



It's in your hands ~ "Build a stronger community – Shop Locally"

**AGENDA  
WORK SESSION  
MAYOR AND COUNCIL  
COUNCIL CHAMBERS · 473 S. Main Street, Room #106  
FRIDAY, MARCH 1, 2013  
9:00 A.M.**

*Note: Council member(s) may attend Council Sessions either in person or by telephone, video, or internet conferencing.*

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Council will tour the Public Works Facilities located at 1498 W. Peterson Road, Camp Verde, AZ**  
Resource: Russ Martin
5. **Presentation by Economic Development Director Steve Ayres, regarding Economic Development through Heritage Preservation and Enhancement Projects.**
6. **Adjournment**

Posted by: *V. Lopez*

Date/Time: *2-14-2013 11:00 a.m*

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

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

# **Town of Camp Verde Heritage Projects Survey**

**Prepared  
By  
Steve Ayers  
Economic Development Director  
Town of Camp Verde**



## Introduction

For almost a century and a half the community that became the Town of Camp Verde has been forced, time and again, to change its customer base or altogether reinvent its economy. Never markedly prosperous, dogged by unfulfilled dreams and often forced to rely on the generosity of its own to weather tough times, the lower valley's economy still seeks a lasting solution.

Founded as a farming and ranching community serving the gold mines surrounding Prescott, the community soon gained another steady customer when the military was forced to come to its rescue. By the time the mines in Prescott played out and the military moved on, new mines were providing new markets in Jerome. But boom and bust cycles in the precious metals market, as well as a lingering cloud of poisonous smelter smoke, often extracted a heavy price on farmers and ranchers.

Throughout its first century, with the exception of a decade-long period in which the Verde salt mine was commercially operated, Camp Verde's economy remained dependent on agriculture. That, however, began to change following World War II. In the early 1950's the Jerome mines were shuttered. Farms and ranches went fallow, eventually selling to developers. Residential growth, driven by a wave of retirees, and construction materials in the form of sand, gravel and cement, became the new economy.

Then in the early 21st century the state's, the nation's, as well as Camp Verde's, economic landscape shifted in ways not seen since the Great Depression. Like the rest of the Arizona, Camp Verde's economic model, based on growth and braced by an unsustainable web of credit, faltered, then failed. Once again Camp Verde was forced to reinvent itself.

But this time, instead of trying to make itself something it is not, it has embarked on a path that embraces its rich and colorful past, its natural beauty and the opportunities offered by a new generation that has come to enjoy all the things that give Camp Verde its unique identity. It would seem that Camp Verde's time has come.

The new model, as I see it, is a three-legged stool. The first leg is its cultural heritage—one that reaches back thousands of years, once played host to Spanish conquistadores and where several chapters in the founding of Arizona were played out. The second leg is its natural heritage—a land of wild places, open spaces and star studded night skies, built on the banks of a flowing river, with a lush greenbelt running through its heart. The third leg is an agricultural renaissance that celebrates locally grown foods, handcrafted wines and many of those elements that describe a good life.

It is against this background and with the proposed model in mind that I submit the following list of heritage-based projects, all intended to further Camp Verde on its path to a new prosperity—one that will ultimately make it citizens proud to call home and the rest of the world wish they were part of.

## **Heritage Projects**

Signing of Historic Ditches

Branding of Verde Valley Agriculture

Downtown Historic Building Walk

Wingfield Water Tower on Main Street

Verde Salt Mine Heritage Site

Clear Creek Ruin Heritage Site

Clear Creek Church Stabilization/Restoration

Astronomical Observatory and Dark Skies Development

National Heritage Area

Visitor Rest Area-SR260 and Oasis Drive

Gen. Crook Trail Historic Road Designation and Viewshed Preservation

Burgbacher Historic District

Heritage Commission

Note: This survey is not a complete list of potential heritage-based projects nor is it a thorough analysis of all the issues. In fact, it is devoid of any projects related to the Verde River, a subject that will require a survey of its own. This document is meant to serve as the starting point for developing elements of Camp Verde's heritage that will enhance overall economic development.

