

AGENDA



**COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, MAY 24, 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 16, 2006 – Budget Work Session
- 2) May 10, 2006 – Joint Work Session
- 3) May 10, 2006 – Special Session

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

- 1) Special Session – May 31, 2006 at 5:30 p.m.
- 2) Joint Work Session – May 31, 2006 at 6:30 p.m.
- 3) Regular Session – June 7, 2006 at 6:30 p.m.
- 4) Work Session – June 14, 2006 at 6:30 p.m.
- 5) Regular Session – June 21, 2006 at 6:30 p.m.
- 6) Council Hears P&Z – June 28, 2006 at 6:30 p.m.

c) **Possible approval of Resolution 2006-689, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, supporting Wild and Scenic Protection for Fossil Creek.**

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

6. **Discussion, consideration, and possible approval of Ordinance 2006-A322, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, amending Section 108 of the Zoning Ordinance amending the Height Limits and Set Back requirements.**

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

Councilor Parry requested item #7:

7. **Discussion, consideration, and possible reaffirmation of Section 120 of the Planning and Zoning ordinance for the Town of Camp Verde, and possible direction to staff to ensure that all outdoor lighting, including lighting in new and recent construction, is in compliance with this ordinance.**

8. **Presentation by Carson Bise of TischlerBise regarding development impact fees.**

9. **Update and discussion, consideration, and possible direction to staff to prepare documentation to move forward with an election requesting voter approval for General Obligation Bonds, Series 2006, to fund the Community Park and new Library facilities and to bring back to Council for approval at the May 31st meeting.**
10. **Discussion, consideration, and possible approval of a change order in the amount of \$4,698 to build a monument sign at the new Marshal's Office facility. This price does NOT include the sign emblem or wording.** This is an unbudgeted item from the CIP.
11. **Discussion, consideration, and possible approval of a change order in the amount of \$1,227 for additional patching compound and labor to prepare floors for vinyl commercial tile and carpeting.** This is an unbudgeted item from the CIP.
12. **Call to the Public for Items not on the Agenda.**

There will be no Public Input on the following items:

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

Posted by:

J. Paulsen

Date/Time:

5-19-06 11:00AM

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
BUDGET WORK SESSION
MAYOR AND COMMON COUNCIL
COUNCIL CHAMBERS
TUESDAY, MAY 16, 2006
5:00 p.m.**

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

1. Call to Order

Vice Mayor Baker called the meeting to order at 5:01 p.m.

2. Roll Call

Vice Mayor Jackie Baker, Mike Parry, Ron Smith, Brenda Hauser and Howard Parrish, Mayor Tony Gioia joined the meeting at 5:02. Bob Kovacovich joined the meeting at 5:17 p.m.

Also Present:

Bill Lee, Dane Bullard, Will Wright, Earl Huff, and Deborah Barber

3. FY 2006/07 General Fund Operating Budget.

Finance Director Dane Bullard gave a brief summary of April Financials. Council discussed the revenue summary, and Local Revenue. Bullard requested a 5% COLA for employees to help off set the 2.5% increase in State Retirement. Council requested a comparison of the Revenue Summary from the previous fiscal year.

Council reviewed the budgets for the Marshal's Office, Building Department, Planning & Zoning, and Community Development.

4. Adjournment

On a motion by Hauser, seconded by Baker, the meeting was adjourned at 7:12 p.m.

Tony Gioia, Mayor

Deborah Barber, Town Clerk

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING, minutes are a true and accurate accounting of the discussion of the Mayor and Common Council of the Town of Camp Verde during the Work Session of the Town Council of Camp Verde, Arizona held on the 16th day of May 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____ 2006.

Deborah Barber, Town Clerk

**MINUTES
JOINT WORK SESSION
with the
MAYOR and COMON COUNCIL
and
PLANNING & ZONING COMMISSION
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, May 10, 2006
6:30 P.M.**

**Minutes are a summary of the actions taken. They are not verbatim.
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Public input, where appropriate, is heard prior to the motion.**

1. Call to Order

Mayor Gioia called the meeting to order at 6:30 P.M.

2. Roll Call

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

Also Present:

Planning & Zoning Commission members: Jim Bullard, Jim Hisrich, Mathew Morris, Rob Witt, and Bob Burnside. Town Manager Bill Lee, Attorney Bill Sims and Recording Secretary Jenna Paulsen

3. Pledge of Allegiance

Mayor Tony Gioia led the Pledge of Allegiance

4. Presentation by Dr. Horton from Yavapai College updating Council on activities at the College.

Dr. Horton gave a brief review of his experience in education. Dr. Horton reviewed many of the projects that the College is currently involved in including partnerships with Northern Arizona University and with Arizona State University. They are expanding their nursing and the agricultural programs along with the dual credit for High School students.

5. Presentation by Legal Counsel regarding Land Use Liability with Council and Planning & Zoning Commission.

Attorney Bill Sims gave a power point presentation on Land Use Claims and Development Agreements and how to avoid liability and have a successful project. Sims explained that by giving this presentation around the state of Arizona, there have seen a reduction in claims. Design Review and Development review are the areas that are most critical.

Public Input

Bob Burnside said that they do not have a unanimous agreement of the design review ordinance.

Matt Morris said that he was concerned that Sims was advocating not having a separate Design Review Committee in addition to the Council, and said that Cottonwood has been doing this for years. Sims said that due to appeals, it wasn't a good idea, but that he would work with the Town on the Design Review process to work this out.

6. Adjournment

On a motion by Hauser, seconded by baker, the meeting was adjourned at 8:20 P.M.

Tony Gioia, Mayor

Jenna Paulsen – Recording Secretary

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING, minutes are a true and accurate accounting of the discussion of the Mayor and Common Council of the Town of Camp Verde during the Joint Work Session of the Town Council of Camp Verde, Arizona held on the 10th day of May 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____ 2006

Deborah Barber, Town Clerk

**MINUTES
SPECIAL SESSION
MAYOR and COMMON COUNCIL
Of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, MAY 10, 2006
5:00 P.M.**

**Minutes are a summary of the actions taken. They are not verbatim.
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Public input, where appropriate, is heard prior to the motion.**

- 1. Call to Order**
Mayor Gioia called the meeting to order at 5:00 p.m.
- 2. Roll Call**
Mayor Tony Gioia, Vice Mayor Jackie Baker, Mike Parry, Bob Kovacovich, Ron Smith, Brenda Hauser and Howard Parrish

Also Present
Gerry Laurito, Bill Lee, Virginia Jones, Lynda Moore, Dane Bullard, Bill Sims, Will Wright & Recording Secretary Jenna Paulsen
- 3. Pledge of Allegiance**
Vice Mayor Jackie Baker lead in the Pledge of Allegiance
- 4. Update and discussion concerning the Community Park.** Town Manager Lee gave a Power Point presentation on the Camp Verde Community Park including history, park site and Financing options.
- 5. Discussion, consideration, and possible approval to retain Stone & Youngberg and bond council to assist with financial processes that might be utilized to fund the purchase of the Community Park, Library, and other Capital Improvements. The associated costs and unbudgeted from the General Fund.** Mark Reeder gave a presentation regarding Revenue Bonds and General Obligation Bonds. Reeder discussed a hand out that covered Historical Secondary Assessed Valuations, Secondary Assessed Valuation, Legal Limitation and Unused Borrowing Capacity, Estimated Debt Service and Projected Impact on the Secondary Tax Rate & Average annual Tax Rate per \$100 of Secondary Assessed Valuation. The Council Members agreed that this is a great opportunity and that we should move forward.

Public Input

Alex Wilson is totally in favor of the Park, but wanted the council to be aware that there may be risks involved.

Danny Parker

Jim Long expressed his concerns in lumping the Park and the Library together and felt that the citizens will be confused.

Lisa Mina said that raising taxes more than 1/2% would be equitable instead of assessed value.

Chet Teague said that with only one Ball Park at this time, there are too many teams trying to play and the lights go out at 10:00 PM and the children have to finish cleaning up after the game in the dark. He is in favor of the Park and the Library.

Clint Teague is in support and would like to see the town "Take a giant leap forward".

Jeanette Teets said that both the Park and the Library are equally important.

On a motion by Smith, seconded by Parry, Smith recommended to approve Stone & Youngberg to fund the library and Community Park and other capital improvement projects.

On a motion by Smith, seconded by Parry, the Council by a unanimous vote amended the original motion, restated the motion to approve Stone & Youngberg to fund the library and Community Park, eliminating other capital improvements projects and upon negotiating a contract.

7. Adjournment

On a motion by Hauser, seconded by Gioia, the meeting was adjourned at 6:30 p.m.

Tony Gioia, Mayor

Jenna Paulsen – 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 Special Session of the Town Council of Camp Verde, Arizona, held on the 10th day of May 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____ 2006.

Deborah Barber, Town Clerk



RESOLUTION 2006-689

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL
OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA,
SUPPORTING WILD AND SCENIC PROTECTION FOR FOSSIL CREEK.**

WHEREAS, Fossil Creek, a tributary of the Verde River, located in central Arizona on the Coconino and Tonto National Forests is an important and unique public resource that provides numerous benefits to the human and natural communities; and

WHEREAS, central Arizona is one of the most rapidly growing areas in the united states, and increasing urbanization pressures threaten the natural wild character and environment that makes the area special and valuable; and

WHEREAS, Restoration and protection of natural flows will maintain an area of more than 14 contiguous miles of year-round water in an area where such resources are virtually non-existent, creating opportunities for camping, birding, hiking and other recreational activities; and

WHEREAS, The protection of Fossil Creek as a National Wild and Scenic River will help to protect and restore the Yavapai-Apache's hunting, gathering, and spiritual traditional sites in the watershed as well as their cultural history; and

WHEREAS, Fish experts agree that restoration of Fossil Creek is one of the greatest opportunities to restore significant populations of five rare native desert fishes in the Southwest.

WHEREAS, Arizona tourism contributes over \$10 billion a year to the state's economy, with wildlife viewing and associated activities contributing \$1.6 billion annually and creating nearly 18,000 jobs in Arizona:

NOW THEREFORE BE IT RESOLVED, that the Mayor and Common Council of the Town of Camp Verde hereby requests the United States Congress pass "*Fossil Creek Wild and Scenic River*" legislation to permanently protect this unique and special place for present and a future generations this year and that copies of this resolution will be sent to The Honorable Rick Renzi, and Honorable John McCain.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona on the 24th day of May 2006.

