of Cincinnati. **Mr. Wooten** participated on the Parkersburg Utility Board water System project.

Teresa K. Harris will serve as the Project Manager Assistant on the Camp Verde Water Company Evaluation project. **Ms. Harris'** 17 years of professional experience emphasizes technical environmental project management, contract administration, as well as staff team building and national account management. She has served as the project manager on numerous multi-disciplined technical efforts focused largely on environmental compliance and acquisition of legal entitlements. **Ms. Harris** participated on the City of Goodyear Water Master Plan project. She will focus on the **Town of Camp Verde** project's communication, schedule and budget issues. She holds a Bachelor of Science degree in Geology from the University of Oklahoma.

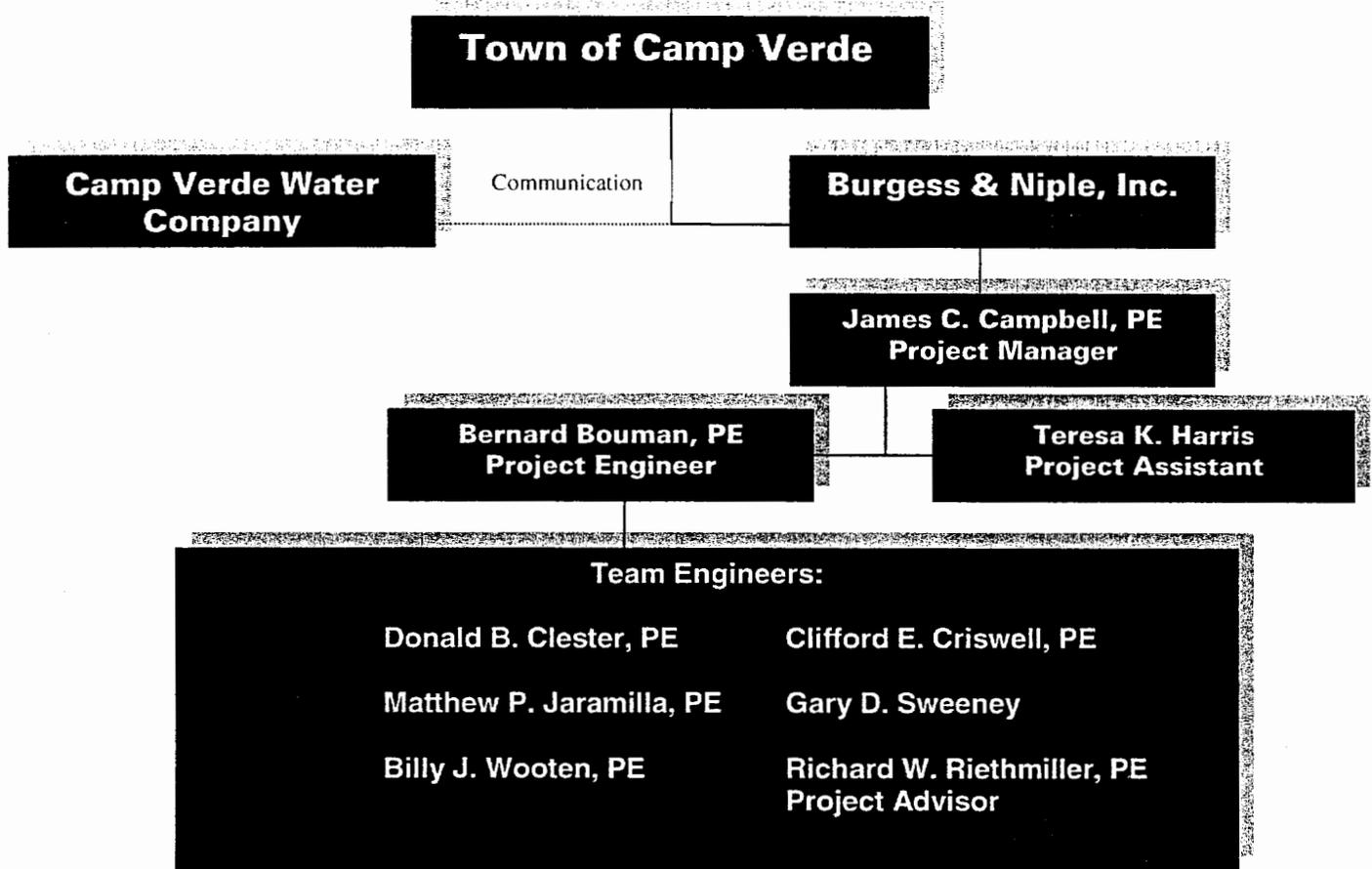
Richard W. Riethmiller, PE has served as a Water/Wastewater Engineer and Staff Consultant for **Burgess & Niple** since from 1963. **He currently focuses on municipal engineering, water and wastewater design, utility valuation, and rates, and water resources engineering.** **Mr. Riethmiller** will serve as a project advisor on the **Town of Camp Verde** project due to his extensive experience in the utilities field. His experience incorporates all types of civil engineering projects, and mechanical and industrial projects that require expertise in fluids handling. He has served as project engineer for investigative and planning studies of water and wastewater systems. **Mr. Riethmiller** has prepared economic reports for merger and operational purposes for major utilities, and has prepared valuation studies of water and wastewater utilities for repair/ replacement, acquisition, and rate purposes. He has testified before courts and commissions with regard to valuations, rates, in water resource disputes, and in civil cases involving conduit failure and damage from fluid surges. **Mr. Riethmiller** participated in the Water System Expansion Study for Tipp City, Ohio and Water System Evaluation, North Canton, Ohio

Donald B. Clester, PE, will serve as a Team Engineer on the **Town of Camp Verde** project. Mr. Clester has been associated with **Burgess & Niple** since 1969 as project engineer and project manager for water treatment and distribution, wastewater collection and treatment, and street improvement projects. His experience has been applied to such projects as the City of Goodyear Interceptor Sewer Master Plan and the City of Tempe Water Treatment Plant Design project. Additional significant project experience includes the City of Phoenix Squaw Peak Parkway; water system improvements for the Town of Payson; and the sanitary sewer collection system for Arizona City. Mr. Clester holds a Bachelor of Science degree in Civil Engineering from Ohio Northern University

Clifford E. Criswell, PE will serve as a Team Engineer on the **Town of Camp Verde** project. **Mr. Criswell** joined **Burgess & Niple** in 1969 and is a project engineer in the Water and Wastewater Design Group. **He has been involved in numerous wastewater treatment plant improvements and engineering reports.** He has been responsible for preparation of detailed plans, specifications, contract documents, and permits to install for wastewater projects. **Mr. Criswell** also has been involved with construction supervision and inspection on several area projects. He has prepared valuation studies of water utilities for acquisition. He holds a Bachelor of Civil Engineering degree from The Ohio State University. **Mr. Criswell** participated on the Parkersburg Utility Board Water System project.

Gary D. Sweeney will serve as a Team Engineer on the **Town of Camp Verde** project. **Mr. Sweeney** joined **Burgess & Niple** as a cost estimator in 1993 with more than 18 years of professional experience in utility and construction cost estimating. He is responsible for preparing conceptual, preliminary budget, and detailed final construction cost estimates for a wide variety of projects that include water treatment plants, wastewater treatment plants, building, site development, dams, and public work projects. The estimates ranged from a few thousand dollars to more than \$50 million. **Mr. Sweeney** participated on the Tipp City Water System Expansion Study.

Section D – Project Organizational Chart



Section E – Response To Questions

Question 1: Your familiarity with and the intent to comply with the Town’s insurance requirements and contract documents.

Response: B&N is familiar with the insurance requirements listed in the Town’s standard professional services contract and intends to comply with same when we are selected to perform the evaluation of the water company.

Question 2: Describe one recent applicable project success story. What made the project successful and how will you incorporate this element into work you do for the Town?

Response: B&N believes that effective communication and creative problem solving are two of the most significant factors to a project’s success. The recently completed City of Goodyear Water Master Plan was by all accounts a significant success and embodied both these factors. B&N worked in close cooperation with City staff to develop the water resource strategies presented within the master planning document. This effort encompassed many hours of creative “brain storming” with City staff and City consultants to achieve the most beneficial strategy for securing the City’s vision of their future. Additionally, B&N presented the plan to the City Council and recommended a Decision Making workshop using a Citizens’ Committee to build consensus for the Master Plan. The workshop was established and used a matrix decision making chart. This tool proved to be extremely successful, so much that the City of Goodyear has told Burgess & Niple they would like us to use this tool and lead other decision making work groups on a variety of topics.

Appendix – Key Staff Resumes



JAMES C. CAMPBELL, PE

Summary

Education

*Arizona State University
2003, Graduate School,
Design Build
Construction*

*University of Nebraska
1982, post masters in
civil engineering*

*Boston University,
1975, Master s in
Engineering and
Business Management*

*University of New
Mexico, 1968,
Architecture, BS, Civil
Engineering*

*Iowa State University,
1963, Chemistry and
Architecture*

Registration

*Professional Engineer-
Arizona
Nebraska
New Mexico
Kansas*

Mr. Campbell joined **Burgess & Niple** in 2004. He has experience in engineering, architecture, construction, management, supervision, and contracting, U.S. Army Corps of Engineers and the U.S. Air Force. This included the management of DOD base facilities, Army & Air Force, to include engineering, airfields, public works, supervision of large work forces, and responsibility for budgeting, operating, maintaining, and repairing the base facilities, transportation, and utility systems. He was project manager for transportation projects including full development of major intersections and major street improvement projects, sanitary sewers, wastewater treatment facilities, local street improvements, domestic water treatment and distribution projects and project management of Architectural Projects to include a recent highly successful CM@R contract. The projects included railroad crossings, right-of-way legal descriptions and acquisition, utility prior rights review and relocations, and coordination with multiple utilities. Utility projects included coordination with SRP power, SRP irrigation APS, SWG, Cox, Qwest, EPA, ADEQ, ADOT, MCDOT and review agencies. Contracting and construction experience includes CMAR (Construction Manager at Risk), D-B (Design-Build), and JOC (Job Order Contracting) an Indefinite Delivery Indefinite Quantity form of contracting.

Relevant Background

Street Improvements-

- **Riggs Road, Chandler** - Project manager for 3 miles of 2-lane road widened to 6 lanes. Major intersections were developed to include dual left turn and right turn lanes. The project included acquisition of right-of way, temporary construction easements, temporary storm retention basins and easements, drainage, power line aerial easements, relocation of franchised and public utilities such as 12 kV and 69 kV power lines, sidewalks, bike lanes, raised median, landscaping, traffic signals, railroad crossing, and irrigation canal crossings. Project also included widening from 2 to 6 lanes, 4 major intersections, 4 traffic signals, street lights, landscaping and irrigation, pavement, concrete curb and gutter, drainage and retention basins, Union Pacific Railroad crossing, SRP Consolidated Canal crossing, RWCD irrigation crossing, coordination with multiple developers, MCFC and DEQ, established and setup public meetings with property owners and stake holders through development of the plans. Some of the land adjacent to the Riggs Road project is in a County Island and developments along the project were occurring continually during the design process. This development required modification of the plans and close coordination with Maricopa County Subdivision Reviews agency, the developer, and the City staff. A Stakeholder's Group was established and their were frequent public meetings. Construction Manager at Risk (CMAR) was used as the construction delivery method.
- **Pecos Road Improvements, Chandler** – Project manager for 3 miles of 2-lane road widened to 6 lanes. The scope of work included acquisition of right-of way,



James C. Campbell

Page 2

temporary construction easements, temporary storm retention basins and easements, drainage, power line aerial easements, relocation of franchised and public utilities such as 12 kV and 69 kV power lines, sidewalks, bike lanes, raised median, landscaping, traffic signals, railroad crossing, 3-miles of open irrigation ditch converted to pipe, and working with a 1,300 psi. High-pressure gas line in the roadway for 3 miles. McQueen Road Improvements, another road widening project, was combined with Pecos Road for one construction contract using Construction Manager at Risk (CMAR) as the construction delivery method. A Stakeholder's group was established and there were frequent public meetings.

- **Dobson Improvements, Chandler** - Project manager for 2 miles of 2-lane road widened to 6 lanes. The scope of work included acquisition of right-of way, temporary construction easements, relocation of franchised and public utilities such as 12 kV power lines, sidewalks, bike lanes, raised median, storm drainage, landscaping, traffic signals, and irrigation canal crossings. Construction bids were requested using A+B bidding.
- **Arizona Avenue / Ray Road Intersection, Chandler** - Project fully developed a major arterial intersection to six lanes each direction, dual left turn lanes, right turn lanes, traffic signals, storm water drainage and retention, landscaping, traffic control plans, public and stakeholder meetings, and utilities relocations.
- **Arizona Avenue/Chandler Blvd Intersection, Chandler** - Project fully developed a major arterial intersection to six lanes each direction, dual left turn lanes, right turn lanes, traffic signals, storm water drainage and retention, landscaping, traffic control plans, public and stakeholder meetings, and utilities relocations.
- **Dobson Road/Warner Avenue Intersection, Chandler** - Project fully developed a major arterial intersection to six lanes each direction, dual left turn lanes, right turn lanes, traffic signals, storm water drainage and retention, landscaping, traffic control plans, public and stakeholder meetings, and utilities relocations.

Airfields –

- **MacDill AFB, FL** – Deputy Base Civil Engineer – Manager for a 340 person military engineering organization; budgeted, planned, and executed and annual budget of \$40 to \$60 million per year that included a \$7,000,000 civilian payroll, \$8,000,000 utilities budget, and an average \$20 million per year new construction program. The mission was to operate and maintain the base with a flying mission and a population of 12,000. Responsibilities included: airfield facilities, runways, taxiways, and parking aprons for multiple and various aircraft; buildings, crash rescue and structural fire protection and prevention, engineering, among other duties.



James C. Campbell

Page 3

- **Warren AFB, WY** – Chief of Engineering Division – Managed a multi-skilled engineering office supporting the peacekeeper and Minuteman III missile systems at 250 sites and the operation and maintenance of F.E. Warren AFB. Responsible for design, construction, and coordination with multiple levels of the military. Oversaw, negotiated, and approved the utility contracts for all sites and the main base.
- **HQ Strategic Air Command (SAC)** – Military Construction Programmer – Coordinated with key personnel on all SAC bases, HQ Air Force, and DOD staff to support requirements for base realignments, basing of new weapons systems, and other major construction requirements. Scope of work included runways, parking aprons, hangars, airfield support facilities, streets, utilities and various types of structures.
- **Chief Design, Facilities Support Section, U. S. Army Corps of Engineers, Omaha District, Omaha, NE** – Manager of a multi-disciplined design team supporting Air Force and Army bases in 26 states. Project Manager/Engineer for NORAD Cheyenne Mountain Complex. Provided design and construction support for base buildings, airfield runways and support facilities, heliports, track and wheeled weapon systems, utility systems and structures, and development of operational manuals to all bases.

Water-

- **U.S. Army Corps of Engineers, Omaha District, 7th Army Training Center, U.S. TASCOM (Theater Support Command), and USAREUR & 7th Army** – Responsible for the operation and maintenance of water treatment plants and wells at Grafenwoehr, Germany and border camps. Responsible for in-house design while at the Omaha district. Designed water treatment and distribution systems for Army, Air Force, and Navy bases in 26 states. Projects included repair and replacement of existing systems, design of new systems, and water treatment. Responsible for design of upgrade, maintenance, and repair projects for the potable water systems in NORAD Cheyenne Mountain including underground reservoirs.
- **Project Manager and Supervisor for CIP (Capital Improvement Program) Contract Administrator, Chandler, Arizona.** As Senior Engineer was responsible for project management, criteria, design and construction contract awards, and technical review of all CIP projects. Projects included many miles of 30 to 42 inch water transmission mains, 8 to 16 inch water distribution lines, treatment equipment, storage tanks, booster stations and pumps, and contracts for development and equipping of city wells.



James C. Campbell

Page 4

- Water Resources Master Plan, Goodyear Arizona, Member of team identifying multiple water sources to include an Assured Water Supply, groundwater, surface water, leases, agreements, and exchanges.

Wastewater-

- U.S. Army Corps of Engineers, Omaha District, 7th Army Training Center, U.S. TASCUM (Theater Support Command), and USAREUR & 7th Army – Responsible for the operation and maintenance of wastewater treatment plants at Grafenwoehr, Germany and border camps, and MacDill AFB, Tampa Florida. Responsible for in-house design while at the Omaha district. Designed water treatment and collection systems for Army, Air Force, and Navy bases in 26 states. Responsible for design of upgrade, maintenance, and repair wastewater systems projects in NORAD Cheyenne Mountain, a hardened facility.
- Project Manager and Supervisor for CIP (Capital Improvement Program) Contract Administrator, Chandler, Arizona. As Senior Engineer was responsible for project management, criteria, design and construction contract awards, and technical review of all CIP projects. Projects included many miles of wastewater collector pipes, force mains, lift stations, 30 to 42 inch reclaimed water transmission mains, pumping stations, odor control, modifications and upgrades to treatment facilities.

Architectural-

- Project management and design experience includes shopping centers in Omaha Nebraska, custom home design in Omaha Nebraska, airfield structures and buildings, aircraft hangars, dormitories for military bases, military family housing, office complexes, military command and communication centers, air force flight simulators, missile silos, military operations complexes, and hardened military facilities for command, control, and communications. Several such facilities are the NORAD Cheyenne Mountain Complex in Colorado Springs, CO. and the Deep Basing Study for the Air Force.
- **Hardened Facilities.** Mr Campbell's design experience includes military facilities for command, control, and communications which have maximum security and hardening criteria. Specifically, design for EMP protection for power supplies, and facilities, CBR (chemical, biological, radioactive) protection such as air filters to a complex, blast valves, overpressure sensors, highly redundant and reliable power for high speed computers, chemical and biological sensors for security systems, dynamic shock resistance and survivability, power systems for "button-up" mode in a facility, blast doors, and various perimeter security systems.

Contracting/Construction-

James C. Campbell

Page 5

Capital Improvements Program Contract Administrator, Chandler, Arizona. The position was responsible for selection and award of design consultants and solicitations for award of construction contracts. D-B (Design-Build) and CMAR (Construction Manager at Risk) project included:

- **McQueen Yard Maintenance Complex, Chandler, Arizona.** CMAR, with a GMP of \$8,500,000. Scope include site development with water and wastewater, and fleet maintenance building, traffic engineering building, water production maintain shop, waherhouse, and municipal utilities office building.
- **Fire Station Number 8, CMAR, with a GMP of \$1,600,000.** Community Facilities, Chandler Arizona. CMAR with a GMP of \$6,000,000. Scope includes site development, a park, police substation, and a fire station.
- **Germann Road Improvements, Chandler Arizona.** CMAR, with a GMP of \$19,000,000. The scope of work includes 3 miles of 30 and 36 inch reclaimed water line, approximately 1 ½ miles potable water distribution, and 1 ½ miles of wastewater collection system, relocation of public and franchised utilities, relocation of Salt River Project irrigation systems, and the construction of 1 ½ miles of a 6 lane major arterial.
- **Riggs Road Improvements, Chandler Arizona, CMAR, with a GMP of \$9,000,000.** Scope includes widening of approximately 2 ½ miles of 2 lane road to 6 lanes, water lines, wastewater lines, and relocation of utilities.
- **Pecos Road Improvements, Chandler Arizona, CMAR, with a GMP of \$9,000,000.** Scope includes widening of approximately 2 ½ miles of 2 lane road to 6 lanes, water lines, wastewater lines, and relocation of utilities.
- **Gilbert Road Improvements, Chandler Arizona, CMAR, with a GMP of \$4,500,000.** Tumbleweed Parkway and Hamilton Streets, Chandler Arizona, D-B with a GMP of \$600,000



BERNARD E. BOUMAN, PE, OWNER

Education

*Ohio University –
BS, Civil Engineering,
1970*

Summary

Mr. Bouman joined **Burgess & Niple** in 1979 and is Director of the Columbus Water Resources Group. In addition to project management and marketing, his experience includes design of water and wastewater treatment plants, water booster stations, sanitary and storm sewers, water mains, bikeways, and urban roadways. He has prepared design reports, environmental site assessments, utility rate studies, and financial reports. Mr. Bouman holds a Bachelor of Science degree in Civil Engineering from Ohio University.

Relevant Background

Registration

*Professional Engineer-
Michigan
Ohio*

Water and Wastewater Treatment Plants – Project manager and design engineer of various improvements at wastewater and water treatment plants. Experience includes iron and manganese water treatment plants, primary and final settling tanks, belt filter presses, pump and gravity hydraulic designs, underground piping, piping layouts inside structures, water booster pumps, influent pumps, sludge mixing and holding tanks, and related experience. Representative water and wastewater treatment projects include:

- Wastewater Treatment Plant, Village of West Jefferson, Ohio
- Wastewater Treatment Plant, Willoughby-Eastlake, Ohio
- Water Pollution Control Station (WPCS), Akron, Ohio
- Crosby Water Booster Station, Akron, Ohio
- Water Treatment Plant, Canal Fulton, Ohio
- Wastewater Treatment Plant, Barberton, Ohio
- Montrose Water Booster Station, Akron, Ohio

Utility Rate and Financial Studies – Project manager for various utility rate, cost of services, sewer surcharge, benchmarking, and financial feasibility studies. Representative projects include:

- Water System Benchmark Study, Akron, Ohio
- Effluent Rate Study, Goodyear, Arizona
- Water User Rate Study, Canal Fulton, Ohio
- Wastewater Rate Study, Salem, Ohio
- Wastewater and Water Rate Study, Barberton, Ohio
- Financial Feasibility Study, Mahoning Valley Sanitary District, Trumbull and Mahoning Counties, Ohio
- Sewer Rate Study, Summit County, Ohio
- Financial Feasibility Study, Marysville, Ohio
- Water and Wastewater Rate Study, Kent, Ohio
- Extra Strength Wastewater Calculations, Kent, Ohio
- Wastewater Rate Study, Wadsworth, Ohio

Bernard E. Bouman

Page 2

- Capital Utilization Charge Study, Ashtabula, Ohio
- Wastewater Rate Study, Strongsville, Ohio
- Rate Study Review, Wickliffe, Ohio
- Financial Feasibility Study, Canal Winchester, Ohio

Sanitary and Storm Sewers – Project manager for sanitary sewer projects ranging in size from 8- to 60-inch diameter and storm sewer projects from 12- to 72-inch diameter. Representative sewer projects include:

- Royalton Road Sanitary Sewers, Strongsville, Ohio
- Elm, Mae, Morris Drainage Improvements, Kent, Ohio
- Barber Scranton Sewer Improvements, Cleveland, Ohio
- US 50 East Water and Sewer Improvements, Ashland, Ohio
- South Central Trunk Sewer, Kent, Ohio
- Blodgett Creek Drainage Improvements, Strongsville, Ohio
- Westwood Park Allotment Sewer Separation Project, Strongsville, Ohio

Water Mains – Project manager for water main projects ranging in size from 8- to 48-inch diameter and related appurtenances. Representative water main projects include:

- Water Transmission Main, Phase 1 Replacement, Akron, Ohio
- Crain – Lincoln Water Main, Kent, Ohio
- East 361st Street, Eastlake, Ohio
- State Route 43 Water Main, Streetsboro, Ohio

Environmental Site Assessments – Project manager for various environmental screenings and Phase 1 Environmental Site Assessments. Representative projects include:

- TRU 46 Bridge Replacement, Niles, Ohio
- SUM Mill Street Bridge Replacement, Akron, Ohio
- McCoy Street Railroad Yard, Akron, Ohio

Transportation – Project manager and design engineer for the design of urban roadways and bikeways. These projects included new concrete and asphalt pavements, rehabilitation of existing pavements, drainage improvements, roadway culverts, water main replacements, pavements, and related improvements. Representative transportation projects include:

- LAK Reeves Road, Eastlake, Ohio
- CUY Webster Road Bikeway, Strongsville, Ohio
- POR CR 155A, Portage County, Ohio
- LAK East 361st Street, Eastlake, Ohio

City of Cleveland Division of Water – Project manager for various task orders. Task orders included:

Bernard E. Bouman

Page 3

- *City of Brunswick* – directed the preparation of a general plan and technical proposal that evaluated the costs to remain with the City of Cleveland Water Supply versus an alternative water supply. The general plan and proposal was instrumental in retaining Brunswick as a water customer and negotiating a 99- year agreement.
- *City of Aurora* - directed a preliminary cost evaluation for supplying bulk water to the City of Aurora, a rapidly growing City in Portage County. The evaluation included an analysis of the incremental costs for providing water to Aurora with a 15- year payback.
- *Hinckley Township* – directed the preparation of a general plan for a closed-loop booster station for a small section of Hinckley Township.
- *Water Main Flushing Study* – directed a report that reviewed the available literature on water main flushing criteria and the current “state of art” methods used.

Water Force Mains, City of Akron, Ohio – Project manager for the preparation of a design report and detailed plans for the replacement of the dual water mains from the Akron Water Treatment Plant through the City of Tallmadge to the Newton Street Distributing Reservoir. The design included approximately 3- miles of dual 48- inch PCCP water mains in the Cities of Tallmadge and Kent (including the historic Tallmadge Circle), the cleaning and lining of 4,000- feet a 48- inch cast iron water main (circa 1920), two flow control valves, and various appurtenances.

Wastewater General Plan, Louisville, Ohio – Principal author for a wastewater general plan for the expansion of the Louisville Wastewater Treatment Plant from 1 to 2 mgd. The general plan included a preliminary layout of the future treatment plant, capital and operational cost evaluations, and significant improvements to the solid handling portion of the treatment plant.