## Signing of Historic Ditches

### Opportunity

Camp Verde has within its corporate limits at least seven major irrigation ditches. All of them were constructed in the 19<sup>th</sup> century and are an important element when interpreting the community's agricultural roots and early Anglo settlement. The suggestion being made is to post historic markers at specified locations where the ditches cross primary thoroughfares within the town limits. The specific design of the signs has not been suggested, but it is believed they should at the very least contain the name of the ditch and the year in which it was constructed.



At some point in the future, when the proposed Oasis Road kiosk is built, a map showing the network of historic ditches would be an appropriate element.

### Challenges

This project has general acceptance. However, it would be in everyone's best interest to discuss the plan with all the ditch companies involved. There is also a cost factor that could ultimately limit the number of signs. Finding the appropriate funding would be a consideration.

### Plans

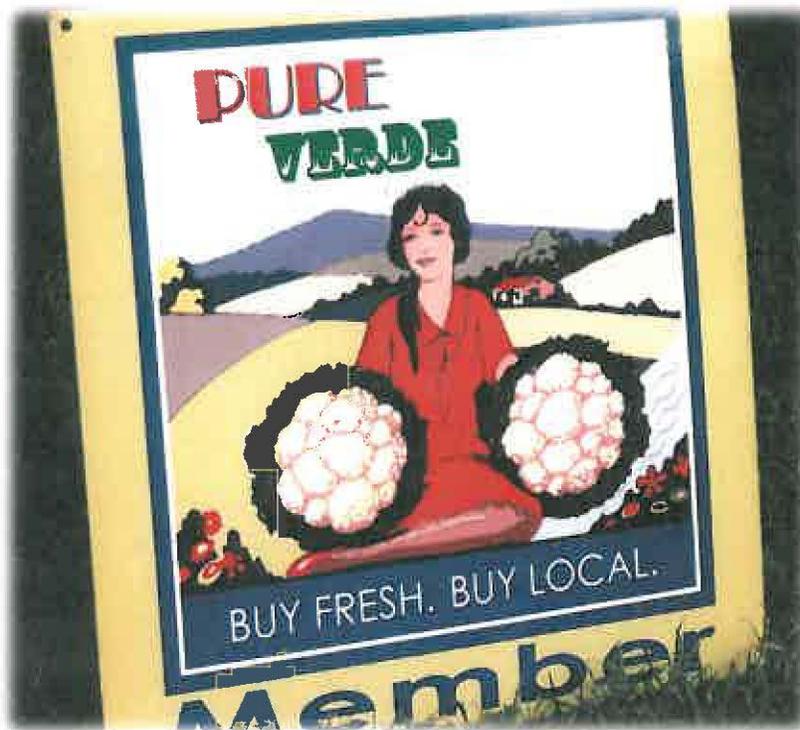
- 1) Acquire an up-to-date GIS map of the ditches with an overlay of primary thoroughfares.
- 2) The Nature Conservancy has recently surveyed every diversion within the town limits and has expressed a firm willingness to share that information. (Kim Schonek-Verde Projects Manager)
- 4) Salt River Project has also offered to provide any assistance we might need (Greg Kornrumpf-SRP Water Rights and Contracts Division). It is worth noting that in a recent conversation with Greg Kornrumpf, he stated that SRP would be interested in expanding this idea to other ditches around the valley, making this a worthwhile regional project
- 2) Acquire buy-in from the ditch companies
- 5) Identify locations suitable for signage
- 6) Design, construct and install signs

### Partners

TNC

SRP

Ditch Companies



Town of Camp Verde  
Regional partners including  
Yavapai County, Cottonwood  
and Clarkdale

## **Branding Verde Valley Agriculture**

### **Opportunity**

One the legs on which Camp Verde's economic future will stand on, as well as that of the region, is agriculture. From the time of settlement the Verde Valley served as a breadbasket for much of Central and Northern Arizona. Farmers, ranchers and orchardists delivered their products to communities along the Mogollon Rim along with the

Flagstaff and the Prescott areas.

In recent years an agricultural renaissance has been taking place. Farmers markets are now open in every community in the valley all summer and into fall. Expansion of the wine industry needs no explanation. Verde Valley tomatoes are being served in high-end restaurants from Phoenix to Flagstaff and a growing number of visitors from around the state are making trips to the Verde Valley for a variety of fresh foods.

