

## AGENDA



**REGULAR SESSION  
MAYOR and COMMON COUNCIL  
TOWN OF CAMP VERDE  
COUNCIL CHAMBERS  
473 S. Main Street, Room #106  
WEDNESDAY, May 17, 2006  
at 6:30 P.M.**

1. **Call to Order**

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

2. **Roll Call**

3. **Pledge of Allegiance**

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

**a) Approval of the Minutes:**

- 1) May 3, 2006 – Regular Session
- 2) May 3, 2006 – Executive Session
- 3) April 19, 2006 – Executive Session
- 3) April 26, 2006 – Council Hears Planning & Zoning

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

- 1) Council Hears P & Z – May 24, 2006 at 6:30 p.m.
- 2) Work Session – May 31, 2006 at 6:30 p.m.
- 3) Regular Session – June 7, 2006 at 6:30 p.m..

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

6. **Presentation by Youth Count Representative Harvey Grady on formation of a youth development plan for Camp Verde. This may be followed by discussion, consideration and approval for Harvey Grady to form the Camp Verde Youth Development Team.**

(Vice Mayor Jackie Baker requested item # 7)

7. **Presentation of Certificate of Recognition to Camp Verde Head Start program in celebration of 28 years of existence in Camp Verde.**

8. **Public Hearing, discussion, consideration, and possible recommendation of approval of a liquor license application by Karl A. Palen for Crusty's Pizza & Subs located at Outpost Mall, Finney Flats units 1 & 2.**

9. **Discussion, consideration, and possible direction to staff to enter into a contract with Mohave Educational Services Cooperative. This will allow the Town of Camp Verde to purchase materials, services and construction from vendors at the prices and terms contained in the contracts between Mohave Educational Services Cooperative and those vendors.**

10. **Discussion, consideration and possible award of bid project 06-018, for a new tent and/or direction to staff to explore purchase of a slightly used tent.**

11. **Discussion, consideration, and possible approval of Resolution 2006-679, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, supporting the verification of the driver's license status of employees who**

**use Town vehicles in performing their job duties.** Southwest Risk representative recommended we establish this verification and make it part of our personnel manual due to liability.

(Mayor Gioia requested item #11)

12. **Discussion and update on proposed Highway 260 construction project.**

**There will be no Public Input on the following items:**

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

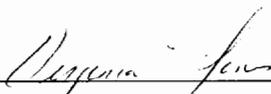
14. **Advanced Approvals of Town Expenditures**

15. **Manager/Staff Report**

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

17. **Adjournment**

Posted by:



Date/Time:

5-17-06

9:45 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  
473 S. Main Street, Room #106  
WEDNESDAY, MAY 3, 2006  
at 6:30 P.M.**

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

1. **Call to Order**

The meeting was called to order at 6:30 p.m.

2. **Roll Call**

Mayor Gioia, Vice Mayor Baker, Councilors Smith, Kovacovich, Parrish and Parry were present; Councilor Hauser was absent.

**Also Present:** Town Manager Bill Lee, Town Attorney Bill Sims, Finance Director Dane Bullard, Town Marshal Dave Smith, Deputy Town Clerk Virginia Jones, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**

The Pledge was led by Parrish.

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

a) **Approval of the Minutes:**

1) April 19, 2006 – Regular Session

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

1) Special Session – May 10, 2006 at 5:00 p.m.

2) Regular Session – May 17, 2006 at 6:30 p.m.

3) Council Hears P&Z – May 24, 2006 at 6:30 p.m.

c) **Possible acceptance of resignation of Library Commissioner Karen Fanning, with appreciation.**

d) **Possible approval of an Intergovernmental Agreement by and between the Town of Camp Verde and the Verde Valley Fire District for the provision of emergency services by the District in the area previously annexed (along SR260) by the Town.**

On a motion by Baker, seconded by Kovacovich, the Consent Agenda was unanimously approved as presented, with the addition of a Work Session May 31, at 6:30 p.m.

Mayor Gioia requested that a Work Session be scheduled for May 31<sup>st</sup> at 6:30 p.m. to work on Design Review.

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

**Lori Boyce** requested that the discussion regarding the Park be scheduled for the regular session on May 17<sup>th</sup> instead of the special session on May 10<sup>th</sup>. Mayor Gioia responded that as long as there is no necessity for an Executive Session the public is always invited to speak. Ms. Boyce said her concern is the financing of the Park and she would like to have that discussion held in public. Attorney Sims explained that discussions regarding strategies to purchase property and discussing price are appropriate for Executive Sessions in order to avoid alerting the seller to the bottom line being contemplated.

**Fonda Hammond** said she is one of the property owners out at the Park site and had gone on the Park walk with Mr. Lee. She has followed the planning for the Park from the first years ago; the property could have been acquired for a lot less money then. The Town had better go ahead and do what they say, but the discussion needs to be public; otherwise a lot of property owners

will stand up and object and cause problems. She added that that was not a threat, the property owners want to know what is going on in their neighborhood, and how it will affect them. If the discussions go "under the table" it won't be a pretty picture.

6. **Presentation of a check in the amount of \$10,245.78 to the Native American Club as requested by the Yavapai Apache Nation Chairman Jamie Fullmer. These funds are from the Nation's \$34,152.60 contribution to the Town from the Cliff Castle Gaming Facility, pursuant to Section 12(d)(1) of the Tribal-State Gaming Compact.**

There was no action taken.

Mayor Gioia presented the subject check to Jane Matthews of the Native American Club as requested by Chairman Fullmer.

There was no public input.

7. **Presentation of a check in the amount of \$6,830.52 to the Chamber of Commerce as requested by the Yavapai Apache Nation Chairman Jamie Fullmer. These funds are from the Nation's \$34,152.60 contribution to the Town from the Cliff Castle Gaming Facility, pursuant to Section 12(d)(1) of the Tribal-State Gaming Compact.**

There was no action taken.

Mayor Gioia presented the subject check to Roy Gugliotta of the Chamber of Commerce as requested by Chairman Fullmer. Mr. Gugliotta expressed his appreciation to the Nation for the check.

Mayor Gioia reiterated thanks on behalf of the Town to the Yavapai-Apache Nation, the Gaming Commission and the Gaming Compact.

There was no public input.

8. **Presentation of Certificate of Recognition to Lynnette Escoffier for being selected as "Leader of Tomorrow".**

There was no action taken.

Along with presenting the subject Certificate of Recognition to Lynnette Escoffier, Mayor Gioia explained that she will be attending the Leaders of Tomorrow meeting with leaders of today in Washington D.C. on July 1 through 10 where she will experience how our government operates, meeting with National leaders and participating in a mock Congress. Mayor Gioia reviewed the many impressive activities participated in by Lynnette, a sophomore at Camp Verde High School, evidencing her superior scholastic merit, community involvement and leadership.

Mayor Gioia added that the Town Council would like to encourage recognition of youth involved in civic deeds that may have or have had an effect on the Town's quality of life, and asked the community to let the Council know of any such young folks.

There was no public input.

9. **Discussion, consideration, and possible approval of a change order in the amount of \$6,788 to supply and install approximately 1,169 sq. ft. of 18" X 18" commercial grade Dal-tile at hallways 123 & 138 in Lounge Room #122 and in the Admin Assistant Room #107 at the new Marshal's Office facility.**

On a motion by Parry, seconded by Parrish, the Council unanimously approved a change order in the amount of \$6,788 to supply and install approximately 1,169 sq. ft. of 18" X 18" commercial grade Dal-tile at hallways 123 & 138 in Lounge Room #122 and in the Admin Assistant Room #107 at the new Marshal's Office facility.

**MINUTES  
COUNCIL HEARS PLANNING & ZONING  
MAYOR and COMMON COUNCIL  
TOWN OF CAMP VERDE  
COUNCIL CHAMBERS  
WEDNESDAY, APRIL 26, 2006  
6:30 P.M.**

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Public input, where appropriate, is heard prior to the motion.

1. **Call to Order**  
The meeting was called to order at 6:30 p.m.
2. **Roll Call**  
Mayor Gioia, Vice Mayor Baker, Councilors Hauser, Smith, Kovacovich and Parry were present; Councilor Parrish arrived at 6:35 p.m.  
  
**Also Present:** Community Development Director Will Wright, Sr. Planner Nancy Buckel, and Recording Secretary Margaret Harper.
3. **Pledge of Allegiance**  
The Pledge was led by Parry.
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) April 12, 2006 – Joint Work Session
  - b) **Set Next Meeting, Date and Time:**
    - 1) Regular Session – May 3, 2006 at 6:30 p.m.
    - 2) Work Session – May 10, 2006 at 6:30 p.m.
    - 3) Regular Session – May 17, 2006 at 6:30 p.m.
    - 4) Council Hears P&Z – May 24, 2006 at 6:30 p.m.
  - c) **Possible approval of Proclamation declaring May 7 through May 13, 2006 as Building Safety Week**  
On a motion by Baker, seconded by Kovacovich, the Council unanimously approved the Consent Agenda as presented.
5. **Call to the Public for Items not on the Agenda.**  
There was no public input.
6. **Discussion, consideration, and possible approval of Resolution 2006-686, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2006-04 for Northeast Industries Commerce Park located on parcels 404-02-024N and 404-02-024Q consisting of 15.86 acres. This project is located off of Howard's road by a new roadway known as 'Boyles Way'.**  
On a motion by Gioia, seconded by Parrish, the Council unanimously approved Resolution 2006-686, Resolution 2006-686, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2006-04 for Northeast Industries Commerce Park located on parcels 404-02-024N and 404-02-024Q consisting of 15.86 acres; this project is located off of Howard's road by a new roadway known as 'Boyles Way'; with all the stipulations as written and discussed.

Director Wright explained that in October the Council approved the Preliminary Plat for the subject Commerce Park with a number of stipulations, one of which involved the drainage. In the

ensuing engineering process it was found that the drainage criteria manual for the County has been revised; pursuant to the new criteria any commercial/industrial subdivision is now under a new guideline for flood control purposes. Instead of using a retention/detention basin that would involve almost an acre, the applicant researched and has found an alternative approach to meet the new regulation, identified as a Continuous Deflective Separator (CDS) treatment unit as to which the County has indicated a favorable recommendation. Wright also reviewed the other stipulations regarding a trail, a park area, buffer fencing, width of the roadway, and the sidewalk.

**Rob Witt**, representative for North East Industries gave a Power Point presentation on the background of the applicant to develop a project that promises to be a clean, attractive commerce park that will ultimately provide as many as 250-300 manufacturing jobs; the company is relocating from Southern California at great expense. Witt also reviewed the question of liability resulting in the request to remove the stipulation regarding removing the trail and park areas, a compromise on the timeline for constructing the walls, and the final item regarding the drainage, referring briefly to the proposed use of the CDS unit.

**Luke Sefton**, Project Engineer, introduced **Tim Joyce**, reviewing his qualifications and experience in storm water management.

**Mr. Joyce** outlined the experience of his company successfully promoting and installing the proposed alternative storm water treatment device in other communities, and with slides explained in detail how it operates and the variety of sizes available. Using a scaled-down model of the proposed CDS treatment unit, Mr. Joyce gave a practical demonstration of its effectiveness, the technology involved, its unobtrusiveness once installed, and the ease of maintenance.