Wastewater Sludge Study, City of Kent, Ohio – Prepared an evaluation of alternative sludge (bio-solids) disposal methods and associated costs.

Water System Master Plan, City of Medina, Ohio – Project manager for the preparation of a water system master plan that evaluated the expansion of the existing water treatment plant versus the purchase of bulk water from Avon Lake via Medina County. The study included an evaluation of the adequacy of the existing raw water source for quantity and quality, a detailed cost comparison of alternatives, a summary of non-economic issues, and a preliminary estimate of future user rates. The plan recommended the purchasing of bulk water.

Gilwood-Call Sanitary Sewer Mater Plan, Summit County, Ohio – Prepared the Master Plan to correct basement flooding in the City of Stow caused from excessive infiltration and inflow. The Master Plan included a door-to-door residential survey, interview and inspection; installation of three sewer flow monitors; and an evaluation of three alternatives to correct the problem. Recommended improvements included 9,000 feet of new sanitary sewer ranging from 8- to 24-inch; the installation of 130 residential sump

Bernard E. Bouman

Page 4

pumps to remove foundation drains from the sanitary sewer; a 1,000 foot, 10- by 12-foot underground detention basin to store peak wet weather flows; and a wet well/dry well sanitary pump station with standby generation.

Combined Sewer Overflow Site-Specific Project, Akron, Ohio – Prepared a report that analyzed cost-effective solutions to control overflows from 38 combined sewer overflow systems during a 6-month storm event and identified locations for the proposed improvements. The plan consisted of sewer separations and installation of detention basins and swirl concentrators. Only eight of the control systems were recommended based on modeling of the receiving streams and a cost benefit analysis.

Detention Basin No. 2, Akron, Ohio – Project design engineer for a 3.9-Mgal detention basin for the City of Akron's combined sewer system. The basin was designed to capture the first flush from the combined system tributary to Rack No. 2 during a 6-month storm event. The basin was divided into four separate compartments and equipped with two nonclog pumps in the drywell to dewater the basin to the interceptor during low flow periods.

Little Cuyahoga Interceptor Relocation, Akron, Ohio – Designed 3,300 feet of 60-inch RCP combined sewer around the relocated Little Cuyahoga River and improvements for the Goodyear Technical Center to replace the existing 57-inch brick sewer. The project consisted of sequencing the project to maintain flow during construction of the new trunk sewer.

Water System Performance and Benchmark Study, City of Akron, Ohio – Prepared a report that evaluated financial and operational data of the Akron Water System, computing performance ratios, and comparing operational and financial data with other similar-sized water agencies. A survey was prepared and mailed to approximately 50 water agencies throughout the United States to obtain financial and operational data. Follow-up calls were made to clarify data received. Operational and financial data received from these water agencies was converted to performance ratios and compared to the Akron Water System data. This report identified several operational areas of the Akron Water System that appeared inefficient and recommended further evaluation to reduce operational costs. Data outlined in the report was used by the City of Akron to improve efficiency of various operational areas of the Water Department. This effort eliminated and delayed scheduled user charge increases.

Water System Mortgage Revenue Bonds-Feasibility Study, City of Marysville, Ohio – Prepared a financial feasibility study that assisted the City in converting short-term financing to mortgage revenue bonds. The City of Marysville purchased the municipal water system from a private water company for \$11,000,000. This purchase was financed through mortgage revenue bonds. The City invested more than \$10,400,000 in improvements to the water system. These improvements were financed through excess

Billy J. Wooton

Page 5

American Society of Civil Engineers



TERESA K. HARRIS

Education

*University of
Oklahoma –
BS, Geology
1988*

Summary

Ms. Harris joined **Burgess & Niple** in 2003. Her 17 years of professional experience emphasizes technical environmental project management, as well as staff team building and national account management. Ms. Harris participates in various Arizona Department of Environmental Quality (ADEQ) and Arizona Department of Water Resources (ADWR) technical committees and is the current President of the Arizona Women's Envirolink. Prior to joining B&N, Ms. Harris was the Managing Partner of Allen Stephenson Associates, an environmental and hydrological consulting firm established in 1988.

Ms. Harris has a strong background in project management of multi-disciplined technical projects. Most projects have included a variety of environmental investigation analyses techniques. Ms. Harris' professional experience as an environmental consultant is comprised of a variety of technical and regulatory challenges such as indoor-air quality investigations, asbestos containing building materials management, and RCRA compliance. She is a State of Nevada Certified Environmental Manager and holds several EPA-AHERA certifications. Additionally, she has served as an EPA-approved course instructor of AHERA regulations and as a facilitator of the NIOSH 582 Asbestos Quantification Equivalency Course. Ms. Harris is responsible for technical oversight of environmental site assessment and remediation services. She holds a Bachelor of Science degree in Geology from the University of Oklahoma.

Relevant Background

Private Land Development Clients– Environmental Entitlements –

Managed multi-disciplined technical efforts focused largely on environmental compliance and acquisition of legal entitlements. Tasks included risk assessment, mitigation and the acquisition of Federal, State, and local Environmental Entitlements for the purpose of property development and/or redevelopment. Conducts the contract negotiation and management of multidiscipline teams for the purpose of acquiring environmental entitlements. Typical land development projects require such entitlements as Army Corp of Engineers' (ACOE's) Jurisdictional Waters Designation; ADEQ 208 permitting for wastewater systems; NEPA surveys; and NPDES, APP, and NESAHF permitting. Has also collaborated with legal associates to acquire nonenvironmental entitlements such as re-zoning, property annexation and Arizona Corporation Commission Water Franchises. These projects required firm contract management as well as the ability to manage multidiscipline team projects and implement sound contracting procedures.

Teresa K. Harris

Page 2

Texaco Refining & Marketing, and Shell Oil Company, U.S. – UST/LUST Investigations – Project Manager of multi-state Underground Storage Tank (UST) compliance projects. Coordinated and performed approximately 125 UST closure projects within the States of Nevada, and Arizona. In this capacity she interfaces with many regulatory agencies, such as the Arizona and Nevada State, County, and municipal regulatory agencies. Efforts included regulatory permitting, OSHA HAZWOPER site safety plan development, contractor coordination, and supervision of activities, documentation, and sampling in accordance with specific regulatory guidelines. Contaminant-impacted soils, groundwater, and floating product were encountered at many of the UST sites. Regulatory notifications of UST releases were conducted on behalf of the property owners. Acted as the property owner's regulatory liaison with the applicable regulatory agencies. Many of the properties became designated as leaking underground storage tank (LUST) cases. Ms. Harris oversaw the subsequent site characterizations. The characterizations included permitting, site safety, contractor coordination and supervision, and the installation of soil borings and groundwater monitoring wells, with subsequent soil and groundwater sampling and on-site laboratory testing and analysis of data. For each site, a final report on project activities and findings was completed and submitted to the regulating authority and the Client. Based upon the results of the investigation, either closure would be granted by the regulating authority, or a remedial investigation/feasibility study (RI/FS) would follow, leading to remediation of the impacted areas and subsequent closure.

Asbestos Surveys – Asbestos surveys are performed for the purposes of minimizing property transfer liability, demolition, and renovation efforts. The asbestos surveys included client interaction and coordination, location of individual homogeneous areas within the site, quantification of the homogeneous areas, and preparation and execution of a sampling program tailored to the site. Prepared findings of the assessment and then summarized them in a final report. Performed numerous surveys, and developed subsequent asbestos management plans and abatement plans. Representative projects include:

- Numerous Texaco/Shell Stations for demolition, various sites in Arizona and Nevada
- City of Mesa, various commercial properties, Mesa, Arizona
- Raleigh Studios, Hollywood, California
- Kansas City Historical Society Restoration Project, Kansas City, Kansas
- Numerous GMAC Auto Dealerships throughout Arizona and California

Environmental Site Assessments (Phase I ESAs) – Performed numerous environmental site assessments in accordance with ASTM standards. Most assessments were performed for property transaction purposes. ESAs included a full database research and review of the site and vicinity history, a visit to the site to perform ground

Teresa K. Harris

Page 3

reconnaissance and observation, a review of aerial photos of the site (both historical and present-day), and interviews with persons knowledgeable about the sites in question. Completed numerous ESAs in many states, from small vacant lots to large agricultural properties and industrial developments. Representative projects include:

- Val Vista Shopping Center, Scottsdale, Arizona
- Arizona Seed Company, Roll, Arizona
- Phoenix Airport Holiday Inn, Phoenix, Arizona
- Greyhound Transit Yard, Dallas, Texas
- Combined Automotive Repair Facility, Mesa, Arizona
- Crismon Family Homestead, Mesa, Arizona

Certifications

Nevada Certified Environmental Manager, 2001
US EPA Introduction to Groundwater Investigations (165.7), 2001
US EPA AHERA Contractor/Supervisor Certification, 1994
US EPA AHERA Inspector Certification, 1989
US EPA AHERA Management Planner Certification, 1989
40-Hour OSHA Health & Safety Certification (29 CFR 1910.120), 1989
8-Hour OSHA Site Supervisor's Certification, 1989

Memberships, Affiliations and Honors

American Water Resource Association
Arizona Women's Envirolink
Arizona Hydrological Society
National Environmental Information Association
Western Petroleum Marketers Association

RICHARD W RIETHMILLER, PE

Education

*The Ohio State
University –
BS, Civil Engineering
1962*

Summary

Mr. Riethmiller served as a Water/Wastewater Engineer and Staff Consultant for **Burgess & Niple** from 1963-2004. He currently practices as an Independent Consultant for municipal engineering, water and wastewater design, utility valuation, and rates, and water resources engineering. Mr. Riethmiller serves as company-wide advisor due to his extensive experience in the utilities field. His experience incorporates all types of civil engineering projects, and mechanical and industrial projects that require expertise in fluids handling. He has served as project engineer for investigative and planning studies of water and wastewater systems

Mr. Riethmiller has prepared economic reports for merger and operational purposes for major utilities, and has prepared valuation studies of water and wastewater utilities for repair/ replacement, acquisition, and rate purposes. He has testified before courts and commissions with regard to valuations, rates, in water resource disputes, and in civil cases involving conduit failure and damage from fluid surges. Mr. Riethmiller is an experienced troubleshooter of water and wastewater system problems, including treatment; pipe, pump, and other equipment failure; unaccounted-for water investigations; emergency leak and outage problems; corrosion; distribution and surge analyses; and water system malfunctions, including contamination.

Registration

*Professional Engineer-
California
Kentucky
Michigan
Ohio
Pennsylvania
Texas*

Relevant Background

Planning - Prepared and supervised the preparation of planning studies for water and wastewater utilities. Representative projects include:

- Water Treatment Process Planning, Numerous Plants, Five-state Area
- Year 2000 Planning Study, Columbus, Ohio
- Multi-company merger study for two-county area, Pittsburgh, Pennsylvania
- Water System Planning Study, Canton, Ohio
- Water System Planning Study, Akron, Ohio
- Water Distribution Study, Pittsburgh, Pennsylvania
- Water Transmission Study, Delaware Valley, New Jersey
- Development Plans for State of Ohio (Water/Wastewater)
- Water Distribution Study, Alexandria, Virginia
- Water Transmission Study, Peoria, Arizona

Valuation - Prepared and supervised the preparation of valuation studies of water and wastewater utility property for voluntary purchase, condemnation, and rates; in Ohio, Pennsylvania, Indiana, California, Virginia, Illinois, Missouri, and Tennessee.

Representative projects include:

- Condemnation Valuation Study, Fairfax County, Virginia

Richard W. Riethmiller

Page 2

- Valuation of Water and Wastewater Properties for four Company Utility, Columbus, Ohio
- Condemnation Valuation, San Diego County, California
- Condemnation Valuation, Peoria, Illinois
- Condemnation Valuation, Prince William County, Virginia
- Condemnation Valuation, Chattanooga, Tennessee
- Valuation for Purchase of Water/Wastewater Property, Summit County, Ohio
- Valuation for Rates for 25 Utilities in Midwestern Area
- Valuation for Purchase of Collector Wells and Pumping Facilities, Charlestown, Indiana

Design - Designed, reviewed design, or supervised the design of all types of water/wastewater utility property. Representative projects include:

- Numerous Water Treatment Plants, Five-state Area
- Gravity Sewer Design for numerous communities in Ohio
- Potable Water Booster Stations – five ranging in size from 5 to 18 mgd, Butler County, Ohio
- Clearwell (4 MGal) and Pumping Station (20 mgd), Westerville, Ohio
- River Intake and Raw Water Pumping Station of 12 mgd Capacity, Butler, Pennsylvania
- Wastewater Treatment Plants, Columbus, Ohio
- 30-inch Water Transmission Main – 15 Miles, Washington, Pennsylvania
- Potable Water Pumping Stations – 13 and 15 mgd, Pittsburgh, Pennsylvania
- Sewage Force Main Design – numerous in Ohio, Kentucky, and West Virginia
- Steam Condensate Transmission Main, Morgantown, West Virginia
- 48-inch Potable Water Transmission Mains, Akron, Ohio

Fluid Surge - Prepared and supervised preparation of analyses of fluid surge in all types of conveyance systems. Representative projects include:

- 48th Street Water Pumping Station – 292 mgd, Phoenix, Arizona
- Evergreen Water Pumping Station – 50 mgd, Phoenix, Arizona
- Cooling Water Transmission Line – 16 mgd, Southern Alabama
- Shire Oaks Water Pumping Station – 60 mgd, Pittsburgh, Pennsylvania
- Washington Water Pumping Station – 15 mgd, Washington, Pennsylvania
- Cooling Water Transmission Line – 12 mgd, Central Illinois
- Sugar Creek Water Transmission Facilities – 30 mgd, Canton, Ohio
- Sewage Force Mains – Various sizes, Lubeck, West Virginia
- Raw Water Transmission Facilities – 13 mgd, Butler, Pennsylvania

Water Resources Studies and Economic Plans – Prepared and supervised the preparation of water resources studies for Water Utilities in the Midwest. These studies and plans typically involve cost estimates and evaluation of benefits, as well as

Richard W. Riethmiller

Page 3

identification of sources of funds and documentations of potential value of improvements. Representative projects include:

- Monongahela River Withdrawal Allocation Study, Pittsburgh, Pennsylvania
- Water Resources Study, Indiana, Pennsylvania
- Reservoir No. 4, Urbanization Impact Study, Lexington, Kentucky
- Water Resource Investigation, Butler, Pennsylvania
- Water Resource Planning Study, Westerville, Ohio
- Reservoir Yield Analyses for Numerous Communities, Ohio Area
- Statewide Water Resource Development Plans, Ohio (Water and Wastewater)
- Multi-company merger study for two-county area, Pittsburgh, Pennsylvania
- Water Distribution Studies, 17 Utilities, Western Pennsylvania
- Wastewater Collection Studies for Westerville, Upper Arlington, and Grandview Heights, Ohio
- Water System Planning Studies for Eastern Cleveland Suburbs, Ohio
- Water Distribution Study, Butler County, Ohio
- Economic Analysis of Water Utility Merger, Lake County, Ohio
- Water Planning Study, Delaware, Ohio

Investigations and Emergency – Representative projects include:

- 72-inch Potable Water Pipeline Failure, San Juan, Puerto Rico
- 42-inch Potable Water Pipeline Failure, Pittsburgh, Pennsylvania
- Robot Welder Cooling Water Inadequacy, Honda Motor Co., Marysville, Ohio
- Corrosion Investigation of 36-inch and 48-inch Potable Water Transmission Mains, Akron, Ohio
- Sludge Force Main Failure, Cleveland, Ohio
- 42-inch Transmission Main Failure, Canton, Ohio
- River Contamination/Potable Water Plant Outage Incident, Pittsburgh, Pennsylvania
- Potable Water Contamination Incident, Akron, Ohio
- Potable Water Outage Incident, Delaware, Ohio
- Potable Water Outage Incident, Gambier, Ohio
- Copper Pipe-Pinhole Corrosion Study, Wadsworth, Ohio
- Copper Corrosion Study, Lake Choctaw, Ohio
- Lead Service Identification and Testing, Columbus, Ohio
- Source Water Contamination/Water Plant Outage Incident, Westerville, Ohio
- Transmission Main Rehabilitation, Delaware, Ohio
- Large System Valve Rehabilitation, Canton, Ohio
- Wash Water Pipe Failure, Mesa, Arizona
- Chlorine Dioxide Bleaching Incident, Mt. Vernon, Ohio
- Cooling Tower Corrosion Studies, Columbus, Ohio

Richard W. Riethmiller

Page 4

Submerged Pipeline Designs – Representative projects include:

- Two 42-inch Potable Water Transmission Mains, Tuscarawas River, Canton, Ohio
- 24-inch Potable Water Transmission Main, Little Miami River (Scenic River), Clinton County, Ohio
- 36-inch Raw Water Intake Main, James River, Canton, Virginia
- 30-inch Raw Water Intake Main, Lake Eufaula, Kiamichi, Oklahoma
- 24-inch Raw Water Intake Main, Lake Erie, Avon Lake, Ohio
- 24-inch Raw Water Intake Main, Allegheny River, Butler, Pennsylvania
- 24-inch Water Intake Main Lake Erie, Madison, Ohio
- 60-inch Raw Water Intake, Lake Erie, Mentor, Ohio
- 36-inch Gravity Trunk Sewer, Reservoir No.4, Lexington, Kentucky
- 30-inch Raw Water Intake, Illinois River, Kendall County, Illinois
- 26-inch Raw Water Intake, Illinois River, Nelson, Illinois
- 30-inch Raw Water Intake, Mobile River, Mobile, Alabama

Instruction

Conducted 1-day Seminars on Selection and Maintenance of Pumping Machinery
Conducted 1-day Seminars on Fluid Surges in Closed Conduit Systems

Conference Addresses

“The Unaccounted-for Water Dilemma,” American Water Works Association Ohio Conference, 1989.

“Water Line Rehabilitation – Is It Worth It?,” American Public Works Association Ohio Conference, 1986.

“Leak Detection,” West Virginia Public Service Districts Conference, 1986.

Memberships, Affiliations and Honors

National Society of Professional Engineers
Ohio Society of Professional Engineers
American Water Works Association
National Association of Water Companies
American Water Works Specifications Committees

Richard W. Riethmiller

Page 5

Committee on Composite Water Storage Tanks
Committee on Vertical and Horizontal Pumps

DONALD B. CLESTER, PE

Education

*Ohio Northern
University –
BS, Civil Engineering
1953*

Summary

Mr. Clester has been associated with **Burgess & Niple** since 1969 as project engineer and project manager for water treatment and distribution, wastewater collection and treatment, and street improvement projects. His experience has been applied to such projects as the Squaw Peak Parkway, Phoenix; water system improvements for Payson; and the sanitary sewer collection system for Arizona City. Mr. Clester holds a Bachelor of Science degree in Civil Engineering from Ohio Northern University.

Relevant Background

Water System Improvements – Project manager/engineer responsible for design of water mains, pump stations, wells, storage tanks, chlorination/disinfection and other associated components. Representative projects include:

- Water System Improvements, Gila River Indian Community – Design of 1.1 miles of 16-inch-diameter water main and a 6,000-gpm booster pump station.
- Water System Improvements, Gila River Indian Community – Design of modifications to a 300,000-gallon water storage tank and a 6,000-gpm booster pump station.
- Desert Sage and Desert Wells Pump Station, Mesa, Arizona – Design concept report and development of construction plans and specifications to replace three vertical turbine pumps with new and larger vertical turbine pumps.
- Pasadena Pump Station, Mesa, Arizona – Preparation of a design concept report and development of construction plans and specifications to provide modifications and improvements.
- Beardsley Road Water Production Facilities, Peoria, Arizona – Preparation of a design concept report and development of construction plans and specifications for a 1,500-gpm well, 1.0-Mgal storage reservoir, and a 3,500-gpm booster pump station.
- 48th Street and Salt River Booster Station, Phoenix, Arizona – Design of a 175-mgd booster pump station.
- Evergreen Booster Station, Phoenix, Arizona – Preparation of a design concept report and the development of construction plans and specifications for a 50-mgd booster pump station.

Registration

*Professional Engineer-
Arizona
Ohio*

Donald B. Clester

Page 2

- Arrowhead Ranch Wells, Glendale, Arizona – Preparation of an evaluation and feasibility study for three existing wells.
- Improvement District No. 8801, Peoria, Arizona – Design of improvements to a 1,500-gpm well, including a pump, control valves, and flow metering.
- Well 281, Phoenix, Arizona – Design of well site improvements and appurtenances.
- Well 256 Booster Station, Phoenix, Arizona – A 20-mgd water booster station, telemetering system, pressure reducing station, and lighting.
- Water Main, Phoenix, Arizona – Design and construction documents for more than 2.5 miles of 42-inch-diameter water main including a Central Arizona Project canal crossing.
- Water System Improvements, Chandler, Arizona – Design of two large wells (2,000 and 3,000 gpm), two 5,000-gpm booster stations, and two 2-Mgal storage reservoirs, one of which was underground.
- Glendale, Arizona – Design of a 10-Mgal underground concrete water storage reservoir and an 11,000-gpm water booster pump station.
- Chandler, Arizona, Water System Improvements – Multiple water system improvement projects, including well rehabilitation projects for the Denver, Colorado, Hamilton, and Dobson B wells; and an evaluation report for the Price Road water production well.
- Phoenix, Arizona 40-mgd Booster Pump Station.
- Springville, Arizona Water System – Project manager for the design of a 500,000-gallon storage reservoir, a 300-gpm well, and associated controls.
- Payson, Arizona Water System Improvements – Project manager for the design of several water systems in the Payson area.
- Huachuca City, Arizona – Design of a 2,260-gpm water booster pump station.
- Phoenix, Arizona Water System – Design of a 48-inch water line crossing the Central Arizona Project canal at the Union Hills Water Treatment Plant.

Donald B. Clester

Page 3

- Chandler, Arizona – Design of a 5,000-gpm booster pump station for the Chicago Water Production Facility and a 4,500-gpm booster station for the McQueen Water Production Facility.
- Indian Bend Water Company Study and Appraisal, Scottsdale, Arizona – Responsible for studies, inventories, and analyses for establishing the value of the water system.

Wastewater Collection and Treatment – Project manager/engineer responsible for design of lift stations, sewers, treatment plants, and related components. Representative projects include:

- Water Collection System Improvements, Goodyear, Arizona – Design of a wastewater lift station with a firm capacity of 1,750 gpm.
- Superior Wastewater Treatment Plant Improvements, Superior Sanitary District, Superior, Arizona – Design of improvements, including a 4-mgd pump station and aeration basin.
- 91st Avenue Sanitary Sewer, Peoria, Arizona – Design of 2.5 miles of sanitary sewer from Northern Avenue to Peoria Avenue.
- 201 Wastewater Facility Plans – Project manager responsible for development of wastewater master plans for Camp Verde, Gila Bend, Springville-Eager, Superior and Whiteriver-Fort Apache, Arizona.
- Sanitary Sewer Collection System, Arizona City, Arizona – Project engineer responsible for the design of a sanitary sewer collection system with 26 miles of sewers ranging from 8- to 18-inch diameter.
- Wastewater Treatment Plant, Gila Bend, Arizona – Design of a 0.5-mgd sewage treatment plant.
- Phoenix, Arizona, Southern Avenue Interceptor – Project manager for a 2-mile portion of the Southern Avenue Interceptor, Phoenix.

Storm Drainage and Detention Basins – Project manager/design engineer for drainage improvements utilizing pipe ranging in size from 27- to 96-inch-diameter. Representative projects include:

- Phoenix, Arizona, 12th Street Storm Drain
- Phoenix, Arizona, Cholla Street Storm Drain
- Avenue “C” Pump Station and Storm Drain, Yuma County, Arizona
- 91st Avenue Storm Sewer, Peoria, Arizona
- Colter Street Detention Basin, Phoenix, Arizona

Donald B. Clester

Page 4

Improvement Districts and Other Projects – Responsible for a variety of project types. Representative projects include:

- Irrigation Projects, Salt River Project, Arizona
- Squaw Peak Parkway, Phoenix, Arizona
- University Drive, Tempe, Arizona
- Phoenix, Arizona, Osborn Road Water and Sewer
- Madrid Improvement District, Phoenix, Arizona
- Scottsdale Road Improvement District, Scottsdale, Arizona

Memberships, Affiliations and Honors

American Society of Civil Engineers
Arizona Water and Pollution Control Association
Delta Rho Delta Theta



CLIFFORD E. CRISWELL, PE

Education

*The Ohio State
University –
Bachelor of Civil
Engineering
1969*

Summary

Mr. Criswell joined **Burgess & Niple** in 1969 and is a project engineer in the Water and Wastewater Design Group. He has been involved in numerous wastewater treatment plant improvements and engineering reports. He has been responsible for preparation of detailed plans, specifications, contract documents, and permits to install for wastewater projects. Mr. Criswell also has been involved with construction supervision and inspection on several area projects. He has prepared valuation studies of water utilities for acquisition. He holds a Bachelor of Civil Engineering degree from The Ohio State University.

Relevant Background

Registration

*Professional Engineer-
Illinois
Ohio*

Sewer System Flow Monitoring-Engineer responsible for supervision of flow monitoring work using Marsh-McBirney Flototes and Manning Dipper systems.