It would be in everyone's interest to begin branding the products coming from the valley with a common logo, recognizable across the region as well as the state. Developing a brand would also be an excellent candidate for a regional project, and because of Camp Verde's historic position it would be in our interest to lead the effort.

### **Challenges**

The two biggest challenges would be coming up with a suitable logo everyone could get behind and developing a marketing plan and logo usage criteria that would serve the entire region.

### **Plan**

- 1) Work through the Verde Valley Agricultural Coalition to develop the logo and gain regional buy-in from valley producers
- 2) Develop restriction for logo usage including possible membership within a supporting organization
- 3) Develop a marketing plan, the cost of which could be shared regionally

### **Partners**

Verde Valley Agricultural Coalition (an affiliate of Verde Valley Regional Economic Organization)

Town of Camp Verde

Local agricultural producers including operators of roadside stands

# Downtown Historic Building Walk

## Opportunity

Six years ago the Town of Camp Verde and the Camp Verde Historical Society teamed up to create a self-guided tour of historic downtown buildings. And although the plaques that were made were informative, they did not stand up to sun and faded the first year. Today there are reminders up and down Main Street in the form of pedestals that once held the plaques.



Since then the society has developed a new plan that would include cast plaques that are less impervious to the sun. They would, however, have less information on them. Realizing the limitation of the new signs the society has also created a brochure with a map and a list of the stops along the walk that contains the information that was once on the plaques. The

brochures could be easily reused if collection boxes were attached to the base of the pedestals, were they can be deposited when the visitor is finished with their tour.

The society has enough money set aside to cast 12 plaques. Discussions have been held with town maintenance staff that indicates they would not only be able to install the plaques but install additional pedestals and plaques if necessary.

The history walk will offer visitors as well as residents the opportunity to familiarize themselves with the history of the downtown, as well as the community in general.

## Challenges

The biggest challenge seems to be getting the project completed by the CVHS. There is also a problem with the new plaques in that they are 11 inches square and the surface to which they will mount is 12 inches square. It is hoped that a common edge trim can be designed in such a way that it would include wording to the effect that the project is the work of the CVHS.

## Plan

1) Help the CVHS get the project completed. It would appear that some advice from the town staff would go a long way towards seeing it through to completion.

## Partners

Camp Verde Historical Society  
Town of Camp Verde

## Wingfield Water Tower on Main Street

### Opportunity

Sometime after the turn of the century, Robert "Bob" Wingfield, owner of the Wingfield Commercial Company, built a water tower on his private residence

located at what is today the intersection of Main Street and Fain Street in downtown Camp Verde. The tower can be seen in two photographs in the collection of the Camp Verde historical Society, including one on display at the museum.

Bob Wingfield's son Howard recorded a story, also on file with the CVHS, telling of drunken cowboys shooting holes in his family's water tank following an afternoon of drinking at the Lane Saloon, located in what is now the Montezuma Inn. He noted that they always returned to apologize and pay for the repairs.

The tower loomed as a landmark above Camp Verde's Main Street for several years. It is unknown when it came down.

In 1976 another water tower was erected on Main Street as a prop for the movie *Kingdom of the Spiders*. It came down rather spectacularly in a chaotic scene as the residents fled from a marauding horde of tarantulas near the movies climax.

I am proposing we rebuild a replica of the Wingfield family water tower. It would serve as an official welcome point and enhance the historic character of the downtown. The Town of Camp Verde owns Rio Verde Plaza the property the Wingfield water tower was built on.



### Challenges

Construction of the water tower could impede on future development of the Rio Verde Plaza property. It is unknown at this time how much it would cost to construct in a safe, attractive and historically accurate manner.

Nevertheless, partnerships, fundraisers and in-kind donations could bring it to fruition with little or no financial impact to the town.

It would require authorization from the town council, and I would suggest getting grassroots support prior to taking the idea to the council.

Camp Verde architect Joel Westervelt has agreed to help design the project which could come to include a

seating area and "park-like" setting at its base.

### **Plans**

- 1) Generate grassroots support, targeting the Camp Verde Historical Society, Chamber of Commerce and downtown merchants
- 2) Work with Joel Westervelt to create some conceptual ideas based on photographs of the original water tower.
- 3) Bring to council for their endorsement the idea of placing the tower on town property at Fain and Main
- 4) Begin a community wide fundraising effort to construct the tower, to include support from those who can provide in-kind service.