Tony Gioia, Mayor

Date: _____

Attest:

Approved as to form:

Deborah Barber, Town Clerk

Town Attorney

Staff Report

Council

Meeting of: May 24, 2006

Title: **ORDINANCE 2006 A322:** An Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona Amending Section 108 of the Zoning Ordinance Amending the Height Limits and Set Back Requirements..

Description Of Item:

Council directed staff to review the current language of Section 108E and to address their concern of having the possibility of 50' buildings within residential districts. Staff placed the item on the Commission's agenda for the March 2, 2006 meeting for discussion. It was understood that staff would advertise for a public hearing in April and bring back the amendment for further discussion and recommendation to Council. However, because of a large agenda for April the item was continued until the May 4th Public Hearing for the Commission. The following is the recommended language from the Commission that was determined in a Public Hearing and voted on by the members in attendance.

Commission

Recommendation: A Public Hearing was held by the Planning and Zoning Commission on May 4, 2006 and they voted unanimously to recommend to Council approval of AMD 2006-01 with the following language:

E. SECTION 108 HEIGHT LIMITS:

3. Buildings:

- a. No portion of any building exceeding 4' shall occupy the triangular area formed by measuring back 10 feet along the right-of-way lines from the intersection of two streets.
- b. * Commercial/Industrial Buildings may exceed the height limitation noted in Table 4 – Density Regulations to a maximum of 50', if the parcel is more than 75 feet from an existing residential development and/or platted residential subdivision. Additional setback distances will be required if setbacks are required by subsection G.2.b. The additional setback requirements will be figured by adding one foot for every foot of building over the maximum building height allowed, to the required setbacks for the density district. ~~unless waived by subsection G.2.b.~~ Commercial/Industrial Buildings on parcels closer than 75 feet to a residential development and/or platted residential subdivision wanting to exceed the height limitation may apply for an exception to the Design Review Board which may grant this exception based upon topographical and/or other consideration.
 - i. Application will be made to the Community Development Department and reviewed by the Design Review Board. Appeal of the Board's decision may be made to the Town Council.

Attachments: Yes

Prepared by: Nancy Buckel

**MINUTES
REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
THURSDAY May 4th, 2006
6:30 PM**

DRAFT

**Minutes are a summary of the actions taken. They are not verbatim.
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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 6:32 p.m.

2. Roll Call

Chairperson Witt, Vice Chairperson Morris, Commissioners Womack and Freeman were present; Commissioners Burnside and Hisrich were absent; Commissioner Bullard arrived at 7:07 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 Freeman.

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 Commission so requests.

a. Approval of Minutes:

April 6, 2006 – Regular Session

April 13, 2006 – Regular Session

b. Set Next Meeting, Date and Time:

May 11, 2006 – Regular Session – 6:30 p.m.

June 1, 2006 – Regular Session – 6:30 p.m.

c. Approval of Quarterly Report

January – March 2006

On a motion by Womack, seconded by Freeman, the Consent Agenda was unanimously approved, as presented, with the following changes: **Item 4c.** pulled to be addressed at a later date; the meeting scheduled for May 11, 2006 canceled; a Joint Work Session will be scheduled for Wednesday, May 10 at 6:30, and a Joint Work Session on Wednesday, May 31 at 6:30 p.m. for design review.

Director Wright advised the Commission that prior to the Work Session set for May 10, there will also be a meeting at 5:00 for Council regarding the proposed Park site, with representatives from bond counsel Stone & Youngberg, to discuss financing options; P&Z Commissioners are invited to attend.

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

There was no public input.

6. Public hearing, discussion and possible recommendation to Council on AMD 2006-01: An amendment to the Town of Camp Verde Planning &

Zoning Ordinance Section 108 regarding Building Height and Density Requirements.

DRAFT

On a motion by Womack, seconded by Freeman, the Commission voted unanimously to recommend to Council approval of an amendment to the Town of Camp Verde Planning & Zoning Ordinance Section 108 regarding Building Height and Density Requirements, Paragraph E, "Height Limits," subsection 3.c. as follows:

"Commercial/industrial buildings not adjacent to residential subdivisions may exceed the height limitation noted in Table 4-Density Regulations to a maximum of 50 feet, if the parcel is more than 75 feet from an existing residential development and/or platted residential subdivision. The additional setback requirements will be figured by adding one foot to the required setbacks for every foot of building height over the maximum allowed for the density district unless waived by subsection G.2.b. Parcels less than 75 feet of a residential development may apply for an exception to the Design Review Board which may grant this exception based upon topographical and/or other considerations."

STAFF'S PRESENTATION

Director Wright reviewed a previous discussion about wanting to be more flexible, particularly in the light industrial manufacturing zones, that resulted in a decision to allow building heights to be increased up to 50 feet; setback requirements were also adjusted accordingly; Council approved those changes.

In response to some concern and a subsequent request from Council, staff has prepared a proposed revision to the Town Code, Section 108, "Height Limits." Sr. Planner Buckel explained that because there was general agreement that the height limit should only apply to commercial or industrial buildings, and that residential should stay at 30 feet, that section was revised to provide for that distinction, including the option to appeal a decision to the Design Review Board. Buckel added that the revision was also intended to address possible impact on views for adjoining residential areas.

BOARD DISCUSSION

The Commission discussed with staff whether the proposed revision might affect existing projects, the intent to protect the views for residential areas, the flexibility available in the Design Review process, the issue of topography in some instances, and the problem of possibly discouraging potential business developments, among other considerations. Following their discussion the members arrived at a consensus, drafting a proposed revision to recommend to Council.

7. Discussion of case law.

There was no action taken.

During his Power Point presentation Chairperson Witt reviewed the purpose and objectives of Planning & Zoning, and followed that by discussing with the members a case involving the issue of determining whether an action by a municipality resulted in the wrongful taking of property and/or property rights. The Supreme Court ultimately found in favor of the property owner. Witt, in summary, pointed out that if as a community we take somebody's property away then the community can be required to compensate the property owner for that, reminding the members that the actions of the Commission are significant and do have

consequences. In essence, the better job that the Commission does and the better recommendation made to Council, the better off the whole community will be. In addition, there is always the challenge of the balance between property rights and health and safety issues.

DRAFT

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

There was no public input.

9. Commission Informational Reports:

Freeman said that he was pleased to now be a part of the Commission, and the members and staff welcomed him as the new member.

Witt offered a formal welcome to Dave Freeman, following which he again spoke at length encouraging the members of the Commission to appreciate the seriousness of what they do and to remember that we are a nation of laws and must uphold those laws.

10. Staff Report

There was no staff report.

11. Adjournment

On a motion by Womack, seconded by Morris, the meeting was adjourned at 7:45 p.m.

Rob Witt, Chairperson

Planning & Zoning

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the regular meeting of the Planning & Zoning Commission of Camp Verde, Arizona, held on the 13th 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.

Margaret Harper, Recording Secretary



ORDINANCE 2006 A 322

**AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF
THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA
AMENDING SECTION 108 OF THE ZONING ORDINANCE AMENDING
THE HEIGHT LIMITS AND SET BACK REQUIREMENTS.**

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

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

WHEREAS, the Town Council has an abiding interest in protecting the public health safety and welfare by establishing requirements for provisions of the Planning and Zoning Ordinance by including definitions.

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

Section 1. Section 108 E.3. of the Zoning Code is hereby amended to modify the following:

SECTION 108

E. HEIGHT LIMITS:

3. Buildings:

- a. No portion of any building exceeding 4' shall occupy the triangular area formed by measuring back 10 feet along the right-of-way lines from the intersection of two streets.
- b. *** Commercial/Industrial Buildings may exceed the height limitation noted in Table 4 – Density Regulations to a maximum of 50', if the parcel is more than 75 feet from an existing residential development and/or platted residential subdivision. Additional setback distances will be required if setbacks are required by subsection G.2.b. The additional setback requirements will be figured by adding one foot for every foot of building over the maximum building height allowed, to the required setbacks for the density district unless waived by subsection G.2.b. Commercial/Industrial Buildings on parcels closer than 75 feet to a residential development may apply for an exception to the Design Review Board which may grant this exception based upon topographical and/or other consideration.**
 - i. **Application will be made to the Community Development Department and reviewed by the Design Review Board. Appeal of the Board's decision may be made to the Town Council.**

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference, are hereby repealed, effective as of the effective date of this ordinance.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 4. This ordinance is effective upon completion of publication and any posting as required by law.

PASSED AND APPROVED by a majority vote of the Town Council of the Town of Camp Verde, Arizona on this 24th day of May 2006.

Tony Gioia, Mayor

Date _____

Approved as to form:

Attest: _____
Deborah Barber, Town Clerk

Town Attorney

- b. Fowl (chickens, ducks, geese, turkeys and peacocks), Rabbits and Guinea pigs which are cared for by the property owner or occupant are limited by management, husbandry, fly and odor situations, not by numbers.
- c. Youth under the age of 21 may keep one livestock animal in conjunction with an approved stock-raising program (4-H, FAA and the like) only for the life of the program **regardless of the lot size** with the following stipulations:
 - 1) Any youth raising livestock on a lot of less than one-half acre must obtain a Use Permit (for which all fees shall be waived) **AND** obtain the signatures of at least fifty percent (50%) of the property owners of parcels lying within 300 feet of the property.
 - 2) The projects shall be of a limited duration not exceeding seven (7) months in one calendar year, allowing for care, feeding and grooming of such animals to be shown and/or sold annually at such events such as the Verde Valley, Yavapai County and/or Arizona State Fair.
 - 3) In the instance that a prize-winning animal is to be entered into competition more than one time, an extension of the permit may be applied for, and after evaluation by the Community Development Department, conditionally extended.

3. **Nuisance:** All structures and pens for animals shall be maintained in a clean and sightly manner so as not to be a nuisance to their neighbors.