Representative projects include:

- Somerset Wastewater Plant Upgrade, Village of Somerset, Ohio
- McArthur Capacity Study, Vinton County, Ohio
- McArthur I/I Analyses, McArthur, Ohio

Water Distribution and Storage- Project engineer responsible for hydraulic analysis, plans, and specifications to meet fire code requirements. Representative projects include:

- Elevated Water Tank, City of Delaware, Ohio
- Water Distribution Improvements, City of Granville, Ohio
- Water Distribution Improvements, McConnelsville, Ohio
- Gambier Distribution Replacement, Gambier, Ohio
- Wadsworth Cross-Town Water Main, Wadsworth, Ohio

Wastewater Collection Systems- Project engineer responsible for sanitary sewer improvement design, survey, plans, and specifications. Representative projects include:

- Sanitary Interceptor Extension, City of Westerville, Ohio
- Sanitary Sewer System, Medina County, Ohio
- Sewer Interceptor Improvements, Worthington, Ohio
- Olentangy Interceptor Study, Delaware County, Ohio
- Wadsworth Relief Sewer, Wadsworth, Ohio

Clifford E. Criswell

Page 2

Water Treatment Plants- Project engineer responsible for design of water treatment plants. Treatment processes included iron-manganese removal, pilot studies, clarification, lime-soda softening, CT analysis, and filtration. Representative water treatment design projects include:

- Somerset Water Treatment Plant, Somerset, Ohio
- New London Water Treatment Plant, New London, Ohio
- Burr Oak Clear Well Expansion, Glouster, Ohio
- Bucyrus Water Treatment Plant Rehabilitation, Bucyrus, Ohio
- Bangor WTP Improvements, Bangor, Pennsylvania

Wastewater Treatment Plants- Project engineer responsible for design of wastewater treatment plants including oxidation ditch aeration, lime stabilization, and composting. Representative wastewater treatment projects include:

- Columbus Composting Facility, Columbus, Ohio
- Somerset Wastewater Treatment Plant, Somerset, Ohio
- West Jefferson Peak Flow Improvements, West Jefferson, Ohio
- Columbus Jackson Pike Interim Pumping, Columbus, Ohio
- Columbus Jackson Pike Final Clarifiers, Columbus, Ohio
- Columbus Southerly Final Clarifier Addition, Columbus, Ohio
- Columbus Southerly Disinfection, Columbus, Ohio
- Belpre WWTP Improvements, Belpre, Ohio

Utility Evaluation- Prepared detailed and comprehensive inventory of utilities tangible assets. Assisted in developing RCNLD (Reproduction Cost New Less Depreciation) valuation along with field inventory, sampling, observed depreciation analysis, pricing, and preparation of testimony for evaluation of private utility for condemnation and sale.

- Illinois-American Waterworks, Pekin, Illinois
- Illinois-American Waterworks, Peoria, Illinois

Construction Services – Provided 8 years of construction supervision and 5 additional years of resident inspection on water distribution, composting, water treatment, and wastewater treatment projects.

- Barberton Transmission Water Main, Barberton, Ohio
- Westerville Water Treatment Plant Expansion, Westerville, Ohio
- Akron Composting Facility, Akron, Ohio
- Gambier Water Distribution and Elevated Tank, Gambier, Ohio
- Jackson Pike Final Clarifiers, Columbus, Ohio
- Jackson Pike Final Clarifier Addition, Columbus, Ohio

Clifford E. Criswell

Page 3

- Southerly Disinfection, Columbus, Ohio
- Jackson Pike Effluent Pumping, Columbus, Ohio

City Engineer –Assigned as on-site City Engineer and client contact responsible for providing required engineering services. Services included attending staff, council and/or committee meetings or other city organization meetings as requested; consultation with staff and officials as needed on sanitary sewers, wastewater treatment, asbestos removal, water treatment, water distribution, water storage, storm drainage, roadway, funding assistance, CSO evaluation, and other engineering or architectural issues; review of subdivision plats and plans; providing engineering or technical advice, studies, preliminary plans, reports, specifications, easement documents, estimate of costs; and coordination of project during construction.

- City of Bucyrus, Ohio
- City of Westerville, Ohio

Training

Burgess & Niple, Limited-1/2 day In-house Confined Space Entry, 1993

GARY D. SWEENEY

Education

*Centre College (West
Virginia) –
1967-1968*

Summary

Mr. Sweeney joined **Burgess & Niple** as a cost estimator in 1993 with more than 18 years of professional experience in construction and cost estimating. He is responsible for preparing conceptual, preliminary budget, and detailed final construction cost estimates for a wide variety of projects that include water treatment plants, wastewater treatment plants, building, site development, dams, and public work projects. The estimates ranged from a few thousand dollars to more than \$50 million. Prior to joining Burgess & Niple, Mr. Sweeney worked in cost estimating with the Florida Department of Natural Resources and served as construction superintendent for a large general contractor.

Relevant Background

Construction Services – Participated as project manager for sewer and roadway improvements. Representative projects include:

- Zollinger Road Construction, City of Upper Arlington, Ohio
- Marble Cliff Sanitary Sewer Improvements 2000, 2001, Village of Marble Cliff, Ohio
- Marble Cliff Street Improvements 2000, 2001, Village of Marble Cliff, Ohio
- Copper Field, Phases 1 and 2, Village of Plain City, Ohio
- Darby Estates, Phase 3, Village of Plain City, Ohio
- Memory Lane Storm Sewer and Street Replacement, Columbus, Ohio

Value Engineering Workshops

- Mentor Wastewater Treatment Plant, Phase I
- Mentor Wastewater Treatment Plant, Phase II
- Massillon Regional Wastewater Treatment Plant
- Marion Wastewater Treatment Plant
- Cleveland Rapid Transit Authority

Facilities Inventory – Prepared inventory and present worth value of existing facilities:

- Chattanooga Water Company Evaluation, Tennessee American Water Company
- Prince William County Condemnation Evaluation, Virginia American Water Company
- Evaluation, Ohio Suburban Water Company
- Evaluation, National Gas & Oil Corporation
- Illinois American Water Company, Pekin, Illinois
- Illinois American Water Company, Peoria, Illinois

Cost Estimating – Responsible for preparation of construction cost estimates for various infrastructure and architectural projects.

Sanitary Sewer, Storm Sewer, Water Lines, and Other Utility Projects

Gary D. Sweeney

Page 2

- Water Distribution and Sewage Collection Capacity Study, City of Marysville, Ohio
- Beckett Ridge Pump Station and Reservoir, Rialto Road Pump Station, Butler County, Ohio
- East Brady Pump Station and River Intake Structure, Pennsylvania American Water Company
- Western Fire Transmission Line (Water Main), City of Upper Arlington, Ohio
- Sanitary Sewer Improvements, Knox County, Ohio
- Sanitary Sewer Modifications, General Electric, Akron, Ohio
- New River Parkway Drainage Reservoir, West Virginia Department of Transportation
- Water Main Improvements, Hilliard, Ohio
- Facility and Infrastructure Improvements, Wood County Airport, Parkersburg, West Virginia
- Scioto Main Trunk Sewer Replacement, City of Columbus, Ohio
- Campus-wide Chilled Water Distribution Project, Ohio University, Athens, Ohio
- Francisco/Teteridge Sewer Remediation and Stormwater Project CIP 980, City of Columbus, Ohio
- Cemetery Road Sewer, City of Hilliard, Ohio
- Force Main Replacement, St. Clairsville, Ohio
- Force Main and Pump Station, Fairfield County, Ohio
- Sanitary and Storm Sewer Study, South Euclid, Ohio
- Additional Water Supply, New Lexington, Ohio

Environmental, Geotechnical, and Miscellaneous Projects

- Hoover Reservoir (Erosion Control), Sewer Weir Safety Program, City of Columbus, Ohio
- Reinforced Earth Walls, Bristol Tunnel Repairs, Perry County, Ohio
- Golf Course Development and Irrigation System, Longaberger, Dresden, Ohio
- West Columbus Floodwall and East Fork Campground Water Line, U.S. Army Corps of Engineers
- Dam Improvements, Camp Akita, Sugar Grove, Ohio

Water and Wastewater Treatment Plants

- Olentangy Environmental Control Center Expansion, Alum Creek Water Reclamation Facility, Delaware County, Ohio
- Pillsbury Wastewater Treatment Plant Upgrade, City of Wellston, Ohio
- Wastewater Treatment Plant Improvements, Somerset, Ohio
- Water Treatment Plant Improvements, Heath, New London, and St. Clairsville, Ohio
- Water Treatment Plant Well Addition, City of Westerville, Ohio
- North Water Treatment Plant Improvements, Contract 7040, City of Hamilton, Ohio
- Jackson Pike Wastewater Treatment Plant, City of Columbus, Ohio

Gary D. Sweeney

Page 3

Industrial Projects

- Steam Plant Upgrades, Martin Marietta Utility Systems, Piketon, Ohio
- New Conveyors and Conveyor Covers, Techneglas, Inc., Columbus, Ohio
- Gravel Road, Tunnel Under Stream, 16-inch Pipeline, Firewater Separation, and Walking Track, Ford Motor Company, Sandusky, Ohio

Streets/Roadways/Tunnels

- Parking Area Improvement, T-Hangar Floor, and Bridgeway Avenue Extension, Port Columbus International Airport, Columbus, Ohio
- Street Improvements, Grandview Heights, Ohio
- Tunnel Under Roadway, Convention Center, Columbus, Ohio
- Emerald Parkway Extension, Dublin, Ohio

Architectural Projects

- Bob Evans Farms Hall, College of Business, University of Rio Grande, Rio Grande, Ohio
- Tiffin Hall, Ohio University, Athens, Ohio
- Facility Improvements, Chillicothe Correctional Institution, Chillicothe, Ohio
- Office Building, Charton Management, Parkersburg, West Virginia
- Stanley J. Aronoff Laboratory of Biological Sciences, The Ohio State University, Columbus, Ohio
- New Science and Technology Building, Kent State University, New Philadelphia, Ohio
- College of Applied Science New Classroom Building, University of Cincinnati, Cincinnati, Ohio
- Library, Meigs County, Ohio
- Office Addition, Honda of America, Marysville, Ohio

Education

Centre College – Business Administration
Columbus State Community College

Staff Report

Council Meeting of:	July 6, 2005
Title:	SPR 2005-01: A request made by Harve Stanley of MSV Riverview Business Centre, agent for owner Cherry Creek Village Co., Inc., for a site plan review of an office complex to be located on parcel 403-14-004D (1.5 acres) and is zoned M1.
Description Of Item:	<p>This parcel is located at the corner of Old Hwy 279 and Aultman Parkway and will be accessed from both roadways. In the applicant's narrative there is a description of the design features of the project including the "Pueblo Renaissance" design theme and a "Living Machine" wastewater treatment system that will include water features and hopefully will be approved to supply water for drip irrigation of the landscaping and water to flush toilets. It is the intent of the owners to make this project a showplace for Green Building, Renewable Energy and Water Conservation.</p> <p>The plan addresses building footprint, parking, and traffic flow. A conceptual elevation drawing has also been submitted and included in the packet.</p>
Recommended Council Action:	The Commission unanimously recommended Council approve the site plan (SPR 2005-01) for the MSV Riverview Business Centre.
Attachments:	Yes
Prepared by:	Will Wright

CASE NO. 2005-25
 PROJECT NO. SPR 05-01

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
COMMERCIAL SITE PLAN APPLICATION

REQUEST:	06-03-05P04:01 RCVD
SITE PLAN REVIEW <u>✓</u>	APPLICATION DATE _____
PRELIMINARY PLAT _____	ASSESSOR'S PARCEL NO. <u>403-14-0048-D</u>
FINAL PLAT _____	UNDERLYING ZONING <u>M-1</u>
AMENDMENT TO PAD _____	PAD DENSITY _____
EXTENSION OF TIME _____	TAKEN BY <u>L. Quinn</u>
DEVELOPMENT AGREEMENT _____	FEES <u>350⁰⁰</u>
	HEARING DATE <u>6-23-05</u>

OWNER/DEVELOPER MSV RIVERVIEW BUSINESS CENTRE PHONE 928-282-0268 FAX SAME CALL TO SEND
ADDRESS P.O. Box 3101 CITY SEDONA STATE AZ ZIP 86340
CONTACT PERSON HARVE STANLEY

ENGINEER SHEPARD-WESNITZER, INC. PHONE 928-639-2712 FAX 928-639-2713
ADDRESS 703 S. MAIN CITY COTTONWOOD STATE AZ ZIP 86326
CONTACT PERSON JAMES BINICK

PROPOSED LAND USE	NET ACREAGE (SQ FT.)	NO. LOTS OR TRACTS	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	OTHER
SINGLE FAMILY					
MULTIPLE FAMILY					
MANUFACTURED HOME					
COMMERCIAL	<u>78 408⁰⁰</u>				
INDUSTRIAL	<u>"</u>				

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: SPR 05-01

Parcel No. 43-14-004B

Date: JUNE 3, 2005

Legal Description: M.E.B

Name: HARVE STANLEY

Address: 45 CIMARRON RIDGE DR SEDONA, AZ 86336

I, the undersigned, hereby give permission to the Town of Camp Verde Community Development Dept. 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.

Harvey M. Stanley
Applicant's Signature

Harvey M. Stanley
JUNE 3, 2005
Date

Agent for: CHERRY CREEK VILLAGE

State of Arizona
Town of Camp Verde

On this 16 day of June, 2005 before me, the undersigned Notary Public, personally appeared Stanley H. Harvey No Stanley who executed the foregoing instrument for the purpose therein contained.

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

Jennie Chavez
Notary Public
OFFICIAL SEAL
JENNIE CHAVEZ
NOTARY PUBLIC - State of Arizona
YAVAPAI COUNTY
Date Commission Expires March 19, 2007

DIRECTIONS TO PROPERTY

ASSESSOR'S PARCEL NUMBER 403-14-004BD

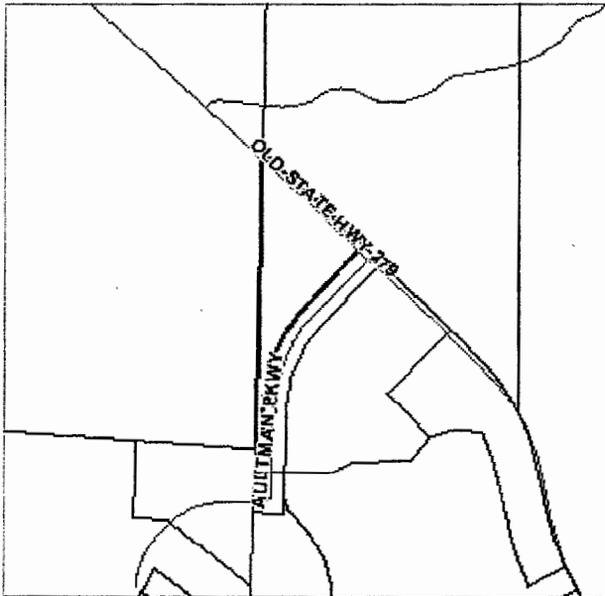
APPLICANT'S NAME MSV RIVERVIEW BUSINESS CENTRE
By HARVE STANLEY

PROPERTY ADDRESS _____

DIRECTIONS TO PROPERTY Old 279 to AULTMAN PARKWAY
Southwest CORNER.

Yavapai County, AZ-Parcel summary

Printed: 6/6/2005



Map Scale = 1:5762

Parcel ID

403-14-004D

Owner

CHERRY CREEK VILLAGE CO INC

Mailing Address

PO BOX 3777

City	State	Zip
CAMP VERDE	AZ	86322

Secondary owner

N/A

Recent Sale Date	Sale Amount
N/A	N/A

Deed Type	Sale Docket	Sale Page
	N/A	N/A

2004 Taxes Billed

N/A

Incorporated Area

TOWN OF CAMP VERDE

Legal Class

AG/Vacant Land/Non-Profit-Real Property & Improvements

2006 Full Cash Value

\$12,822

2005 Full Cash Value

\$12,822

Recorded Date

N/A

Instrument Type

Improvements (0)

Model Type

2003 Taxes Billed

N/A

School District

CAMP VERDE SD #28

Assessment Ratio

16

2006 Limited Value

\$10,567

2005 Limited Value

\$9,607

Last Transfer Doc Docket

Legal Class

02.R

Subdivision

Fire District

N/A

Acres

1.5

2006 Net Assessed FCV

\$2,052

2006 Net Assessed LPV

\$1,691

Last Transfer Doc Page

Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. **No portion of the information should be considered to be, or used as, a legal document.** The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

MSN Riverview Business Centre, LLC

June 6, 2005

Town of Camp Verde
Community Development Department

Subject: Site Plan Review

The first phase of the MSV Riverview Business Centre development is the office complex to be located at the junction of Old Highway 279 and Aultman Parkway. The attached site plan shows the proposed office complex to be located on this property.

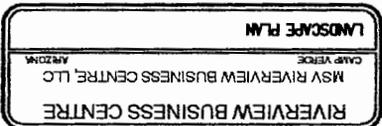
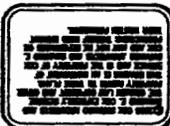
Development of this property will be closely monitored, by Sustainable Arizona, to insure that it meets the latest green building recommendations, that renewable energy is used where feasible, and all possible water conservation methods are followed. In addition the property owners will insure that this development will be a project of beauty based on the "Pueblo Renaissance" design theme, quite often referred to as "Santa Fe", with the Hogan Design for the theatre building. Privacy fences will be placed around parking areas. There will be extensive landscaping based on Xeriscaping and drip irrigation. Water for the drip system will be the reclaimed water from the living machine wastewater treatment system.

This property will be equipped with a "Living Machine" wastewater treatment system which will include water features that will add beauty to the facility and at the same time will make use the ultra violet from the sun to kill any viruses. The reclaimed water will supply the drip irrigation systems, and supply water to flush the toilets. To pressurize the two systems we will install hidden water towers which will be supplied by solar powered water pumps which will operate when the sun is out. The water tower for the drip irrigation will be hidden in a nearby hillside, and the water tower for the toilet flush water will be integrated into a bell tower located on one of the buildings of the complex.

Note: We hope to get approval to modify the living machines to provide two treated water outlets, one from the secondary treatment section for irrigation, and another from the tertiary treatment section to flush toilets. The water from the secondary treatment section, still contains nutrients, and would provide the fertilizer to the trees and bushes served by the drip systems. In addition this water could be used for hydroponic agriculture.

Pervious concrete will be used for the parking areas and roadways within each of the four blocks covered by this request. Unlike blacktop, pervious concrete is non polluting and provides more than adequate drainage. Water runoff from the roof tops will be stored in cisterns and holding ponds. The cisterns will supply the potable water, and the holding ponds will be for fire protection.

It is the intent of the owners of this property to make it a showplace for **Green Building, Renewable Energy, and Water Conservation.**



Legend

- SECTION LINE
- PROPERTY & RIGHTS OF WAY LINES
- ROADWAY CENTER LINE
- DRAINAGE EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING FENCE
- OVERHEAD ELECTRICAL
- CONCRETE PAVES AND SIDEWALKS
- UNDERGROUND ELECTRIC AND TELEPHONE LINES
- UNDERGROUND NATURAL GAS MAIN
- PARKING LOT CURBS
- PARKING STALL PAINT LINES
- DRAINAGE EASEMENT

Parking Lot Table

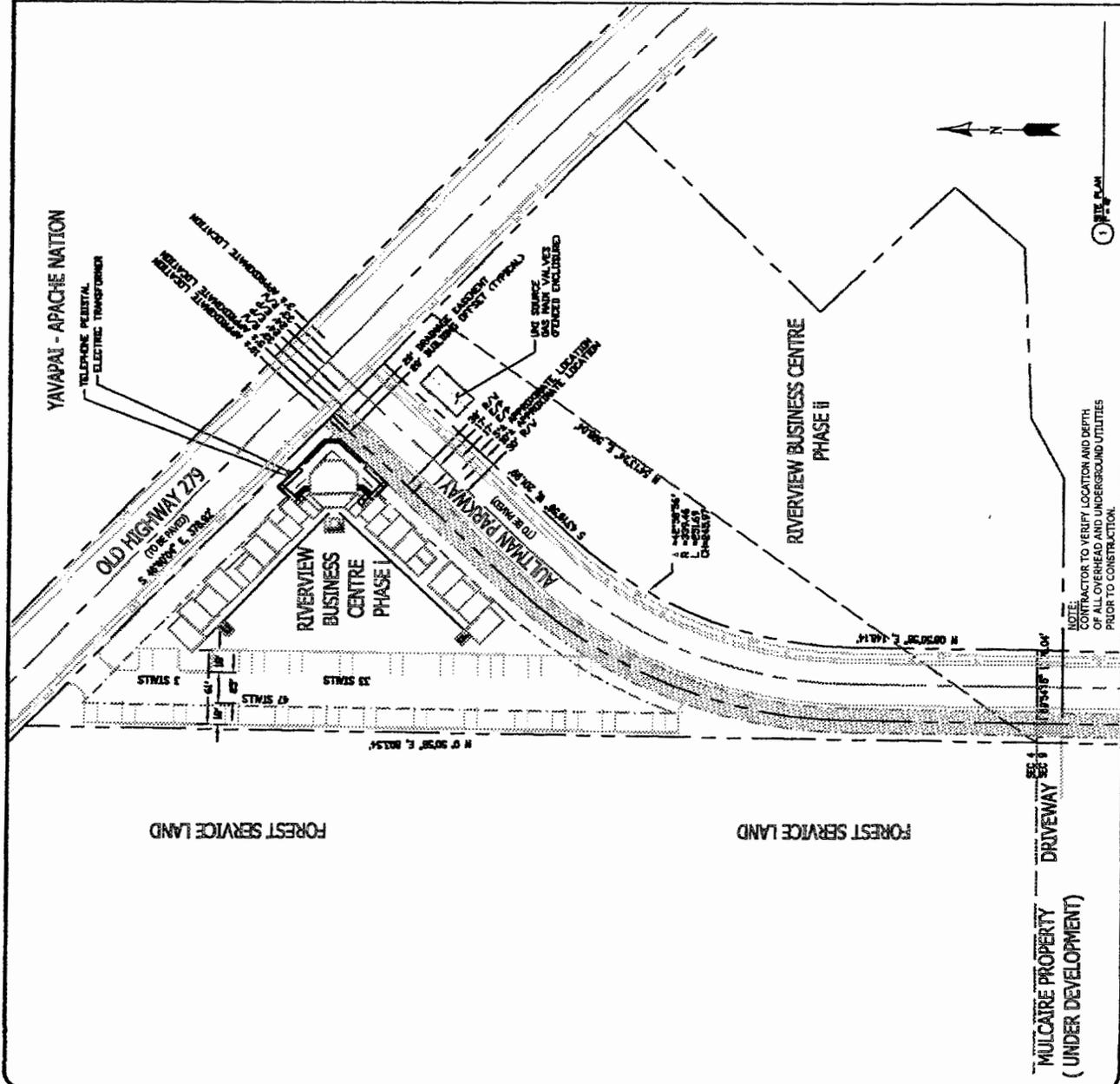
Required Stalls 82
Proposed Stalls 83

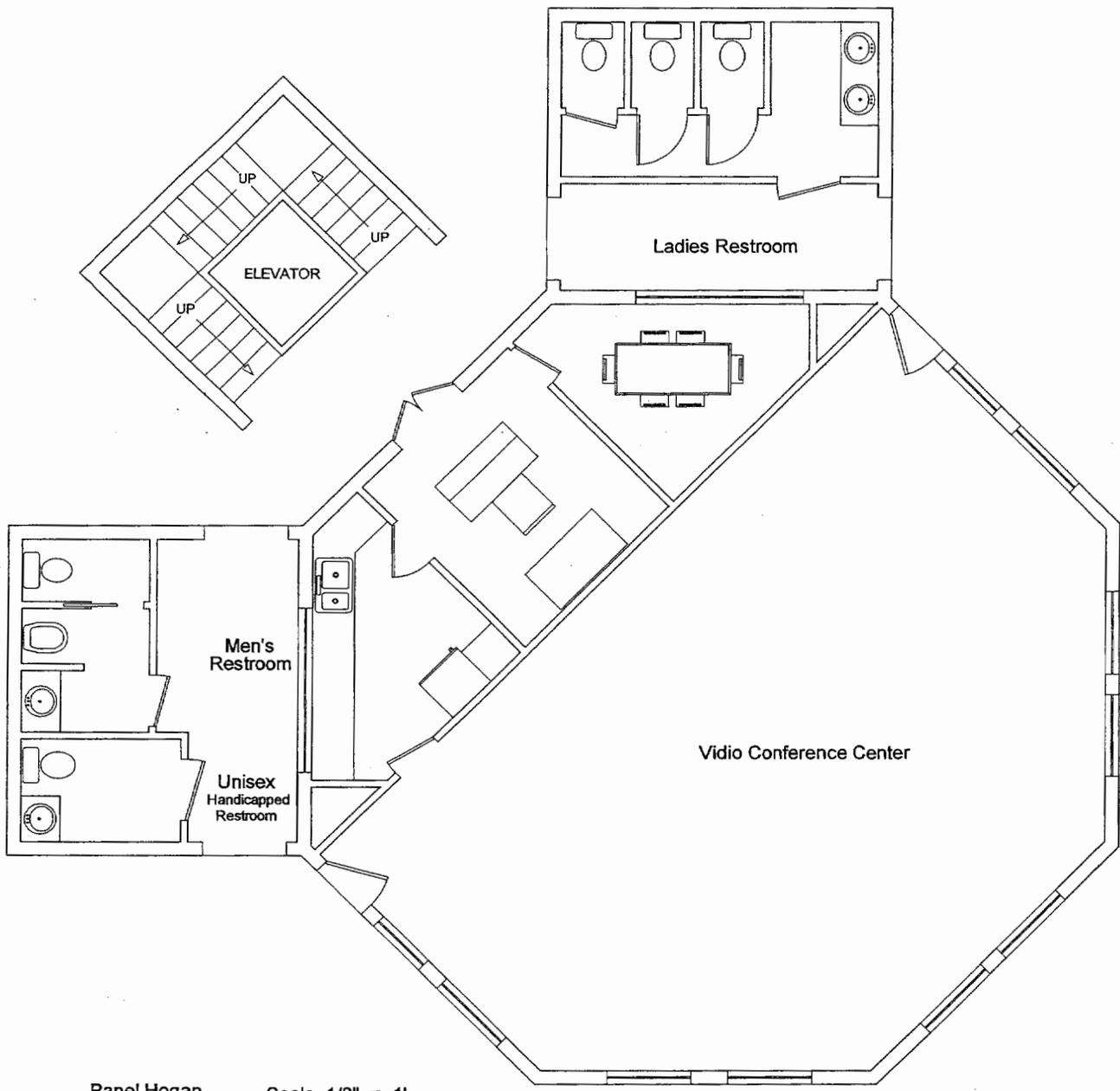
Legal Description

A parcel of land in section 4 Township 14 N., Range 4 East, Gadsden, Yavapai County, Arizona, more particularly described as follows:

Beginning at the south 1/4 corner of said section 4, Thence N. 0°50'56" E., along the mid-section line, a distance of 803.54 feet. Thence S. 49°40'04" E. along the southerly right of way of Old Highway 279 (66 feet wide) a distance of 800.17 feet. Thence S. 43°37'49" E. along said right of way line, a distance of 53.29 feet. Thence S. 44°25'29" W., a distance of 220.86 feet. Thence S. 43°37'49" E., a distance of 146.60 feet. Thence S. 40°41'57" W., a distance of 74.35 feet. Thence S. 87°22'06" W., a distance of 139.92 feet. Thence S. 61°28'48" W., a distance of 56.01 feet. Thence N. 89°54'15" W., a distance of 184.34 feet to the point of beginning.