### **Partners**

Town of Camp Verde  
Camp Verde Historical Society  
Chamber of Commerce  
Downtown merchants  
Residents of Camp Verde



# Verde Salt Mine Heritage Site

## Opportunity

For years the residents and leaders of Camp Verde have noted with great disappointment that hundreds of thousands of visitors flock to Montezuma Castle National Monument every year, but only a fraction come into Camp Verde. If it is assumed that a sizable portion of the visitors coming to the castle are stopping because they have an interest in Southwestern archaeology, then it logically follows that the way to lure them to town is give them more spectacular Southwestern archaeology to experience.

The Verde Salt Mine is the site of the largest and most extensive prehistoric underground mining activity in North America. Tunnels on the site that were uncovered during historic mining activity were measured over 200 feet long. Its archaeological significance, although to date underappreciated, cannot be underestimated. Combined with the Verde Valley Archaeology Center and a similar interpretive site at the Clear Creek

Ruin (the valley's largest prehistoric habitation site) there would a compelling reason for visitors to make the turn south out of the national monument and venture into town.

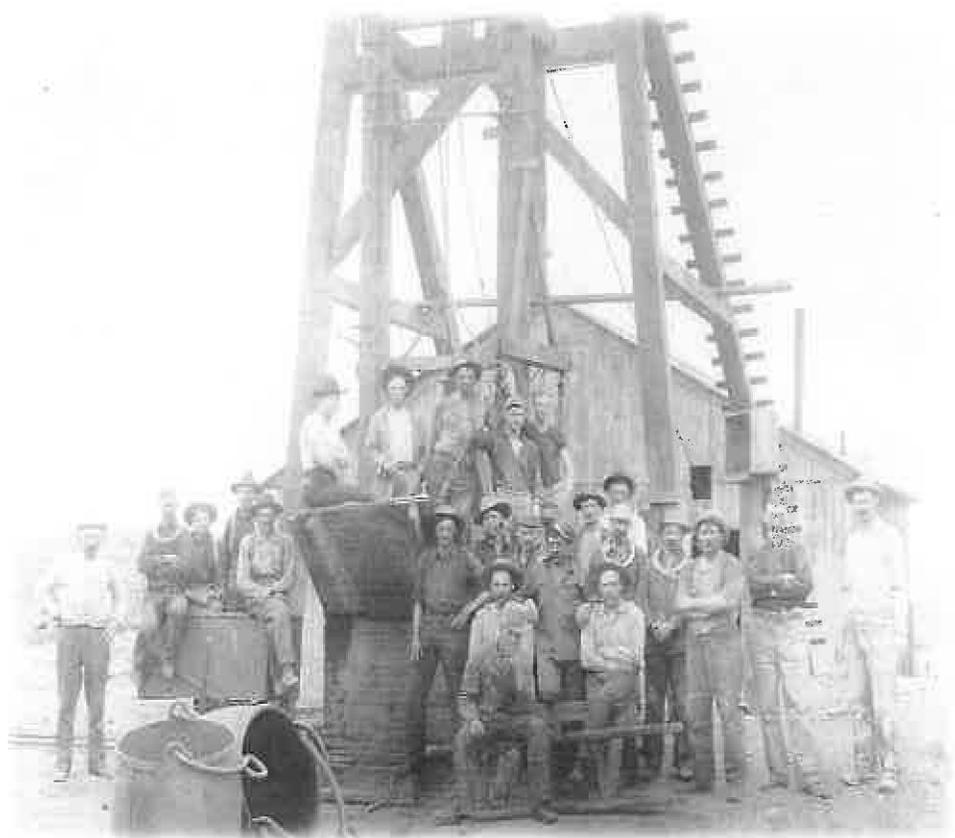
It is also worth noting that for 10 years, much of that during the Great Depression, the mine played a significant role in the economic vitality of Camp Verde.

## Challenges

The Verde Salt Mine is managed by the Forest Service. In the 1980's the site was designated as a candidate for interpretation. A report was prepared. Why it never happened I have yet to discover although I'd guess funding was an issue.