The Council discussed with Mr. Joyce the issues of maintenance responsibility and cost, directing the flow of the drainage, cost and location of the unit, and retention basins including land space required and mosquito control. **Rob Witt**, on behalf of the proponent, suggested that, since there will be other similar commercial projects, one way to resolve the maintenance issue would be to form a special storm water district that would ultimately provide maintenance for all of those projects that will have to comply with the new requirements, a suggestion that the members agreed should be considered and researched further. **Sam Boyles, President of NEI, said that he would agree to pump out the device once a year**, suggesting that in the future a tax could be imposed on a formula basis to assess others developing industrial parks creating some revenue for the town.

The Council agreed with the request to remove the stipulation regarding a trail and park and confirmed that the sidewalks and walls would be constructed later by the individual lot developers as a condition of the lot sales; the owner applicant agreed to standardize the block walls and sidewalks.

#### **PUBLIC INPUT**

**George Young** described his experience with owning and maintaining commercial property in Mesa, and expressed his opinion that allowing the proposed CDS device would be an excellent idea, plus being underground it would not be a breeding area for mosquitoes the way a retention basin is.

There was no further public input.

7. **Discussion, consideration, and possible approval of Resolution 2006-685, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2006-01 for Silverado at Simonton Ranch located on parcels 403-23-103B, 403-23-103D and a portion of 403-23-103C consisting of 64.84**

**acres. This project is located off of Finnie Flat Road and is within the Master Planned Community of Simonton Ranch.**

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved Resolution 2006-685, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2006-01 for Silverado at Simonton Ranch located on parcels 403-23-103B, 403-23-103D and a portion of 403-23-103C consisting of 64.84 acres; this project is located off of Finnie Flat Road and is within the Master Planned Community of Simonton Ranch.

Director Wright said that the subject Final Plat is one of the first in the Master Planned Community of Simonton Ranch, and outlined the adjustments in the parcels and sizes from last October when the Preliminary Plat came before the Council. Wright also reviewed the stipulations that have been agreed to by Mr. Simonton and enumerated in the proposed Resolution, including streets, the use of an agreement in lieu of a performance bond, transfer of water rights, and development of trails. The Council briefly discussed the planned pathways with Mr. Willis, confirming that the Homeowners Association would maintain them.

**PUBLIC INPUT**

**John Reddell** said that the sewer system has a maintenance provision on the pathway; that was in the contract when the sewer line was installed.

**Norma Garrison** said she understands that Mr. Simonton also did the homes on the Bluff, and questioned the provision in the CC&R's that prohibit swing sets; she hopes that swing sets will be allowed in the new development. Mr. Willis responded that families are anticipated as buyers, and the developers are all for having swing sets and other sports equipment for the children.

There was no further public input.

The Council also discussed with Mr. Willis the planned variety of home styles and colors, the anticipated temporary vault-and-haul sewer system, and the lighting. A discussion followed the motion for approval to clarify the issue of transfer of well and surface water rights; Mr. Simonton said he anticipates that the final determination of the water rights to be transferred to the Town will be made and dedicated with the last plat.

**(The Council agreed to address Item 8 prior to Item 7.)**

**8. Discussion, consideration, and possible approval of request for other methods of assurance for the Silverado at Simonton Ranch Subdivision.**

On a motion by Smith, seconded by Baker, the Council **by a 4-3 vote** approved the request for other methods of assurance for the Silverado at Simonton Ranch Subdivision, which other method of assurance would be an Agreement for Withholding Certificate of Occupancy in Lieu of Filing a Performance Bond; with 'no' votes by Gioia, Parry and Hauser.

Director Wright said that the subdivision regulations provides for some type of an assurance regarding a subdivision, including other types as requested by an applicant and if recommended by the P&Z Commission and approved by the Council. Allen Willis has requested that the Town consider an Agreement for Withholding Certificate of Occupancy in Lieu of Filing a Performance Bond; this method has been accepted for other developments the applicant has completed in other communities. The lender, who will hold the first deed of trust, has submitted a letter indicating funding available for the infrastructure improvements. A draft agreement has also been prepared, copies of which were distributed to the members. The Commission has recommended approval of the request; the Town Attorney has indicated that there would be minimal risk for the Town since no Certificate of Occupancy would be given until all the improvements were in place. Because of that, it would be motivation for both the lender and developer to have the project completed much sooner.

**Allen Willis**, of Haven Homes, explained how the Occupancy Agreement would operate, saying that it has been used in the past, that performance bonds are now quite expensive, plus the Town has more leverage by holding the Certificates of Occupancy since the builders do not make any money until the houses are closed and the buyers can move in. In addition, the cost savings can be passed on to the homebuyers.

The Council discussed with the applicant the positions of the lender and the developer, and the financing mechanism, with some members expressing misgivings about possible problems for the Town in using the proposed alternate approach as opposed to not demanding a performance bond because of past experiences. Director Wright summarized the opinion expressed by the Town Attorney indicating minimal or no risk for the Town; the attorney has been familiar with this method of assurance for a number of years.

#### **PUBLIC INPUT**

**Bob Womack**, Camp Verde, expressed his opinion that the finance company has made a \$10-million dollar obligation for the project; the town wants affordable housing; this is a safe bet; the developer could possibly pass on to the buyers the saving of not paying for a performance bond.

There was no further public input.

**A recess was called at 8:40 p.m.; the meeting was reconvened at 8:48 p.m.**

9. **Discussion, consideration, and possible approval of Resolution 2006-682, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving General Plan Amendment 2006-02 that amends the Land Use Map of the General Plan for parcels 403-20-057 from rural residential to low density residential. This amendment is to allow for rezoning of this parcel to R1-35. The site is located at 2115 W. Verde West Drive.**

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved Resolution 2006-682, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving General Plan Amendment 2006-02 that amends the Land Use Map of the General Plan for parcel 403-20-057 from rural residential to low density residential; the site location is 2115 W. Verde West Drive.

#### **STAFF PRESENTATION**

Director Wright referred to the overhead projection of the map of the subject parcel, adding that the request for the General Plan Amendment will be followed by the next item that will be a request for a zoning map change from rural residential to low density residential that would allow one-acre lots. The area surrounding the five acres is predominantly acre-sized lots, and two access points are available. The Commission has unanimously recommended that Council approve the General Plan Amendment request, as well as the Zoning Map change. One letter of opposition has been received.

#### **PUBLIC HEARING OPEN**

##### **Applicant's Statement**

**Darren Prince**, the owner/applicant, said that most of the surrounding parcels are around one acre; the Willows has much smaller lots. Mr. Prince said that his request for the change in zoning is for the purpose of having his property conform to the surrounding neighborhood.

#### **COMMENT FROM OTHER PERSONS**

**Sharon Roddan** said that she and her husband own The Willows, an affordable senior community. One of their concerns, as well as the concerns of the residents, is the proposed improvement to Mondale, possibly destroying some mature cottonwood trees along the road. Ms. Roddan said they have no problem with allowing the rezoning.

**Selma Ellison** explained that they moved to their property in 1971 for the rural lifestyle, and feared that rezoning to allow more lots would increase the number of residents and traffic down Verde West, creating increased safety and trash problems, as well as more of a drain on water for irrigation.

Director Wright commented on the reference to the Mondale improvement explaining that the applicant will provide the easement and/or dedicate any necessary right of way for any further development.

**APPLICANT'S REBUTTAL**

Darren Prince says he also prefers that the trees remain, and that it would be more up to the Town if Mondale is expanded; he would cooperate in keeping the trees. He does not foresee creating five lots in the area. As far as increased traffic, the two accesses would actually cut the traffic in half.

**PUBLIC HEARING CLOSED**

**Council Discussion**

The Council questioned Mr. Prince about the irrigation issue; he confirmed that he owns only a certain amount of shares for his property whether or not it is rezoned. The discussion also covered the issue of the location of the cottonwood trees adjacent to Mondale, confirmation by the owner that he does not intend to try to develop the five acres. Mr. Prince commented that he has considered reserving the parcels for homes for his children in the future. Director Wright outlined for the public the criteria that would trigger either a major or minor General Plan Amendment.

10. **Discussion, consideration, and possible approval of Ordinance 2006-A327, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map 2006-07 of the Planning and Zoning Ordinance for parcel 403-20-057 consisting of approximately 5 acres from RCU2A to R1-35. This property can be accessed off of both Mondale and Verde West Drive and consists of approximately 5 acres.**

On a motion by Hauser, seconded by Smith, the Council unanimously approved Ordinance 2006-A327, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map 2006-07 of the Planning and Zoning Ordinance for parcel 403-20-057 consisting of approximately 5 acres from RCU2A to R1-35; with the stipulation that the mature cottonwood trees that are adjacent to Mondale be protected.

**STAFF PRESENTATION**

Director Wright said that this is the accompanying request to rezone the subject property, and the preceding discussion would apply to this item as well.

**PUBLIC HEARING OPEN**

**Applicant's Statement**

Darren Prince commented that he believes that everything had been covered previously.

**COMMENT FROM OTHER PERSONS**

**Sharon Roddan** said that her comments made earlier regarding the Mondale access would apply to this request.

**Selma Ellison** requested clarification of the existing zoning compared with the requested zoning, asking if the property would be divided into five or three parcels. She is bothered by the fact that the applicant has no plan. Director Wright responded that there would be many requirements that would make it difficult to have four or more lots.

**APPLICANT'S REBUTTAL**

The applicant replied that it does not make sense that he would put a subdivision there with the small amount of acreage; there would be no profit in that. He declined to state for the record that he plans to create three lots.

**PUBLIC HEARING CLOSED**

**Council Discussion**

There was a brief discussion regarding preserving the mature cottonwood trees, and wanting the record to memorialize the desire of the community to protect the cottonwood trees.

11. **Discussion, consideration, and possible approval of Resolution 2006-683, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona approving General Plan amendment 2006-03 that amends the land use map of the General Plan for a 14.28 acres portion of parcel 403-23-102N from open space and high density residential to low density residential. This amendment is to accommodate a residential development. The property is located off of State Highway 260 and Finnie Flat Road behind Silverado subdivision between the irrigation ditch and U.S. Forest Service property.**

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved Resolution 2006-683, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona approving General Plan amendment 2006-03 that amends the land use map of the General Plan for a 14.28 acres portion of parcel 403-23-102N from open space and high density residential to low density residential; this amendment is to accommodate a residential development.

**STAFF PRESENTATION**

Director Wright advised the Council that the subject item as well as the next five items are all related to the Simonton Ranch. Wright said that Mr. Simonton has developed a Power Point that will give the historical context of what he is trying to accomplish and what he presented last July. Wright commented on some the issues that had been encountered at that time related to General Plan Amendments that had not been properly advertised; two of the six items will apply to the General Plan Amendments now properly advertised. Wright outlined the plans for the subject 14-acre parcel, as well as other commitments, compromises and changes made by Mr. Simonton on the overall proposed development resulting from closely working with staff, the community and the Council. The P&Z Commission on April 13, 2006 unanimously approved the request for the General Plan Amendment.

**PUBLIC HEARING OPEN**

**Applicant's Statement**

With comment from the Council that the members are quite familiar with the background of the development, and a problem with beginning the Power Point presentation, Mr. Simonton verbally summarized the history of working with the community and the Council and responding to various requests with a master plan for the development, which he outlined in detail. His summary also confirmed his concessions, his commitment to the Town and the compromises requested and agreed to.

**COMMENT FROM OTHER PERSONS**

**Shirley Brinkman** said she appreciates what Mr. Simonton has done; however, she is asking that he reconsider removing the one corner area of open space; the open space that is important to Camp Verde seems to be disappearing.