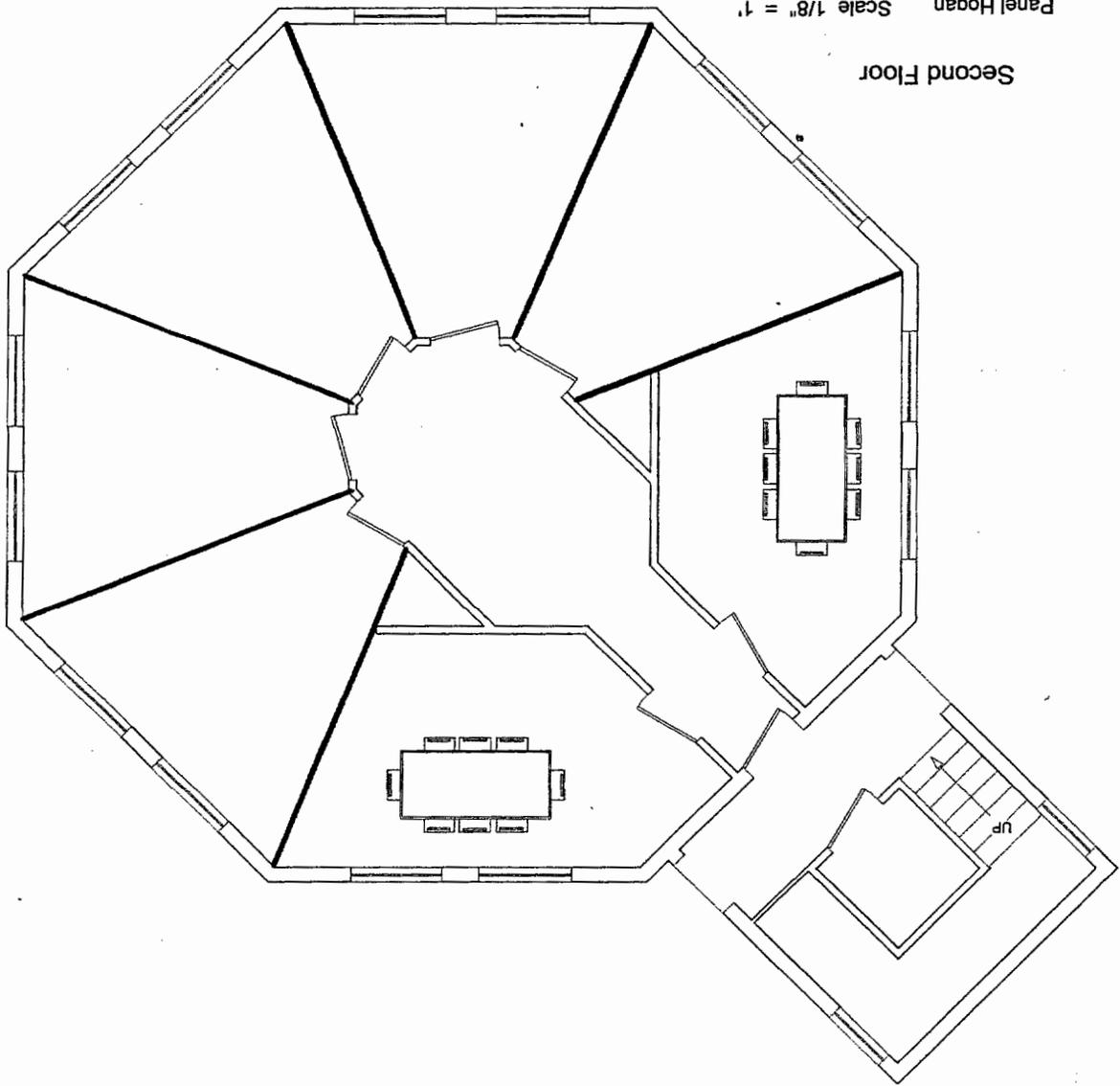
Less the area within the dedicated roadway 60 feet in width and extending through the property for 623.88 linear feet along center line and containing an area of 0.8593 acres. Also subject to a 10.00 foot wide easement for drainage along and west of the west right of way line of said 60 feet wide roadway dedication. Containing a net area of 4.7335 acres more or less and as shown hereon. A parcel containing 5.9928 acres and as shown on this Site Plan drawing.





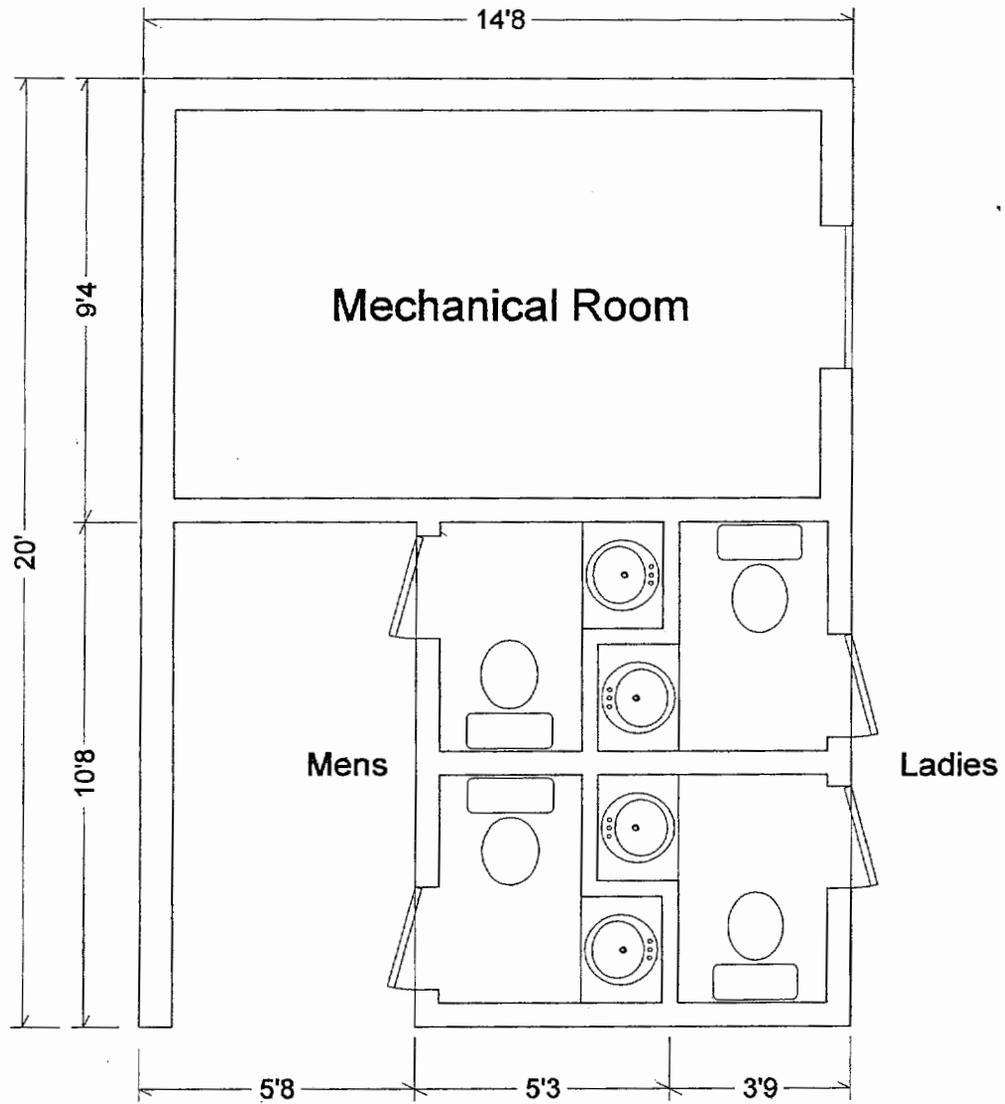
Panel Hogan

Scale 1/8" = 1'



Panel Hogan Scale 1/8" = 1'

Second Floor



Bathrooms-Commercial-4 Scale 1/4" = 1'

**Gateway to the Verde Valley
Riverview Business Centre-Executive Office Suites
Camp Verde's New Office Complex**

Award Winning Features

Location:

The perfect location for your business – Old Hwy. 279 at Aultman Parkway-Near Yavapai Justice Center-Convenient to Camp Verde, Clarkdale, Cottonwood, Sedona & Rimrock

Location Feature:

Located in a Business Building Tax-Advantage Enterprise Zone

Design Theme:

A "Pueblo Renaissance" design gives the true flavor and feel of the Southwest

Buildings construction:

The executive office complex will be constructed to meet LEED Platinum Standards(Leadership in Energy and Environmental Design), which encompasses the latest green building ideas, renewable energy, and water conservation.

Parking:

Easy access to concealed parking, located behind buildings and privacy fences. Covered parking is available.

Landscaping:

Lush landscaping, utilizing the Xeriscaping Program, consisting of drought tolerant trees & vines. Recycled waste water will be used for drip system irrigation.

Leases:

All leases include utilities, HV/AC, water, trash removal and taxes.

Power:

A Grid Tied Solar Electric System, E/W Battery Backup Will provide uninterrupted power during commercial power failures.

Offices:

Ground floor, second floor, and two story suites are available. Any suite may be equipped with a private restroom if contracted before construction. All suites are ADA compliant. An elevator provides access to the second floor.

Office Sizes:

Various-Small Offices 12' x 14' Large Offices 16' x 26'

Conference Rooms:

Three professional and comfortable conference rooms are available to tenants by reservation. One conference room has seating for 8 people and two conference rooms has seating for 12 people.

Mixed-Media Theater:

The theater includes the latest state of the art electronic equipment and is available for training sessions, seminars and special events. The theater will accommodate up to 50 people. Adjoining kitchen will accommodate food service in the theater.

Business Centre Office:

The business center manager will be located in this office and will be qualified to provide the following services. Information, telephone answering, secretarial, document preparation, copying, facsimile and mail service.

Communications:

Quest telephone line service. Satellite and fiber optics are available for high speed internet service.

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: 403-14-004D Date: 6-6-05
Owner: _____
Address: _____
Phone: () _____

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 Dave Vette, HARVEY STANLEY, as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to SEPT 1, 2005, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

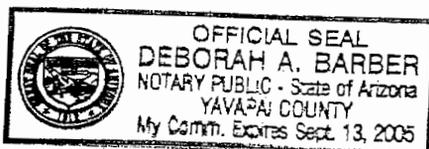
VANCE L. McDONALD
Vance L. McDonald, Owner(s)

State of Arizona
County of Yavapai, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 6 day of June, 2005, by Vance L. McDonald, who is/are personally known by me or have produced identification.

Deborah A. Barber Notary Public

My Commission Expires: Sept 13, 2005



Staff Report

Council Meeting of: July 6, 2005

Title: **SPR 2005-02: A request made by Jim Rohr owner, for approval of a site plan for a commercial office complex to be located on parcel 404-30-007 (2.77 acres) and is zoned C2-4.**

Description Of Item: This parcel is located on Montezuma Castle Hwy across from Babe's Restaurant.

It is the owner's intent to create a center for small businesses with a combination of office space and warehousing containing approximately 16,500 square feet of space. The parking for this center as shown on the site plan is adequate for the intended use. This center will be constructed with a western style porch/overhang. The materials used in the building will be in neutral tan colors and rock veneer. Landscaping will be low maintenance. The signage will also carry the western theme.

The plan addresses building footprint, parking, and traffic flow. A conceptual elevation drawing has also been submitted.

Recommended Council Action: The Commission unanimously recommended Council approve the site plan (SPR 2005-02) for a business park containing office space and warehousing for small businesses.

Attachments: Yes

Prepared by: Will Wright

CASE NO. 05
 SPR
 PROJECT NO. 05-02

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
COMMERCIAL SITE PLAN APPLICATION

REQUEST:	
SITE PLAN REVIEW <input checked="" type="checkbox"/>	APPLICATION DATE <u>6-16-05</u>
PRELIMINARY PLAT _____	ASSESSOR'S PARCEL NO. <u>404-30-007</u>
FINAL PLAT _____	UNDERLYING ZONING <u>C2-4</u>
AMENDMENT TO PAD _____	PAD DENSITY _____
EXTENSION OF TIME _____	TAKEN BY <u>YB</u>
DEVELOPMENT AGREEMENT _____	FEES <u>350⁰⁰</u>
	HEARING DATE <u>6-23-05</u>

OWNER/DEVELOPER JAMES M ROHR PHONE 928-853-7004 FAX _____
 ADDRESS 414 E BROKEN ROCK LOOP CITY FLAGSTAFF STATE AZ ZIP 86004
 CONTACT PERSON JAMES M. ROHR

 ENGINEER EEC PHONE (928) 779-4505 FAX _____
 ADDRESS 405 W Beaver St Suite 7 CITY Flagstaff STATE AZ ZIP 86001
 CONTACT PERSON _____

PROPOSED LAND USE	NET ACREAGE (SQ FT.)	NO. LOTS OR TRACTS	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	OTHER
SINGLE FAMILY					
MULTIPLE FAMILY					
MANUFACTURED HOME					
COMMERCIAL	<u>2 1/2 AC.</u>	<u>1</u>			
INDUSTRIAL					

STAFF REPORT

**Council
Meeting of:**

July 6, 2005

Title:

ZMC 05-16: A request by Scott Simonton, owner, for approval to rezone for the Simonton Ranch (Homestead Development) consisting of 16 project parcels (see map in developer's narrative) on 17 tax parcels (APN) and about 273 acres, which currently has a PAD zoning with underlying zone classifications as a part of the former Harvard development.

**Description
Of Item:**

The attached map shows 16 project parcels located along both State Route 260 and Finnie Flat Road. It is the owner's intent to develop these properties that would require the following zones (see attached table provided by the developer, Scott Simonton):

- 1) Parcels 3, 4 to M1 Industrial – 11.59 acres;
- 2) Parcels 6-10 and 20 to C-2 Commercial – 58.75 acres;
- 3) Parcels 12 & 13 to R1L-35 Residential – 31.19 acres;
- 4) Parcel 14 to R1L-18 Residential – 36.23 acres;
- 5) Parcel 15 & 19 to R1L-5 Residential – 62.90 acres;
- 6) Parcel 18 to R2-3 Multiple Family Housing for apartments/cluster housing – 30.39 acres;
- 7) Parcel 17 to R2-2 Multiple Family Housing for apartments/cluster housing – 17.41 acres; and
- 8) Parcel 11 is to remain Open Space – 24.51 acres.

Mr. Simonton during the Commission meeting asked that Parcels 1, 2, and 16 be removed from this request to be rezoned to M-1 Industrial as there were still issues surrounding exactly where the EnviroZeum would be located as well as the negotiations concerning this acquisition. Mr. Simonton intended that the existing R1L and C2 zoning to remain in place.

In addition, there may have been some confusion regarding Parcel 5, which Mr. Simonton would also like to remove from this request for rezoning to C3 (parcel would remain C2). It appears that discussion on this parcel was inadvertently left out of the motion and Scott would like it also removed from this request.

There are also five applications for exception being requested, including: 1) Parcels 1 & 2 are to be zoned M-1 (Industrial), however the EnviroZeum has an option or right to purchase these properties and would like to have the ability to build up to 13 timeshare housing units as a part of their proposal, which will also come to the town for review and approval; 2) Parcels 6 – 8 are requested to be rezoned to C-2, however, Scott would like to retain the right to have R-2 on the eastern (rear) 250 feet in case a larger box type store isn't brought to this property; and 3) a detailed narrative report lists the exceptions being requested for each parcel to the town's street standards, including width, construction methods, curb, gutter and sidewalk requirements, and variance requests for lot size, setbacks, as well as lot coverage standards for various parcels (see attached table and developer's narrative for details).

Agency Responses:

Trails Committee: Committee unanimously recommends that both sides of the following washes be left available for public, non-motorized access to connect neighborhoods, namely: 1) Faulkner Wash; 2) Middle Wash; and 3) West Wash.

Camp Verde Water Company: Area is within Certificate of Convenience and Necessity (CC&N) of the CV Water Company and anticipates providing service to the development, therefore, recommends approval of this request.

Yavapai County Development Services – Environmental Services Department: If method of disposal is sewer then no comments are needed. However, “if on-site systems then local and state codes regarding sizing, design and installation must be followed.”

Yavapai County Development Services – Flood Control District: Parcel 11 is within Zone A, flood fringe and floodway, and is designated as Open Space, therefore, will not impact the FEMA floodplain. Further, there are several watercourses crossing the site that are regulated by the Flood Control District, which will need to adhere to when design, engineering occurs.

300' Responses: There were 46 letters sent out and no responses received.

Commission

Recommendation: The Commission unanimously recommended approval of this ZMC request with the following stipulations: 1) Removal of project parcels 1, 2 and 16 from this request (Scott did discuss parcel 5 also being removed, see minutes); 2) the trails on both sides of each wash (West, Middle and Faulkner) be dedicated to the town; 3) a community center be built on either parcel 15 or 19; 4) the water rights from historic wells be granted to the town, if not used; 5) grant variances as described in Scott's request with the exception to require six (6) foot sidewalks on both sides of streets located within M-1 areas; and 6) M-1 property be deed restricted against adult entertainment. See attached table for more details on exceptions requested and recommended for Simonton Ranch.

Attachments: Yes

Prepared by: Will Wright

**THE HOMESTEAD AT CAMP VERDE
EXISTING ZONING**

Existing Zoning	Request	Address Use	Acres	Approved Lots	Density
R1L	PAD 3-5	High Density Residential	34.4	32 - 53	1.4 - 2.2
R1L	PAD 6-8	High Density Residential	16.2	44 - 76	2.8 - 4.8
R1L	PAD 7-9	High Density Residential	85.8	300 - 514	3.5 - 6.0
R1L	PAD 8-10	High Density Residential	31.2	148 - 249	4.8 - 8.0
R-1	PAD 6-12	Cluster Product	12.3	73 - 147	6.0 - 12.0
Subtotal					
R-2	N/A	Apartments	16.8	252 - 336	15.0 - 20.0
Subtotal					
C-2		Medical Campus	14.7		
C-2		Commercial	35.7		
Subtotal					
R1L		School Site	10.0		
O/S		Open space	122.3		
O/S		Backbone Streets	20.7		
Subtotal					

Approximately 32 acres was sold by the previous owner to ADOT leaving a total of 360.97 acres with 1,100 lots.

Verde River Properties, LLC and Camp Verde Homestead, LLC request a zone change from The Homestead at Camp Verde approved zoning as listed above to the following zoning:

SIMONTON RANCH REQUESTED ZONING

Parcel	Requested Zoning	Address Use	Acres	Maximum Lots	Density
1	M-1*	Industrial	36.47		
2	M-1*	Industrial	15.61		
3	M-1	Industrial	2.28		
4	M-1	Industrial	9.31		
16	M-1	Industrial	21.57		
Subtotal					
5	C-3	Commercial	14.35		
6	C-2	Commercial	15.31		
7	C-2	Commercial	8.57		
8	C-2	Commercial	20.82		
9	C-2	Commercial	7.67		
10	C-2	Commercial	2.97		
20	C-2	Commercial	3.41		
Subtotal					
12	R1L-35	Low Density Residential	14.28	14	1.0
13	R1L-35	Low Density Residential	16.91	16	0.9
14	R1L-18	Low Density Residential	36.23	54	1.5
15	R1L-5	High Density Residential	27.49	92	3.3
19	R1L-5	High Density Residential	35.41	161	4.5
Subtotal					
17	R2-2	Apartments/Cluster Housing	17.41	140	8.0
18	R2-3	Apartments/Cluster Housing	30.39	177	5.8
Subtotal					
11	O/S	Open space	24.51		
Subtotal					

* The EnviroZeum is under contract to purchase Parcels 1 and 2 consisting of approximately 52.08 acres. M-1 industrial zoning is requested for these parcels as this would be an appropriate zoning should the EnviroZeum not complete their purchase and that same zoning would allow them to conduct their business as planned. On behalf of the EnviroZeum, the right to add up to 13 residential and/or timeshare units on the EnviroZeum parcels is requested. It is unknown whether these are to be staff and research housing or donor/affiliates timeshares at this time. We request that they be granted the right to add the 13 units at a point in time where they can designate the location and type of use for the units.

The above requested densities and number of lots are significantly less than the current number of approved lots. It also addresses the significant input from the Town and others.

- The Town requested additional portions of the Property be rezoned for commercial use, especially along Finnie Flat Road to provide needed services and to generate sales tax for the community.
RESPONSE: Commercial acreage was increased from 50.4 acres to 73.10 acres with approximately 15 acres of commercial added along Finnie Flat Road.
- The Town requested that a portion of the Property be made available to the EnviroZeum that would attract tourism to the Town and add to the Town's recognition.

Minimum Standards & Variance Requests

Planning Area	Zoning	Elements	Standards	Requested
Parcels 12 & 13	R1L-35	Min Lot Area	35,000 SF	Same
		Min Width	145	100
		Min Front Yard	40	30
		Min Rear Yard****	40	30
		Min Side Yard	20	10
		Min Side Yard (Total)***	40	20
		Max Lot Coverage	15 %	30 %
Parcel 14	R1L-18	Min Lot Area	18,000 SF	Same
		Min Width	100	Same
		Min Front Yard	30	25
		Min Rear Yard****	30	25
		Min Side Yard	10	5
		Min Side Yard (Total)***	20	10
		Max Lot Coverage	25 %	40 %
Parcels 15 & 19	R1L-5	Min Lot Area	5,000 SF	Same
		Min Width	75	50
		Min Front Yard	20	18
		Min Rear Yard****	25	20
		Min Side Yard	7	5
		Min Side Yard (Total)***	14	10
		Max Lot Coverage	50 %	65 %
Parcel 18	R2-3	Min Lot Area	3,000 SF	3,000 SF
		Min Width	75	30
		Min Front Yard	20	18
		Min Rear Yard****	25	10
		Min Side Yard	7	0
		Min Side Yard (Total)***	14	10**
		Max Lot Coverage	50 %	65 %
Parcels 17	R2-2	Max Density Per Acre	2,000 SF	2,000 SF
		Min Width	75	Not Specified
		Min Front Yard	20	Not Specified
		Min Rear Yard****	25	Not Specified
		Min Side Yard	7	Not Specified
		Min Side Yard (Total)***	10	Not Specified
		Max Lot Coverage	50 %	Not Specified

**Total sideyard may be reduced to less than 10 feet if one of the following apply (1) Units are attached by a common roof line. (2) Units are attached by a common wall. (3) Internal sprinklers are installed in the units.

***Living areas and porches may encroach into front yard setback, but not garages.

****Covered patios may encroach into the rear yard setback.



ORDINANCE 2005 A313

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE PLANNING AND ZONING ORDINANCE FOR SEVENTEEN (17) PARCELS 404-23-008B, 403-23-008C, 403-23-008F, 403-23-008J, 403-23-010B, 403-23-010D, A PORTION OF 403-23-010G, PORTION OF 403-23-010J, 403-23-010K, 403-23-010N, 404-19-152D, 404-19-152E, 404-19-152G, 404-19-152L, 404-28-001K, 404-28-001L, AND 404-28-001M, CONSISTING OF APPROXIMATELY 273 ACRES FROM A PAD WITH UNDERLYING ZONING OF R1L, C2, OS, PAD 3-5 R1L, PAD 6-8 R1L, PAD 7-9 R1L, PAD 8-10 R1L AND PAD 6-12 R2 TO R1L-5, R1L-18, R1L-35, R2-2, R2-3, C2, M1 AND OS ZONING. THIS REZONING IS TO ALLOW FOR THE RESIDENTIAL, COMMERCIAL AND LIGHT INDUSTRIAL DEVELOPMENT OF SIMONTON RANCH. THIS PROJECT IS LOCATED ALONG STATE ROUTE 260 AND FINNIE FLAT ROAD BETWEEN I-17 AND CLIFFS PARKWAY.