- a. Where the keeping of such animals becomes a nuisance, the Zoning Inspector shall have the authority to require a reduction in the number and/or removal of the animals.
- b. A ten-day grace period will be allowed for compliance with the Ordinance after a warning is given by the Enforcement Officer.
- c. The Enforcement Officer has the authority to require immediate removal of the animals in question in exceptional cases.
- d. The provisions of the Ordinance are not intended to authorize the keeping of animals, regardless of number, size or type, in a manner which constitutes a nuisance and which impairs the enjoyment or use of nearby properties or violates other legal restrictions the properties are subject to.

E. **HEIGHT LIMITS:**

- 1. **Towers, Poles, Tanks, etc.:** The district height limitations for buildings are not applicable to spires, cupolas, chimneys, flues, vents, poles, beacons or towers; nor to any bulkhead, elevator, tank (or similar) extending above a room when same occupies no more than 25 percent of such roof area.
 - a. Unless shown by design proof of collapse safety, based on engineering data, any structure as listed above must be so located on a lot that its

length (in case of collapse) would be contained within the bounds of the lot.

2. Fences and Free Standing Walls:

- a. The maximum height of a fence or freestanding wall is determined by measuring from the ground level at the base of the fence or wall.
- b. Fences and freestanding walls within the required yards or setbacks shall maintain the following maximum heights for that solid or opaque portion which obstructs the passage of air or light more than fifty percent (50%):
 - 1) On any residentially zoned lot (or that portion of other adjoining lots): four feet in front yard and six feet in side or rear yards.
 - 2) On Commercial and Industrial Zoned lots: eight feet.
 - 3) Three feet within the triangular area formed by measuring ten feet along the boundary of roadways and drives from their intersection. This three-foot limit includes hedges and other plantings.
 - 4) Where a fence or wall is required as a screening or other protection for residentially zoned lots, it shall comply with the height limits for fences on residentially zoned lots.

3.

Buildings:

- a. No portion of any building exceeding 4' shall occupy the triangular area formed by measuring back 10 feet along the right-of-way lines from the intersection of two streets.
- b. Buildings may exceed the height limitation noted in Table 4 – Density Regulations to a maximum of 50'. The additional setback requirements will be figured using the following formula: $(\text{Building Height} - 30') + 20' = \text{minimum setback distance}$.



b.

F. ACCESSORY USES AND STRUCTURES:

- 1. **Accessory Uses:** (including facilities and equipment) are permitted in conjunction with any "principal" use, provided the accessory use is compatible with the principal use and does not alter the character of the premises; any reference to a "permitted use" shall be deemed to include such uses as an accessory use.
 - a. Temporary Use Permits for the purpose of roadside sales of agricultural products such as fruits, vegetables, nuts, hay, grains, firewood, or comparable crops can be issued at the discretion of the Community Development Director for a period of no more than four (4) months.
 - 1) No fee will be charged to any residence living within the Town limits that applies for the temporary use permit.
 - 2) A fee of \$50.00 will be charged to any non-resident of Camp Verde applying for the temporary use permit.
- 2. **Accessory Buildings:** may be attached to or detached from the "principal" building, except that no accessory building housing fowl or animals (other than

provisions in the accompanying chart, together with applicable general provisions of this ordinance shall regulate building heights, yards, lot sizes, lot area per dwelling unit, lot coverage and distance between buildings.

TABLE 4 – DENSITY REGULATIONS

DENSITY DISTRICT	MIN.LOT AREA (SQFT)	MIN.LOT AREA PER DWELLING (SQFT)	MIN. WIDTH/ DEPTH (FEET)	MIN.(FT.SETBACK REQD.)				MAXIMUM BLDG.HT. STORY/FT * See Note Below	MAXIMUM LOT COVERAGE	MIN. FT.BE-TWEEN BLDGS.
				FRONT/REAR	INT./EXT.					
1	7,500	1,000	75	20	25	7	10	3 40	50	10
2	7,500	2,000	75	20	25	7	10	3 40	50	10
3	7,500	3,000	75	20	25	7	10	3 30	50	10
4	7,500	4,000	75	20	25	7	10	2 30	50	10
5	7,500	5,000	75	20	25	7	10	2 30	50	10
7.5	7,500	7,500	75	20	25	7	10	2 30	50	10
10	10,000	10,000	80	20	25	7	10	2 30	40	10
12	12,000	12,000	90	20	25	7	10	2 30	40	10
18	18,000	18,000	100	30	30	10	15	2 30	25	10
25	25,000	25,000	130	30	30	10	15	2 30	20	10
35	35,000	35,000	145	40	40	20	20	2 30	15	10
70	70,000	70,000	200	50	50	25	30	2 30	15	10
	87,120	87,120	225	50	50	25	30	2 30	15	10
175	175,000	175,000	300	50	50	30	50	2 30	10	10
5A	217,800	217,800	325	50	50	50	50	2 30	5	10
10A	435,600	435,600	500	50	50	50	50	2 30	5	10
36A	1,568,160	1,568,160	500	50	50	50	50	2 30	5	10

A=ACRES

* see Section 108E for Height Limit exceptions

G

2. Requirements of the Density Regulations:

- a. In applying density Formulas to determine the number of units allowed on a lot, any easements dedicated by the property owner shall not be deducted from the original lot size.
- b. For C1, C2, C3, M1 and M2 Districts, the minimum interior side and rear yard requirements are waived if the yard is contiguous to C1, C2, C3, M1 or M2 zoned property.
 - 1) A setback of twenty (20) feet shall be required whenever a lot zoned commercial or industrial is next to a lot zoned for residential purposes.*
- c. Front and exterior side yard requirements shall be observed in all cases.

**COUNCIL
AGENDA ITEM REPORT**

Council meeting of: May 24, 2006 – Council Hears Planning & Zoning

Title: Discussion, consideration and reaffirmation of Section 120 of the Planning & Zoning Ordinance for the Town of Camp Verde.

Budgeted item: N/A

Description of Item: Council has adopted Section 120 of the Outdoor Lighting Ordinance, and this Ordinance needs to be enforced. Several lights in Verde Cliffs subdivision are not in compliance.

Council Member's Recommendation: Direct staff to make sure all outdoor lighting is in compliance with our Ordinance, with no exceptions.

Comments: N/A

Attachments: Yes - Section 120 Outdoor Lighting Regulations

Prepared by: V. Jones for Councilor Mike Parry

SECTION 120
OUTDOOR LIGHTING REGULATIONS

A. INCORPORATION BY REFERENCE

A.R.S., Title 49, Chapter 7, Light Pollution, § 49-1101 et seq., is hereby incorporated by reference.

B. MISSION STATEMENT

To afford every citizen of Camp Verde the flexibility to engage in the pursuit of safe, inexpensive lighting practices for the purpose of commerce and private use without being impeded upon or impeding upon other citizens desiring a more pristine night time environment free from light pollution, waste, trespass, or clutter while providing night-time safety, security and productivity.

C. PURPOSE AND INTENT

1. The use of outdoor lighting is often necessary for adequate nighttime safety and utility, but common lighting practices can also interfere with other legitimate public concerns. Principle among these concerns are 1) the degradation of the nighttime visual environment by production of unsightly and dangerous glare, 2) unnecessary waste of energy and resources in the production of too much light or wasted light, 3) interference in the use or enjoyment of property which is not intended to be illuminated at night, and 4) the loss of the often-neglected scenic view of the heavens due to increased urban sky-glow. It is hereby recognized that these different interests, those of safety and utility and those of aesthetic appearance, need not compete. Good modern lighting practices can provide adequate light for safety and utility without excessive glare or light pollution. In nearly all cases, careful attention to questions of when and where and how much nighttime lighting is needed, will lead to better lighting practice from all viewpoints.
2. It is also recognized that the topography and atmospheric conditions in northern Arizona are uniquely suited for government, military, commercial, and private astronomical observation in the area, and that unnecessary or excessive uses of outdoor nighttime lighting have an adverse impact on astronomical observation, even at relatively distant observatories.
3. Accordingly, it is the intent of this Code to encourage lighting practices and systems which will minimize light pollution, glare, light trespass, and conserve energy while maintaining nighttime safety, utility, security and productivity.

D. CONFLICTING REGULATIONS

In the event of conflict between the regulations set forth in this Code and any other regulations applicable to the same area, the more stringent limitation or requirement shall govern.

E. APPROVED MATERIALS AND METHODS OF CONSTRUCTION OR INSTALLATION/OPERATION

1. The provisions of this Code are not intended to prevent the use of any design, material or method of installation or operation not specifically prescribed by this

Code, provided any such alternate has been approved by the Community Development Director.

2. The Community Development Director may approve any such proposed alternate provided that such alternate:
 - a. provides at least equivalence to the applicable specific requirements of this Code; and
 - b. is otherwise satisfactory and complies with the intent of this Code.

F. DEFINITIONS

As used in this Code, unless the context clearly indicates otherwise, certain words and phrases shall mean the following:

1. *Abandonment* means the discontinuation of use for a period of one year.
2. *Class 1 Lighting* means all outdoor lighting used for but not limited to outdoor sales or eating areas, assembly or repair areas, advertising and other signs, recreational facilities and other similar applications where true color rendition is important.
3. *Class 2 Lighting* means all outdoor lighting used for but not limited to illumination for walkways, roadways, equipment yards, parking lots and outdoor security where general illumination of the grounds is the primary concern.
4. *Class 3 Lighting* means any outdoor lighting used for decorative effects, including but not limited to architectural illumination, flag monument lighting, and illumination of trees, bushes, etc.
5. *Community Development Director* means the Director of Community Development for the Town of Camp Verde or his or her designated representative.
6. *Development Project* means any residential, commercial, industrial or mixed use subdivision plan or individual building development or remodeling plan which is submitted to the Town for approval.
7. *Direct Illumination* means illumination resulting from light emitted directly from a lamp, luminary or reflector, not light diffused through translucent signs or reflected from other surfaces such as the ground or building faces.
8. *Fully Shielded Fixture* means that fixtures are shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.
9. *Installed* means attached, or fixed in place, whether or not connected to a power source.
10. *Light Trespass* is spill light falling over property lines that illuminates adjacent grounds or buildings in an objectionable manner.
11. *Lumen* is the unit used to measure the actual amount of visible light, which is produced by a lamp as defined by the manufacturer.
12. *Luminary* means the complete lighting assembly, less the support assembly.