**APPLICANT'S REBUTTAL**

Mr. Simonton said that the subject parcel is adjacent to the Forest Service property going to the river, and abuts a 15.6-acre parcel that will remain open space, plus a 24.5-acre parcel that will

remain open space; open spaces have been added in other plats, and within the developments there will be trails and walking paths.

**PUBLIC HEARING CLOSED**

**Council Discussion**

The Council opened the discussion with comments that it appears that 20 percent of the overall Master Plan will remain in open space, and there are acres of Forest Service land that possibly will lead to development of river trails, plus there will be small neighborhood parks. It was also pointed out that there have been tremendous changes made to lower densities. Mr. Simonton confirmed that the 14-acre parcel will connect to the Town's trail system and described those plans.

12. **Discussion, consideration, and possible approval of Ordinance 2006-A326, 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 a portion of Parcel 403-23-102N consisting of approximately 14.28 acres from PAD 6-12 (2.28 AC) and PAD OS (12 AC) to PAD (R1L-35). This rezoning is to allow for residential development. This property is located northeast of the northeast corner of State Highway 260 and Finnie Flat road immediately south of the U. S. Forest Service parcel on the Verde River and consists of 14.28 acres.**

On a motion by Baker, seconded by Parry, the Council unanimously approved Ordinance 2006-A326, 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 a portion of Parcel 403-23-102N consisting of approximately 14.28 acres from PAD 6-12 (2.28 AC) and PAD OS (12 AC) to PAD (R1L-35); this rezoning is to allow for residential development.

**STAFF PRESENTATION**

Director Wright said that this is the follow-up zoning map change request to the previous item; the applicant has lowered the allowed density and the P&Z Commission met on April 13 and recommended approval of the request.

**PUBLIC HEARING OPEN**

**Applicant's Statement**

Mr. Simonton said he was available to answer questions.

**COMMENT FROM OTHER PERSONS**

There were no comments from other persons.

**APPLICANT'S REBUTTAL**

No rebuttal was required.

**PUBLIC HEARING CLOSED**

**Council Discussion**

There was no further Council discussion.

13. **Discussion, consideration, and possible approval of Ordinance 2006-A323, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinances for parcel 403-23-102 consisting of approximately 36.23 acres from PAD 6-12 to PAD 5 (R1L-18) and changing the lot coverage % for the Homestead subdivision from 30% to 40%. This rezoning is to allow for development of Homestead at Simonton Ranch. This property is located off of Finnie Flat behind the Outpost Mall and consists of 36.23 acres.**

On a motion by Gioia, seconded by Baker, the Council unanimously approved Ordinance 2006-A323, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an

amendment to the Zoning Map of the Planning and Zoning Ordinances for parcel 403-23-102 consisting of approximately 36.23 acres from PAD 6-12 to PAD 5 (R1L-18) and changing the lot coverage % for the Homestead subdivision from 30% to 40%; this rezoning is to allow for development of Homestead at Simonton Ranch.

#### **STAFF PRESENTATION**

Director Wright said that Mr. Simonton was present on behalf of Mr. Fuller, of the Fuller Commerce Park L.L.C.; the density for the 36 acres has been lowered considerably as previously pointed out. The request for the increase in coverage comes from the increase in the size and quality of the units planned for the area as an upgrade to the type of housing inventory in the community, and would take into account any accessory buildings such as triple garages. The Commission unanimously recommended approval of the request.

#### **PUBLIC HEARING OPEN**

##### **Applicant's Statement**

Mr. Simonton said he was available to answer questions.

#### **COMMENT FROM OTHER PERSONS**

There were no comments from other persons.

#### **APPLICANT'S REBUTTAL**

No rebuttal was required.

#### **PUBLIC HEARING CLOSED**

##### **Council Discussion**

In response to the Council, Mr. Simonton confirmed that there were provisions for trails throughout the entire development, and that will apply to the next case as well. Mr. Simonton also said he wanted to recognize the attendance of two representatives from the Envirozeum, Ray Elliott and Rich Kimball; they hope to be part of the open space. Mr. Simonton also said that he has encouraged and discussed with other developers adding tot lots to their projects.

14. **Discussion, consideration, and possible approval of Ordinance 2006-A324, 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 parcel 403-23-102F consisting of approximately 16.91 acres from PAD 6-12 to PAD 2 (R1L-35). This rezoning is to allow the development of River's View at Simonton Ranch. This parcel is located within the Simonton Ranch Planned Area Development east of I-17 off of Finnie Flat Road behind the Outpost Mall area adjacent to 'The Homestead' subdivision being developed by Fuller Commerce Park LLC.**

On a motion by Baker, seconded by Hauser, the Council unanimously approved Ordinance 2006-A324, 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 parcel 403-23-102F consisting of approximately 16.91 acres from PAD 6-12 to PAD 2 (R1L-35); this rezoning is to allow the development of River's View at Simonton Ranch.

#### **STAFF PRESENTATION**

Director Wright pointed out that the request lowers the density, that the size of the lots will be similar to Reddell Ranches, and the requested zoning will protect against any lot splitting and responds to what was discussed the last couple of years with the Council and the community. The Commission has unanimously recommended approval of the request.

#### **PUBLIC HEARING OPEN**

##### **Applicant's Statement**

**Al Dupuy**, at Mr. Simonton's request, explained that the new zoning would require a minimum width for the lots and that some of the lots are below that minimum; he has submitted a Letter

of Exception to that effect, as recommended by Will Wright. Mr. Dupuy wanted to make sure that it does not become an issue at the time of presentation of the Final Plat. The Council discussed with Mr. Dupuy the plan for developing the lots and setbacks, only two of which would require the exception, confirming that the required square footage would be met.

**COMMENT FROM OTHER PERSONS**

There were no comments from other persons.

**APPLICANT'S REBUTTAL**

No rebuttal was required.

**PUBLIC HEARING CLOSED**

**Council Discussion**

There was no further Council discussion.

15. **Discussion, consideration, and possible approval of Resolution 2006-684, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona approving General Plan Amendment 2006-04 that amends the Land Use Map of the General Plan for portion of parcel 403-23-102N and parcel 403-23-102D from commercial and high density residential to industrial. The amendment is to accommodate an industrial development. This property is located off Homestead Parkway near Davidson Drive.**

On a motion by Baker, seconded by Parrish, the Council unanimously approved Resolution 2006-684, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona approving General Plan Amendment 2006-04 that amends the Land Use Map of the General Plan for portion of parcel 403-23-102N and parcel 403-23-102D from commercial and high density residential to industrial; the amendment is to accommodate an industrial development.

**STAFF PRESENTATION**

Director Wright explained that this request would have the effect of changing the General Plan Amendment for the approximately 17 acres from the Planned Area Development so that there could be some industrially-zoned property that is adjacent to the existing Industrial Drive, essentially changing high density residential and commercial to industrial zoning. The request is in response to the perceived desires of the community and Council to have an area adjacent to an existing industrially zoned area for job creation. The Commission met and unanimously recommended approval.

**PUBLIC HEARING OPEN**

**Applicant's Statement**

Mr. Simonton said he was available to answer questions.

**COMMENT FROM OTHER PERSONS**

There were no comments from other persons.

**APPLICANT'S REBUTTAL**

No rebuttal was required.

**PUBLIC HEARING CLOSED**

**Council Discussion**

The Council discussed the requested change to M-1, and expressed concern over the wide range of activities that would be permitted. Mr. Simonton assured the Council that he is sensitive to making sure that no objectionable uses would be allowed, and has refused to accept some letters of intent after investigating the proposed activities. Mr. Simonton said that the P&Z Commission had requested that there be no adult-oriented activity allowed to go in M-1, and he did stipulate

to that. There was discussion regarding design review and providing screening for commercial activities; Mr. Simonton said he would be interested in reasonable screening. Wright confirmed that there are provisions for screening in Section 108 of the Town Code that will probably apply, and pointed out some planned areas that would be affected, adding that staff will work closely with whoever will come in to apply. The Council discussed with Mr. Simonton the issues that include a commitment to design review, no adult entertainment establishments, streets, and a commitment to screening.

16. **Discussion, consideration, and possible approval of Ordinance 2006-A325, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Planning and Zoning Ordinance for parcel 403-23-102D and a portion of parcel 403-23-102N consisting of approximately 17.35 acres from PAD 6-12 (12.35 AC) and C2 (5 AC) to M-1. This rezoning is to allow for development of an industrial park. This property is located northeast of the northeast corner of State Highway 260 and Finnie Flat Road, lying south of the Forest Service parcel on the Verde River and consists of 20.03 acres.**

On a motion by Gioia, seconded by Baker, the Council unanimously approved Ordinance 2006-A325, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Planning and Zoning Ordinance for parcel 403-23-102D and a portion of parcel 403-23-102N consisting of approximately 17.35 acres from PAD 6-12 (12.35 AC) and C2 (5 AC) to M-1; this rezoning is to allow for development of an industrial park; with the included commitments from the applicant for design review, for no adult entertainment establishments, and screening where appropriate.

#### **STAFF PRESENTATION**

Director Wright pointed out that there was a correction in the total acres, changing the figures totaling 20-some acres to a total of 17.35 acres. The stipulations discussed with Mr. Simonton in the previous item would now apply to this request. Wright reviewed the street and travel lanes required for the industrial zone, and the plans presented by Mr. Simonton. Wright also reiterated the agreement for not allowing on-street parking in an area of the development, the exclusion of adult-oriented businesses, any type of design review that may be in place, and additional screening for certain areas, all of which should probably be a part of the ordinance.

#### **PUBLIC HEARING OPEN**

##### **Applicant's Statement**

Mr. Simonton said he had no comments, other than to thank each Council member for the consistently unanimous votes, something not easy to do sometimes in Camp Verde. Mr. Simonton agreed that if the public might be accessing a regional park or if there is tourism, that he would be very sensitive to what they are passing by.

#### **COMMENT FROM OTHER PERSONS**

There were no comments from other persons.

#### **APPLICANT'S REBUTTAL**

No rebuttal was required.

#### **PUBLIC HEARING CLOSED**

##### **Council Discussion**

The Council in unison thanked Mr. Simonton for doing what he said he would do, in essence saying that his integrity is appreciated, and more like him would make their job easier.

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

There was no public input.

18. **Advanced Approvals of Town Expenditures**

There were no advanced approvals.

19. **Manager/Staff Report**

There was no Manager/Staff Report.

20. **Council Informational Reports**

Councilor Hauser announced that the baseball boys are going to Regionals on Saturday; she requested time to show a video on the Partnership and the Verde River, and the Work Session scheduled for May 10 was suggested; the clean up on Sierra Verde went well with many people helping. Hauser added that her grandson had worked the next day with friends cleaning up 5,000 napkins that had been thrown out on the street.

Mayor Gioia wanted to acknowledge and thank a group of Boy Scouts that were further on down the road on 260 in front of Howard's Road working on cleaning up.

Councilor Parrish said that Channel 3 TV will be in town on May 4 in three different locations, Out of Africa, in Town, and up on the Mail Trail; say hello and welcome them to town.

21. **Adjournment**

On a motion by Baker, seconded by Kovacovich, the meeting was adjourned at 10:25 p.m.

---

Tony Gioia, Mayor

---

Margaret Harper, Recording Secretary

**CERTIFICATION**

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Regular Session of the Town Council of Camp Verde, Arizona, held on the 26th day of April 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

---

Debbie Barber, Town Clerk

## **STAFF REPORT**

**Council meeting of:**           **May 17, 2006**

**Title:**                               **Presentation by Youth Count Representative Harvey Grady on formation of a youth development plan for Camp Verde. This may be followed by discussion, consideration and approval for Harvey Grady to form the Camp Verde Youth Development Team.**

**Budgeted item:**                N/A – Youth Count is a non-profit organization.

**Description of Item:**        The youth group would be composed of youth and adults that will review current needs of Camp Verde's youth and recommend an action plan that will be presented to Council in the near future.