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

WHEREAS, Section 113 of the Planning and Zoning Ordinance allows for the amendment, supplement or change of zoning boundaries or zoning text regulations of the Planning and Zoning Ordinance by the Town Council 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 finds as follows:

- A. A request for **Zoning Map Change 2005-16** was filed by Scott Simonton – Camp Verde Homestead, LLC and Verde River Properties, LLC for the purpose of rezoning the following tax

parcels **403-23-008B** to C2, R2-3 and R1L-5; **403-23-008C** to C2, **403-23-008F** to C2, **403-23-008J** to C2, **403-23-010B** to R1L-5 and R2-3, **403-23-010D** to C2 and R2-2, portion of **403-23-010G** to M1, portion of **403-23-010J** to M1, **403-23-010K** to M1, a portion of **403-23-010N** to C2 and C3, **404-19-152D** to R1L-18, **404-19-152E** to R1L-5, **404-19-152G** to R1L-35, **404-28-001K** to R1L-5, R2-3, and C2, **404-28-001L** to R1L-18 and C2, and **404-28-001M** to R1L-5. This zoning further described in Exhibit A as project parcels and the zoning and acreage is as follows: Parcels 3 and 4 to M-1 for approximately 11.59 acres; parcels 6 through 10 to C-2, and parcel 20 to C-2 for approximately 58.75 acres in commercial zoning; parcels 12 and 13 to R1L-35 for about 31.19 acres, and parcel 14 to R1L-18 for 36.23 acres, for approximately 67.42 acres in low density residential; parcels 15 and 19 to R1L-5 for 62.90 acres, parcel 17 to R2-2 for 17.41 acres and parcel 18 to R2-3 for 30.39 acres for about 110.7 acres in high density residential; and parcel 11 open space for approximately 24.51 acres for a total of 272.97 acres.

- B. The legal description and project parcel map is attached as **Exhibit A**.
 - C. The Zoning Map Change was reviewed by the Planning Commission on **June 23, 2005** in public hearing that was advertised and posted according to state law and by the Town Council on **July 6, 2005**.
 - D. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.
- II. **Zoning Map Change 2005-16** is approved, based on the following findings and with the following exceptions and requirements:
- A. The zoning map change will not injure the public health safety, or welfare of the general public.
 - B. The property is shown on Town's General Plan Land Use Map as Commercial/High Density Residential/Open Space; therefore, the proposed zoning map change is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.
 - C. Water will be provided by connection to Camp Verde Water System.
 - D. The development will have no street lights.

- E. Trails on both sides of West Wash, Middle Wash and Faulkner Wash to be dedicated to the Town.
- F. A community center to be built on either parcel 15 or 19.
- G. The water rights associated with the historic wells be granted to the Town rather than abandoned.
- H. The sidewalks for the M-1 zoned parcels to be six (6) feet on both sides of the street.
- I. The developer has the right to convert the eastern (or rear) 250 feet of project parcels 6-8 to R2 zoning for apartments.
- J. Project parcels 11, 12, 13 (Heavily wooded with mesquite trees) Developer has the right to grow trees in this area for landscaping purposes in the interim period prior to development of these later phases.
- K. The lot width, setbacks and lot coverage standards for project parcels 12, 13, 14, 15, 17, 18, and 19 are set as described in attached **Exhibit B** Minimum Standards & Variance Requests.
- L. Project parcel 17 to be granted 75% lot coverage for apartment or higher density cluster housing.
- M. Project parcels 12-14 (larger lots, upscale area, more country feel) will have tree lined streets with 28' asphalt plus 3' striped walking path each side, thickened asphalt edges and no curb, gutter or sidewalk. See **Exhibit C** for all street cross sections.
- N. Project parcels 15, 17, 18, and 19 to have 4' sidewalk on one side only with a 28' roadway with two 14' lanes. See **Exhibit C** for all street cross sections.
- O. Project parcels 17 and 20 entrance roads are to be divided 20' lanes with a 10' median and 10' PUE's on each side. The divided entrances will provide both primary and secondary access. See **Exhibit C** for all street cross sections.
- P. Parcel 17 (apartment or higher density cluster housing area) will have 40' ROW. See **Exhibit C** for all street cross sections.
- Q. Roll curbs will be used where feasible and vertical curb only where needed to carry water. See **Exhibit C** for all street cross sections.

- R. The M-1 zoned property to be deed restricted against adult entertainment.
-

Section 2. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance 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.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

*PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the **6th day of July 2005**, to be effective when publication and posting, pursuant to ARS 9-813, is completed.*

Approved: _____
Tony Gioia, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

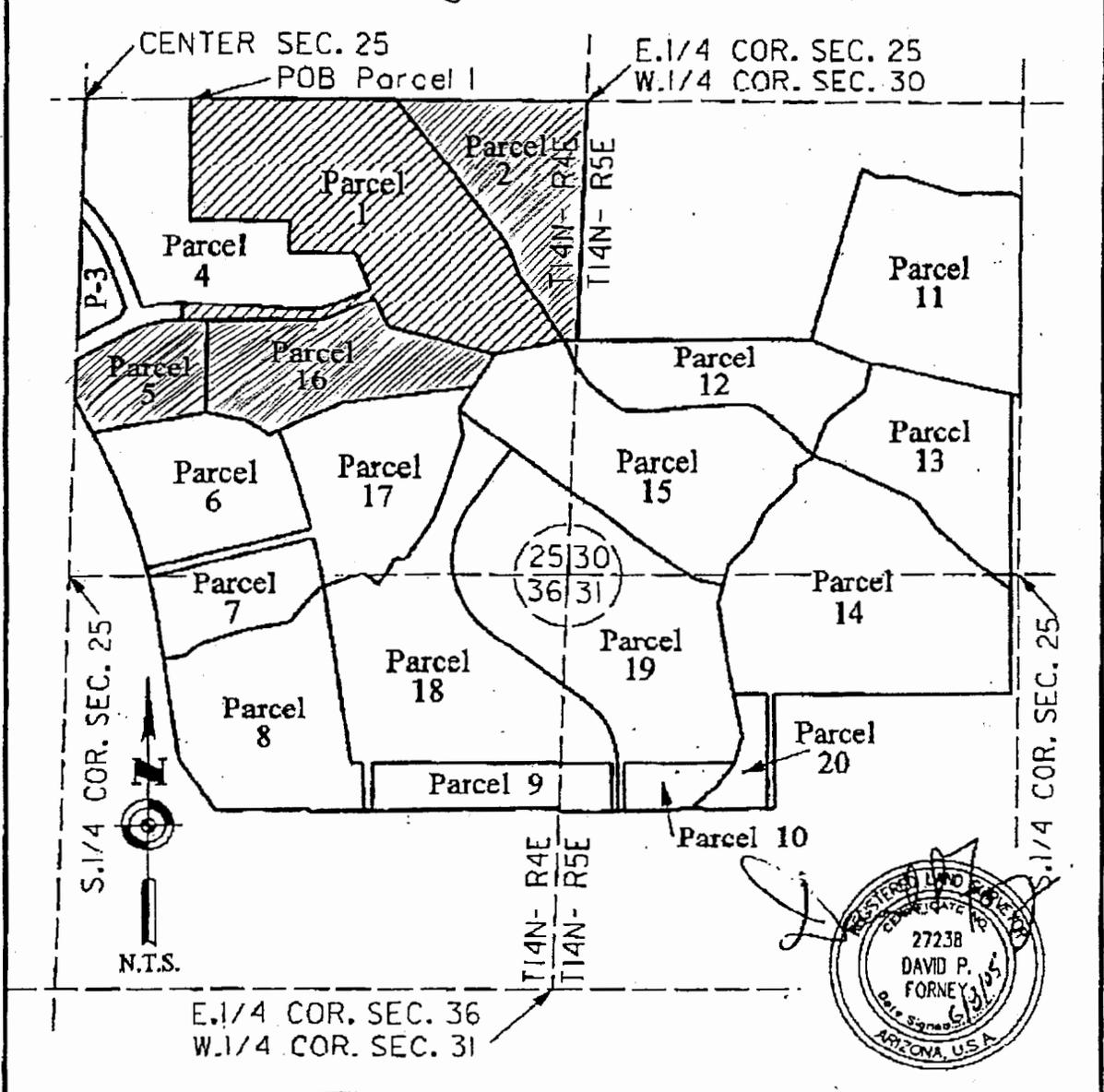
Approved as to form:

Town Attorney

EXHIBIT 'A'

 Parcels removed FROM ZONING REQUEST
By Applicant

Project Parcels



 **Hoskin-Ryan Consultants Inc.**
creative engineering solutions
3000 N. Central Avenue, Suite 1560, Phoenix, Arizona 85012-2902
Office: (602) 252-8384 Fax: (602) 257-8385 www.hoskinryan.com

7-6-05

EXHIBIT 'B'

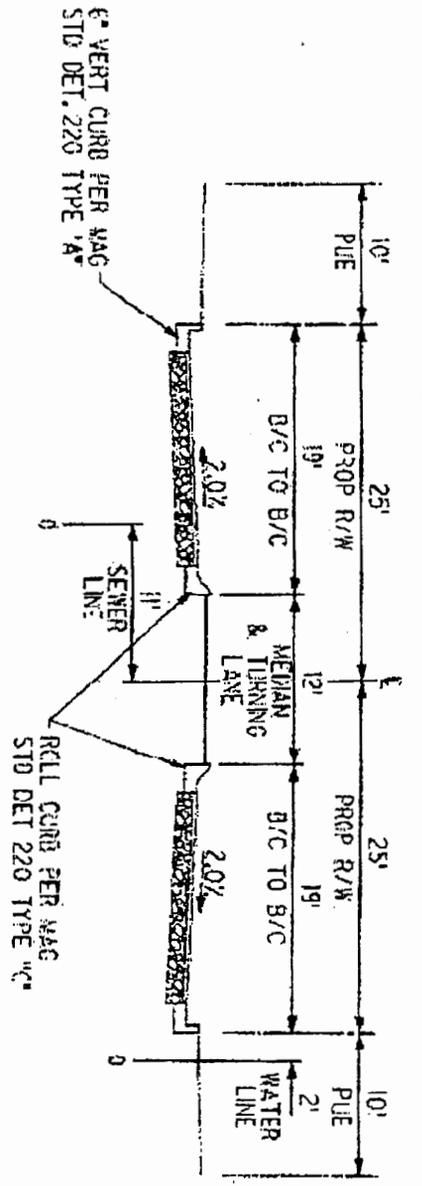
Minimum Standards & Variance Requests

Planning Area	Zoning	Elements	Standards	Requested
Parcels 12 & 13	R1L-35	Min Lot Area	35,000 SF	Same
		Min Width	145	100
		Min Front Yard	40	30
		Min Rear Yard****	40	30
		Min Side Yard	20	10
		Min Side Yard (Total)***	40	20
		Max Lot Coverage	15 %	30 %
Parcel 14	R1L-18	Min Lot Area	18,000 SF	Same
		Min Width	100	Same
		Min Front Yard	30	25
		Min Rear Yard****	30	25
		Min Side Yard	10	5
		Min Side Yard (Total)***	20	10
		Max Lot Coverage	25 %	40 %
Parcels 15 & 19	R1L-5	Min Lot Area	5,000 SF	Same
		Min Width	75	50
		Min Front Yard	20	18
		Min Rear Yard****	25	20
		Min Side Yard	7	5
		Min Side Yard (Total)***	14	10
		Max Lot Coverage	50 %	65 %
Parcel 18	R2-3	Min Lot Area	3,000 SF	3,000 SF
		Min Width	75	30
		Min Front Yard	20	18
		Min Rear Yard****	25	10
		Min Side Yard	7	0
		Min Side Yard (Total)***	14	10**
		Max Lot Coverage	50 %	65 %
Parcels 17	R2-2	Max Density Per Acre	2,000 SF	2,000 SF
		Min Width	75	Not Specified
		Min Front Yard	20	Not Specified
		Min Rear Yard****	25	Not Specified
		Min Side Yard	7	Not Specified
		Min Side Yard (Total)***	10	Not Specified
		Max Lot Coverage	50 %	Not Specified

**Total sideyard may be reduced to less than 10 feet if one of the following apply (1) Units are attached by a common roof line. (2) Units are attached by a common wall. (3) Internal sprinklers are installed in the units.

***Living areas and porches may encroach into front yard setback, but not garages.

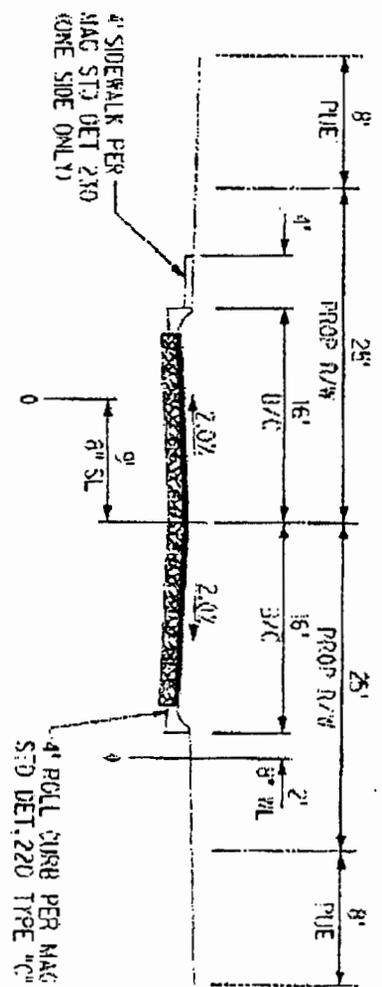
****Covered patios may encroach into the rear yard setback.



SECTION "A"

LOCAL RESIDENTIAL STREET WITH MEDIAN

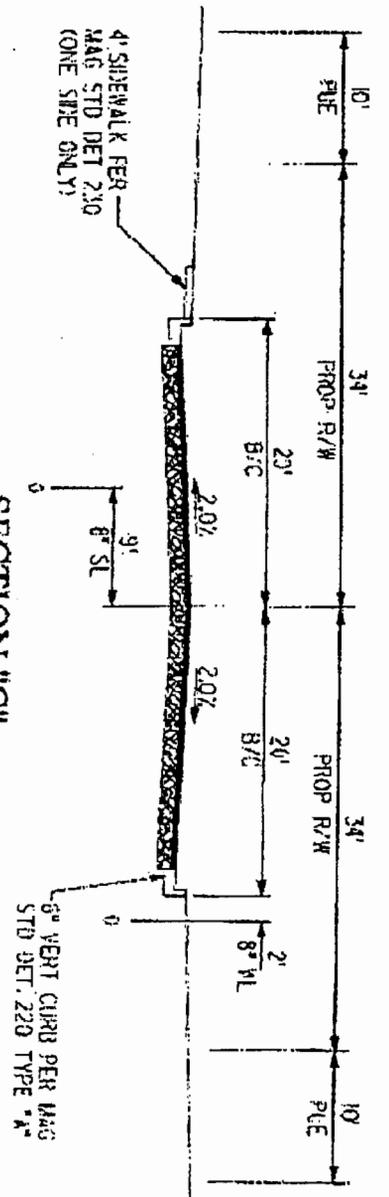
FOR SINGLE ACCESS TO PARCEL 17 & ADDITIONAL ACCESS TO PARCELS 6 & 7.
SEE PLAN VIEW DETAIL FOR TURNING LANES!



SECTION "B"

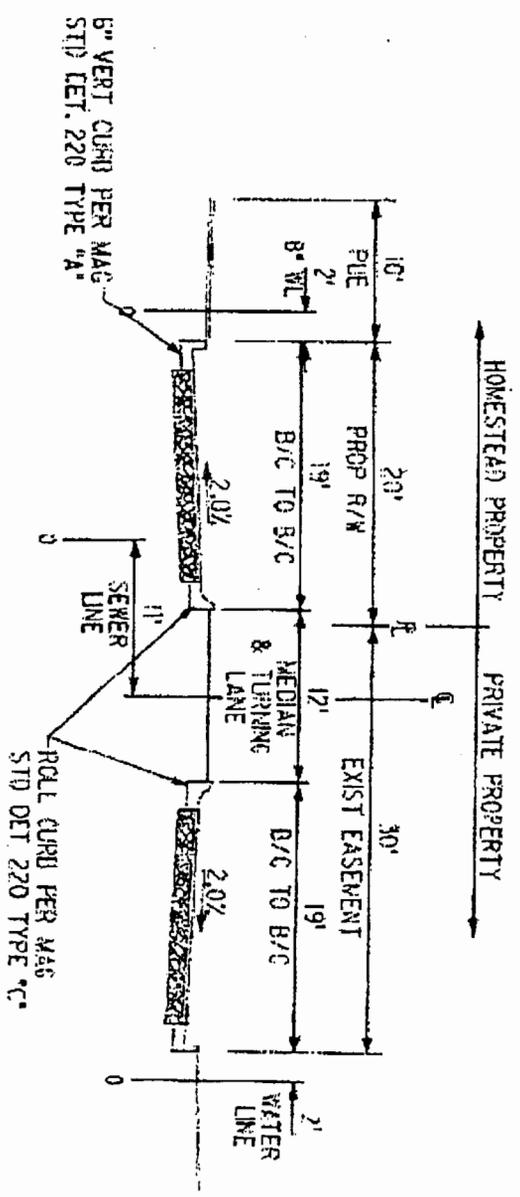
LOCAL RESIDENTIAL STREET

FOR INTERIOR STREETS WITH SIDEWALK ONE SIDE ONLY
& 10' PUE ALONG SECONDARY ENTRANCE ROAD!



SECTION "C"
LOCAL COLLECTOR STREET

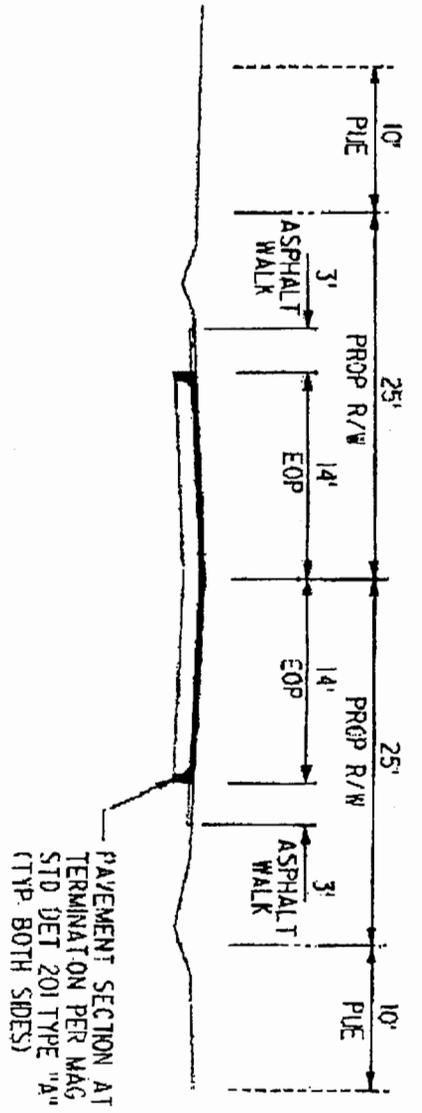
(WITH SIDEWALK ONE SIDE ONLY)



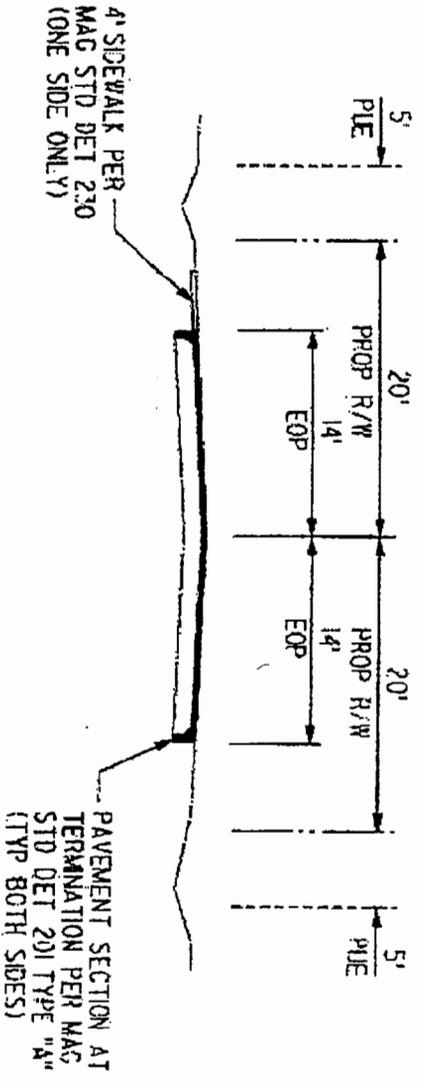
SECTION "D"

LOCAL RESIDENTIAL STREET WITH MEDIAN

(FOR SINGLE ACCESS TO PARCELS 13, 14 & ADDITIONAL ACCESS TO PARCEL 20)



SECTION "E"
LOCAL STREET
 (FOR PARCELS 12, 13, & 14)



SECTION "F"
LOCAL STREET
 (FOR PARCELS 17)

4' SIDEWALK PER
 MAG STD DET 230
 (ONE SIDE ONLY)

PAVEMENT SECTION AT
 TERMINATION PER MAG
 STD DET 201 TYPE "A"
 (TYP. BOTH SIDES)

05-31-05A11:16 RCVD

CASE NO. 2005-24

PROJECT NO. ZMC 05-16

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
CHANGE OF ZONING MAP OR DENSITY APPLICATION

APPLICATION DATE 5-31-05 TAKEN BY HB
ASSESSOR'S PARCEL NO. See Attached List FEES 12,750.50
PRESENT ZONING See Attached List HEARING DATE 6-23-05/7-6-05
SUBDIVISION SIMONTON RANCH
ADDRESS OF PROPERTY Northeast corner of State Highway 260 & Finnie Flat Road, Camp Verde, Yavapai County, Arizona (approximately 360.97 acres)

REQUEST:
From (See attached List) to: 58.75 acres to C-2; 14.35 to C-3; 85.24 acres to M-1; 31.19 acres to R1L-35; 36.23 acres to R1L-18; 62.90 acres to R1L-5; 30.39 acres to R2-3; 17.41 acres to R2-2; (Parcel 11 24.51 acres to be retained by Simonton Family).

*Camp Verde Homestead, LLC

OWNER Verde River Properties, LLC & * PHONE 480-218-7575 FAX 480-218-0888
ADDRESS 7116 E. Laguna Azul Avenue CITY Mesa STATE AZ ZIP 85208
CONTACT PERSON Scott Simonton 480-218-7575 Fax 480-218-0888 gssimonton@aol.com

If the applicant is not the property owner, the owner shall complete and sign the following statement. I hereby authorize N/A to act as my agent in the application.
Name of Agent
[Signature] Signature of Owner 5-27-05 Date

AGENT N/A PHONE _____ FAX _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____
CONTACT PERSON _____

I hereby file the above request and declare that all information submitted is true and correct to the best of my knowledge and belief. I further acknowledge that any omission of information or any error in my application may be cause for delay in its normal scheduling.
[Signature] Signature of Applicant 5-27-05 Date
SAME AS OWNER



SIMONTON RANCH

Date Submitted: May 27, 2005

Request: Zone Change Application

Property: 360.97 acres at northeast corner State Highway 260 & Finnie Flat Road, Camp Verde, Yavapai County, Arizona.

Tax Parcels: 403-23-008C/8, 403-23-008J/8, 403-23-010B/4, 010D/2, 403-23-010G/9, 403-23-010H/8, 403-23-010J/3, 403-23-010K/9, 404-19-152D/7, 404-19-152E/6, 404-19-152G/4, 404-19-152L/6, 404-28-001K/8, 404-28-001L/7, 404-28-001M/6, 403-23-008E/9, 403-23-008F/5, 403-23-010K/2.

Existing Zoning: R1L-PAD 3-5, R1L-PAD 6-8, R1L-PAD 7-9, R1L-PAD 8-10, R1L-PAD 6-12, R-2 Multi-family, C-2 Commercial, R1L School Site, Open Space.

Requested Zone Change: Parcels 1-4, 16 to M-1 Industrial.
Parcel 5 to C-3 Commercial.
Parcels 6-10, 20 to C-2 Commercial.
Parcels 12-13 to R1L-35 Residential.
Parcel 14 to R1L-18 Residential.
Parcels 15, 19 to R1L-5 Residential.
Parcel 18 to R2-3 Apartments/Cluster Housing.
Parcel 17 to R2-3 Apartments/Cluster Housing.
(Parcel 11 not part of Application but to remain Open Space.)

Owner/Applicant: Verde River Properties, LLC
Camp Verde Homestead, LLC
G. Scott Simonton, Manager/Agent
7116 E. Laguna Azul Avenue
Mesa, AZ 85208
Phone: 480-218-7575
Fax: 480-218-0888

Engineering Consultant: Hoskin Ryan Consultants, Inc.
Tom Ryan, Engineer
3003 N. Central Avenue, Suite 1500
Phoenix, Arizona 85012
Phone: 602-252-8384
Fax: 602-252-8385



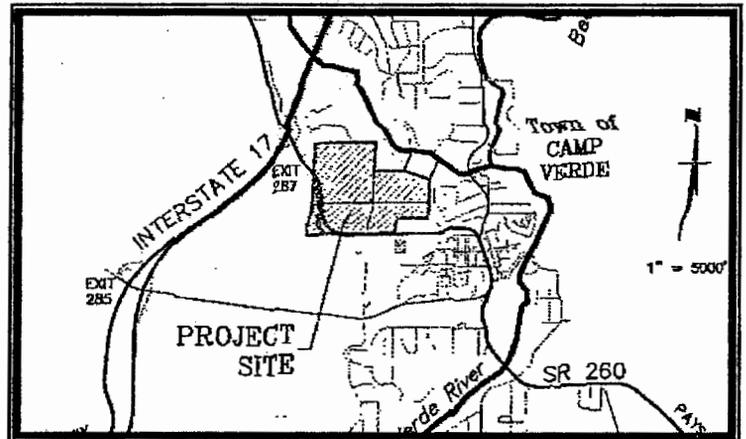
SIMONTON RANCH

INTRODUCTION

Verde River Properties, LLC and Camp Verde Homestead, LLC together own approximately 360.97 acres of vacant land at the northeast corner of State Highway 260 and Finnie Flat Road, Camp Verde, Yavapai County, Arizona. The Property was formerly known as The Homestead at Camp Verde and is now referred to as "SIMONTON RANCH".