13. **Multi-class Lighting** means any outdoor lighting used for more than one purpose, such as security and decoration, when those purposes fall under the definitions for two or more lighting classes as defined for Class 1, 2 and 3 Lighting above.
14. **Motion Sensing Security Lighting** means a fixture designed, and properly adjusted, to illuminate an area around a residence or other building by means of switching on a lamp when motion is detected inside the area or perimeter, and switching the lamp off when the detected motion ceases.
15. **Neon Lighting** means lighting using luminous gas filled tubes often formed into text, symbols or decorative elements. Neon Lighting includes tubes with typical diameters of 10 to 20 millimeters filled with neon, argon, xenon, or other gasses and producing various colors of light. Not included are replaceable T-8 (1 inch diameter) and T-12 (1.5 inch diameter) or PL ("compact") fluorescent tubes.
16. **Net Acreage** means the remaining ground area of a parcel after deleting all portions for proposed and existing public rights-of-way and undeveloped area.
17. **Opaque** means only that the material must not transmit light from the internal illumination source: the color of such opaque backgrounds is not restricted.
18. **Outdoor Light Fixtures** means all outdoor illuminating devices, reflective surfaces, lamps and other devices, either permanently installed or portable, which are used for illumination or advertisement. Such devices shall include, but are not limited to, search, spot and floodlights for:
 - a. buildings and structures
 - b. recreational areas
 - c. parking lot lighting
 - d. landscape and architectural lighting
 - e. billboards and other signs (advertising or other)
 - f. street lighting
 - g. product display area lighting
 - h. building overhangs and open canopies
 - i. security lighting
19. **Outdoor Recreation Facility** means an area designed for active recreation, whether publicly or privately owned, including but not limited to parks, baseball diamonds, soccer and football fields, golf courses, tennis courts and swimming pools.
20. **Person** includes a corporation, company, partnership, firm, association or society, as well as a natural person.
21. **Security Lighting** is lighting designed to illuminate a property or grounds for the purpose of visual security. This includes fully shielded lighting designed to be left on during night time hours as well as motion sensing lighting fixtures.
22. **Temporary Lighting** means lighting that does not conform to the provisions of this Code and is intended for uses, which by their nature are of limited duration.
23. **Total Outdoor Light Output** means the maximum total amount of light, measured in lumens, from all outdoor light fixtures on a property. For lamp types that vary in their output as they age (such as high pressure sodium and metal halide), the initial output, as defined by the manufacturer, is the value to be considered.
24. **Translucent** means light is transmitted from the internal illumination source.

25. *Unshielded Fixture* means a fixture that allows light to be emitted above the horizontal directly from the lamp or indirectly from the fixture or a reflector.
26. *Watt* is the unit used to measure the electrical power consumption (not the light output) of a lamp.

G. PREFERRED SOURCE

Due to their high-energy efficiency, long life and spectral characteristics, low-pressure sodium (LPS) lamps are the preferred illumination source throughout the town. Their use is encouraged for outdoor illumination whenever possible.

H. LIGHTING REQUIREMENTS

1. Outdoor floodlighting by flood light projection above the horizontal is prohibited except for lamps specifically exempted under sections H.11 and H.18 and properly adjusted motion sensing security lighting fixtures as defined in subsection F.14.
2. All light fixtures which are required to be shielded shall be installed in such a manner that the shielding complies with the definition of fully shielded fixtures.
3. All light fixtures, including security lighting, except street lamps, shall be aimed or shielded so that the direct illumination shall be confined to the property boundaries of the source. Particular care is to be taken to assure that the direct illumination does not fall onto or across any public or private street or road. Motion sensing lighting fixtures shall be properly adjusted, according to the manufacturer's instructions, to turn off when detected motion ceases.
4. No new mercury vapor light fixtures nor replacement equipment other than bulbs shall be sold or installed for use as outdoor lighting within the Town of Camp Verde after the effective date of this Code, and the use of mercury vapor light fixtures for outdoor lighting is prohibited after January 1, 2005. The provisions of this section shall not apply to outdoor light systems erected prior to 1950.
5. Search lights, laser source lights, strobe or flashing lights, motion or illusion lights or any similar high-intensity light shall not be permitted, except in emergencies by police and fire personnel at their direction or as permitted in subsection K-1.
6. Class 1 lighting, including but not limited to, sales, service, commercial, assembly, repair, maintenance, and industrial areas, may only continue in operation until 10:00 p.m., or for as long as the area is in active use. This provision is not applicable to fixtures lawfully installed or implemented prior to the adoption of the Code.
7. Class 2 lighting used for areas intended for all night use (e.g. apartment parking lots and walkways), shall have no time restrictions.
8. Class 3 lighting, except for flagpole lighting, must be extinguished after 10:00 p.m. or when the business closes, whichever is later, except that low-wattage holiday decorations may remain on all night.
9. Multi-class lighting, except for security lights, must conform to the time limitations of the most-strict class.
10. Except as permitted in subsections H.11, H.12 and H.13, total outdoor light output, excluding streetlights used for illumination of public rights-of-way, of any

development project shall not exceed 100,000 lumens per net acre, averaged over the entire property. No more than 5,500 lumens per net acre may be accounted for by lamps in unshielded fixtures as permitted in subsection H.18.

11. Lighting, in all cases, for all outdoor athletic fields, courts, tracks or ranges shall be considered Class 1 (Color Rendition). Lighting allowed in this subsection shall be subject to approval of staff. When the proposed lumens per acre exceeds the limits of subsection H.10, the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA). The installation shall also limit off-site spill (off the parcel containing the sports facility) to a maximum of 0.5 fc at any location on any non-residential property, and 0.05 fc at any location on any residential property, as measurable from any orientation of the measuring device. Every such lighting system design shall be certified by an Arizona registered engineer as conforming to all applicable restrictions of this Code.

All events shall be scheduled so as to complete all activity by 10:00 p.m. Illumination of the playing field, court, track or range shall be permitted after 10:00 p.m. only to conclude a scheduled event that was unable to conclude before 10:00 p.m. due to unusual circumstances. Fully shielded lighting shall be required for fields designed for amateur, recreational or non-professional sports activity. For professional level sports facilities where fully shielded fixtures are not utilized, acceptable luminaries shall include those which:

- a. Are provided with internal or external glare control louvers, or both, and installed so as to minimize up-light and offsite light trespass as required in subsection F.10 above, and;
- b. Are installed and maintained with aiming angles that permit no greater than two percent (2%) of the light emitted by each fixture to project above the horizontal.

12. Lighting for Outdoor Display Lots shall be considered Class 1 (Color Rendition), and shall conform to the lumens per acre limits of subsection H.10 except as follows:
 - a. All such lighting shall utilize fully shielded luminaries that are installed in a fashion that maintains the fully-shielded characteristics. When the proposed lumens per acre exceed the limits of subsection H.10 the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA). The installation shall also limit off-site spill (off the parcel containing the display lot) to a maximum of 0.5 fc at any location on any non-residential property, and 0.05 fc at any location on any residential property, as measurable from any orientation of the measuring device. Every such lighting system design shall be certified by an Arizona registered engineer as conforming to all applicable restrictions of this Code. Outdoor Display Lot lighting exceeding the lumens per acre cap of Section H.10 shall be turned off at 10:00 p.m. or within thirty minutes after closing of the business or activity whichever is later. Lighting in the Outdoor Display Lot after this time shall be limited to Class 2 lighting, and shall conform to all restrictions of this Code applicable for this class, including the lumens per acre caps in Section H.10.
 - b. Lighting allowed in this subsection shall be subject to approval of the Community Development Director.

13. Lighting for Service Station or similar canopies shall be considered Class 1 lighting. All luminaries shall be flush with the lower surface of canopies and utilize flat glass or plastic covers. The total light output used for illuminating service station canopies, defined as the sum of under-canopy initial bare-lamp outputs in lumens, shall not exceed forty (40) lumens per square foot of canopy. All lighting mounted under the canopy, except internally illuminated signs, shall be included in the total. Fifty percent (50%) of the lumen output of all lamps mounted within or under a canopy, except internally illuminated signs, is included in the lumen caps in subsection H.10.
14. Lighting used for all externally illuminated signs shall conform to all restrictions of this Code, shall be fully shielded, and shall be turned off at 10:00 p.m. or when the business closes, whichever is later.
15. All site lighting not directly associated with the special uses as permitted in subsections F.14, H.11, H.12, and H.13 shall conform to all lighting standards described in this Code.
16. When outdoor internally illuminated advertising signs are constructed with a translucent background, the background shall not be white, cream, off-white, yellow, or other light color. Lamps used for internal illumination of such signs shall not be included in the lumens per net acre limit set in subsection H.10. All illuminated signs shall be turned off at 10:00 p.m. or when the business closes, whichever is later.
17. All outdoor neon lighting shall be fully shielded and shall be turned off at 10:00 p.m. or when the business closes, whichever is later.
18. The requirements for lamp source and shielding of light emissions for outdoor light fixtures are as follows:

Shielding/Use Code:

A = allowed, unshielded
 F = allowed, fully shielded

<u>LAMP TYPE</u>	<u>SHIELDING</u>
Class 1, 2 and 3 lighting:	
All lamp types above 2050 lumens	F (See Note 1)
All types below 2050 lumens	A (See Note 2)
All neon tube lighting	F
Lamps in Motion Sensing Security Lights (F.14)	A (See H.3)

Note 1. Examples of lamp types of 2050 lumens and below (the acceptability of a particular light is decided by its lumen output, not wattage. Check manufacturer's specifications):

- a. 100 Watt Standard Incandescent and less
- b. 100 Watt Midbreak Tungsten-Halogen (quartz) and less

- c. 25 Watt T-12 Cool White Fluorescent and less
- d. 18 Watt Low Pressure Sodium and less

Note 2. Lights shall be shielded whenever feasible to minimize light spilled into the night sky or adjacent properties. Unshielded lights (all types) are limited to a maximum of 5,500 lumens per net acre (see subsection H.10). Residential parcels and Development Projects containing one net acre or less are allowed 5,500 lumens of unshielded light (all Classes).