I had a discussion recently with Celeste Gordon, ranger for the Verde District. She expressed in no uncertain terms that she and Prescott National Forest archeologist Jim McKei would welcome an opportunity to designate the property as a Heritage site, on the same level as V Bar V, if they could find a willing partner to help interpret and manage it.

I have also had several discussions with the board of the VVAC and they are 100 percent behind any effort to interpret the site and help manage the resources.



It is worth noting that there may or may not be some cave-in hazards on the site, which could slow down what will likely be a slow process.

As with any project involving the USFS, there are inherent difficulties. However, I believe if we can bring all the parties to the table this will become an ENORMOUSLY successful venture and a KEY component in the town's effort to sell its past as way of providing for its future. In fact, I would go so far as to say that along with the Clear Creek Ruin Heritage Site project this is the single most important project in a long list of heritage projects

### **Plans**

- 1) Because of the difficulties of dealing with the USFS, this project needs to begin immediately, starting in Celeste Gordon's office. The meeting should be attended by the town manager, ED director, and representatives of the VVAC.
- 2) I have a copy of the USFS Verde Salt Mine report done in the 1980's. It should serve as the starting point in the discussion

### **Partners**

Town of Camp Verde  
Verde Valley Archaeology  
Center  
Prescott National Forest

## **Clear Creek Ruin Heritage Site**

### **Opportunity**

Clear Creek Ruin is the largest habitation site in the Verde Valley and the site of some unique features including a dozens of cavates (hand carved



cave homes), a 150 room pueblo, a geoglyph (the only one in the Verde Valley) and a blowhole, believed to have had religious significance.

The site was a candidate for designation as a National Monument and as a National Research Monument in the 1930's, the same time Tuzigoot was excavated and eventually designated as a national monument. However, because of a lack of funding (at least that is what's assumed) the designation was never made.

Nevertheless, its significance only awaits proper interpretation and, like the Verde Salt Mine, a suitable management and plan and a willing partner. In fact when the Verde Valley Archaeology Center was being courted to locate in Camp Verde, Clear Creek ruin and the Verde Salt Mine were identified as opportunities for the center to become an active player in public archaeology.

Recently, the McDonald family, longtime residents of the community, donated the land containing Clear Creek Ruin trailhead to the Archaeology Conservancy. Coconino National Forest Archaeologist Peter Pilles has expressed his willingness to work with the Verde Valley Archaeology Center on a plan to interpret the site.

### **Challenges**

Like the Verde Salt Mine, the Clear Creek Ruin is managed by the Forest Service, which brings with it some inherent challenges, not the least of which is the agency's land use restrictions and requirements. The agency is also chronically understaffed. According to Pilles, the Clear Creek Ruin is a Forest Service Heritage Site, although I have yet to confirm the designation. I also know of no interpretation or management plan.

Progress on this project will be slow. But patience and a willingness to work in partnership with the Forest Service will serve us well

Utilizing the site and opening it to visitors is KEY to unlocking the Town of Camp Verde's potential as a waypoint in Southwestern archaeological tourism. Its significance to the town's economic development cannot be overstated, and in spite of all the challenges, will be worth the effort in the end.

### **Plan**

1) Discussions regarding the enhancement of the site have already begun with the town as well as the VVAC. The Town is exploring the possible use of a second entrance point that is safer and offers a less exhaustive stroll to the site than the current trailhead site. The VVAC is working with Pilles to explore opportunities.

### **Partners**

Town of Camp Verde  
Verde Valley Archaeology Center  
Coconino National Forest

# Clear Creek Church Stabilization/Restoration

## Opportunity

Several cracks, internal and external, were discovered in the walls of the Clear Creek Church following a seismic event in Oct. 2011. It is uncertain if the event was the cause, but it is evident that the structural integrity of the building is in need of professional evaluation and the damage stabilized and repaired.

The property is within the proposed Burbacher Historic District, a section of town containing several historic structures dating back to the valley's first Anglo settlement. The district has been identified as a possible heritage project, and the church as a key component.



## Challenges

The Camp Verde Historical Society owns the church and adjoining property. The CVHS is not a wealthy organization. Their current assets, including a long-term endowment, are approximately \$30,000. Structural repairs to the building will likely exceed the organization's resources, or at the very least affect its long-term financial stability. In addition the organization is trying to fix structural problems on another property, the George Hance House.