Homestead was approved as a master planned development with 181.2 acres zoned R1L Residential with densities ranging from 3 to 12 units per acre with a maximum of 800 lots, 9.2 acres zoned R2 Multi-family with a maximum of 300 units, 48.3 acres zoned C-2 Commercial, 10 acres zoned R1L with a contingent school site, and 114.2 acres of Open Space.

Several factors have resulted in the SIMONTON RANCH development proposal:



- The Town requested additional portions of the Property be rezoned for commercial use, especially along Finnie Flat Road to provide needed services and to generate sales tax for the community.
- The Town requested that a portion of the Property be made available to the American EnviroZeum (the "EnviroZeum") that would attract tourism to the Town and add to the Town's recognition.
- The Town initiated contact with several potential industrial users that would provide employment opportunities and revenue for the Town and that a portion of the Property be designated for industrial use and made available to them.
- The Town (or members of the Council) requested that the number of residential units previously approved on the Property be reduced.
- Members of the Community requested that a development with more upscale housing be developed.

- Local realtors and builders suggested the most desirable types of housing based on market demand and most unavailable in the local Camp Verde market.
- Town staff and officials suggested the most desirable types of housing from the Town's perspective and most unavailable in the local Camp Verde market.
- Engineers and soils engineers suggested uses of portions of the Property due to soils conditions and deposits of clay due to the Property's close proximity to the Verde River.
- Environmental attorneys, consultants, and engineers suggested use and design changes to lessen environmental restrictions and allow future residents more use of the Property. Access to the Verde River had been restricted and financial burdens were to be placed on future residents.
- This zoning and development plan is intended to replace the many years of agreements and modified agreements between the previous owner of the Property and the Town. However, it is our intent to retain the current zoning and approvals until we receive the approvals requested herein.

Based on significant input from Town officials, Town staff, local realtors, local builders, local residents, engineers, attorneys, consultants, potential users, and an analysis of recent Camp Verde buyer profiles; it was determined that the SIMONTON RANCH proposed uses submitted in this request most meet Town needs, market demand, and maximize use of the Property while recognizing its physical limitations.

The proposed uses are consistent with the recently approved General Plan and current zoning of the Property. In fact, much of the zoning herein is a matter of "down-zoning" the Property.

ZONING REQUEST AND PROPOSED LAND USE

For zoning, development, and planning purposes, the Property was divided into 20 planning areas designated as Parcels 1 through 20. Each Parcel has a designated zoning use; maximum density or maximum number of lots or units for that Parcel; requested variances or modifications to Town development standards; and a corresponding legal description.

It should be understood that additional modifications may be requested at the time of preliminary plat or final plat approval as only the lot sizes are known at this time and specific product must still be designed.

It should also be noted that specific open space areas and/or detention areas and trail systems will be more adequately defined as individual plats are submitted at a future date.

The zoning and densities currently approved by the Town for the Property is found below:

**THE HOMESTEAD AT CAMP VERDE
EXISTING ZONING**

Existing Zoning	Existing PAD	Approved Use	Acres	Approved Lots	Density
R1L	PAD 3-5	High Density Residential	34.4	32 - 53	1.4 - 2.2
R1L	PAD 6-8	High Density Residential	16.2	44 - 76	2.8 - 4.8
R1L	PAD 7-9	High Density Residential	85.8	300 - 514	3.5 - 6.0
R1L	PAD 8-10	High Density Residential	31.2	148 - 249	4.8 - 8.0
R-1	PAD 6-12	Cluster Product	12.3	73 - 147	6.0 - 12.0
Subtotal		Single Family Units	179.9	800 maximum	4.5
R-2	N/A	Apartments	16.8	252 - 336	15.0 - 20.0
Subtotal		Apartments	16.8	300 maximum	17.9
C-2		Medical Campus	14.7		
C-2		Commercial	35.7		
Subtotal		Commercial	50.4		
R1L		School Site	10.0		
O/S		Open space	122.3		
O/S		Backbone Streets	20.7		
TOTAL			393.0	1,100	2.8

Approximately 32 acres was sold by the previous owner to ADOT leaving a total of 360.97 acres with 1,100 lots.

Verde River Properties, LLC and Camp Verde Homestead, LLC request a zone change from The Homestead at Camp Verde approved zoning as listed above to the following zoning:

SIMONTON RANCH REQUESTED ZONING

Parcel	Requested Zoning	Approved Use	Acres	Maximum Lots	Density
1	M-1*	Industrial	36.47		
2	M-1*	Industrial	15.61		
3	M-1	Industrial	2.28		
4	M-1	Industrial	9.31		
16	M-1	Industrial	21.57		
Subtotal		Industrial	85.24		
5	C-3	Commercial	14.35		
6	C-2	Commercial	15.31		

7	C-2	Commercial	8.57		
8	C-2	Commercial	20.82		
9	C-2	Commercial	7.67		
10	C-2	Commercial	2.97		
20	C-2	Commercial	3.41		
Subtotal		Commercial	73.10		
12	R1L-35	Low Density Residential	14.28	14	1.0
13	R1L-35	Low Density Residential	16.91	16	0.9
14	R1L-18	Low Density Residential	36.23	54	1.5
15	R1L-5	High Density Residential	27.49	92	3.3
19	R1L-5	High Density Residential	35.41	161	4.5
Subtotal		Single Family Units	130.32	337	2.6
17	R2-2	Apartments/Cluster Housing	17.41	140	8.0
18	R2-3	Apartments/Cluster Housing	30.39	177	5.8
Subtotal		Apartments	47.80	317	6.6
11	O/S	Open space	24.51		
TOTAL			360.97	654	1.8

* The EnviroZeum is under contract to purchase Parcels 1 and 2 consisting of approximately 52.08 acres. M-1 industrial zoning is requested for these parcels as this would be an appropriate zoning should the EnviroZeum not complete their purchase and that same zoning would allow them to conduct their business as planned. On behalf of the EnviroZeum, the right to add up to 13 residential and/or timeshare units on the EnviroZeum parcels is requested. It is unknown whether these are to be staff and research housing or donor/affiliates timeshares at this time. We request that they be granted the right to add the 13 units at a point in time where they can designate the location and type of use for the units.

The above requested densities and number of lots are significantly less than the current number of approved lots. It also addresses the significant input from the Town and others.

- The Town requested additional portions of the Property be rezoned for commercial use, especially along Finnie Flat Road to provide needed services and to generate sales tax for the community.

RESPONSE: Commercial acreage was increased from 50.4 acres to 73.10 acres with approximately 15 acres of commercial added along Finnie Flat Road.

- The Town requested that a portion of the Property be made available to the EnviroZeum that would attract tourism to the Town and add to the Town's recognition.

RESPONSE: The EnviroZeum is under contract to purchase approximately 52.08 acres at a price significantly less than fair market value and is being given time to arrange grants and funding.

- The Town initiated contact with several potential industrial users that would provide employment opportunities and revenue for the Town and that a portion of the Property be designated for industrial use and made available to them.

RESPONSE: *Negotiations are ongoing with these users.*

- The Town (or members of the Council) requested that the number of residential units previously approved on the Property be reduced.

RESPONSE: *The total number of housing units was reduced from 1,100 units to 654 units. Even more significant, the number of housing units exclusive of apartments/cluster housing was reduced from 800 to 337, less than half. The overall density was reduced to 1.8 units per acre.*

- Members of the Community requested that a development with more upscale housing be developed.

RESPONSE: *The development now includes custom homes on 18,000 square foot lots and 35,000 square foot lots. The residential development will include a community clubhouse and gathering facility and may include a community pool and other amenities. (These are still under consideration.) The nature and quality of the development has been significantly upgraded.*

- Local realtors and builders suggested the most desirable types of housing based on market demand and most unavailable in the local Camp Verde market.

RESPONSE: *A need for both ends of the pricing scale was identified, the most affordable price range consisting of cluster housing and the upper end consisting of custom homes on exclusive lots. Both of these housing segments are planned in the development.*

- Town staff and officials suggested the most desirable types of housing from the Town's perspective and most unavailable in the local Camp Verde market.

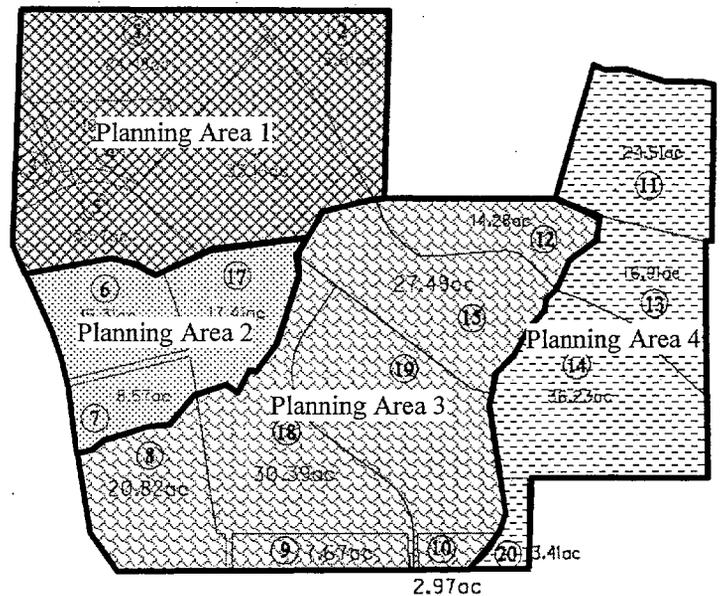
RESPONSE: *Cluster housing and apartments were recommended as were ½ acre lots and homes with community facilities. All of these are planned in the development.*

- Engineers and soils engineers suggested uses of portions of the Property due to soils conditions and deposits of clay due to the Property's close proximity to the Verde River.

RESPONSE: *The location of product types and the improvements proposed are a result of this input. Larger lots are planned for some of the more expansive soils areas and the proposed improvements reflect sensitivity to these conditions. These will be the areas with the most upscale housing with a country theme with no concrete curb or gutter and with wider streets with striped sidewalk paths and tree-lines streets to create a total country feel. Other areas subject to these conditions are planned for industrial use lots are paved and/or building area is limited.*

- Environmental attorneys, consultants, and engineers suggested use and design changes to lessen environmental restrictions and allow future residents more use of the Property. Access to the Verde River had been restricted and financial burdens were to be placed on future residents.

RESPONSE: This required that no washes designated by the Army Corp of Engineers as "404 Washes" be crossed by roadways. This separated the Property into 4 planning areas: (Planning Area 1) the industrial area north of West Wash consisting of Parcels 1-5 and 16; (Planning Area 2) the commercial and apartment/cluster housing area bounded by Middle Wash and West Wash consisting of Parcels 6-7 and 17; (Planning Area 3) the commercial and residential area bounded by Middle Wash and Faulkner Wash consisting of Parcels 8-10, 12, 15 and 18-19; (Planning Area 4) the commercial and residential area east of Faulkner Wash consisting of Parcels 11, 13-14 and 20.



With the considerable amount of input from the above resources and all others available to us, we developed the proposal herein which we feel meets market needs and at the same time meets the needs of the Town. It provides much need commercial services and sales tax revenue, employment opportunities, and a diversity of housing price ranges and styles. The plan allows full access to the Verde River and recreation that would have been severely restricted if allowed at all. As a part of the river access, a trail system is provided along both sides of Faulkner Wash, West Wash, and Middle Wash that lead to the river and the adjacent Forest Service property.

RELATIONSHIP TO SURROUNDING PROPERTIES

Surrounding land uses are identified below as they relate to the different planning areas above.

PLANNING AREA 1:

INDUSTRIAL AREA: Will be adjacent to existing industrial uses to the north; the EnviroZeum to the east; West Wash on the south; Highway 260 and commercial uses to the west.

ENVIROZEUM: Will be adjacent to the proposed Homestead Business Park (industrial) to the west; scattered homes on acreages to the north; Forest Service to the east; West Wash on the south.

PLANNING AREA 2:

COMMERCIAL AREA: Will be adjacent to West Wash on the north; Simonton Ranch apartments/cluster housing to the east; Middle Wash on the south; Highway 260 and vacant land to the west.

APARTMENTS/CLUSTER HOUSING: Will be adjacent to West Wash to the north; Middle Wash to the east and south; Simonton Ranch commercial to the west. The higher density uses are planned next to the proposed commercial.

PLANNING AREA 3:

COMMERCIAL AREA: Will be adjacent to Middle Wash on the north; Simonton Ranch apartments/cluster housing to the east; Finnie Flat Road, commercial, and mobile home parks on the south; Highway 260 and vacant land to the west.

APARTMENTS/CLUSTER HOUSING/RESIDENTIAL: Will be adjacent to Middle Wash and Forest Service on the north; Faulkner Wash to the east; Simonton Ranch commercial on the south; Simonton Ranch commercial to the west. The higher density uses are planned next to the commercial uses. Density decreases as uses approach the Forest Service property.

PLANNING AREA 4:

COMMERCIAL AREA: Will be adjacent to Faulkner Wash to the west; Finnie Flat Road, commercial, and mobile home parks on the south; Simonton Ranch residential to the north; vacant land zoned commercial to the east.

RESIDENTIAL: Will be adjacent to Faulkner Wash to the west; Verde River on the north; Reddell Ranch Acres and patio homes to the east; commercial to the south. Density decreases as uses approach the Verde River.

The Camp Verde General Plan has commercial uses along State Highway 260 and Finnie Flat Road and high density properties interior to the property. Existing zoning has commercial along 260, but not along Finnie Flat. The proposed addition of commercial along Finnie Flat is in direct response to the Town request to add commercial in this area. The residential uses are consistent with good planning with residential densities going from higher densities next to commercial uses to lower densities as it progresses towards the Verde River and with lower densities near Reddell Ranch Acres. Industrial uses are at the entrance to the existing industrial park.

All uses are consistent with the General Plan and requests made of the developer by the Town. U.S. Fish and Wildlife has also expressed its opinion that the SIMONTON RANCH project is much more environmentally friendly than The Homestead at Camp Verde project.

It is anticipated that the proposed land uses will complement and increase the value of surrounding uses with little to no negative impact on those properties. Sensitivity has been given not only to surrounding uses, but also to interior washes, the Verde River, existing trees and vegetation, the environment, and the desires of the Town. It is believed that the uses will provide much needed shopping and services, employment, affordable housing, and high-end custom homesites, access to the river and recreation, and amenities that no development in Camp Verde now has.

OPEN SPACE/RECREATION

Recreation will center on use of the Verde River, the Forest Service property, hiking trails along each of the washes, and green spaces within each planning area. If the trails are for the use of SIMONTON RANCH residents, the community homeowners’ association will maintain the trails and open space. If the Town wishes to make them a part of the Town trail system, the Town will have the responsibility to maintain them. Trails and amenities will be installed with each phase of development as it takes place.

Parcel 11 (adjacent to the river) is not a part of this request, but shall be retained by the Simonton family. It may or may not be dedicated to the community homeowners’ association in connection with a portion of the property at a future date.

RESIDENTIAL DEVELOPMENT STANDARDS

The table below sets forth Town development standards and proposed exceptions or variations from standards. These are requested to allow for maximum flexibility in the product design and layout. Exact product lines for the planning areas have not yet been defined.

Minimum Standards & Variance Requests

Planning Area	Zoning	Elements	Standards	Harvard*	Requested
Parcels 12 & 13	R1L-35	Min Lot Area	35,000 SF	Same	Same
		Min Width	145	125	100
		Min Front Yard	40	25	30
		Min Rear Yard****	40	35	30
		Min Side Yard	20	10	10
		Min Side Yard (Total)***	40	25	20
		Max Lot Coverage	15 %	30 %	30 %
Parcel 14	R1L-18	Min Lot Area	18,000 SF	Same	Same
		Min Width	100	Same	Same
		Min Front Yard	30	20	25
		Min Rear Yard****	30	30	25
		Min Side Yard	10	5	5
		Min Side Yard (Total)***	20	15	10
		Max Lot Coverage	25 %	40 %	40 %

*Existing approved standards for The Homestead at Camp Verde.

Planning Area	Zoning	Elements	Standards	Harvard*	Requested
Parcels 15 & 19	R1L-5	Min Lot Area	5,000 SF	Same	Same
		Min Width	75	50	50
		Min Front Yard	20	15	18
		Min Rear Yard****	25	25	20
		Min Side Yard	7	3	5
		Min Side Yard (Total)***	14	10**	10
		Max Lot Coverage	50 %	50 %	65 %
Parcel 18	R2-3	Min Lot Area	3,000 SF	2,178 SF	3,000 SF
		Min Width	75	Not Specified	30
		Min Front Yard	20	Not Specified	18
		Min Rear Yard****	25	Not Specified	10
		Min Side Yard	7	Not Specified	0
		Min Side Yard (Total)***	14	Not Specified	10**
		Max Lot Coverage	50 %	Not Specified	65 %
Parcels 17	R2-2	Max Density Per Acre	2,000 SF	2,178 SF	2,000 SF
		Min Width	75	Not Specified	Not Specified
		Min Front Yard	20	Not Specified	Not Specified
		Min Rear Yard****	25	Not Specified	Not Specified
		Min Side Yard	7	Not Specified	Not Specified
		Min Side Yard (Total)***	10	Not Specified	Not Specified
		Max Lot Coverage	50 %	Not Specified	Not Specified

*Existing approved standards for The Homestead at Camp Verde.

**Total sideyard may be reduced to less than 10 feet if one of the following apply (1) Units are attached by a common roof line. (2) Units are attached by a common wall. (3) Internal sprinklers are installed in the units.

***Living areas and porches may encroach into front yard setback, but not garages.

****Covered patios may encroach into the rear yard setback.

HOMEOWNERS ASSOCIATION AND MAINTENANCE OF COMMON AREAS

SIMONTON RANCH residential developments will be subject to a community homeowners' association (HOA) that will enforce compliance with covenants, conditions, and restrictions (CCR's) and maintain open space and common areas. SIMONTON RANCH has distinct planning areas with very different housing ranging from apartments and cluster housing to upper-end custom homes. Areas with similar housing will have a common HOA. Other planning areas will have their own HOA.

Each HOA will assess monthly fees and provide for the maintenance of common open space areas and amenities, including trails and tracts within their development (unless the trails become a part of the

Town trail system in which case the maintenance for the trails will become the responsibility of the Town). Community facilities will be maintained by means of monthly HOA fees.

ENTRY MONUMENTATION, WALLS, SIGNS AND LIGHTING

Entry features and monumentation will be installed as each phase of the project is developed. These and other design issues will be addressed at the preliminary plat or final plat stage for each phase.

Fencing will be considered on an area and phasing basis. Some areas with more expansive soils may be more susceptible to settlement making block fencing less desirable. Soils engineers are in the process of performing tests to determine areas of concern and will make recommendations. Some areas may elect to not have individual fencing.

A coordinated sign program will be presented at the final plat stage of each phase. All signs are to be of a design, treatment and color that are compatible with buildings and structures. Signs used will consist of entry features, attached and detached identification signs, advertising signs, on-site directional signs, individual lot signs, and any necessary or required traffic control and safety signs. Any offsite signage will be requested as a part of the comprehensive sign plan.

Street lighting is not proposed as the Town has a 'dark sky' policy.

INTERIOR STREETS AND SIDEWALKS

As previously discussed, crossing federally designated 404 Washes would result in severe limitations being placed on the property and its use. This results in 4 distinct planning areas and causes some access issues, most significantly with Parcel 17 and Parcel 14.

DIVIDED ENTRANCE ROAD TO PARCEL 17 Parcel 17 is surrounded by West Wash and Middle Wash and has as its only access the full access median break on Highway 260 between Homestead Parkway and Finnie Flat Road. Two 20-foot lanes separated by a median are to be constructed at the full access point and pass through the commercial property (Parcels 6 and 7) to provide both primary and secondary access to Parcel 17. The divided entrance road will also provide access to the commercial property as well.

DIVIDED ENTRANCE ROAD TO PARCEL 14 Parcel 14 lies east of Faulkner Wash with its only access from Finnie Flat Road across Parcel 20. Two 20-foot lanes separated by a median are to be constructed passing through Parcel 20 to provide both primary and secondary access to Parcels 14 and 13. This road will be located at the eastern edge of Parcel 20 and will provide access to that parcel as well.

ROADS WITHIN PARCELS 12 – 14 Parcels 12, 13, and 14 are lower density planning areas with 18,000 square foot to 35,000 square foot up-scale homesites. Concrete curbs, gutters, and sidewalks

are not proposed for these areas, but roads are to be 28 feet wide plus an additional 4-foot striped walking lane or a total of 32 feet of pavement.

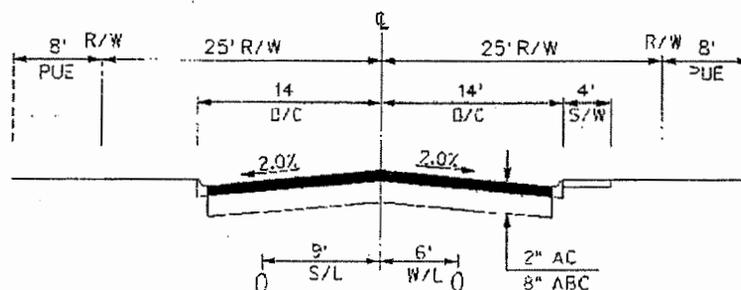
The concrete curb and sidewalk exceptions are requested due to:

- Design and marketing decisions to create a rural, up-scale (\$500,000 to \$1,000,000 homes), country feel with tree-lined streets and rail fencing. Concrete curb, gutter and sidewalks create a more urban feel that many prospective buyers are trying to move from.
- These areas have clay soils and are more subject to expansion and settlement. Concrete curb, gutter, and sidewalks are more susceptible to movement and cracking and present a liability issue for the Developer and the Town in performing long term maintenance.
- These are low density areas with larger lots and little traffic. The paved walking lanes are considered adequate to meet the limited pedestrian needs.

ROADS WITHIN PARCELS 15, 17-19 Roads within these planning areas are to have concrete curb and gutter on each side of the road, but a 4-foot sidewalk on one side only. The sidewalks will be placed to provide an accessible route from homes to parks and shopping. The curb and gutter will be vertical curb in some areas and roll curb in others, depending on drainage and access requirements.

All streets are to be publicly dedicated and maintained.

Conceptual street sections for the interior neighborhood roads are shown below.



ROADWAYS AND ACCESSIBILITY

Parcels 1-5 and 16 are accessed from Homestead Parkway and Davidson Drive, both two-lane paved roads.

Parcels 6-8 and 17 are accessed from Highway 260 at the median break between Homestead Parkway and Finnie Flat Road.

Parcels 11-12, 15, and 18-19 are accessed from 2 locations along Finnie Flat Road between State Highway 260 and Faulkner Wash.

Parcels 9-10 and 20 are accessed directly from Finnie Flat Road.

Parcels 11 and 13-14 are accessed from Finnie Flat Road east of Faulkner Wash.

DRAINAGE AND DETENTION BASINS

The property slopes from State Highway 260 to the northeast to the Verde River and from Finnie Flat Road to the Verde River. Drainage follows the natural slope of the Property with flows historically running into Faulkner Wash, Middle Wash, and West Wash and then to the Verde river.

In accordance with drainage criteria established by Yavapai County, runoff from the developed subdivision will not increase existing drainage conditions. A drainage study has been prepared to determine existing drainage conditions and requirements for the proposed development. More detailed drainage plans will be submitted with individual preliminary plats and final plats as they are phased. The grading design will closely mirror existing drainage conditions.

PUBLIC UTILITIES AND SERVICES

DOMESTIC WATER SUPPLY AND DISTRIBUTION: A will-serve letter has been obtained from Camp Verde Water System, Inc. for potable water service to the project. Contributions-in-aid-of-construction will be paid to the water company as required. Any phasing will be coordinated directly with the water company and other service providers.

WASTEWATER DISPOSAL: Verde Cliffs lies within the service area of Camp Verde Sanitary Sewer District and its proposed expansion and special assessment area. Wastewater service will be provided by the Sanitary District.

FIRE PROTECTION: Fire protection and ambulance service will be provided by Camp Verde Fire Department.

POLICE PROTECTION: Police protection will be provided by Camp Verde Marshal's Department.

ELECTRICAL SERVICE: Electrical service will be provided by Arizona Public Service (APS). A service availability letter is being obtained from Arizona Public Service.

TELEPHONE SERVICE: Telephone services will be provided by QWEST Communications.

CABLE TV SERVICE: Cable TV services will be provided by Cable Vision of Sedona.

GARBAGE COLLECTION: Garbage collection service will be provided by Waste Management.

NATURAL GAS SERVICE: Natural Gas service will be provided by Unisource.

SCHOOLS AND EDUCATION: SIMONTON RANCH lies within the Camp Verde Unified School District, which provides from pre-kindergarten to grade 12. Charter schools are also available.