**Staff Recommendation:**      Council approve staff to work with Youth Count Representative Harvey Grady to form a youth development team.

**Comments:**                     None

**Attachments:**                 Yes

**Prepared by:**                 Bill Lee

## Youth Development Planning for Communities that Care

Verde Youth Count  
in partnership with Verde Valley  
communities

Youth Count

## How many kids slip through our helping hands?

- In FY 2004, Camp Verde had 184 kids sent to Juvenile Court.
- In FY 2005, that increased to 234 Camp Verde kids.
- That's about ten classrooms of kids.



2

Youth Count

## How can we improve our ways of helping youth?

- We need to:
  - Find the "holes" in our systems.
  - Work together to repair them.
  - Keep track of our progress - measure results.

3

Youth Count

## Plan for Progress

- What assets do we have for youth development?
- Where are gaps and overlaps in youth and family services?
- What are our needs:
  - Short-term?
  - Long-term?
- What are the costs?

4

Youth Count

## Costs of kids in trouble

- Research shows that if we can prevent one boy or girl from developing a life of crime, we save society roughly \$2 million in long-term costs.



Cohen, M. A. 1995. The monetary value of saving a high-risk youth. *Journal of Quantitative Criminology* 14 (7): 5-37

5

Youth Count

## We invest in youth development

- Research shows that \$1 invested in youth development saves \$7 in costs of crime and justice.



Kenny, L. A. et al. 1998. Investing in our children: what we know and don't know about the costs and benefits of early childhood interventions. Santa Monica, CA: RAND Corporation.

6

*Town of Camp Verde*

*Certificate of  
Recognition*

*Presented to:*

*Camp Verde Head Start  
For  
28 years of existence  
In The Town of Camp Verde*



*Tony Gioia*

\_\_\_\_\_  
Tony Gioia , Mayor

*5/10/06*

\_\_\_\_\_  
Date

ARIZONA DEPARTMENT OF LIQUOR LICENSES & CONTROL

800 W Washington 5th Floor  
Phoenix AZ 85007-2934  
(602) 542-5141

06 FEB 23 19:52 Dept PM 2 52

06 MAR 22 Liq. Dept PM 3 04  
400 W Congress #521  
Tucson AZ 85701-1352  
(520) 628-6595



APPLICATION FOR AGENT CHANGE - ACQUISITION OF CONTROL - RESTRUCTURE

Check Appropriate Box

Agent Change  
Complete Sections 1,2,3,4,6  
(See Note 1 on back)

Acquisition of Control  
Complete Sections 1, 2, (3,4 if changing Agent), 6

Restructure  
Complete Sections 1,2,(3,4 if changing Agent), 5,6  
(See Note 2 on back)

SECTION 1 (COMPLETE THIS SECTION FOR AGENT CHANGE, ACQUISITION OF CONTROL OR RESTRUCTURE)

- Name (INDIVIDUAL OR EXISTING AGENT (if no agent change) OR NEW AGENT OR CORPORATE OFFICER OR LLC CONTROLLING MEMBER)  
PALEN KARL A 12131003  
Last First Middle Liquor License #
- Corporation  L.L.C.  N/A: Crusty's Pizza + Subs, Inc. Corp. File #: 01194463  
(Exactly as it appears on Articles of inc. or Articles of Org.)
- Business Name: Crusty's Pizza + Subs
- Business Address: FINNEY FLATS - UNITS 1 & 2 CAMP VERDE AZ YAV 86322  
(Do not use P.O. Box Number) COUNTY Zip
- Is the business located within the incorporated limits of the above city or town?  Yes  No
- Mailing Address: P.O. Box 2177 Camp Verde AZ 86322  
City State Zip
- Business Phone: (928) 567-6444 Residence Phone: [REDACTED]
- Does this transaction involve the sale of any portion of the corporate stock?  YES  NO  N/A If yes, submit a certified copy of minutes. See Attached
- Has there been any change of officers?  YES  NO  N/A If yes, submit a certified copy of minutes. See Attached

SECTION 2 (COMPLETE THIS SECTION FOR AGENT CHANGE, ACQUISITION OF CONTROL OR RESTRUCTURE)

Each person listed in Section II must submit a personal questionnaire (Form LIC0101) and a Department approved fingerprint card which may be obtained at the Dept. A person appearing in both lists need only submit one questionnaire and fingerprint card. on file

1. List individual owner or partners or all directors, officers in corp., members in LLC:

| Last  | First | Middle | Title | Residence Address | City State Zip          |
|-------|-------|--------|-------|-------------------|-------------------------|
| PALEN | KARL  | A      | PRES  | 4930 VALENCIONS   | LAKE MONTEZUMA AZ 86335 |
|       |       |        |       |                   |                         |
|       |       |        |       |                   |                         |

(ATTACH ADDITIONAL SHEET(S) IF NECESSARY)

2. List stockholders or controlling members owning 10% or more of Corp/LLC:

| Last  | First | Middle | % Owned | Residence Address | City State Zip |
|-------|-------|--------|---------|-------------------|----------------|
| PALEN | KARL  | A      | 100     | Same as above     |                |
|       |       |        |         |                   |                |
|       |       |        |         |                   |                |

(ATTACH ADDITIONAL SHEET(S) IF NECESSARY)

Disabled individuals requiring special accommodations please call the Department

Date Received 3/31/06  
CSR Jae

SECTION 3 (COMPLETE THIS SECTION FOR AGENT CHANGE)

1. If the corporation/L.L.C. is owned by another entity, ATTACH AN OWNERSHIP AND DIRECTOR / OFFICER / MEMBER DISCLOSURE for the parent entity. Attach additional sheets as necessary in order to disclose real people.

As an Agent, will you be physically present and operating the licensed premises? [X] YES [ ] NO

If you answered YES, you must provide proof of attendance of a Department approved Liquor Law Training Course within the last five years before your application for Agent can be submitted. If "no" a manager with approved training must be submitted.

SECTION 4 (COMPLETE THIS SECTION FOR AGENT CHANGE)

To be completed by the INDIVIDUAL OR EXISTING AGENT OR CORPORATE OFFICER OR L.L.C. CONTROLLING MEMBER:

1. License Number: \_\_\_\_\_ Date of last renewal: \_\_\_\_\_

2. Current Licensee or Agent: \_\_\_\_\_ (Exactly as it appears on license) Last First Middle

I, \_\_\_\_\_ (Print full name), hereby consent to the agent appointment named herein and agree to immediately assign a new agent in the event of the death, resignation, or discharge of this agent. I also understand that if the background report shows that I, the corporation, or any officer, director, member, or stockholder have been convicted of a felony in the past five (5) years, I will immediately surrender the license to the Arizona Department of Liquor Licenses and Control and hereby waive all rights to appeal such action.

X \_\_\_\_\_ (Signature of INDIVIDUAL/ CORPORATE/CLUB OFFICER/MEMBER) State of \_\_\_\_\_ County of \_\_\_\_\_ The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ Year Day Month Year

My commission expires on: \_\_\_\_\_ (Signature of NOTARY PUBLIC)

SECTION 5 (COMPLETE THIS SECTION FOR RESTRUCTURE)

Is there more than one licensed premises involved? [ ] YES [ ] NO If yes, SEPARATE APPLICATIONS must be filed and fees paid for each license/location.

Type of current ownership: [ ] J.T.W.R.O.S. [ ] INDIVIDUAL [ ] PARTNERSHIP [ ] CORPORATION [ ] LIMITED LIABILITY CO. [ ] TRUST [ ] OTHER Explain \_\_\_\_\_ Type of new ownership: [ ] J.T.W.R.O.S. [ ] INDIVIDUAL [ ] PARTNERSHIP [ ] CORPORATION [ ] LIMITED LIABILITY CO. [ ] TRUST [ ] OTHER Explain \_\_\_\_\_

SECTION 6 (COMPLETE THIS SECTION FOR AGENT CHANGE, ACQUISITION OF CONTROL OR RESTRUCTURE)

To be completed by INDIVIDUAL OR EXISTING AGENT (if no agent change) OR NEW AGENT OR CORPORATE OFFICER OR L.L.C. CONTROLLING MEMBER as listed in Question 1 Section 1:

I, KARL A. PALEN (Print full name), hereby declare that I am the APPLICANT filing this application.

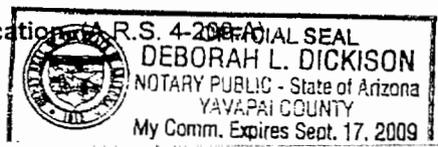
have read the application and the contents and all statements are true, correct and complete. State of Arizona County of Yavapai

X [Signature] (Signature of INDIVIDUAL OR AGENT) The foregoing instrument was acknowledged before me this 22 day of February, 2006 Day Month Year

My commission expires on: Sept 17, 2009 [Signature] (Signature of NOTARY PUBLIC)

NOTE 1: The fee for an agent change MUST be submitted with this application: \$100.00 for the first application and \$50.00 for each additional application, not to exceed \$1,000.00. (A.R.S. 4-209.H)

NOTE 2: The \$100.00 fee for restructure MUST be submitted with this application.



'06 MAR 22 Liq. Dept PM 3:04

'06 FEB 23 Liq. Dept PM 2:51

'06 JAN 3 Liq. Dept PM 2:57

Corporate Minutes for Crusty's Pizza & Subs, Inc.

August 20, 1999

Shareholders Present: Karl A Palen  
Paula L Ray-Palen

It is agreed between Karl A. Palen (President) and Paula L. Ray-Palen (Secretary) due to divorce Karl will buy Paula out of her interest in Crusty's Pizza & Subs, Inc. Karl A. Palen will be 100% owner of Crusty's Pizza & Subs, Inc. when payments are finished.

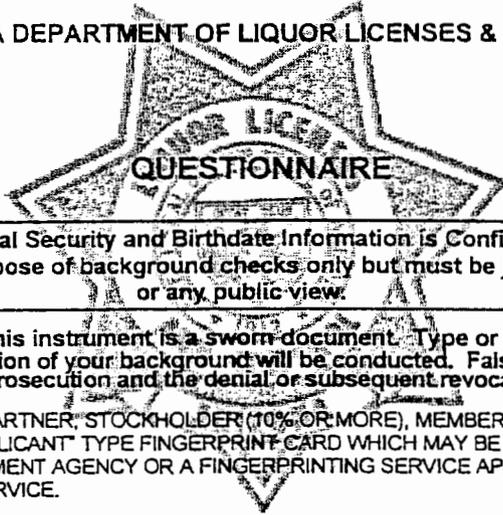


Paula L. Ray-Palen

12-27-05

06 MAR 22 Liq. Dept PM 3 04  
 800 W Washington 5th Floor  
 Phoenix AZ 85007-2934  
 (602) 542-5141

ARIZONA DEPARTMENT OF LIQUOR LICENSES & CONTROL



400 W Congress #521  
 Tucson AZ 85701-1352  
 (520) 628-6595  
 P1007245  
 PRL

Attention all Local Governing Bodies: Social Security and Birthdate Information is Confidential. This information may be given to local law enforcement agencies for the purpose of background checks only but must be blocked to be unreadable prior to posting or any public view.