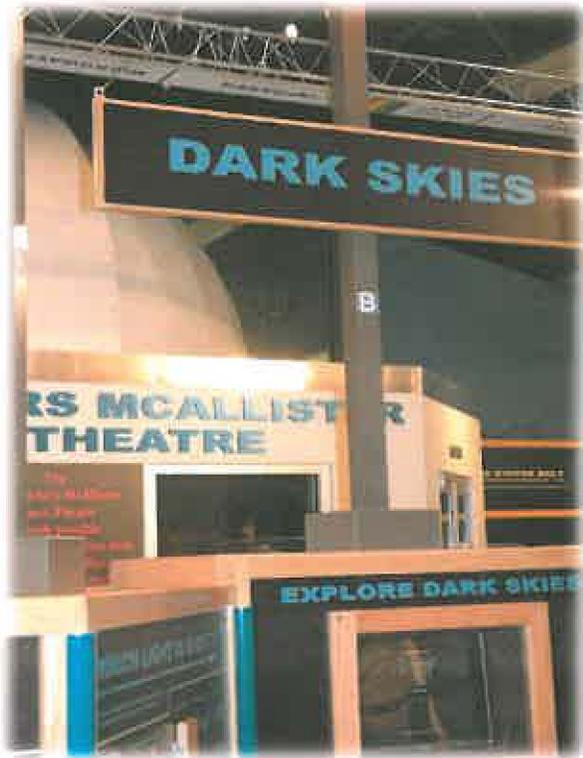
Attempts to engage Dr. Reba Grandrud, a noted expert on historical restoration are ongoing. Dr. Grandrud has identified grant possibilities that would allow for an initial assessment of the building, but the board has little experience with grants and no individual with the time necessary to carry out a reconstruction project.

## Plan

- 1) Engage Dr. Grandrud and begin the grant application process so a professional evaluation can be completed.
- 2) Assistance from the town in the form of a paid employee would assist with the completion of a grant. My recommendation would be to use the services of the ED Director.
- 3) Following an evaluation, reengage Dr. Grandrud to offer advice on the eventual stabilization and repair project. Begin looking for a historical preservation grant that would cover the cost of the work.

## Partners

Dr. Reba Grandrud  
Camp Verde Historical Society  
Town of Camp Verde



## Astronomical Observatory and Dark Skies Development

### Opportunity

Ask anyone who has lived in Camp Verde for any length of time and they will tell you that one of the things they cherish most is its star-laden night skies. It is a resource that fewer and fewer American communities can boast of.

In 2001 the Town of Camp Verde passed a “dark skies” ordinance, in an effort to preserve our night sky’s heritage. In 2006 amendments were made that effectively watered down the ordinance. In the ensuing years it has been largely forgotten, including a promise of removing numerous offending sodium lights. The obtrusively brilliant lights continue to burn on in spite of the fact they are illegal. In addition, several commercial signs have been approved in recent years that fly in the face of ordinance.

Recently, Lowell Observatory in Flagstaff saw first light through its new Discovery Channel Telescope, located on the edge of the Mogollon Rim overlooking the Verde Valley. The useful life of the \$53 million instrument, as well as that of telescopes on nearby Anderson Mesa, will be dependent on an environment that avoids human-generated light trespass into the night sky.

As part of the conceptual design of the new Camp Verde Public Library, Camp Verde architect Joel Westervelt included an astronomical observatory tower. The observatory could not only serve the community as a viewing platform but as a reminder of our commitment to the dark skies. How many communities can boast of their own astronomical observation platform? Think of it as another arrow in the economic quiver.

### Challenges

The current watered down version of the original dark skies ordinance deserves reconsideration if we are ever to use our heritage of dark skies as an economic development tool. The dark skies ordinance needs to be functional and appropriate, and enforcement program initiated.

As for the observatory, we should consider funding its construction sooner rather than later, in light of its intended purpose.

### Plan

- 1) Revisit the old dark skies ordinance and decide what is appropriate. Then actively enforce the ordinance.
- 2) Build the observatory

### Partners

Town of Camp Verde  
Lowell Observatory

# National Heritage Area

## Opportunity

A few years ago Forest Service archaeologist Peter Pilles proposed the designation of a regional tour featuring archeological sites in the Lower Verde. He called it the Sinagua Circle. It died for lack of funding but the notion of a regional designation for the more prominent sites is still alive.