I. PARKING LOT LIGHTING STANDARDS

Lighting Standards (poles) shall be sized in such a manner that the top of any luminary does not exceed twenty-four (24) feet above adjacent grade, unless otherwise approved by the Community Development Director for new projects.

J. AIRPORT LIGHTING

Airport lighting, which is required for the safe and efficient movement of aircraft during flight, take-off, landing and taxiing is exempt from the provisions of this Code. Lighting used for illumination of aircraft loading, unloading, and servicing areas is exempt from the lumens per net acre limits of subsection H.10, although it must conform to all other requirements of this Code. All other outdoor lighting at airport facilities shall comply with the provisions of this Code.

K. TEMPORARY LIGHTING PERMITS

1. The Community Development Director may grant a permit for temporary lighting if he or she finds all of the following:
 - a. The purpose for which the lighting is proposed is not intended to extend beyond thirty (30) days;
 - b. The proposed lighting is designed in such a manner as to minimize light pollution as much as is feasible;
 - c. The proposed lighting will comply with the general intent of this Code; and
 - d. The permit will be in the public interest.
2. The Community Development Director shall rule on the application within five (5) business days from the date of submission of the request and notify the applicant in writing of his or her decision. The Community Development Director may grant one (1) renewal of the permit for an additional thirty (30) days if he or she finds that, because of an unanticipated change in circumstances, a renewal would be in the public interest. The Community Development Director is not authorized to grant more than one temporary permit and one renewal for the same property within one calendar year.

L. NONCONFORMING USES.

1. Mercury vapor light fixtures in use for outdoor lighting on the effective date of this Code shall be prohibited after January 1, 2005. The provision of this section shall not apply to outdoor light systems erected prior to 1950.

2. All nonconforming uses to be extinguished between 12:00 a.m. and sunrise by an automatic shutoff device.
3. No outdoor lighting fixture or use which was lawfully installed or implemented prior to the enactment of this Code shall be required to be removed or modified except as expressly provided herein; however, no modification or replacement shall be made to a non-conforming fixture unless the fixture thereafter conforms to the provisions of this Code, except that identical bulb replacement is allowed.
4. In the event that an outdoor lighting fixture is abandoned or is damaged to the point of requiring repairs for safe operation, the repaired or replacement fixture shall comply with the provisions of this Code.

M. VARIANCES

Any person desiring to install an outdoor lighting fixture in violation of this Code may apply to the Board of Adjustment for a variance from the regulation in question. Such variances shall be allowed only as provided by Section 105 of the Town of Camp Verde Zoning Ordinance.

N. PERMITS AND DEVELOPMENT PLAN REVIEWS

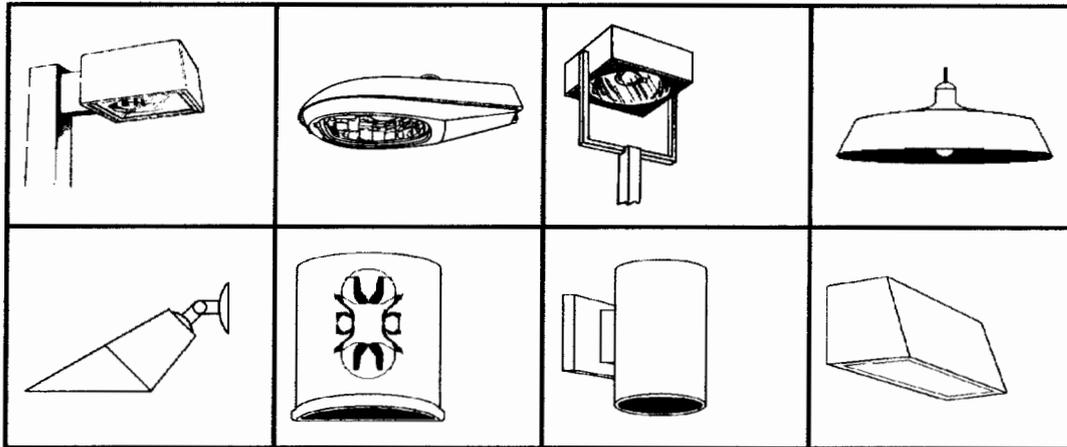
1. Whenever a person is required to obtain a building or electrical permit for outdoor lighting or signage, a Conditional Use Permit, subdivision approval or any development plan approval by the town, including all town projects, or whenever a person requests annexation or rezoning, the applicant shall, as a part of said application, submit sufficient information to enable the Community Development Director to determine whether the proposed lighting will comply with this Code. All applications may be subject to review and action by the Community Development Director.
2. All applications, except those for single family residences, shall include the following:
 - a. A site plan indicating the proposed location of all outdoor lighting fixtures;
 - b. A description of each illuminating device, fixture, lamp, support and shield. This description may include, but is not limited to, manufacturer's catalog cuts and drawings (including sections where required), lamp types and lumen outputs; and
 - c. Such other information as the Community Development Director may determine is necessary to ensure compliance with this Code.
3. If the Community Development Director determines that the proposed lighting does not comply with this Code, the permit shall not be issued or the plan approved.

O. Addendums/Additional Information:

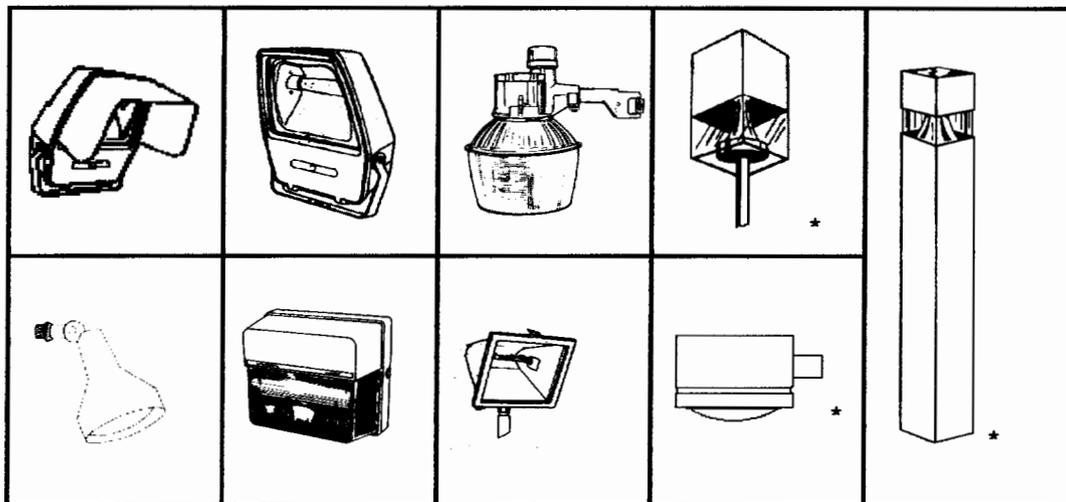
1. **Shielding:**
A practical working way to determine if a fixture or tube is fully shielded: if the lamp or tube, any reflective surface, or lens cover (clear or prismatic) is visible when

viewed from above or directly from the side, or from any angle around the fixture or tube, the fixture or tube *is not* fully shielded.

Examples of fixtures that are Fully Shielded (Note: to be fully shielded these fixtures must be closed on top and mounted such that the bottom opening is horizontal):



Examples of fixtures that are NOT Fully Shielded:



* Note: even though the lamp in these fixtures is shielded from direct view when viewed from the side or above, reflective surfaces and/or lens covers are directly visible from the side.

Note for luminous (neon) tubes: when such lighting is installed under or behind a roof overhang, if the roof-line or eave is not horizontal the tubing may be visible from above when viewed from the side and therefore be unshielded.

2. Typical Lumen Outputs and Energy Costs for Outdoor Lighting

Per year costs based on 4000 hours operation (all night every night) and \$0.10/kwh energy cost. Power costs are for lamps only; they do not include ballast losses used with HID lamps (LPS, HPS, MH and fluorescent). Ballast losses have typically been somewhat larger for LPS lamps than for other types, though not enough to offset the increased luminous efficiencies of these lamps. This effect has been decreasing with the newer ballasts.

Lamp Type	Lumen Output (Initial)	Power Cost (Per Year)	Cost per 100 Lumens (Per Year)
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Low Pressure Sodium (LPS):

18 Watt	1800	\$7.20	\$0.40
35 Watt	4800	\$14.00	\$0.29
55 Watt	8000	\$22.00	\$0.28
90 Watt	13500	\$36.00	\$0.27
135 Watt	22500	\$54.00	\$0.24
180 Watt	33000	\$72.00	\$0.22

**High Pressure Sodium
(HPS):**

35 Watt Clear	2250	\$14.00	\$0.62
50 Watt Clear	4000	\$20.00	\$0.50
70 Watt Clear	6300	\$28.00	\$0.44
100 Watt Clear	9500	\$40.00	\$0.42
150 Watt Clear	16000	\$60.00	\$0.38
200 Watt Clear	22000	\$80.00	\$0.36
250 Watt Clear	29000	\$100.00	\$0.34
400 Watt Clear	50000	\$160.00	\$0.32
1000 Watt Clear	140000	\$400.00	\$0.29

**Metal Halide (MH) (Example
Sylvania 'Metalarc' series):**

100 Watt	8000	\$40.00	\$0.50
175 Watt	14000	\$70.00	\$0.50
250 Watt	16000	\$100.00	\$0.63
400 Watt	36000	\$160.00	\$0.44
1000 Watt	84000	\$400.00	\$0.48

**Fluorescent (Standard Cool-
White, 1.5-inch tubes):**

21 Watt F24T12/CW	1190	\$8.40	\$0.71
30 Watt F36T12/CW	2050	\$12.00	\$0.59
36 Watt F42T12/CW	2450	\$14.40	\$0.59
39 Watt F48T12/CW	3000	\$15.60	\$0.52
50 Watt F60T12/CW	3700	\$20.00	\$0.54
52 Watt F64T12/CW	3900	\$20.80	\$0.53
55 Watt F72T12/CW	4600	\$22.00	\$0.48
70 Watt F84T12/CW	5400	\$28.00	\$0.52
75 Watt F96T12/CW	6300	\$30.00	\$0.48

Incandescent Lights:

15 Watt Standard	120	\$6.00	\$5.00
25 Watt Standard	210	\$10.00	\$4.76
40 Watt Standard	490	\$16.00	\$3.27
60 Watt Standard	855	\$24.00	\$2.81
75 Watt Standard	1180	\$30.00	\$2.54
100 Watt Standard	1750	\$40.00	\$2.29
150 Watt Standard	2800	\$60.00	\$2.14
200 Watt Standard	3850	\$80.00	\$2.08

Tungsten Halogen (Quartz):

75 Watt	1400	\$30.00	\$2.14
100Watt	1800	\$40.00	\$2.22
150 Watt	2800	\$60.00	\$2.14
250 Watt	5000	\$100.00	\$2.00
500 Watt	10100	\$200.00	\$1.98

**STAFF
AGENDA ITEM REPORT**

Council meeting of: May 24, 2006 – Council Hears P&Z

Title: Update, and discussion, consideration, and possible direction to staff to prepare documentation to move forward with an election requesting voter approval for General Obligation Bonds, Series 2006 to fund the Community Park & new Library facilities and to bring back to Council for approval at the May 31st meeting.