Read carefully. This instrument is a sworn document. Type or print with black ink. An extensive investigation of your background will be conducted. False or incomplete answers could result in criminal prosecution and the denial or subsequent revocation of a license or permit.

TO BE COMPLETED BY EACH OWNER, AGENT, PARTNER, STOCKHOLDER (10% OR MORE), MEMBER, OFFICER OR MANAGER. ALSO EACH PERSON COMPLETING THIS FORM MUST SUBMIT AN "APPLICANT" TYPE FINGERPRINT CARD WHICH MAY BE OBTAINED AT THE DEPT. FINGERPRINTING MUST BE DONE BY A BONA FIDE LAW ENFORCEMENT AGENCY OR A FINGERPRINTING SERVICE APPROVED BY THE DEPARTMENT OF LIQUOR. THE DEPARTMENT DOES NOT PROVIDE THIS SERVICE.

Eff. 10/01/03 there is a \$29.00 processing fee for each fingerprint card submitted.  
 A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. 44.6852)

Liquor License #

12131003  
 (If the location is currently licensed)

1. Check appropriate box →  Owner  Partner  Stockholder  Member  Officer  Agent  
 Other \_\_\_\_\_ (Complete Questions 1-20 & 24)  
 Licensee or Agent must complete # 25 for a Manager

Manager(Only)  
 (Complete All Questions except # 14, 14a & 25)  
 Licensee or Agent must complete # 25

2. Name: PALEN KARL A Date of Birth: \_\_\_\_\_  
 Last First Middle (This Will Not Become a Part of Public Records)

3. Social Security Number: \_\_\_\_\_ License # \_\_\_\_\_ State: AZ  
 (This Will Not Become a Part of Public Records)

4. Place of Birth: HAMTRAMCK MI U.S.A. Height 6'1 Weight 185 Eyes: BLU Hair: BROWN  
 City State Country (not county)

5. Marital Status  Single  Married  Divorced  Widowed Residence (Home) Phone: (928) 592-0670

6. Name of Current or Most Recent Spouse: N.A. - (BEGN DIVORCED OVER 6 YRS) Date of Birth: N.A.  
 (List all for last 5 years - Use additional sheet if necessary) Last First Middle Maiden

7. You are a bona fide resident of what state? AZ If Arizona, date of residency: 1981

8. Telephone number to contact you during business hours for any questions regarding this document (928) 567-6444

9. If you have been a resident less than three (3) months, submit a copy of driver's license or voter registration card.

10. Name of Licensed Premises: CRUSTY'S PIZZA & SUBS, INC. Premises Phone: (928) 567-6444

11. Licensed Premises Address: FINNEY FLATS OUTPOST MALL UNITS 142 CAMP YAVAPAI VERDE, AZ 86322  
 Street Address (Do not use PO Box #) City County Zip

12. List your employment or type of business during the past five (5) years, if unemployed part of the time, list those dates. List most recent 1st.

| FROM Month/Year | TO Month/Year | DESCRIBE POSITION OR BUSINESS | EMPLOYER'S NAME OR NAME OF BUSINESS (Give street address, city, state & zip) |
|-----------------|---------------|-------------------------------|--|
| 1981            | CURRENT       | PIZZA RESTAURANT              | CRUSTY'S PIZZA & SUBS, INC. CAMP YAVAPAI VERDE, AZ 86322                     |
|                 |               |                               |  |
|                 |               |                               |  |

ATTACH ADDITIONAL SHEET IF NECESSARY FOR EITHER SECTION ↑ ↓

13. Indicate your residence address for the last five (5) years:

| FROM Month/Year | TO Month/Year | Rent or Own | RESIDENCE Street Address | City            | State | Zip   |
|-----------------|---------------|-------------|--------------------------|-----------------|-------|-------|
| JULY 2000       | CURRENT       | OWN         | 4920 VALENCILOS WAY      | LAKE MONTICEMMA | AZ    | 86322 |
|                 |               |             |                          |                 |       |       |
|                 |               |             |                          |                 |       |       |

If you checked the Manager box on the front of this form skip to # 15

14. As an Owner, Agent, Partner, Stockholder, Member or Officer, will you be physically present and operating the licensed premises? If you answered YES, how many hrs/day? 3, answer #14a below. If NO, skip to #15.  YES  NO
- 14a. Have you attended a Department approved Liquor Law Training Course within the last 5 years? (Must provide proof)  YES  NO  
If the answer to # 14a is "NO", course must be completed before issuance of a new license or approval on an existing license.
15. Have you EVER been detained, cited, arrested, indicted or summoned into court for violation of ANY law or ordinance (regardless of the disposition even if dismissed or expunged)? For traffic violations, include only those that were alcohol and/or drug related.  YES  NO
16. Have you EVER been convicted, fined, posted bond, been ordered to deposit bail, imprisoned, had sentence suspended, placed on probation or parole for violation of ANY law or ordinance (regardless of the disposition even if dismissed or expunged)? For traffic violations, include only those that were alcohol and/or drug related.  YES  NO
17. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses PENDING against you or ANY entity in which you are now involved?  YES  NO
18. Have you or any entity in which you have held ownership, been an officer, member, director or manager EVER had a business, professional or liquor APPLICATION OR LICENSE rejected, denied, revoked, suspended or fined in this or any other state?  YES  NO
19. Has anyone EVER filed suit or obtained a judgment against you in a civil action, the subject of which involved fraud or misrepresentation of a business, professional or liquor license?  YES  NO
20. Are you NOW or have you EVER held ownership, been a controlling person, been an officer, member, director, or manager on any other liquor license in this or any other state?  YES  NO

**If any answer to Questions 15 through 20 is "YES" YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions.**

If you checked the Manager box on the front of this form, fill in #21-23 and 24, all others skip the following box (21-23) and go to # 24

**Manager Section**

21. Have you attended a Department approved Liquor Law Training Course within the last 5 years? (Must provide proof)  YES  NO  
If the answer to #21 is "NO" course must be completed BEFORE ISSUANCE of a new license OR APPROVAL on an existing license.
22. Do you make payments to the licensee?  YES  NO If "yes", how much? \$ \_\_\_\_\_ per month. Total debt to licensee \$ \_\_\_\_\_
23. Is there a formal written contract or agreement between you and the licensee relating to the operation or management of this business?  
 YES  NO If "yes", attach a copy of such agreement

24. I, KARL A. PALEN, hereby declare that I am the APPLICANT filing this questionnaire.  
(Print full name of Applicant)

I have read this questionnaire and the contents and all statements are true, correct and complete.

X [Signature] State of Arizona County of Yavapai  
The foregoing instrument was acknowledged before me this 20 day of March, 2006 Year

[Signature] OFFICIAL SEAL  
REBORAH L. DICKISON  
NOTARY PUBLIC - State of Arizona  
YAVAPAI COUNTY  
My Comm. Expires Sept. 17, 2009

My commission expires on: 17 Day Sept Month 2009 Year Reborah L. Dickison (Signature of NOTARY PUBLIC)

**FILL IN THIS SECTION ONLY IF YOU ARE A LICENSEE OR AGENT APPROVING A MANAGER APPLICATION  
Licensee or Agent Approval of Manager**

25.1, (Print Licensee/Agent's Name): \_\_\_\_\_  
Hereby authorize the applicant to act as manager for the named liquor license.

State of \_\_\_\_\_ County of \_\_\_\_\_  
The foregoing instrument was acknowledged before me this \_\_\_\_\_

X \_\_\_\_\_ day of \_\_\_\_\_  
(Signature of LICENSEE/AGENT) Day Month Year

My commission expires on: \_\_\_\_\_ (Signature of NOTARY PUBLIC)  
Day Month Year

05 MAR 22 11:04 AM  
Liquor Dept

# ARIZONA DEPARTMENT OF LIQUOR LICENSES & CONTROL

800 W Washington 5th Floor  
Phoenix AZ 85007-2934  
(602) 542-5141



400 W Congress #150  
Tucson AZ 85701-1352  
(520) 628-6595

## CERTIFICATION OF COMPLETED ALCOHOL TRAINING PROGRAM(S)

OBTAIN ORIGINALS OF THIS FORM FROM DLLC-DO NOT PHOTOCOPY, DOCUMENT IS COMPUTER SCANNED. TYPE OR PRINT WITH BLACK INK.

### ALCOHOL TRAINING PROGRAM INDIVIDUAL INFORMATION

KARL A. PALEN

Individual Name (Print)

*[Handwritten Signature]*

Individual Signature

3/19/06

Date Training Completed

#### TYPE OF TRAINING COMPLETED

TRAINER MUST CHECK YES OR NO FOR EACH TYPE

LANGUAGE OF INSTRUCTION :

ENGLISH  SPANISH

YES  NO BASIC

YES  NO MANAGEMENT

YES  NO BOTH

YES  NO ON SALE

YES  NO OFF SALE

YES  NO OTHER

### IF TRAINEE IS EMPLOYED BY A LICENSEE:

KARL A. PALEN

NAME OF THE LICENSEE

CRUSTY'S PIZZA & SUBS, INC.

BUSINESS NAME

LIQUOR LICENSE NUMBER

### ALCOHOL TRAINING PROGRAM PROVIDER INFORMATION

Julene Boger

Company or Individual Name

Box 5606

Address

Flagstaff

City

AZ

State

86011-5606 928-523-1614

Zip

Phone

I Certify the above named individual has successfully completed the specified program(s).

Julene Boger

Trainer Name (Print)

*[Handwritten Signature]*

Trainer Signature

3/19/06

Date

Trainer give original of completed form to trainee, photocopy and maintain completed document for your records.

Mandatory Liquor Law Training for all new applications submitted after November 1, 1997. A.R.S. Section 4-112(G)(2). Completion of the Liquor License Training Courses is required at the issuance of a license.

The person(s) required to attend both the Basic Liquor Law and Management Training, (either on-sale or off-sale), will include all of the following: owner(s), licensee/agent or manager(s) **WHO ARE ACTIVELY INVOLVED IN THE DAY TO DAY OPERATION OF THE BUSINESS.**

Proof of attendance within the last five years for the required courses must be submitted to the Department before the license application is considered complete.

Before acceptance of a Manager's Questionnaire and/or Agent Change for an existing license, proof of attendance for the Basic Liquor Law and Management Training (either on-sale or off-sale) will be required.

## **STAFF REPORT**

**Council meeting of:** 5-17-06 – Consent Agenda

**Title:** Possible approval to enter into a contract with Mohave Educational Services Cooperative.

**Budgeted item:** N/A

**Description of Item:** Being a member of Mohave Educational Services Cooperative will allow the Town of Camp Verde to purchase materials, services and construction from vendors at the prices and terms contained in the contracts between MESC and those vendors.

**Staff Recommendation:** Approve by motion, entering into a contract with Mohave Educational Services Cooperative.

**Comments:** N/A

**Attachments:** Yes

**Prepared by:** L. Moore

MOHAVE EDUCATIONAL SERVICES COOPERATIVE, INC.  
COOPERATIVE PURCHASE AGREEMENT

625 East Beale Street • Kingman, AZ 86401-5920  
(928) 753-6945 Phone • (928) 718-3232 Fax  
www.mesc.org

This Agreement entered into the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between Mohave Educational Services Cooperative, Inc., an Arizona nonprofit corporation and public procurement unit established pursuant to provisions of A.R.S. § 11-952, A.R.S. § 11-952.01, and A.R.S. § 41-2632, hereinafter called "MESC," and \_\_\_\_\_, a local or public procurement unit or nonprofit educational or public health institution, hereinafter called the "Member," to permit the Member to purchase materials, services and construction from vendors at the prices and terms contained in contracts between MESC and those vendors. The governing body of any Member may enter into an Agreement with MESC for the purpose of utilization of requirements contracts by such Member (Arizona State Procurement Code, ARS § 41-2631 *et seq*; ARS § 15-213; Arizona State Board of Education School District Procurement Rules, R7-2-1001 *et seq*).