The Verde Valley Archeological Center has discussed the idea of creating a National Heritage Area. The designation would provide an economic boost not only to Camp Verde but our neighbors in the unincorporated communities of Beaver Creek. This is not to mean that the size and scope of the designation could not be expanded to include more sites and more regional partners.

National Heritage Areas (NHAs) are designated by Congress as places where natural, cultural, and historic resources combine to form a cohesive, nationally important landscape. They promote preservation, education, conservation and stewardship. The program is overseen through the National Park Service. Designation would add another critical connection between Montezuma Castle and the Town of Camp Verde.

The proposed reach of the Sinagua Circle could serve as a place to start the conversation, which has already begun between the Town and the VVAC. Again, this is an enormous opportunity that should be pursued in earnest.

## Challenges

As the designation takes, literally, an "Act of Congress," it will take a considerable partnership to carry out. The good part is that because of the working relationship between the key players, the structure for a working group is already in place.

There are currently less than 50 national heritage Areas in the country. They don't come easy but once in place they have the potential of becoming significant regional economic drivers.



## Plan

- 1) Form a working group to include, but not limited to, NPS, CNF, PNF, VVAC, Beaver Creek Regional Council and Town of Camp Verde
- 2) Expand the scope and size of the area if so desired and deemed practical
- 3) Garner congressional support starting with area representatives (Senator-elect Flake just happens to be my editor's cousin)

## Partners

Town of Camp Verde  
VVAC  
National Park Service  
Prescott National Forest  
Coconino National Forest  
Beaver Creek Regional Council

# Visitor Rest Area-SR260 and Oasis Drive

## Opportunity

The Oasis/SR260 parcel offers an outstanding location for a visitor kiosk. Located at the entrance of the town for anyone entering from the General Crook Trail, the parcel is adequate in size, offers views of the San Francisco Peaks, the Mogollon Rim and the red rocks of Sedona.

There is a rise to the south of the property that although not included with the parcel could be incorporated as a scenic overview of the Salt Mine Road/Lower Verde River viewshed including the Copper Canyon Trailhead and the Verde Salt Mine, two locations that have also been identified as potential heritage sites.

## Challenges

There have been some questions as to the exact ownership of the property. The Camp Verde Chamber of Commerce has a claim as well as the Town of Camp Verde. However, using the property to enhance tourism could offer a mutually agreeable use, regardless of ownership.



Further research would also be needed to determine the availability of the property immediately adjoining to the south, so it could be incorporated as a scenic overlook.

## Plans

- 1) Research of land ownership is currently underway
- 2) Engage the Chamber of Commerce in discussions about design and amenities
- 3) Arrange funding

## Partners

Town of Camp Verde  
Camp Verde Chamber of Commerce  
ADOT (for signage on SR260)



## **General Crook Trail Historic Road Designation and Viewshed Preservation**

### **Opportunity**

The General Crook Trail has been designated by the Forest Service as a historic trail. However, the trail does not include any designation for the portion of roadway between Interstate 17 and State Route 260.

The view from this stretch serves as a spectacular introduction to the valley in general and Camp Verde in particular, and such a designation would enhance the Town's desire to protect the viewshed as travelers enter Camp Verde from the General Crook exit at Interstate 17.

Adjoining features, such as a corral and loading chute could be refurbished to enhance the western, rural and historic character of the roadway. A suitable pull off could also be incorporated that would give visitors an opportunity to take in the view afforded by its elevated position.

It is worth noting that the roadway, although situated just to the north of the historic trail, offers the same view early settlers would have seen when they first arrived.

### **Challenges**

The property immediately adjoining the roadway to the north was included in the 2006 Northern Arizona Land Exchange, also known as the Yavapai Ranch or Ruskin Land Exchange. Although the land exchange has been withdrawn by both the Ruskin family and the Forest Service, it remains on the Forest Service's list of tradable land, due to its interface with the Town of Camp Verde.