TIMING OF DEVELOPMENT

Upon completion of the zoning change, engineering and improvement plans for many of the Parcels will begin immediately. This will be coordinated with the Town, County, and service providers. Final engineering and final plats are expected to be submitted within 1 year for Town approval assuming no unusual delays. The final plats would then be held by the Town for recording until such time as assurances of completion are furnished. The Property is expected to be developed in phases. The breaking of ground and phasing will depend on market conditions.

Depending on which planning area is developed first; mass grading, the looping of water lines or the extension of sewer may be necessary for all or a larger portion of the Property. This would be determined at that time.

Sales offices, model homes, and construction office and/or yards are intended to be utilized until all lots are sold, or until construction is completed within each planning area.

Assurances of completion will be provided to the Town prior to recordation of the final plat. These are anticipated to be in the form of a bond, letter of credit, or other assurance from a recognized lending institution.

CONCLUSION

The proposed zone change is consistent with the Town's recently approved General Plan, responsive to requested changes by the Town, represents a down-zoning in terms of density as compared to the existing approved zoning, and is responsive to market conditions. We have worked with Town staff and private service providers and have incorporated their recommendations.

We now respectfully request your approval of the Zoning Change Application.

Respectfully Submitted,



G. Scott Simonton, Manager
Verde River Properties, LLC
Camp Verde Homestead, LLC

CASE NO. 2005-24
PROJECT NO. 2110.05-16

APPLICATION OF EXCEPTION

Note: Subdivision Regulations III.L.10. (Any waiver or variance from approved construction standards or these regulations such as zoning, roads, flood control, etc. shall be in the form of an application of exception specifying each requested waiver or variance and associated justification.)

ASSESSOR'S PARCEL NO See Attached PRESENT ZONING See Attached (Harvard)

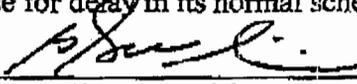
SUBDIVISION SIMONTON RANCH EXISTING USE OF PROPERTY Vacant Land

ADDRESS OF PROPERTY 360.97 acres - NEC Highway 260 & Finnie Flat Road, Camp Verde

REQUESTED WAIVER OR VARIANCE:
Parcels 1-2 are to be zoned M-1 (Industrial). However, this property is under contract to Arizona Envirozeum. Request is that Envirozeum will have the right to designate a part of Parcel 1 or 2 for up to 13 housing and/or timeshare units for use associated with the Envirozeum. Also, if a use permit is required for the Envirozeum to operate, that the use permit be authorized along with the proposed zoning.

JUSTIFICATION
The Envirozeum is a non-profit organization with many worthwhile goals associated with the environment, education, and research. It will also attract a large number of tourists to the Town and provide recognition and status to the Town. The requested units will assist funding of the project and provide housing for staff, researchers, and those affiliating themselves with the project.

I hereby file the above request and declare that all information submitted is true and correct to the best of my knowledge and belief. I further acknowledge that any omission of information or any error in my application may be cause for delay in its normal scheduling.



Signature of Applicant

5-27-05

Date

CASE NO. 2005-24
PROJECT NO. ZUC 05-16

APPLICATION OF EXCEPTION

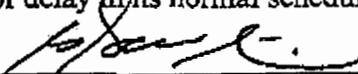
Note: Subdivision Regulations III.L.10. (Any waiver or variance from approved construction standards or these regulations such as zoning, roads, flood control, etc. shall be in the form of an application of exception specifying each requested waiver or variance and associated justification.)

ASSESSOR'S PARCEL NO. See Attached PRESENT ZONING See Attached (Harvard)
SUBDIVISION SIMONTON RANCH EXISTING USE OF PROPERTY Vacant Land
ADDRESS OF PROPERTY 360.97 acres - NEC Highway 260 & Finnie Flat Road, Camp Verde
REQUESTED WAIVER OR VARIANCE:
We request the right to convert the eastern (or rear) 250 feet of Parcels 6-8 to apartment R-2 zoning.

JUSTIFICATION

We have been requested by the Town to increase the amount of commercial on Highway 260 and Finnie Flat Road. We have complied with that request. The depth of the commercial on Highway 260 is now 900 feet. That depth can accommodate larger box users. However grocery stores or some users may not need that depth. This allows for the development of that property should the larger users not materialize. Recently Vestar and other major developers have been planning apartments and loft-type components into their commercial centers. This is a good alternative as the Town is vocal about needing more apartments.

I hereby file the above request and declare that all information submitted is true and correct to the best of my knowledge and belief. I further acknowledge that any omission of information or any error in my application may be cause for delay in its normal scheduling.


Signature of Applicant

5-27-05
Date

CASE NO. 2005-24
PROJECT NO. ZMC 05-16

APPLICATION OF EXCEPTION

Note: Subdivision Regulations III.L.10. (Any waiver or variance from approved construction standards or these regulations such as zoning, roads, flood control, etc. shall be in the form of an application of exception specifying each requested waiver or variance and associated justification.)

ASSESSOR'S PARCFI NO. See Attached PRESENT ZONING See Attached (Harvard)
SUBDIVISION SIMONTON RANCH EXISTING USE OF PROPERTY Vacant Land
ADDRESS OF PROPERTY 360.97 acres - NEC Highway 260 & Finnie Flat Road, Camp Verde

REQUESTED WAIVER OR VARIANCE:

The narrative report lists variances to street standards for each Parcel. See cross-section for each variance.

- 1. Parcels 15, 17-19 (residential areas) and Parcels 1-5, 16 (industrial area): Sidewalks on 1 side only.
- 2. Parcels 17 & 20 entrance roads: Divided entrances to provide both primary and secondary access; 2 - 20' lanes, 10' median, and 10' PUE's on each side.
- 3. Parcels 12-14 (Larger lots, upscale areas, more country feel): Tree-lined streets with 28' asphalt plus 4' striped walking path, thickened asphalt edges, and no curb, gutter or sidewalk.
- 4. Parcel 17 (Apartment or higher density cluster housing area): 40' right of way.
- 5. No street lights; roll curb where feasible and vertical curb where needed to carry water.

JUSTIFICATION

- 1. Currently approved for sidewalks 1 side only.
- 2. Parcel 17: ADOT controls Highway 260 access and there is only 1 access point from 260 and 404 washes encircle other sides of Parcel 17. Parcel 20: There is only 175' east of Faulkner Wash for access from Finnie Flat Road and Faulkner Wash cuts it off from other parcels. Divided entrances are accepted in other municipalities. Wider lanes are provided to make the entrances functional and attractive.
- 3. These areas have highly expansive soils. Concrete curb, gutter and sidewalk would be much more susceptible to movement, liability, and maintenance costs for the developer and the Town. The larger lots, tree-lined streets, and country feel was felt to be the best solution and it results in nicer homes.
- 4. It is still undetermined if this will be apartments or cluster housing. Either way, this helps maximize density in a area behind commercial and isolated from the rest of the development by washes. It also helps with product diversity. This area will be highly landscaped to offset the clustering and create a desirable environment.

I hereby file the above request and declare that all information submitted is true and correct to the best of my knowledge and belief. I further acknowledge that any omission of information or any error in my application may be cause for delay in its normal scheduling.

[Signature]
Signature of Applicant

5-27-05
Date

CASE NO. 2005-24
PROJECT NO. ZUC 05-16

APPLICATION OF EXCEPTION

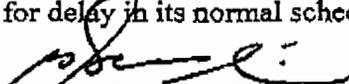
Note: Subdivision Regulations III.L.10. (Any waiver or variance from approved construction standards or these regulations such as zoning, roads, flood control, etc. shall be in the form of an application of exception specifying each requested waiver or variance and associated justification.)

ASSESSOR'S PARCEL NO. See Attached PRESENT ZONING See Attached (Harvard)
SUBDIVISION SIMONTON RANCH EXISTING USE OF PROPERTY Vacant Land
ADDRESS OF PROPERTY 360.97 acres - NEC Highway 260 & Finnie Flat Road, Camp Verde
REQUESTED WAIVER OR VARIANCE:
Exceptions or variances are requested for lot size, setbacks, and lot coverage. See table in
Narrative report entitled "Minimum Standards & Variance Requests" for detailed lot sizes,
setbacks, and lot coverages requested. These variances are compared to Town Standards and
to variances previously granted and in place.

JUSTIFICATION

Variances granted to Harvard included similar variances as requested for Simonton Ranch.
However, Harvard had alley loaded and other product designed that required different types of
setbacks. Setbacks requested are increased in some areas and decreased in others. Overall
setbacks and lot coverage requested allow for larger nicer homes to be built on the lots.
Buyers will largely be Seniors wanting nicer homes but not much yard to maintain. Community
facilities also justify the lesser yard areas. In other areas on the Property, lots have been
increased to 18,000 square feet and 35,000 square feet. The size and mix of lots proposed is
much more diverse than the approved layouts.

I hereby file the above request and declare that all information submitted is true and correct to the best of my knowledge and belief. I further acknowledge that any omission of information or any error in my application may be cause for delay in its normal scheduling.



Signature of Applicant

5-27-05

Date

CASE NO. 2005-24
PROJECT NO. ZUC 05-16

APPLICATION OF EXCEPTION

Note: Subdivision Regulations III.L.10. (Any waiver or variance from approved construction standards or these regulations such as zoning, roads, flood control, etc. shall be in the form of an application of exception specifying each requested waiver or variance and associated justification.)

ASSESSOR'S PARCEL NO. See Attached PRESENT ZONING See Attached (Harvard)

SUBDIVISION SIMONTON RANCH EXISTING USE OF PROPERTY Vacant Land

ADDRESS OF PROPERTY 360.97 acres - NEC Highway 260 & Finnie Flat Road, Camp Verde

REQUESTED WAIVER OR VARIANCE:

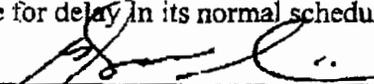
CORRECTION TO NARRATIVE & VARIANCE REQUEST:

- 1. Parcels 12-14 (larger lots, upscale areas, more country feel): Tree-lined streets with 28' asphalt plus 3' striped walking path each side, thickened asphalt edges, and no curb, gutter or sidewalk.
- 2. Parcels 1, 4, 16 (Industrial area): Streets with 28' asphalt plus 3' striped walking path each side, thickened asphalt edges, and no curb, gutter or sidewalk.
- 3. Parcel 17 (Apartment or higher density cluster housing area): 75% lot coverage.
- 4. Parcels 11, 12, 13 (Heavily wooded with mesquite trees): Right to grow trees in this area for landscaping purposes in the interim period prior to development of these later phases.

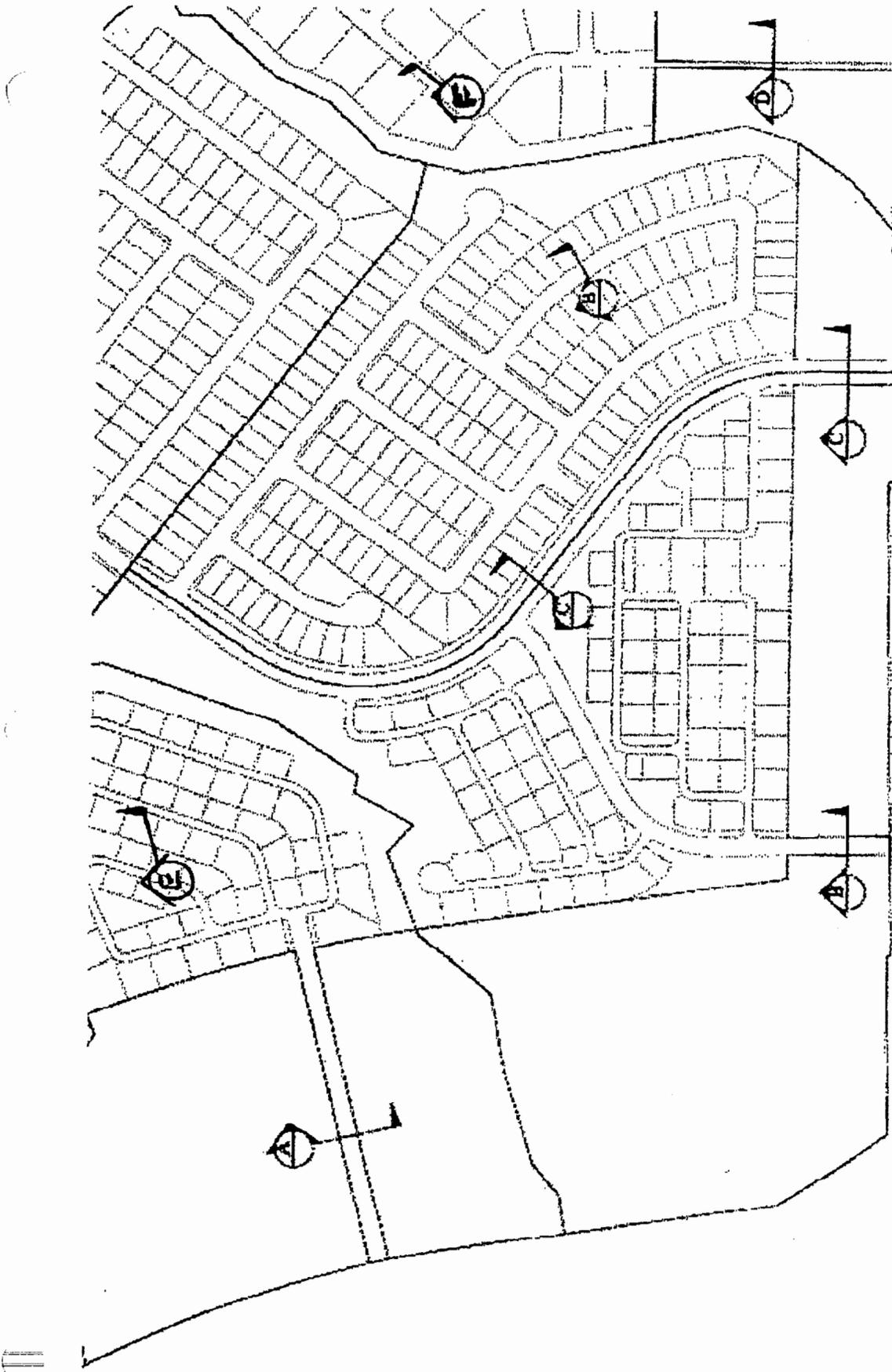
JUSTIFICATION

- 1. Parcels 12-14: Developer is creating rural, country feel with tree-lined streets. Request provides for walking areas on both sides of the street instead of only one side. Paved area is 34' instead of 32' as previously requested. Area is believed to have potential for soil expansion and concrete is being avoided.
- 2. Parcels 1, 4, 16 (Industrial area): Request provides for walking areas on both sides of the street instead of only one side. This area is believed to have potential for soil expansion and concrete is being avoided.
- 3. Parcel 17: Undetermined if this will be apartments or cluster housing. If cluster housing, it is expected to be an attached product geared towards seniors with smaller yard areas and common areas. Request for higher lot coverage reflects desire to have as much of this product be single story as possible. This area will be highly landscaped to offset clustering and create a desirable environment.
- 4. Parcels 11, 12, 13: Much of this landscape product would be used for Simonton Ranch landscaping and tree-line streets. Other trees would be planted or grown in boxes. Simonton Ranch has the water shares to maintain the trees. This would be a temporary or interim use only.

I hereby file the above request and declare that all information submitted is true and correct to the best of my knowledge and belief. I further acknowledge that any omission of information or any error in my application may be cause for delay in its normal scheduling.


Signature of Applicant

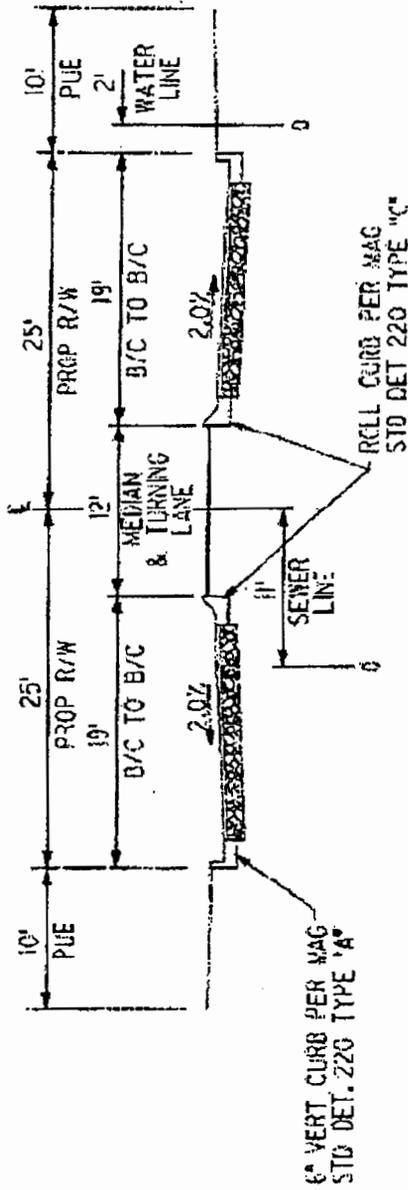
6-11-05
Date



SIMONTON RANCH

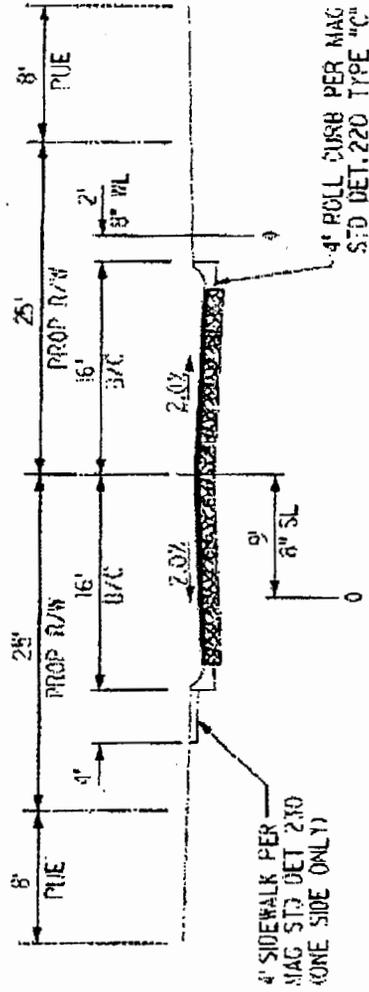
CAMP VERDE HOMESTEAD, LLC
 7116 E. Laguna Azul Avenue Mesa, Arizona 85208
 Tel. (480) 218-7575 Fax (480) 218-0888





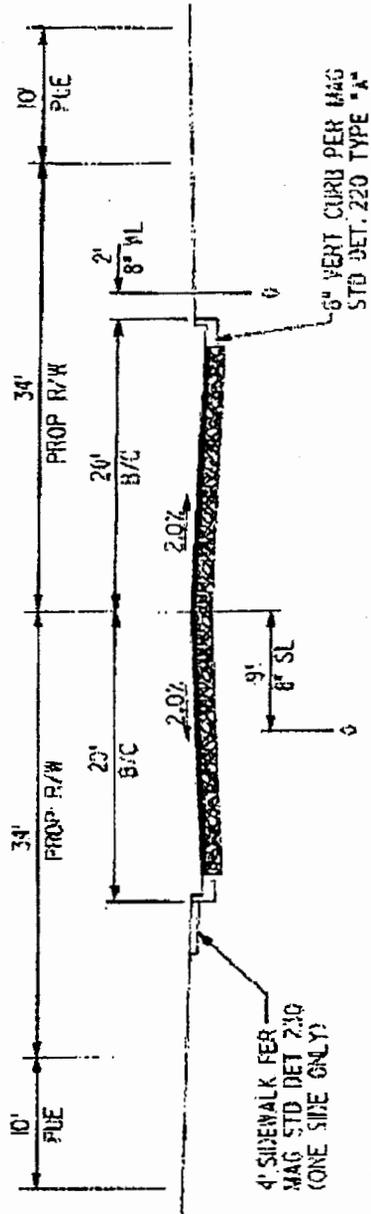
SECTION "A"
LOCAL RESIDENTIAL STREET WITH MEDIAN

(FOR SINGLE ACCESS TO PARCEL 17 & ADDITIONAL ACCESS TO PARCELS 6 & 7.
 SEE PLAN VIEW DETAIL FOR TURNING LANES)

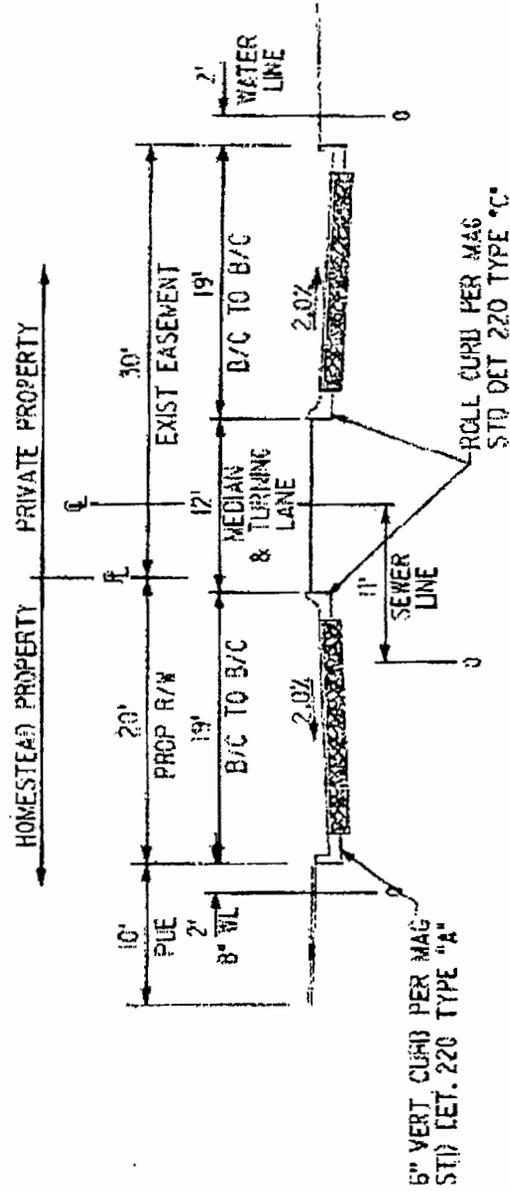


SECTION "B"
LOCAL RESIDENTIAL STREET

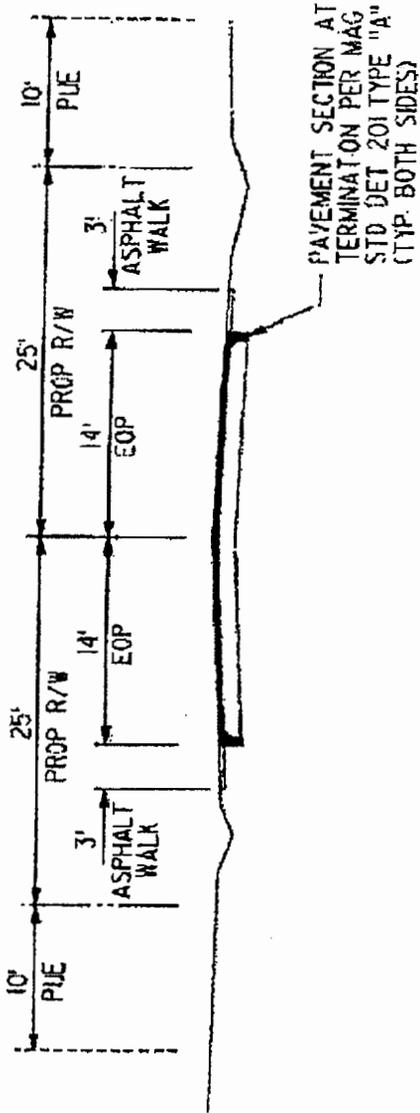
(FOR INTERIOR STREETS WITH SIDEWALK ONE SIDE ONLY
 & 10' PUE ALONG SECONDARY ENTRANCE ROAD)



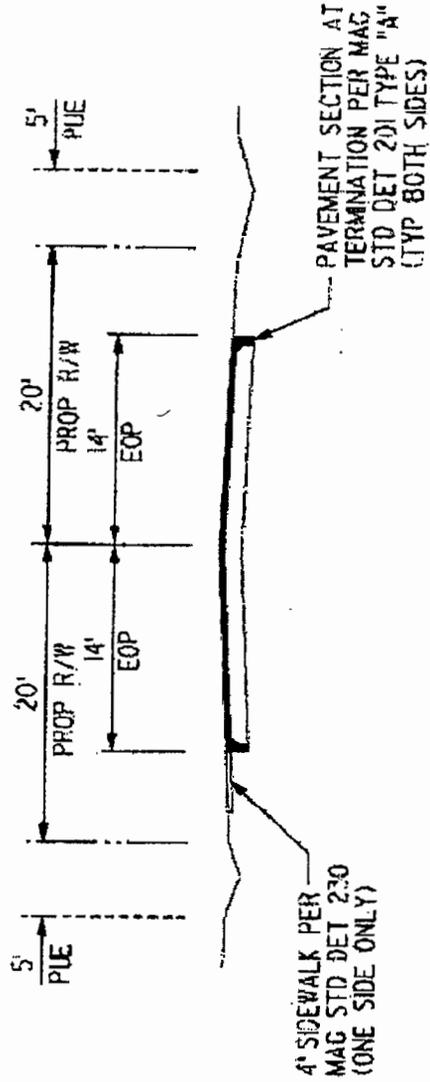
SECTION "C"
LOCAL COLLECTOR STREET
 (WITH SIDEWALK ONE SIDE ONLY)



SECTION "D"
LOCAL RESIDENTIAL STREET WITH MEDIAN
 (FOR SINGLE ACCESS TO PARCELS 13, 14 & ADDITIONAL ACCESS TO PARCEL 20)



SECTION "E"
LOCAL STREET
 (FOR PARCELS 12, 13, & 14)



SECTION "F"
LOCAL STREET
 (FOR PARCELS 17)

Town of Camp Verde
Post Office Box 710
Camp Verde, AZ 86322
(928) 567-6631

<http://www.ci.camp-verde.az.us>

*Special Power of Attorney
Authorization for Permit Application*

Parcel Number: See Attached List - Simonton Ranch* Date: May 10, 2005
Owner: Verde River Properties, LLC & Camp Verde Homestead, LLC
Address: 7116 E. Laguna Azul Avenue, Mesa, AZ 85208
Phone: 480-218-7575

*formerly "The Homestead at Camp Verde"

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(s) hereby designate G. Scott Simonton as agent to file the permit applications and related documents with The Town of Camp Verde, with such authority to continue to December 31, 2006, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

CAMP VERDE HOMESTEAD, LLC

[Signature], Owner(s)
G. Scott Simonton, Manager

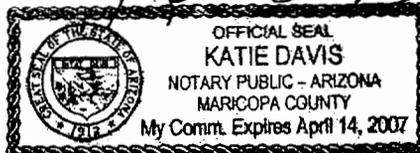
State of Arizona
County of Maricopa, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this day of May, 2005, by G. Scott Simonton, who is/are personally known me or have produced identification.