In consideration of the mutual promises contained in this Agreement, and the mutual benefits to result there from, the parties agree as follows:

1. MESC shall provide the member with a paper and/or electronic catalog of all eligible contracts and periodically update the catalog as new contracts become available and old ones are removed. The Member will have access to Mohave's website for information on contracts, products, and services.
2. The specifications, terms and conditions for products, materials, services, and construction will be determined by MESC.
3. MESC shall conduct the procurement in compliance with the Arizona State Procurement Code and the Arizona State Board of Education School District Procurement Rules (ARS Title 41, Chapter 23 and A.A.C. R7-2-1001 *et seq*). MESC will seek contracts for a variety of materials, services, equipment, and/or construction to enable Members to be/remain in compliance with local, State, or Federal laws or rules, and that promote the overall efficiency, effectiveness and economy of public procurement.
4. MESC will indicate that all Members will be eligible participants in any solicitation intended for general use by MESC's Members. In addition, MESC may invite Members to participate in specific solicitations. Members indicating an interest in participating in such specific solicitations will be eligible to participate in the resulting contracts.
5. MESC will hold the Member harmless from any liability which may arise from MESC's action or inaction relating to this Agreement.
6. The Member shall:
  - a. Insure that purchase orders issued against MESC contracts are sent directly to MESC in Kingman and are in accordance with the terms and prices established in said contracts.
  - b. Unless special conditions are approved by the vendor, pay MESC invoice within 25 calendar days of receipt of materials, services or construction. Payment for, and inspection and acceptance of materials, services or construction ordered by the Member shall be the exclusive obligation of the ordering Member.
  - c. Not use a MESC contract as a method for obtaining additional concessions or reduced prices for similar material or services.
  - d. Be responsible for ordering of materials, services or construction under this Agreement. MESC shall not be liable in any fashion for any violation by the Member of this Agreement, and the Member shall hold MESC harmless from any liability which may arise from action or inaction of the member relating to the Agreement or its subject matter.

- e. Remit to MESC an administration fee equal to one percent (minimum \$10) of the cost of ordered materials, services and/or construction (excluding shipping, taxes, interest fees for leases, bonds) upon receipt of invoice from MESC, as provided in ARS § 41-2632(5).
- 7. The exercise of any rights or remedies by the Member shall be the exclusive obligation of the Member. However, MESC as the contract administrator, and without subjecting itself to any liability, may join in the resolution of any controversy should it so desire.
- 8. MESC assists Members with purchase verification. However, it is the Member's responsibility to independently verify that quotations and purchase orders comply with the terms of the award of a contract or procurement. This responsibility is set by rule and statute, and cannot be changed by MESC.
- 9. MESC may terminate this Agreement without notice if the Member fails to comply with the terms of this Agreement and/or the terms of a MESC contract.
- 10. The Member may terminate the Agreement without notice if MESC fails to comply with the terms of this Agreement.
- 11. Either party may terminate this Agreement with at least ninety (90) days written notice to the other party.
- 12. Termination of this Agreement shall not relieve the Member from Member's exclusive obligation comply with the terms of any Member purchase order processed by MESC prior to termination and to pay for materials, services and/or construction so ordered and received.
- 13. This Agreement shall take effect upon execution by the parties and shall continue until it is terminated. This Agreement supersedes any and all previous purchase agreements between MESC and the Member.
- 14. Failure of a Member to secure performance from a vendor in accordance with the terms and conditions of its purchase order does not mean MESC will be required to exercise its own rights or remedies.
- 15. This agreement may be canceled pursuant to the provisions of ARS § 38-511; and is exempt from the provisions of ARS § 11-952, subsections D, E, and F under the provisions of ARS § 41-2632 and Arizona State Board of Education Rule R7-2-1191.
- 16. The Member and MESC agree to be in compliance with all State and Federal employment hiring and employee practices. Both parties agree to use arbitration to the extent required in ARS § 12-1518.

IN WITNESS WHEREOF, the parties of this Agreement have caused their names to be affixed.

**FOR THE MEMBER**

**FOR MESC**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

## Welcome to Mohave

We need some information to get your membership started. We look forward to serving your purchasing needs.

**Name of Organization** \_\_\_\_\_

**Bill to Address:**

**Ship to Address:** (No PO Boxes please)

\_\_\_\_\_  
Street

\_\_\_\_\_  
Street

\_\_\_\_\_  
City

\_\_\_\_\_  
City

\_\_\_\_\_  
State & Zip

\_\_\_\_\_  
State & Zip

**Type of Organization:**

Public School \_\_\_\_\_

Private School \_\_\_\_\_

Charter School \_\_\_\_\_

College/University \_\_\_\_\_

City Government \_\_\_\_\_

County Government \_\_\_\_\_

Federal Government \_\_\_\_\_

Other - Non-Profit (please specify) \_\_\_\_\_

(Other Non-Profits should attach IRS 501(c)3 documents)

**Local Tax Rate:** \_\_\_\_\_

(Attach letter from Arizona Department of Revenue if exempt from Arizona sales tax.)

**County:** \_\_\_\_\_

**Contacts**

**Purchasing:**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Phone #

\_\_\_\_\_  
Fax #

\_\_\_\_\_  
Email Address

**Accounts Payable:**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Phone #

\_\_\_\_\_  
Fax #

\_\_\_\_\_  
Email Address

**Supt/Director:**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Phone #

\_\_\_\_\_  
Fax #

\_\_\_\_\_  
Email Address

## **STAFF REPORT**

|                              |   |
|------------------------------|---|
| <b>Council meeting of:</b>   | May 17, 200 – Regular Session   |
| <b>Title:</b>                | Discussion, consideration, and possible award of bid for a new tent and/or direction to staff to explore purchase of slightly used tent.  |
| <b>Budgeted item:</b>        | Yes, this is a CIP project  |
| <b>Description of Item:</b>  | Purchase of new or slightly used tent for special events.   |
| <b>Staff Recommendation:</b> | To allow staff to research and purchase a used tent that meets our bid specs. We recently held bids on used tents and received one bid that was more than double the price that we have budgeted. |
| <b>Comments:</b>             | We received two bids for the tent. The lowest bidder did not meet our specifications. We had asked for 18 mil and the bid was for 14-15 mil. Our concerns are the life of the fabric.             |
| <b>Attachments:</b>          | Yes.  |
| <b>Prepared by:</b>          | Lynda Moore   |

**BID POSTING**

**TOWN OF CAMP VERDE**

**Request for Proposal**

**Special Event Tent**

**BID 06-018**

**BID OPENING**

**05-09-06**

**395 S. MAIN STREET ROOM 106**

**3:00 p.m.**

**Present: Lynda Moore, Parks & Recreation Direction and Mike Dumas, Maintenance Foreman**

**Bids**

|                     |                |             |
|---------------------|----------------|-------------|
| Anza Tents          | Torrance, Ca   | \$55,932.00 |
| Ohenry Tents        | Waco, TX       | \$27,596.00 |
| Verde Valley Rental | Cottonwood, AZ | No Bid.     |

Posted By: *Clavo* Date/Time 5-9-06

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.

Present

Lynda Moore P&R Director  
Mike Dumas Maint Foreman

**Town of Camp Verde**

**Special Event Tent**

**Project # 06-018**

**Tabulation of Bids Received Tuesday, May 9, 2006 3:00 P.M.**

BIDDER

CITY/STATE

TOTAL BID  
AMOUNT

| <u>BIDDER</u>          | <u>CITY/STATE</u> | <u>TOTAL BID<br/>AMOUNT</u> |     |
|------------------------|-------------------|-----------------------------|-----|
| 1. Anza Tents          | Torrance CA       | 55,932.00                   | new |
| 2. O Henry             | Waco TX           | 27,596. <sup>00</sup>       | new |
| 3. Verde Valley Rental | Cottonwood, AZ    | no Bid                      |     |
| 4.                     |                   |                             |     |
| 5.                     |                   |                             |     |
| 6.                     |                   |                             |     |
| 7.                     |                   |                             |     |
| 8.                     |                   |                             |     |
| 9.                     |                   |                             |     |
| 10.                    |                   |                             |     |
| 11.                    |                   |                             |     |
| 12.                    |                   |                             |     |
| 13.                    |                   |                             |     |
| 14.                    |                   |                             |     |
| 15.                    |                   |                             |     |

PROJECT BID PICK UP  
PROJECT NAME-Town of Camp Verde  
Special Event Tent  
Project # 06-018

FILL IN ALL INFORMATION:  
(Get business card when possible)

Page 1 of \_\_\_\_\_

Eagle International  
Company Name

Burford Dowell  
Contact Person

Mailing Address

City State Zipcode

Phone # & Area Code

Fax #

Main Auring and Tent  
Company Name

Contact Person  
309 Findlay St.  
Mailing Address

Cincinnati Ohio 45214  
City State Zipcode

Phone # & Area Code

Fax #

Verde Valley Rentals  
Company Name

Ross Willoughby  
Contact Person

403 S. 6th St  
Mailing Address

Wittanwood Ar 86026  
City State Zipcode

634-8531  
Phone # & Area Code

634-3604  
Phone # & Area Code

Fax #

Cherry Productions  
Company Name

Contact Person  
3859 Chappel Hill Rd.  
Mailing Address

Waco Tx 76705  
City State Zipcode

Phone # & Area Code

Fax #

Anza Tents  
Company Name

Contact Person  
375 Maple Ave.  
Mailing Address

Lorrance CA 90503  
City State Zipcode

Phone # & Area Code

Fax #

Company Name

Contact Person

Mailing Address

City State Zipcode

Phone # & Area Code

Fax #

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Company Name

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Contact Person

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Mailing Address

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City State Zipcode

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Fax #

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Company Name

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Contact Person

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Mailing Address

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City State Zipcode

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Phone # & Area Code

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Fax #

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**TOWN OF CAMP VERDE  
REQUEST FOR PROPOSAL  
EVENT TENT  
TOWN OF CAMP VERDE  
PROPOSAL NUMBER P&R 06-018**



The Town of Camp Verde will be accepting sealed proposals at the **Parks and Recreation Office, 395 S. Main Street, Room 314, Camp Verde, Arizona 86322**, until **2:30 p.m. on Tuesday, May 9, 2006** for an Event Tent. Bids will be opened at **3:00 p.m. on Tuesday, May 9, 2006 at the Parks and Recreation Office, 395 S. Main Street, Room 314, Camp Verde, Arizona 86322**.

Questions or additional information may be obtained by contacting the Town of Camp Verde Parks & Recreation office, located at 395 S. Main Street, Camp Verde, Arizona 86322, telephone number (928) 567-0535 extension 136, Parks & Recreation Director.

The contract will be awarded to the lowest responsible bidder whose proposal is responsive to the Request for Proposals and will be most advantageous to the Town. Responsible factors to be considered may include but are not limited to, the bidder's past performance on the contracts. The award may be made to other than the lowest price proposal.

The Town reserves the right to reject any or all proposals received if the Town determines that such rejection is in the best interest of the public.

Please run until May 5<sup>th</sup>.