Budgeted item: N/A

Description of Item: Approval to move forward with an election will provide for the purchase of the Forest Service land for the Community Park and will fund construction of the new library facilities.

Staff Recommendation: Select either G.O. bonds or G.O. bonds in conjunction with revenue bonds and direct staff to move forward with preparing for a Special Election in September.

Comments: The first scenario consists of an \$11,825,000 General Obligation Bond and the second scenario consists of a G.O. Bond in the amount of \$8,185,000 to be used in conjunction with Revenue Bonds. The revenue stream will be provided by the 40% set aside from sales tax.

Attachments: No

Prepared by: Dane Bullard

SOURCES AND USES OF FUNDS

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

Dated Date 11/01/2006
 Delivery Date 11/01/2006

Sources:	LIBRARY2	PARK2	Total
Bond Proceeds:			
Par Amount	4,105,000.00	6,895,000.00	11,000,000.00
Other Sources of Funds:			
Endowment	225,000.00		225,000.00
Sale of Land	600,000.00		600,000.00
	<u>825,000.00</u>		<u>825,000.00</u>
	4,930,000.00	6,895,000.00	11,825,000.00
Uses:	LIBRARY2	PARK2	Total
Project Fund Deposits:			
Library Construction Fund	4,810,000.00		4,810,000.00
Park Acquisition Fund		6,700,000.00	6,700,000.00
	<u>4,810,000.00</u>	<u>6,700,000.00</u>	<u>11,510,000.00</u>
Delivery Date Expenses:			
Cost of Issuance	37,318.18	62,681.82	100,000.00
Underwriter's Discount	41,050.00	68,950.00	110,000.00
Insurance at 50 bps	37,612.04	63,175.40	100,787.44
	<u>115,980.22</u>	<u>194,807.22</u>	<u>310,787.44</u>
Other Uses of Funds:			
Additional Proceeds	4,019.78	192.78	4,212.56
	4,930,000.00	6,895,000.00	11,825,000.00

BOND DEBT SERVICE

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2006					
01/01/2008			673,750.00	673,750.00	
07/01/2008			288,750.00	288,750.00	962,500.00
01/01/2009			288,750.00	288,750.00	
07/01/2009	255,000	5.250%	288,750.00	543,750.00	832,500.00
01/01/2010			282,056.25	282,056.25	
07/01/2010	270,000	5.250%	282,056.25	552,056.25	834,112.50
01/01/2011			274,968.75	274,968.75	
07/01/2011	285,000	5.250%	274,968.75	559,968.75	834,937.50
01/01/2012			267,487.50	267,487.50	
07/01/2012	300,000	5.250%	267,487.50	567,487.50	834,975.00
01/01/2013			259,612.50	259,612.50	
07/01/2013	320,000	5.250%	259,612.50	579,612.50	839,225.00
01/01/2014			251,212.50	251,212.50	
07/01/2014	335,000	5.250%	251,212.50	586,212.50	837,425.00
01/01/2015			242,418.75	242,418.75	
07/01/2015	350,000	5.250%	242,418.75	592,418.75	834,837.50
01/01/2016			233,231.25	233,231.25	
07/01/2016	370,000	5.250%	233,231.25	603,231.25	836,462.50
01/01/2017			223,518.75	223,518.75	
07/01/2017	385,000	5.250%	223,518.75	608,518.75	832,037.50
01/01/2018			213,412.50	213,412.50	
07/01/2018	410,000	5.250%	213,412.50	623,412.50	836,825.00
01/01/2019			202,650.00	202,650.00	
07/01/2019	430,000	5.250%	202,650.00	632,650.00	835,300.00
01/01/2020			191,362.50	191,362.50	
07/01/2020	455,000	5.250%	191,362.50	646,362.50	837,725.00
01/01/2021			179,418.75	179,418.75	
07/01/2021	480,000	5.250%	179,418.75	659,418.75	838,837.50
01/01/2022			166,818.75	166,818.75	
07/01/2022	500,000	5.250%	166,818.75	666,818.75	833,637.50
01/01/2023			153,693.75	153,693.75	
07/01/2023	525,000	5.250%	153,693.75	678,693.75	832,387.50
01/01/2024			139,912.50	139,912.50	
07/01/2024	550,000	5.250%	139,912.50	689,912.50	829,825.00
01/01/2025			125,475.00	125,475.00	
07/01/2025	585,000	5.250%	125,475.00	710,475.00	835,950.00
01/01/2026			110,118.75	110,118.75	
07/01/2026	615,000	5.250%	110,118.75	725,118.75	835,237.50
01/01/2027			93,975.00	93,975.00	
07/01/2027	645,000	5.250%	93,975.00	738,975.00	832,950.00
01/01/2028			77,043.75	77,043.75	
07/01/2028	680,000	5.250%	77,043.75	757,043.75	834,087.50
01/01/2029			59,193.75	59,193.75	
07/01/2029	715,000	5.250%	59,193.75	774,193.75	833,387.50
01/01/2030			40,425.00	40,425.00	
07/01/2030	750,000	5.250%	40,425.00	790,425.00	830,850.00
01/01/2031			20,737.50	20,737.50	
07/01/2031	790,000	5.250%	20,737.50	810,737.50	831,475.00
	11,000,000		9,157,487.50	20,157,487.50	20,157,487.50

TOWN OF CAMP VERDE, ARIZONA

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

(1)	(2)	(3)	(4)	(5)	(6)
Fiscal Year	Projected Secondary Assessed Valuation (a)	Principal	Estimated Interest (b)	Total Debt Service	Secondary Tax Rate (c)
		\$11,000,000 Series 2006 Dated: November 1, 2006			
2005/06	\$60,831,703				
2006/07	68,647,160				
2007/08	73,710,469		\$962,500	\$962,500	\$1.31
2008/09	79,144,566	\$255,000	577,500	832,500	1.05
2009/10	83,254,499	270,000	564,113	834,113	1.00
2010/11	86,892,476	285,000	549,938	834,938	0.96
2011/12	90,686,114	300,000	534,975	834,975	0.92
2012/13	94,641,885	320,000	519,225	839,225	0.89
2013/14	98,766,518	335,000	502,425	837,425	0.85
2014/15	103,067,009	350,000	484,838	834,838	0.81
2015/16	105,492,293	370,000	466,463	836,463	0.79
2016/17	108,657,062	385,000	447,038	832,038	0.77
2017/18	111,916,774	410,000	426,825	836,825	0.75
2018/19	115,274,277	430,000	405,300	835,300	0.72
2019/20	118,732,505	455,000	382,725	837,725	0.71
2020/21	122,294,480	480,000	358,838	838,838	0.69
2021/22	125,963,315	500,000	333,638	833,638	0.66
2022/23	129,742,214	525,000	307,388	832,388	0.64
2023/24	133,634,481	550,000	279,825	829,825	0.62
2024/25	137,643,515	585,000	250,950	835,950	0.61
2025/26	141,772,820	615,000	220,238	835,238	0.59
2026/27	146,026,005	645,000	187,950	832,950	0.57
2027/28	150,406,785	680,000	154,088	834,088	0.55
2028/29	154,918,989	715,000	118,388	833,388	0.54
2029/30	159,566,558	750,000	80,850	830,850	0.52
2030/31	164,353,555	790,000	41,475	831,475	0.51
		\$11,000,000			
				Average:	0.75

- (a) 2005/06 is actual. 2006/07 is an estimate provided by the County. 2007/08 through 2009/10 assume 8.00% growth, 2010/11 through 2014/15 assume 5.00% and subsequent years assume 3.00% growth. Beginning in fiscal year 2006/07, the Secondary Assessed Valuation is adjusted to reflect the statutory 10 year class 1 assessment ratio phase down from 25% to 20%.
- (b) Interest is estimated at 5.25% for the Bonds.
- (c) Secondary tax rates are per \$100 of assessed valuation.