The Yavapai-Apache Nation has also identified the property as possible trade material in a land exchange the Nation has contemplated for over a decade. I recently spoke with the PNF in regards to the YAN land trade and was told the Nation has not submitted a formal request to begin the process. The Nation owns six sections of land in the Juniper Mesa Wilderness area, 120 acres in the Apache-Sitgreaves National Forest and 100 acres that was once the Reeves Ranch south of Camp Verde they would like to trade for property in and around Camp Verde. Included in their original request was a large section of the Gen. Crook Highway viewshed.

### **Plans**

- 1) The process of preserving the viewshed must begin with the Forest Service. As long as the land remains on their list of tradable properties it will remain vulnerable to becoming private property. Meeting with Ken Simeral, land staff manager for the Prescott National Forest, would be a good place to begin the discussion.
- 2) It would also be appropriate to meet with the YAN to discuss their intentions as well as our desires.
- 3) And it would behoove us to engage the parties responsible for a similar project in Sedona, where they were successful in having a vast tract of land surrounding the community withdrawn as possible land trade material and designated as a viewshed.
- 4) I believe if we can achieve buy-in from the Forest Service as well as the YAN, then we could engage ADOT in meaningful discussions regarding a historic designation.

## Partners

Prescott National Forest  
Yavapai-Apache Nation  
Town of Camp Verde

# Burgbacher Historic District

## Opportunities

The Burgbacher Ranch contains several structures dating back to the earliest Anglo history of Camp Verde including the residences of several of its early settlers and the site of the first settlement in the Verde Valley. The ranch and the historic structures are all privately owned, with the exception of the Clear Creek Church and the Clear Creek Cemetery. The area's designation as a historic district would be a substantial addition to the historic interpretation of Camp Verde's history.



## Challenges

The ranch is owned by the Jordan family, including Noel Jordan and her daughter Jeni O'Callaghan. In casual discussion regarding the establishment of the district Mrs. O'Callaghan has stated a willingness to discuss the idea, but she has noted she is not the ultimate decision maker and any designation would need to be approved of her family, including a family member in California who owns a considerable share.

Much of the property is currently a working farm, leased by local farmer Kevin Hauser. Some of the structures have been, and may currently be, inhabited by families of those working at the farm.

In my estimation, the future of this project would be entirely dependent on buy-in from the owners and would require a lengthy and thorough agreement if it is to be utilized in a manner that has a long-term benefit to the community. It is also worth noting that the family recently invited the Camp Verde Historical party for a trek that was well received by all.

## Plans

- 1) Engage Dr. Reba Grandrud or an equivalent authority on historic districts to gain an understanding of the implications and constraints such a designation would bring. It would be appropriate to include Jeni O'Callaghan from the very beginning of the discussion.
- 2) Schedule a meeting between the Town, the Jordan family and Dr. Grandrud to present the historic district idea. That meeting should be attended, at the very least, by Jeni O'Callaghan, and if possible all parties with a financial interest in the property.
- 3) If there is an interest on the part of the owners to bring about a designation more serious discussions would need to take place.

4) A responsible party would also need to be identified to manage the property.

### **Partners**

Dr. Reba Grandrud

All parties with a financial interest in the Burbacher Ranch property, with Jeni O'Callaghan identified as the point person

Town of Camp Verde

## **Heritage Commission**

### **Opportunity**

Heritage-based economic development cannot be carried in a vacuum. Decisions affecting the community cannot be decided solely by council or staff. If buy-in is expected from the community then

the community must have a role to play.

The creation of a heritage commission or similar body would be the logical approach. And because of the commitment necessary to carry out some of the more daunting projects, the commission would naturally consist of individuals dedicated to preservation and stewardship of our natural and cultural heritage.

The commission would serve in an advisory capacity. Its

responsibilities would be both broad and evolving, and could serve as the basis for volunteer projects, of which I would venture to think there will be many.

### **Challenges**

Few subjects elicit as much passion in Camp Verde as those that concern its past. As such the commission would need to represent a broad cross section of the community, old-timers, newcomers, pro-growthers and no-growthers alike.

### **Plan**

- 1) Prepare a description of the body to include the size, terms, scope of responsibilities and working relationship
- 2) Take the proposal to council at a time when staff feels such a body could serve the greater good of the community



3) The commission would require some staff time, so a small budget would need to be dedicated to its responsibilities

**Partners**

Town of Camp Verde

CVHS

VVAC

Any and all interested citizens