Thanks,

hynda

567-0535 X136

**CONTRACT DOCUMENTS**

**for**

**Request for Proposal  
Event Tent  
Town of Camp Verde  
Project # 06-018**

**April 2006**

**Town Council**

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

**Town Manager**

**Bill Lee**

**Parks and Recreation Director**

**Lynda Moore**



**TOWN OF CAMP VERDE  
REQUEST FOR PROPOSAL  
EVENT TENT  
TOWN OF CAMP VERDE  
PROPOSAL NUMBER P&R 06-018**

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The Town reserves the right to reject any or all proposals received if the Town determines that such rejection is in the best interest of the public.

**GENERAL TERMS AND CONDITIONS**

**PREPARATION:**

Proposals shall be submitted in a sealed envelope addressed to the **Town of Camp Verde, Parks and Recreation Office, P.O. Box 710, Camp Verde, Arizona 86322** marked "Sealed Proposals Event Tent" and identified by the material or service description, proposal number, and proposal opening date and time. When submitting a no proposal, indicate on the outside of the envelope "No Proposal". The entire proposal package including all instructions is to be returned and properly fastened together.

All proposals must be made on the Town proposal forms and duly signed by an authorized representative of the bidder.

Proposals faxed to the Town of Camp Verde cannot be accepted.

Proposals received after the stipulated proposal opening date and time will not be considered.

The Town is not responsible for any bidder's errors or omissions.

All prices quoted will reflect the total cost to the Town for the installation support FOB Camp Verde and to include all applicable taxes. The Town is exempt from Federal Excise Tax and the Yavapai County Excise Tax, as the Town will take title in Camp Verde, however the Arizona and Local sales tax do apply.

Prices shall be submitted on a per unit basis by line item when applicable. In the event of a disparity between the unit and extended price, the unit price shall prevail.

**Sales Tax:**

The Town of Camp Verde will not pay any taxes on invoices received unless an Arizona Transaction Privilege License Number or Arizona Use Tax Number and, if applicable, a Town Sales Tax Number are listed below. The Town will figure applicable taxes to proposals received from out of state vendors who do not list an Arizona Use Tax number for tabulation and total cost evaluation.

Arizona Sales Tax Number: \_\_\_\_\_

Arizona Use Tax Number: \_\_\_\_\_

Town of: \_\_\_\_\_

Sales Tax Number: \_\_\_\_\_

**SPECIFICATIONS:**

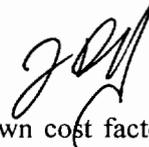
The specifications listed as part of the proposal are intended to reflect the minimum standards required by the Town. All exceptions to the Town's specifications must be clearly stated in the vendor's proposal. If no exceptions are stated by the vendor the Town will assume the vendor's proposal to equal or exceed the specifications at the vendor's risk of correcting or replacing the equipment at the vendor's own cost.

**EVALUATION:**

All things being equal on proposals received, preference will be given to resident bidders of the Town and to commodities produced or manufactured in the Town and State.

If there is more than one item in a proposal pack, the proposal will be awarded on an item basis unless stated otherwise by the Town in the proposal package. If the vendor is submitting an all or none proposal, please indicate so in the space provided here. Item prices are still to be shown on all or none proposals.

All or none proposal submitted by vendor [] Yes – Initials



When evaluating proposals, the Town may incorporate known cost factors associated with the proposal in determining the lowest responsive proposal.

The Town Council reserves the right to reject any and all proposals, or any part thereof; or to waive any informalities when it is deemed to be in the Town's best interest.

**ACCEPTANCE:**

All proposals submitted to the Town of Camp Verde are to remain firm for a minimum period of 60 calendar days from the date the proposals are officially opened, unless otherwise specified.

The successful vendor's proposal is not officially accepted until such time as the vendor either receives a purchase order or a written notice of acceptance from the Town Clerk.

**DELIVERY:**

The time for delivery must be stated in definite terms and may be a factor in making an award.

Risk of loss and/or damage shall be upon the Seller until such time as the Town has physically accepted the goods.

**PROPOSAL TABULATION:**

The Town **will not disclose proposal results over the telephone**. Proposal tabulations will be available for review at the Town Hall. Those bidders who would like a copy of the proposal results may obtain one by sending a stamped self-addressed envelope with their request.

**GOVERNING LAW AND JURISDICTION:**

This agreement shall be governed by and construed in accordance with the laws of the state of Arizona.

**INTENT:**

These specifications require the doing of all things necessary, or proper for, or incidental to the specifications of this proposal be included. All things not expressly mentioned in these specifications, but involved in carrying out their intent are required by these specifications, and the vendor shall perform the same as though they were specifically mentioned, described and delineated.

**GENERAL:**

The Town of Camp Verde is soliciting proposals for new/used Event Tent .

**PROJECT SPECIFICATIONS:**

See attached specification sheet.

**CONDITIONS OF BID:**

A condition of this bid and part of the award criteria will be the bidder's ability to have all work completed no **later than June 1, 2006** . The anticipated award date for this contract will be May 17, 2006.

Can your firm meet this required completion schedule?  yes  no

If no, what would be the earliest delivery date the Town could expect? \_\_\_\_\_

Would there be any special conditions and/or requirements on the part of the Town of Camp Verde in order to meet the required completion schedule?

No  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**TOWN OF CAMP VERDE  
REQUEST FOR PROPOSALS  
EVENT TENT  
TOWN OF CAMP VERDE  
PROPOSAL NUMBER P & R 06-018  
PROPOSAL FORM**

**New Tent**

|                             |                      |
|-----------------------------|----------------------|
| 1. 80' X 120' New Pole Tent | \$ <u>26,500.00</u>  |
| 2. Shipping                 | \$ <u>1096.00</u>    |
| 3. Tax                      | \$ <u>          </u> |
| <b><u>Total</u></b>         | \$ <u>27,596.00</u>  |

**Lightly Used Tent**

|                              |                      |
|------------------------------|----------------------|
| 2. 80' X 120' Used Pole Tent | \$ <u>NA</u>         |
| 2. Shipping                  | \$ <u>          </u> |
| 3. Tax                       | \$ <u>          </u> |
| <b><u>Total</u></b>          | \$ <u>          </u> |

**OFFER AND CONTRACT AWARD**

Town of Camp Verde  
Parks & Recreation Director  
P.O. Box 710  
Camp Verde, Arizona 86322

**Invitation for Bid: P & R 06-018**  
**Submit the original of this form to the Town.**

---

**OFFER**

---

To the Town of Camp Verde:

The Undersigned hereby offers and agrees to furnish the labor in compliance with all terms, conditions, specifications and amendments in the Solicitation and any written exceptions in the offer. Signature also certifies by signing and submitting this offer that they have the legal authority to enter into a contract with the Town.

For clarification of this offer, contact:

Name: DAVID HEARY

Phone: 254-714-1103

Fax No.: 254-714-1117

Ohenry Productions Inc  
3859 Chappel Hill Rd.  
Waco, TX. 76705  
254-714-1103

  
Signature of Person Authorized to Sign Offer

David Heary  
Printed Name

Pres  
Title

4/26/06  
Date

---

**ACCEPTANCE OF OFFER AND CONTRACT AWARD (For Town of Camp Verde Use Only)**

Your offer is hereby accepted.

The contractor is now bound to provide services or construction listed by the attached award notice based upon the solicitation, including all terms, conditions, specifications, amendments, etc., and the Contractor's offer as accepted by the Town of Camp Verde.

This contract shall henceforth be referred to as Contract No. P&R 06-018. The Contractor is hereby cautioned not to commence any billable work or provide any material, service or construction under this contract until Contractor receives an executed purchase order.

Awarded this \_\_\_\_\_ day of \_\_\_\_\_ 2006.

\_\_\_\_\_  
Lynda Moore, Parks & Recreation Director



# OHenry Productions Inc.



*Tents by OHenry Productions last a lifetime!*

**Why should you buy an OHenry tent, when there are other tents available from other manufacturers? Well, there are several specific reasons which I would like to point out to you.**

- 1) OHenry Pole tents are built for commercial and industrial use. We build all our tents to endure multiple set ups and takedowns. OHenry tents are specifically designed to endure the daily abuse of a rental environment. We have a tent rental division, and we know first hand the abuse a rental tent can be subjected to.
- 2) All OHenry tents are constructed with 100% American made products. We refuse to use inferior and less expensive tent material, rope, webbing or hardware. A tent using imported components will cost 60% less to manufacture, but will simply not last.
- 3) Please examine closely the perimeter edge work as well as the lace lines, corner fittings, center pole fittings and side pole fittings of any tent you are contemplating for purchase, regardless of the manufacturer. These are the areas where shortcuts are made to reduce cost of manufacturing. However, these are the most critical areas of tent construction, and any shortcuts made here will simply guarantee that the tent will not last as it should!
- 4) We are proud to make available to you close up pictures of all the critical stress points on OHenry tents. Please visit this link to [http://www.ohenrytents.com/technical\\_photos.htm](http://www.ohenrytents.com/technical_photos.htm) then click on the "Sectional Tents" button in the menu.
- 5) When you buy an OHenry tent, you know the fabric is first run (no seconds) American made material. Our side walls are also constructed of the same 14oz material as the tent top is. Not an inferior 10 oz As is common to many manufacturers.
- 6) We offer financing, with easy terms!

### Important Specifications

### OHenry

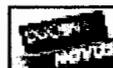
### Other Manufacturers

|                                   |  |                             |
|-----------------------------------|--|-----------------------------|
| • Weight of tent top material     | • 14 -15 oz standard                           | • 12 - 13 oz standard       |
| • Weight of side wall material    | • 13 - 14 oz standard                          | • 8 - 10 oz.                |
| • Size of "guy out" ropes         | • 1/2" - 5/8"                                  | • 1/2" all sizes            |
| • Type of webbing used            | • 1.5"-2" 3,000 lb - 6,000 lb test             | • 1" to1.5" 800 lb test     |
| • Size of loops for curtain rope  | • 2" polyester automotive                      | • 1/2"                      |
| • Type of rope used for lace line | • 3/16" braided polyester                      | • 3/16" polypropylene       |
| • Type of ring used at fittings   | • 2" - 2.5" x 3/8" Heavy Duty Steel            | • 2" x 1/4" all sizes       |
| • Size of center pole "jump" rope | • 1/4" braided polyester                       | • 3/16" polypropylene       |
| • Reinforcing at stress points    | • Double & triple thickness                    | • single - double thickness |
| • Webbing on entire perimeter     | • 2" seatbelt type                             | • 1" light duty             |
| • Width of welded seams           | • 2" first seam, and re-welded with 2.5" strip | • 1/2" - 1" single weld     |
| • Distance between Side poles     | • 30' Wide tents & larger every 5' standard    | • 7.5' - 10' apart          |
| • Size of ratchet system          | • 2" long handle 12,000 lb test                | • 1.5" short handle 800 lb  |

**We are proud to belong to these fine organizations**



**We accept these credit cards**



**OHenry Productions Inc. 3859 Chappell Hill Rd. Waco, TX. Sales 254-714-1103 Fax 254-714-1117**

Ohenry Productions Inc.

[Print Warranty](#)**Warranty, Returns, and General Policies**

Our mission at Ohenry Productions is to build the finest tent in the world, at an affordable price. This page outlines our stated warranty, and our return policy for all purchases

**Warranty**

All new tents are warranted against defects. This warranty is for one year. Defects are limited to any defect which is a result of the manufacturing process. This warranty does not imply, or express coverage for any damage done to tents as a result of normal wear and tear, or storm damage. Excluded as well, are pin holes, punctures or abrasions which can occur during shipping, storage and handling. Additionally, and specifically, rope burns caused by pulling the center pole rope out from under the tent while the tent is still rolled up in a roll will not be covered under this warranty. The proper way to untie the tent section and avoid rope burns is clearly stated in the "warning" label included with each tent.