TOWN OF CAMP VERDE, ARIZONA

BOND INFORMATION

AVERAGE ANNUAL TAX RATE PER \$100 OF SECONDARY ASSESSED VALUATION: \$0.7508

OWNER OCCUPIED RESIDENTIAL PROPERTY

(Assessed at 10%)

Fair Market Value	Assessor's Full Cash Value (a)	Secondary Assessed Value	Estimated Average Annual Cost (b)	Estimated Average Monthly Cost (b)
\$116,812	\$99,290	\$9,929 (c)	\$74.54	\$6.21
150,000	127,500	12,750	95.72	7.98
200,000	170,000	17,000	127.63	10.64
250,000	212,500	21,250	159.54	13.30

COMMERCIAL AND INDUSTRIAL PROPERTY

(Assessed at 25%)

Assessor's Full Cash Value (a)	Secondary Assessed Value	Estimated Average Annual Cost (b)	Estimated Average Monthly Cost (b)
\$100,000	\$25,000	\$187.69	\$15.64
200,000	50,000	375.39	31.28
258,668	64,667 (c)	485.50	40.46

AGRICULTURAL AND VACANT PROPERTY

(Assessed at 16%)

Assessor's Full Cash Value (a)	Secondary Assessed Value	Estimated Average Annual Cost (b)	Estimated Average Monthly Cost (b)
\$23,725	\$3,796 (c)	\$28.50	\$2.38
50,000	8,000	60.06	5.01
75,000	12,000	90.09	7.51
100,000	16,000	120.12	10.01

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

SOURCES AND USES OF FUNDS

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

Dated Date 11/01/2006
Delivery Date 11/01/2006

Sources:

Bond Proceeds:	
Par Amount	3,735,000.00
	<hr/> 3,735,000.00 <hr/>

Uses:

Project Fund Deposits:	
Library Construction Fund	3,572,546.16
Delivery Date Expenses:	
Cost of Issuance	75,000.00
Underwriter's Discount	37,350.00
Insurance at 75 bps	50,103.84
	<hr/> 162,453.84 <hr/>
	<hr/> 3,735,000.00 <hr/>

BOND DEBT SERVICE

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2006					
07/01/2007	135,000	5.250%	130,725.00	265,725.00	265,725.00
01/01/2008			94,500.00	94,500.00	
07/01/2008	80,000	5.250%	94,500.00	174,500.00	269,000.00
01/01/2009			92,400.00	92,400.00	
07/01/2009	85,000	5.250%	92,400.00	177,400.00	269,800.00
01/01/2010			90,168.75	90,168.75	
07/01/2010	85,000	5.250%	90,168.75	175,168.75	265,337.50
01/01/2011			87,937.50	87,937.50	
07/01/2011	90,000	5.250%	87,937.50	177,937.50	265,875.00
01/01/2012			85,575.00	85,575.00	
07/01/2012	95,000	5.250%	85,575.00	180,575.00	266,150.00
01/01/2013			83,081.25	83,081.25	
07/01/2013	100,000	5.250%	83,081.25	183,081.25	266,162.50
01/01/2014			80,456.25	80,456.25	
07/01/2014	105,000	5.250%	80,456.25	185,456.25	265,912.50
01/01/2015			77,700.00	77,700.00	
07/01/2015	110,000	5.250%	77,700.00	187,700.00	265,400.00
01/01/2016			74,812.50	74,812.50	
07/01/2016	120,000	5.250%	74,812.50	194,812.50	269,625.00
01/01/2017			71,662.50	71,662.50	
07/01/2017	125,000	5.250%	71,662.50	196,662.50	268,325.00
01/01/2018			68,381.25	68,381.25	
07/01/2018	130,000	5.250%	68,381.25	198,381.25	266,762.50
01/01/2019			64,968.75	64,968.75	
07/01/2019	140,000	5.250%	64,968.75	204,968.75	269,937.50
01/01/2020			61,293.75	61,293.75	
07/01/2020	145,000	5.250%	61,293.75	206,293.75	267,587.50
01/01/2021			57,487.50	57,487.50	
07/01/2021	150,000	5.250%	57,487.50	207,487.50	264,975.00
01/01/2022			53,550.00	53,550.00	
07/01/2022	160,000	5.250%	53,550.00	213,550.00	267,100.00
01/01/2023			49,350.00	49,350.00	
07/01/2023	170,000	5.250%	49,350.00	219,350.00	268,700.00
01/01/2024			44,887.50	44,887.50	
07/01/2024	180,000	5.250%	44,887.50	224,887.50	269,775.00
01/01/2025			40,162.50	40,162.50	
07/01/2025	185,000	5.250%	40,162.50	225,162.50	265,325.00
01/01/2026			35,306.25	35,306.25	
07/01/2026	195,000	5.250%	35,306.25	230,306.25	265,612.50
01/01/2027			30,187.50	30,187.50	
07/01/2027	205,000	5.250%	30,187.50	235,187.50	265,375.00
01/01/2028			24,806.25	24,806.25	
07/01/2028	220,000	5.250%	24,806.25	244,806.25	269,612.50
01/01/2029			19,031.25	19,031.25	
07/01/2029	230,000	5.250%	19,031.25	249,031.25	268,062.50
01/01/2030			12,993.75	12,993.75	
07/01/2030	240,000	5.250%	12,993.75	252,993.75	265,987.50
01/01/2031			6,693.75	6,693.75	
07/01/2031	255,000	5.250%	6,693.75	261,693.75	268,387.50
	3,735,000		2,945,512.50	6,680,512.50	6,680,512.50

SOURCES AND USES OF FUNDS

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

Dated Date 11/01/2006
 Delivery Date 11/01/2006

Sources:	LIBRARY3	PARK3	Total
Bond Proceeds:			
Par Amount	430,000.00	6,930,000.00	7,360,000.00
Other Sources of Funds:			
Endowment	225,000.00		225,000.00
Sale of Land	600,000.00		600,000.00
	<u>825,000.00</u>		<u>825,000.00</u>
	<u>1,255,000.00</u>	<u>6,930,000.00</u>	<u>8,185,000.00</u>
Uses:	LIBRARY3	PARK3	Total
Project Fund Deposits:			
Library Construction Fund	1,237,453.84		1,237,453.84
Park Acquisition Fund		6,700,000.00	6,700,000.00
	<u>1,237,453.84</u>	<u>6,700,000.00</u>	<u>7,937,453.84</u>
Delivery Date Expenses:			
Cost of Issuance	5,842.39	94,157.61	100,000.00
Underwriter's Discount	4,300.00	69,300.00	73,600.00
Insurance at 50 bps	3,940.92	63,512.96	67,453.88
	<u>14,083.31</u>	<u>226,970.57</u>	<u>241,053.88</u>
Other Uses of Funds:			
Additional Proceeds	3,462.85	3,029.43	6,492.28
	<u>1,255,000.00</u>	<u>6,930,000.00</u>	<u>8,185,000.00</u>

BOND DEBT SERVICE

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2006					
01/01/2008			450,800.00	450,800.00	
07/01/2008			193,200.00	193,200.00	644,000.00
01/01/2009			193,200.00	193,200.00	
07/01/2009	175,000	5.250%	193,200.00	368,200.00	561,400.00
01/01/2010			188,606.25	188,606.25	
07/01/2010	180,000	5.250%	188,606.25	368,606.25	557,212.50
01/01/2011			183,881.25	183,881.25	
07/01/2011	190,000	5.250%	183,881.25	373,881.25	557,762.50
01/01/2012			178,893.75	178,893.75	
07/01/2012	200,000	5.250%	178,893.75	378,893.75	557,787.50
01/01/2013			173,643.75	173,643.75	
07/01/2013	210,000	5.250%	173,643.75	383,643.75	557,287.50
01/01/2014			168,131.25	168,131.25	
07/01/2014	225,000	5.250%	168,131.25	393,131.25	561,262.50
01/01/2015			162,225.00	162,225.00	
07/01/2015	235,000	5.250%	162,225.00	397,225.00	559,450.00
01/01/2016			156,056.25	156,056.25	
07/01/2016	245,000	5.250%	156,056.25	401,056.25	557,112.50
01/01/2017			149,625.00	149,625.00	
07/01/2017	260,000	5.250%	149,625.00	409,625.00	559,250.00
01/01/2018			142,800.00	142,800.00	
07/01/2018	270,000	5.250%	142,800.00	412,800.00	555,600.00
01/01/2019			135,712.50	135,712.50	
07/01/2019	285,000	5.250%	135,712.50	420,712.50	556,425.00
01/01/2020			128,231.25	128,231.25	
07/01/2020	305,000	5.250%	128,231.25	433,231.25	561,462.50
01/01/2021			120,225.00	120,225.00	
07/01/2021	320,000	5.250%	120,225.00	440,225.00	560,450.00
01/01/2022			111,825.00	111,825.00	
07/01/2022	335,000	5.250%	111,825.00	446,825.00	558,650.00
01/01/2023			103,031.25	103,031.25	
07/01/2023	350,000	5.250%	103,031.25	453,031.25	556,062.50
01/01/2024			93,843.75	93,843.75	
07/01/2024	370,000	5.250%	93,843.75	463,843.75	557,687.50
01/01/2025			84,131.25	84,131.25	
07/01/2025	395,000	5.250%	84,131.25	479,131.25	563,262.50
01/01/2026			73,762.50	73,762.50	
07/01/2026	410,000	5.250%	73,762.50	483,762.50	557,525.00
01/01/2027			63,000.00	63,000.00	
07/01/2027	430,000	5.250%	63,000.00	493,000.00	556,000.00
01/01/2028			51,712.50	51,712.50	
07/01/2028	455,000	5.250%	51,712.50	506,712.50	558,425.00
01/01/2029			39,768.75	39,768.75	
07/01/2029	480,000	5.250%	39,768.75	519,768.75	559,537.50
01/01/2030			27,168.75	27,168.75	
07/01/2030	505,000	5.250%	27,168.75	532,168.75	559,337.50
01/01/2031			13,912.50	13,912.50	
07/01/2031	530,000	5.250%	13,912.50	543,912.50	557,825.00
	7,360,000		6,130,775.00	13,490,775.00	13,490,775.00

TOWN OF CAMP VERDE, ARIZONA

BOND INFORMATION

AVERAGE ANNUAL TAX RATE PER \$100 OF SECONDARY ASSESSED VALUATION: \$0.5024

OWNER OCCUPIED RESIDENTIAL PROPERTY

(Assessed at 10%)

Fair Market Value	Assessor's Full Cash Value (a)	Secondary Assessed Value	Estimated Average Annual Cost (b)	Estimated Average Monthly Cost (b)
\$116,812	\$99,290	(c) \$9,929 (c)	\$49.88	\$4.16
150,000	127,500	12,750	64.05	5.34
200,000	170,000	17,000	85.41	7.12
250,000	212,500	21,250	106.76	8.90

COMMERCIAL AND INDUSTRIAL PROPERTY

(Assessed at 25%)

Assessor's Full Cash Value (a)	Secondary Assessed Value	Estimated Average Annual Cost (b)	Estimated Average Monthly Cost (b)
\$100,000	\$25,000	\$125.60	\$10.47
200,000	50,000	251.19	20.93
258,668	(c) 64,667 (c)	324.88	27.07

AGRICULTURAL AND VACANT PROPERTY

(Assessed at 16%)

Assessor's Full Cash Value (a)	Secondary Assessed Value	Estimated Average Annual Cost (b)	Estimated Average Monthly Cost (b)
\$23,725	\$3,796	\$19.07	\$1.59
50,000	(c) 8,000	40.19	3.35
75,000	12,000	60.29	5.02
100,000	16,000	80.38	6.70

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

STAFF REPORT

Council meeting of: **May 24, 2006**

Title: **Possible approval of a change order in the amount of \$4,698.00 to build a monument sign at the new Marshal's facility. This price does not include the sign emblem and wording.** This is an unbudgeted item from the CIP fund.