[Signature], Notary Public

My commission expires:

4/14/07



VERDE RIVER PROPERTIES, LLC

By: SIMCO PROPERTIES, LLC, Manager

[Signature], Owner(s)
G. Scott Simonton, Manager

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: ZMC 05-16 Parcel No. See Attached List
Date: 5-31-05 Legal Description: See Attached Legal
Name: Camp Verde Homestead, LLC & Verde River Properties, LLC NWC Highway 260 & Finnie Flat Road*
*360.97 Acres formerly "The Homestead at Camp Verde"
Address: 7116 E. Laguna Azul Avenue, Mesa, AZ 85208

I, the undersigned, hereby give permission to the Town of Camp Verde Community Development Dept. 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.

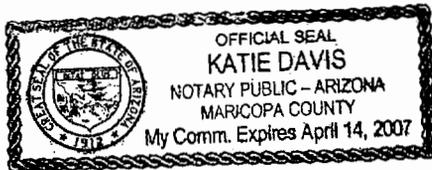
[Signature] Manager/Agent 5-27-05
Applicant's Signature Date

Agent for: Verde River Properties, LLC & Camp Verde Homestead, LLC

State of Arizona
Town of Camp Verde

On this 27 day of May, 19 2005 before me, the undersigned Notary Public, personally appeared G. Scott Simonton, who executed the foregoing Instrument for the purpose therein contained.

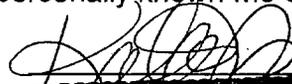
In witness whereof, I hereby set my hand and official seal.



[Signature]
Notary Public
4/14/07
Date/Commission Expires

State of Arizona
County of Maricopa, ss.

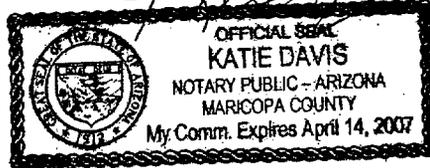
The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this day of May, 2005, by G. Scott Simonton, who is/are personally known me or have produced identification.



_____, Notary Public

My commission expires:

4/14/07



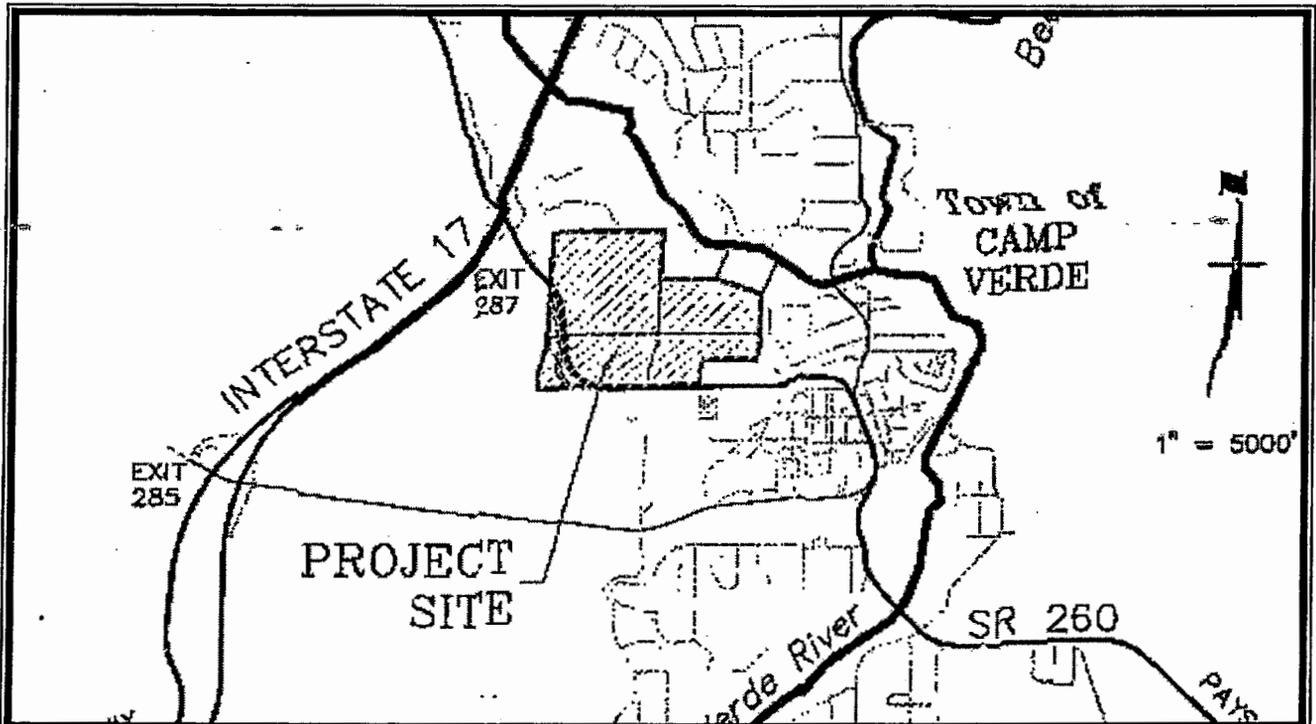
DIRECTIONS TO PROPERTY

ASSESSORS PARCEL NUMBER: 403-23-008C/8, 403-23-008J/8,
403-23-010B/4, 010D/2, 403-23-010G/9, 403-23-010H/8, 403-23-010J/3,
403-23-010N/9, 404-19-152D/7, 404-19-152E/6, 404-19-152G/4, 404-19-152L/6,
404-28-001K/8, 404-28-001L/7, 404-28-001M/6, 403-23-008B/9, 403-23-008F/5,
403-23-010K/2.

APPLICANTS NAME: Verde River Properties, LLC & Camp Verde Homestead, LLC
Contact: Scott Simonton 480-218-7575

PROPERTY ADDRESS: Vacant land at NEC of State Highway 260 & Finnie Flat Road, Camp Verde, Yavapai County, Arizona (approximately 360.97 acres)

DIRECTIONS TO PROPERTY: see below



**CAMP VERDE TRAILS & PATHWAYS COMMITTEE
MEMORANDUM**

06-15-05P03:16 RCVD

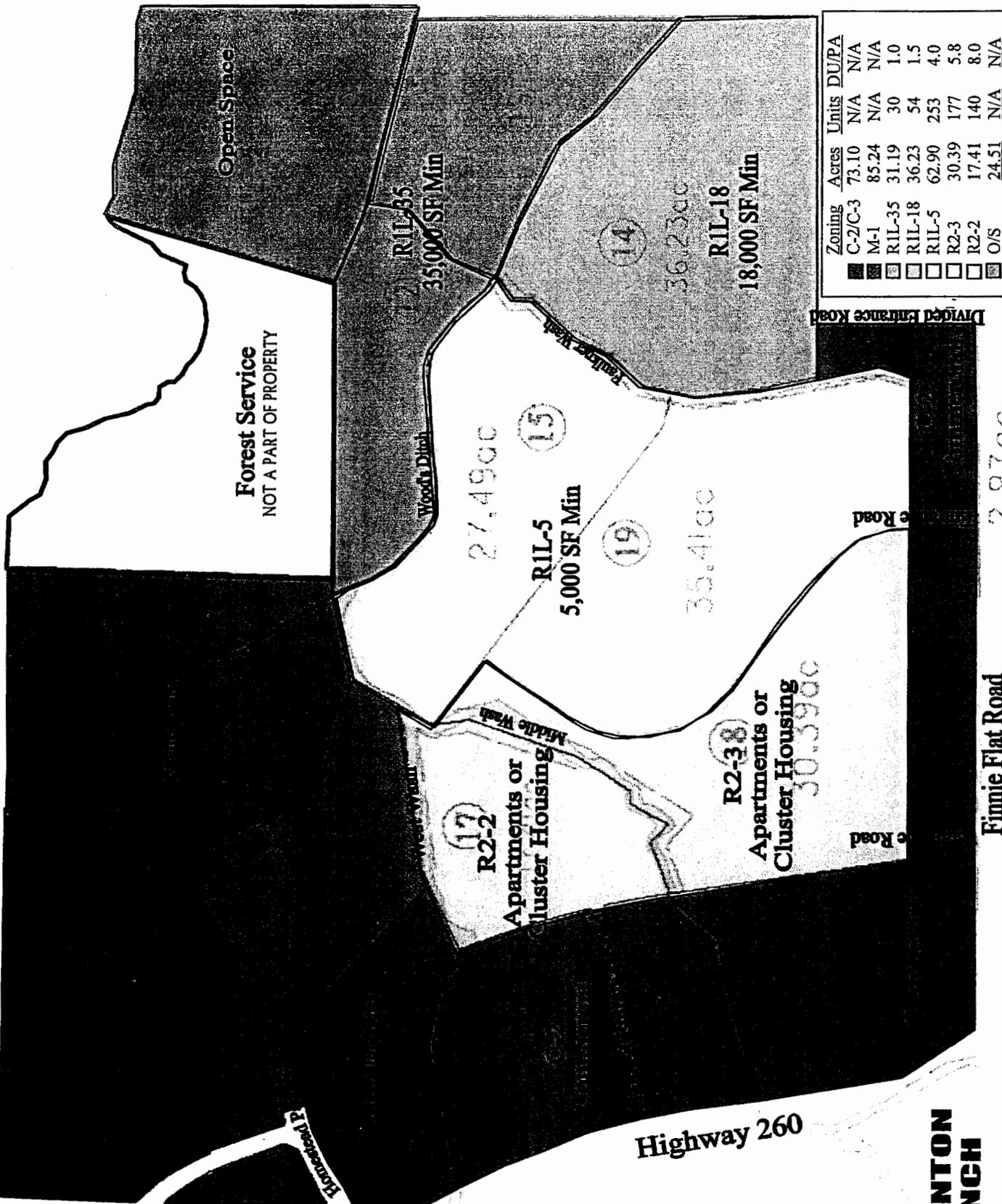
To: Community Development Department
Planning Division

RE: Subject ZMC 2005-16

June 15, 2005

COMMENTS:

At the regular meeting of Camp Verde Trails & Pathways Committee on June 14, 2005, the Committee unanimously recommends to Planning & Zoning that both sides of Faulkner Wash, West Wash and Middle Wash trails be left available for public non-motorized access and use to connect with other neighborhoods.



Forest Service
NOT A PART OF PROPERTY

Open Space

12 R1L-35
35,000 SF Min

14

R1L-18
18,000 SF Min

27.49ac

15

R1L-5
5,000 SF Min

19

35.41ac

17

R2-2
Apartments or
Cluster Housing

18

R2-38
Apartments or
Cluster Housing

30.59ac

Zoning	Acres	Units	DU/PA
C-2/C-3	73.10	N/A	N/A
M-1	85.24	N/A	N/A
R1L-35	31.19	30	1.0
R1L-18	36.23	54	1.5
R1L-5	62.90	253	4.0
R2-3	30.39	177	5.8
R2-2	17.41	140	8.0
O/S	24.51	N/A	N/A
TOTAL	360.97	654	1.8

Divided Entrance Road

East Road

West Road

Wood Dish

Middle Wash

Feather Wash

Highway 260

Finnie Flat Road

2.97ac

**SIMONTON
RANCH**

STAFF REPORT

Council Meeting of: July 6, 2005

Title: Discussion, consideration and possible approval of a letter to Representative Lucy Mason requesting any possible financial assistance to help the Town of Camp Verde mitigate arsenic in our public water system per the Federal Government's mandates.

Description of Item: Representative Mason recently sought information from the Town addressing federal mandates and our ability to mitigate arsenic in our public water system. She will be in Washington speaking and presenting this letter to our Congressional Representatives for their consideration on this matter.

Comments:

Staff Recommendation: Recommend Approval of the letter.

Attachments: Yes No

Is This a Budgeted Item: N/A YES NO

Prepared by: Carol Brown for Bill Lee

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July 7, 2005

Honorable Lucy Mason
P. O. Box 2177
Prescott, AZ 86302

Dear Representative Mason:

Like many communities throughout Arizona, the Town of Camp Verde in connection with the Camp Verde Water System is dealing with the issue of high arsenic levels in the drinking water provided to its residents. In an effort to provide safe drinking water to the residents of Camp Verde, a treatment system needs to be installed.

The main well site for the Camp Verde Water System currently produces water with arsenic levels of twelve parts per billion. A combination coagulation and filtration system would bring the arsenic to an unreadable level. The coagulation process uses a chemical that attaches to the arsenic in the water thus preventing it from continuing through the treatment process. The byproduct of the coagulation process meets the TCLP test for landfill disposal thus not creating any further hazards to be mitigated. The coagulation and filtration system needed for the water system would produce 800 to 900 gallons of water per minute thus adequately providing for the current 1150 hookups and the rapidly increasing number of connections through current developments.

The Town of Camp Verde has a current development of 200 homes in the Verde Cliffs Subdivision. Another development of approximately 600 homes will be beginning in January 2006. These homes along with the anticipated commercial development will place an additional demand on the water system.

The cost of the new coagulation and filtration system will run anywhere from \$950,000 to \$1,200,000. The Town of Camp Verde is currently in the process of acquiring the assets of the Camp Verde Water System Company to assure residents of the Town an adequate and safe water supply. Any financial assistance that could be provided to ensure that our residents have a safe supply of water would be greatly appreciated.

Sincerely,

Tony Gioia,
Mayor

TG:cjb

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**MINUTES
SPECIAL SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
THURSDAY JUNE 23, 2005
6:30 PM**

Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Commission motion 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**
Chairperson Foreman, Commissioners Hisrich, Bullard, Witt, and Parry were present; Commissioner Womack arrived at 6:40 p.m.; Commissioner Morris was absent.

Also Present: Town Manager Bill Lee, Community Development Director Will Wright, Sr. Planner Nancy Buckel, Councilor Howard Parrish, and Recording Secretary Margaret Harper.
- 3. Pledge of Allegiance**
The Pledge was led by Commissioner Hisrich.

Following the Pledge, Chairperson Foreman welcomed the two new Commissioners, Mike Parry and Jim Hisrich.
- 4. Elect of Vice-Chair**
On a motion by Bullard, seconded by Parry, the Commission by a 4-1 vote elected Rob Witt as Vice Chairperson, with Witt abstaining.
- 5. 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 Commission so requests.
 - a. Approval of Minutes:**
May 12, 2005 – Regular Session
 - b. Set Next Meeting, Date and Time:**
July 7, 2005 – Regular Session – 6:30 p.m.**On a motion by Witt, seconded by Hisrich, the Commission unanimously approved the Consent Agenda as presented.**
- 6. Call to the Public for Items not on the Agenda**
There was no public input.
- 7. Public hearing, discussion, and possible recommendation to Council on ZMC 2005-16:** An application submitted by Scott Simonton – Camp Verde Homestead, LLC and Verde River Properties, LLC, owner of parcels 403-23-008B, 008C,

008F, 008J, 010B, 010D, 010G, 010H, 010J, 010K, 010N, 404-19-152D, 152E, 152G, 152L, 404-28-001K, 001L and 001M requesting a zoning map change from the current zoning of R1L, C2, OS, PAD 3-5 – R1L, PAD 6-8 – R1L, PAD 7-9 – R1L, PAD 8-10 – R1L, and PAD 6-12 – R2 to the following zoning of R1L-5, R1L-18, R1L-35, R2-2, R2-3, C2, C3, M1 and OS for approximately 360.97 acres located on Finnie Flat Road and Highway 260.

On a motion by Witt, seconded by Parry, the Commission unanimously recommended Council approval of ZMC 2005-16, as read in the introduction by Chairperson Foreman, with the removal of Parcels 1, 2 and 16 as shown on the map exhibit from the rezoning request at this time with the following stipulations: The trails be dedicated to the Town as a stipulation to the rezoning; that a community center be built on either Parcel 15 or Parcel 19; that the water rights for all of the historic wells not be abandoned if not used, but granted to the Town; that all of the variances requested be granted except for the exception requested in the M-1 section for sidewalks from the required 8 feet to 4 feet on one side to 6 feet on two sides; and that the M-1 property be deed-restricted against adult entertainment.

STAFF'S PRESENTATION

Director Wright prior to reviewing the background of the subject property commented that the subject development is probably one of the most important that Camp Verde has seen in some time, and one that Director Wright believes will be very significant for the future of the community. A past effort by Harvard, a former purchaser of the property, to create a development was abandoned after encountering a number of hurdles that also discouraged other developers subsequently expressing interest in the property. There is now a whole new ownership of the proposed development, with new ideas that have addressed some of the former hurdles. Director Wright also reviewed the zoning that had been granted to Harvard and is currently in place, together with the changes that are being requested by Simonton necessary to accommodate the planned development. Director Wright commented on Simonton's sensitivity to the political realities of the community and his wanting to make sure that the development complements what the community is trying to accomplish, including becoming a tourist destination and having nicer homes as well as multiple-family and affordable housing.

PUBLIC HEARING OPEN

Applicant's Statement

Scott Simonton introduced himself as the owner-representative of both Verde River Properties and Camp Verde Homestead, owners of the subject 361 acres at Finney Flat and Highway 260. In order to make sure that the Commissioners were well aware of the location of that property, Mr. Simonton displayed an aerial view of the area pointing out the various ditches and washes and some of the problems that influenced Harvard to abandon its planned development. He also displayed a map of the proposed Harvard plan and the zoning that had been granted. Mr. Simonton described how those problems had been addressed by his group creating separate planning areas that would not impact the major washes and would ensure access to the river, displaying a map to explain those areas and the uses being requested. Mr. Simonton said that as a result of soils testing and the variance in the bearing capacities the development was planned around those areas that would support more density. The wide range of types of

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housing has been planned taking into consideration the input from the community. Mr. Simonton suggested that parcels 2, 3 and 4 seemed to be pretty well defined, but he pointed out some other numbered parcels that he said might need further planning because of ongoing negotiations, with EnviroZeum for one, and requested that those be removed from the request before the Commission at this time.

COMMENT FROM OTHER PERSONS

There were no comments from other persons.

APPLICANT'S REBUTTAL

No rebuttal was necessary.

PUBLIC HEARING CLOSED

Board Discussion

The Commission first confirmed with Mr. Simonton the locations of the open space areas he had pointed out on the map he displayed during his presentation, together with the trails system he has proposed to improve for the development community, or, if the Town would assume the liability, turn them over to the Town for public maintenance and use. The subject of water rights and use was discussed; Mr. Simonton also confirmed that access required for the commercial area had already been preplanned and approved by ADOT. The Commission discussed with Mr. Simonton some stipulations that would make sure that any purchaser of the property would be required to follow through with what Mr. Simonton is proposing. Asked about a stipulation regarding the proposed trails system, Mr. Simonton reiterated his concern about liability and willingness to dedicate the trails to the Town if the Town would assume that liability. As for water rights, Mr. Simonton said he was unsure about whether the historic wells on the property would or would not be used, but agreed that if they were to be abandoned those water rights would be discussed further with the Town. He assured the Commission that he is very open to working with the Town and trying to meet the Town's needs, including discussing the possibility of sharing the open space areas. The Commission discussed with Mr. Simonton the parcels he had suggested be excluded from the application, including the possibility of a portion of parcel 4.

STAFF COMMENTS

At Director Wright's suggestion Mr. Simonton discussed with the Commission the exceptions being requested, including lot sizes, street lights, roadways and walkways and sidewalks for the commercial areas.

DISCUSSION OF MOTION

There was discussion of the motion, with the Commission seeking clarification of the parcels that Mr. Simonton had requested be excluded. The Commission suggested they were Parcels 1, 2, and 16; Mr. Simonton enumerated 1, 2, 3, 4, 5 and 16, and after the Commission discussed and confirmed their understanding that the parcels would be 1, 2 and 16, leaving 3 and 4 as M-1, indicated assent; and Commissioner Witt then repeated that they would be 1, 2 and 16, and continued to state his motion.

A recess was called at 8:02 p.m.; the meeting was called back to order at 8:07 p.m.

Prior to the Commission addressing Item 8, Commissioner Bullard recused himself.

8. **Discussion, and possible recommendation to Council on SPR 2005-01:** An application submitted by Harvey Stanley and Jim Binick, agents for Cherry Creek Village Co., Inc., owner of parcel 403-14-004D requesting site plan review approval for the MSV Riverview Business Centre consisting of approximately 1.5 acres located on the corner of Old Hwy 279 and Aultman Parkway. **On a motion by Witt, seconded by Parry, the Commission unanimously approved the site plan as submitted by the applicant.**

STAFF'S PRESENTATION

Director Wright explained that the subject parcel had been rezoned to M-1. During that presentation the applicant displayed the type of material to be used in the construction of the proposed professional office center. The site plan review is a type of precursor to the site design review and illustrates the layout of the center on the lot, parking and the look of the structure. The plan takes into consideration the proposed adoption of the design review process that will center around the Western rural theme.

PUBLIC HEARING OPEN

Applicant's Statement

David Vette, the General Manager for the MSV Riverview Business Centre, explained the approach being taken, and reviewed for the newer Commissioners the concept of a "green building" that is designed to be energy-efficient and good for the environment, as well as compliant with the environmental standards set by Arizona State for all new government buildings to be built. The plan of the builders is to make the complex a demonstration project that will put Camp Verde on the map as the place to be, thinking of energy efficiency and green building.

COMMENTS FROM OTHER PERSONS

There were no comments.

APPLICANT'S REBUTTAL

No rebuttal was necessary

PUBLIC HEARING CLOSED

Board Discussion

There was a brief discussion by the Commission that included input from the architect, Raymond Cox. There was concern expressed that the project would not end up as a blight on the community, and assurance from Mr. Vette that the land is owned, the proposed construction materials and other unique features have been proven over a number of years in other areas, and the investors are there.

9. **Discussion, and possible recommendation to Council on SPR 2005-02:** An application submitted by Jim Rohr, owner of parcel 404-30-007 requesting site plan review approval for a business park containing office space and warehousing for small businesses. The site consists of 2.7 acres and is located at 155 Montezuma Castle Hwy. **On a motion by Womack, seconded by Bullard, the Commission voted**

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unanimously to recommend to Council approval of the application submitted by Jim Rohr, owner of Parcel 404-30-007 requesting site plan review approval for a business park containing office space and warehousing for small businesses.

On a motion by Witt, seconded by Parry, the Commission voted 4-2 to amend the original motion to include a request that there be a deceleration lane considered, with 'no' votes by Womack and Bullard.

STAFF'S PRESENTATION

Director Wright explained that the applicant is proposing a commercial complex across from Babe's Restaurant, and referred to a sketch of the project, the front of which will be on Montezuma Castle's Highway. Wright added that the applicant is interested in receiving input from the community, and proposes to show how the buildings will be situated and what he intends to do with the buildings. Staff has reviewed the plan.

PUBLIC HEARING OPEN

Applicant's Statement

Jim Rohr described that the complex is designed to accommodate small business people, and said that such a complex is needed by businesses trying to get started. Mr. Rohr also described the special Western motif look being planned and the exterior building materials to be used.

COMMENTS FROM OTHER PERSONS

There were no comments.

APPLICANT'S REBUTTAL

No rebuttal was necessary.

PUBLIC HEARING CLOSED

Board Discussion

There was only a brief discussion including signs, sidewalks and windows, and some concern with conflicting views regarding the need for a deceleration lane because of the location of the business complex on the highway. "Caution" signs were also suggested. Mr. Rohr said that he anticipates checking with the Sheriff's Department and ADOT and would follow their recommendation.

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

There was no public input.

11. Commission Informational Reports:

Commissioner Witt reported on the ADOT meetings, saying he felt that progress is being made, adding that access is critical for the town's growth and there appears to be some softening from representatives in the upper Valley with indications they may agree to more than four access points along 260 between the Town and Western Drive.

12. Staff Report

There was no Staff Report; however, after the meeting was adjourned Director Wright advised the members that the July meetings may be canceled since there are no items coming up at this time.

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13. **Adjournment**

On a motion by Witt, seconded by Womack, the meeting was adjourned at 8:50 p.m.

Commission Chairperson Robert Foreman

Planning and Zoning Division

CERTIFICATION:

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning and Zoning Commission of the Town of Camp Verde during the Regular Session of the Planning and Zoning Commission of the Town of Camp Verde, Arizona, held on the 23rd day of June, 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2005

Margaret Harper, Recording Secretary