**Shipping Liability**

Once a shipment has been picked up by the freight carrier, Ohenry Productions has no control over the timely delivery of the shipment, or damages which may occur. Ohenry Productions cannot guarantee that a shipment will be delivered on time as promised by the freight carrier. If your shipment is damaged, **please do not** sign the shipping papers as being "received in good order". Make a note of the damage on the bill of lading which the truck driver asks you to sign. Also have the driver sign the bill of lading and acknowledge the damage. We will do all we can to assist you if your shipment is damaged. However, if you do not make a note of the damage on the bill of lading, we cannot file a claim for damages.

**Return Policy**

All purchases are final. Ohenry Productions does not have a buy back or refund program. Exchanges can only be made in the event of factory defect. Returns without prior authorization will be refused.

**Custom Order Policy**

Ohenry Productions is happy to do custom orders for its customers. A Custom Order is defined as; any size not listed on our web site, or any color combination which requires us to special order materials. Custom orders must be paid for in advance prior to any purchase of materials needed for said custom order. All purchases are final on custom orders and no refunds will be given on any custom order. The Cancellation Policy does not pertain to or apply to custom orders.

**Required Permits**

Ohenry Productions has no knowledge of applicable city or county building or tent permits in your area. It is the buyer's sole responsibility to investigate applicable permit requirements in their area prior to purchasing their tent.

**Leakage**

Ohenry tents are as water tight as they can possibly be made. However, a tent by nature does allow some leakage. The side walls are removable by design. This tends to allow water to enter where the walls are connected to tent during windy conditions. Also, sectional or expandable type tents are designed with a lace line which connects the sections together. The lace line is covered by a weather flap, which helps to minimize leakage. However, some leakage can and will occur directly underneath the lace lines.

**Cancellation Policy**

All purchases which are canceled prior to being shipped with incur a re-stocking fee. The restocking fee is 20% of the purchase price.

**Privacy Notice**

This privacy notice discloses the privacy practices for [www.ohenrytents.com](http://www.ohenrytents.com). This privacy notice applies solely to information collected by this web site. It will notify you of the following:

- What personally identifiable information is collected from you through the web site, how it is used and with whom it may be shared.
- What choices are available to you regarding the use of your data.
- How you can correct any inaccuracies in the information.

**Information Collection, Use, and Sharing**

We are the sole owners of the information collected on this site. We only have access to/collect information that you voluntarily give us via email or other direct contact from you. We will not sell or rent this information to anyone.

We will use your information to respond to you, regarding the reason you contacted us. We will not share your information with any third party outside of our organization, other than as necessary to fulfill your request, e.g. to ship an order.

Unless you ask us not to, we may contact you via email in the future to tell you about specials, new products or services, or changes to this privacy policy.

**Your Access to and Control Over Information**

You may opt out of any future contacts from us at any time. You can do the following at any time by contacting us via the email address or phone number given on our website:

- See what data we have about you, if any.
- Change/correct any data we have about you.
- Have us delete any data we have about you.
- Express any concern you have about our use of your data.

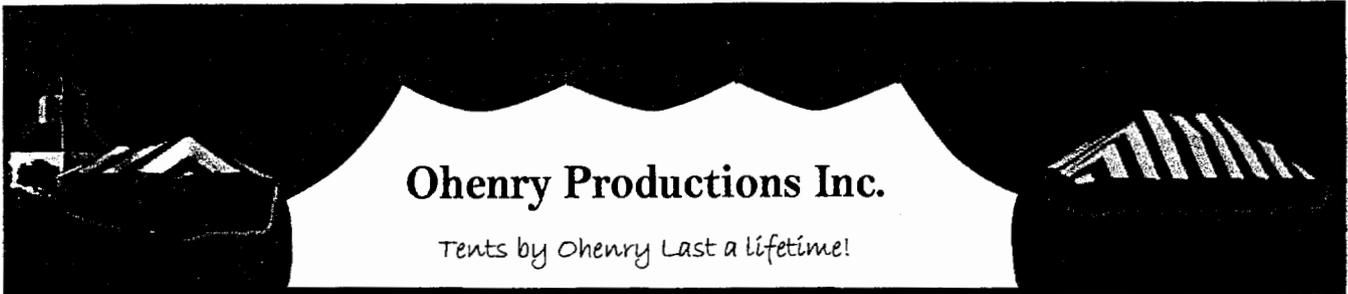
\*\*Unfortunately there are several companies manufacturing tents who are willing to make the cheapest product at any cost, including selling products which are virtually useless. We consistently refuse to sacrifice quality for price.

- Sales — 254 - 714-1103
- Fax — 254 - 714-1117



- David Seay ———  
[davidseay@ohenrytents.com](mailto:davidseay@ohenrytents.com)
- David Henry ———  
[davidhenry@ohenrytents.com](mailto:davidhenry@ohenrytents.com)

Ohenry Productions Inc. 3859 Chappel Hill Rd. Waco, TX. 76705



# Ohenry Productions Inc.

*Tents by Ohenry Last a lifetime!*

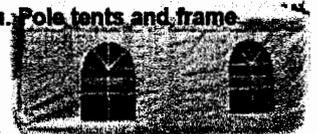
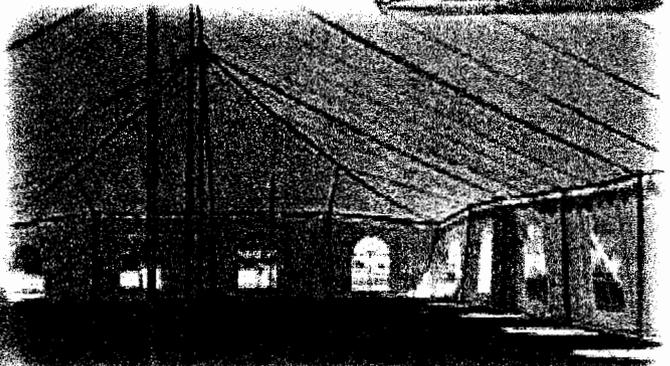
Since 1979 Ohenry productions Inc. has been manufacturing heavy duty vinyl tents for the tent industry. We specialize in the construction of a tent that will endure the abuse of the weather, and the wear and tear of daily use.



All Ohenry tents are constructed with 100% American made vinyl. We refuse to use inferior and less expensive tent material, rope, webbing or hardware. A tent using imported components will cost 60% less to manufacture, but will simply not last.



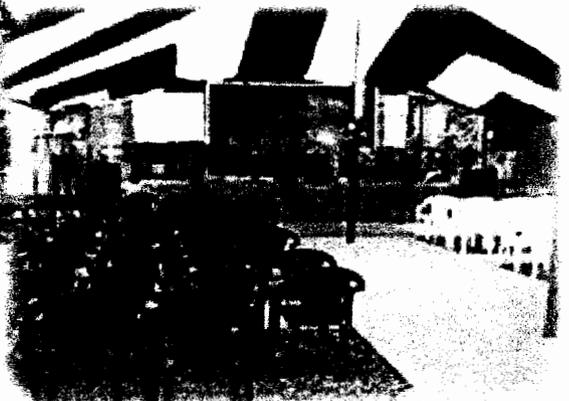
Tired of paying too much for tents that wear out too soon? We won't disappoint you. Pole tents and frame tents in stock.



**Tents in Stock!  
All Colors!**



**We offer financing  
with easy terms!**



*Party Tents, Pole Tents and Frame Tents, We have your Tent!*

Ohenry Productions Inc. 3859 Chappel Hill Rd. Waco, TX. 76705 254-7141103  
[www.Ohenrytents.com](http://www.Ohenrytents.com)



## Ohenry Productions Inc.



*Tents by Ohenry Productions last a lifetime!*

Dear Lynda,

Enclosed is your filled out form. Please let me know if you need anything else.

**May the Lord bless and keep you, may he make his face shine upon you!**

Visit us at: <http://www.ohenrytents.com>

E-mail [davidhenry@ohenrytents.com](mailto:davidhenry@ohenrytents.com)

Thanks again,

David Henry  
Ohenry Productions Inc.  
3859 Chappell Hill Rd  
Waco, TX.  
Off 254-714-1103  
Fax 254-714-1117

## **Specifications**

### **Scope of Work**

The Town of Camp Verde is looking to purchase a 80' x 120' new or slightly used pole tent that will be used for the Town of Camp Verde's special events.

### **Specifications**

80' x 120' tent that will include center, quarter, side poles, curtains and stakes

Sectional poles with hand or electric crank for lifting

All anchor plates and cables to be included

18-ounce vinyl

Wind stress load for 80 mph winds

Staff training on construction of Pole Tent

Warranty

**STAFF REPORT**

**Council Meeting of:** **May 17, 2006**

**Title:** **Discussion, consideration and possible approval of Resolution 2006-679 a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, supporting the verification of the driver's license status of employees who use Town vehicles in performing their job duties.**

**Is This a Budgeted Item:** N/A

**Description of Item:** A Southwest Risk Carrier representative recommended we establish this verification and make it part of our personnel manual. In addition, this is a way for the Town to limit our liability in the event an employee is in an automobile accident while in a Town vehicle.

**Comments:** None

**Staff Recommendation:** Recommend Approval.

**Attachments:** Yes

**Prepared by:** Bill Lee/cjb



## **Resolution 2006-679**

### **A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, SUPPORTING THE VERIFICATION OF THE DRIVER'S LICENSE STATUS OF EMPLOYEES WHO USE TOWN VEHICLES IN PERFORMING THEIR JOB DUTIES.**

**WHEREAS**, the Mayor and Council of the Town of Camp Verde has adopted a personnel manual to govern various aspects of Town employment; and

**WHEREAS**, Section 204 of the personnel manual reserves the right for Council to amend, change, or discontinue its use, with or without prior notice to employees; and

**WHEREAS**, the Mayor and Council have an abiding interest in protecting the public health, safety and welfare and protecting the Town from litigious claims;

**WHEREAS**, the Town Manager, in consultation with the Human Resources Director recommends an amendment to the personnel manual. The amendment would add the following policy: Employees using Town vehicles in the performance of their job duties must report any revocation or suspension of their driver's license to their Department Head.

**NOW, THEREFORE, THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE RESOLVE AS FOLLOWS:**

1. The Town reserves the right to authorize the Personnel Director to verify annually the driver's license status of employees who use Town vehicles in performing their job duties.
2. Any Town employee who drives Town vehicles as part of their job duties and has their license suspended or revoked must report this fact to their Department Head. The employee will be automatically suspended from driving a Town vehicle followed by a notice to the employee to explain the revocation or suspension of his/her license.
3. If a Town employee drives Town vehicles as part of their job duties, has their license suspended or revoked and this fact is not reported by them to their Department Head and their explanation mentioned in item #2 is not adequate this could be considered cause for dismissal.

4. Department Heads will advise the Personnel Director and Town Manager of such revocation or suspension.

**PASSED AND APPROVED** by the Mayor and Common Council of the Town of Camp Verde, Arizona, this \_\_\_\_\_ of \_\_\_\_\_, 2006 by a vote of \_\_ ayes and \_\_ nays.

\_\_\_\_\_  
Tony Gioia, Mayor

\_\_\_\_\_  
Date

**ATTEST:**

\_\_\_\_\_  
Deborah Barber, Town Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Town Attorney