Budgeted item: No

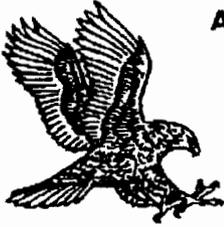
Description of Item: Per Stroh Rogers architect's drawing dated February 29, 2006.

Staff Recommendation: None

Comments: None

Attachments: Yes

Prepared by: Bill Lee/cjb



Amon Builders, Inc
General Building Contractor

Office (928) 474-0689
FAX (928) 474-8818
www.amonbuilders.com

Eagle Springs Professional Plaza
903 E. Hwy. 260, Suite 6
Payson, Arizona 85541

CHANGE ORDER

PROJECT: Camp Verde Marshal's Facility
(name, address) 646 S. 1st Street
Camp Verde, Ariz. 86322

CHANGE ORDER NO: 2524-CO#9

DATE: May 16, 2006

TO CONTRACTOR: Amon Builders, Inc.
(name, address) 903 E. Hwy. 260, Suite 6
Payson, AZ 85541

ARCHITECTS PROJECT NO:

CONTRACT DATE: July 11, 2005

CONTRACT FOR: Prime Contract

The Contract is changed as follows: For the work involved in building the new Marshal's Facility Monument Sign as per the drawings by Stroh Rogers Architects dated Feb. 29, 2006. This work involves the following subcontractors for concrete, masonry, cultured stone, framing, stucco, metal roofing and painting subcontractors. This price does not include the Emblem and wording for the sign.

Amon Builders Concrete Work – Labor & Materials, footing excavation and rebar	\$225.00
Plues Bros. Masonry block	\$1,030.00
Plues Bros. Cultured Stone & Labor to apply stone	\$1,105.00
Atkins Const. Framing Labor & Materials	\$375.00
Preferred Plastering - Stucco	\$500.00
Progressive Roofing – Labor and Material for Metal Roof & Fascia	\$650.00
Genado Painting	\$ 350.00
Subtotal	\$ 4,135.00
Amon Builders Inc. 5% Overhead & Profit	\$207.00
Tax & Bond	<u>\$358.00</u>
TOTAL COST OF THIS CHANGE ORDER	\$4,698.00

The Original (Contract Sum) (Guaranteed Maximum Price) was	\$1,210,798.00
Net change by previously authorized Change Orders	\$ 199,067.00
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was	\$1,409,865.00
The (Contract Sum) (Guaranteed Maximum Price) will be (increased) (decreased) (unchanged) by this Change Order in the amount of	\$ 4,698.00
The new (Contract Sum) (Guaranteed Maximum Price) including this Change Order will be	\$1,414,563.00
The Contract Time will be (increased) (decreased) (unchanged) by.	(4 DAYS)
The date of Substantial Completion as of the date of the Change Order therefore is	

Amon Builders, Inc.
CONTRACTOR

Town of Camp Verde
OWNER

903 E. Hwy. 260, Suite 6, Payson, AZ 85541
ADDRESS

P.O. Box 710, Camp Verde, AZ 86322
ADDRESS

Don Williams 5/16/06
BY DATE
Project Manager
TITLE

BY DATE

TITLE

Stroh Rogers Architects, Inc.
ARCHITECT

132 S. Montezuma Street, Prescott, Arizona 86303
ADDRESS

BY DATE

TITLE

PREFERRED PLASTERING, INC.

285 Oak Creek Blvd ~ Sedona, AZ ~ 86336
(928) 821-3329
Fax (928) 282-0050
Licenses #081383 & Bonded
Owner: Lloyd Coker

BID PROPOSAL

Change Order #9

PROPOSAL SUBMITTED TO:	PHONE:	Date: 4-24-06
NAME: Amon Builders	JOB NAME: Marshalls Facility	
STREET:	STREET: 646 S. 1st St	
CITY:	CITY: Camp Verde, AZ	Zip:
STATE:		

Description: Marshalls sign:
Brown coat with synthetic finish

We hereby proposed to furnish labor and materials - complete in accordance with the above specifications, for the sum of \$ 500.00 dollars. With payment(s) as follows, _____

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident(s), or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

Authorized Signature _____

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

DATE ACCEPTED _____ Signature _____

Received Time Apr. 24. 2:45PM



PLUES BROTHERS MASONRY, INC.
HC3 Box 638-L
Payson, AZ 85541
Phone (928) 468-6338
Fax # (928) 474-7816
Mobile (928) 978-2383
Res. & Comm. License #137106

DATE: 4/14/06

Change Order #19

~~BILL TO~~ **BID FOR:**

JOB ADDRESS:

AMON BUILDERS
ATTN: DON HAMMAN

MARSHALLS FACILITY
@ CAMP VERDE

DESCRIPTION OF WORK:

* CONCERNING MASONRY & STONE	\$
FOR SIGN	\$
- MASONRY AS SHOWN	\$
ON DETAIL	\$ 1,030. ⁰⁰
- STONE AS SHOWN	\$
ON DETAIL	\$ 1,105. ⁰⁰
	\$
	\$

TOTAL \$ 2,135.⁰⁰

Harold S. Plues III
Harold S. Plues III (SABUB)

*Note for Bids: Prices subject to change due to any plan differences and length of time between bid date and start date of project.

* Note for Bills: MAKE CHECKS PAYABLE TO: Plues Brothers Masonry, Inc.

STAFF REPORT

Council meeting of: **May 24, 2006**

Title: **Possible approval of a change order in the amount of \$1,227.00 for additional patching compound and labor to prepare floors for vinyl commercial tile and carpeting. This is an unbudgeted item from the CIP fund.**

Budgeted item: No

Description of Item: None

Staff Recommendation: None

Comments: None

Attachments: Yes

Prepared by: Bill Lee/cjb



Amon Builders, Inc
General Building Contractor

Office (928) 474-0689
FAX (928) 474-8818
www.amonbuilders.com

Eagle Springs Professional Plaza
903 E. Hwy. 260, Suite 6
Payson, Arizona 85541

CHANGE ORDER

PROJECT: Camp Verde Marshal's Facility
(name, address) 646 S. 1st Street
Camp Verde, Ariz. 86322

CHANGE ORDER NO: 2524-CO#10

DATE: May 16, 2006

TO CONTRACTOR: Amon Builders, Inc.
(name, address) 903 E. Hwy. 260, Suite 6
Payson, AZ 85541

ARCHITECTS PROJECT NO:

CONTRACT DATE: July 11, 2005

CONTRACT FOR: Prime Contract

The Contract is changed as follows: For additional floor patch compound and labor to prep floor areas in preparation for VCT and Carpet.

Executive Flooring – 18 bags @ \$60.00 per bag/hr.	\$1,080.00
Amon Builders Inc. 5% Overhead & Profit	\$54.00
Tax & Bond	\$93.00
TOTAL COST OF THIS CHANGE ORDER	\$1,227.00

The Original (Contract Sum) (Guaranteed Maximum Price) was	\$1,210,798.00
Net change by previously authorized Change Orders	\$ 203,765.00
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was	\$1,414,563.00
The (Contract Sum) (Guaranteed Maximum Price) will be (increased) (decreased) (unchanged) by this Change Order in the amount of	\$ 1,227.00
The new (Contract Sum) (Guaranteed Maximum Price) including this Change Order will be	\$1,415,790.00
The Contract Time will be (increased) (decreased) (unchanged) by	(2 DAYS)
The date of Substantial Completion as of the date of the Change Order therefore is	

Amon Builders, Inc.
CONTRACTOR

Town of Camp Verde
OWNER

903 E. Hwy. 260, Suite 6, Payson, AZ 85541
ADDRESS

P.O. Box 710, Camp Verde, AZ 86322
ADDRESS

BY Don Hamman 5/16/06
DATE
Project Manager
TITLE

BY _____ DATE _____
TITLE _____

Stroh Rogers Architects, Inc.
ARCHITECT

132 S. Montezuma Street, Prescott, Arizona 86303
ADDRESS

BY _____ DATE _____
TITLE _____



Tuesday, May 16, 2006

Don Hamman
Amon Builders
903 E. Hwy. 260
Suite #6
Payson, Arizona 85541

Re : *Marshal's Facility - Camp Verde - ADDITIONAL PREP*

Dear Don :

Listed below is the UNIT COST for Patching Compound & Labor to prep floors as needed.

UNIT PRICE : \$60.00 per bag/hr

1) Bags of patch used

18 bgs/hrs @ \$60.00 = \$ 1080.00

NET ADD : \$ 1,080.00

Please call me with any questions.

10
Change Order

Sincerely,



Peter Perry
Sales Manager



2301 W. Northern Avenue Phoenix, AZ 85021
602.840.8090 Fax 602.840.8092
License No. ROC 170583/209660

Received Time May.16. 1:51PM



Amon Builders, Inc.
General Building Contractor

Eagle Springs Professional Plaza
903 E. Hwy. 260, Suite 6
Payson, AZ 85541

Office (928) 474-0689
FAX (928) 474-8818
www.amonbuilders.com

FAX COVER SHEET

SEND TO: <small>Company Name</small> Town of Camp Verde-Town Manager	FROM: Amon Builders, Inc.
ATTENTION: Bill Lee	<small>Date</small> 5-16-2006
Telephone Number 928-567-6631	<small>Person to Contact if problems with Fax</small> e-mail: dhamman@amonbuilders.com Don Hamman
<small>Fax Number</small> 928-5679061	<small>Telephone Number</small> (928) 474-0689

- Urgent
 Reply ASAP
 Please Comment
 Please Review
 For Your Information

Total pages, including cover: 6

Bill,

Please see Change Orders # 9 and #10 for the Camp Verde Marshal's Office. #9 is for the Monument Sign and 10 for the patch work. I am faxing you the back up on #10 for the floor patch from Executive Flooring and some of the costs for the Monument Sign. Should you have any questions please give me a call. Hard copies will follow in the mail.

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