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AGENDA
TOWN OF CAMP VERDE
REGULAR SESSION
MAYOR AND COUNCIL
473 S. MAIN STREET, SUITE 106
WEDNESDAY, JUNE 5, 2024 at 6:30 P.M.

ZOOM MEETING LINK:

https://us02web.zoom.us/j/86853187881?pwd=a2k0YVA4MjI2cHkwQTc2UStvaEI1Zz09

one Tap Mobile: 1-253-215-8782 or 1-346-248-7799
Meeting ID: 868 5318 7881
Passcode: 341891

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

1. **Call to Order**

2. **Roll Call.** Council Members Jackie Baker, Wendy Escoffier, Robin Godwin, Cris McPhail, Jessie Murdock, Vice Mayor Marie Moore, and Mayor Dee Jenkins.

3. **Pledge of Allegiance**

4. **Consent Agenda –** All those items listed below may be approved by one motion 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) Regular Session – May 1, 2024 at 6:30 p.m. Page 5
      2) Work Session – May 8, 2024 at 5:30 p.m. Page 13
      3) Special Session – May 15, 2024 at 5:30 p.m. Page 17

   b) **Set Next Meeting, Date and Time:**
      1) Regular Session – Wednesday June 19, 2024 at 6:30 p.m.
      2) Joint Work Session with Planning & Zoning Commission – June 26, 2024 at 5:30 p.m.

   c) **Possible approval of the Town of Camp Verde Public Safety Personnel Retirement System Pension Funding Policy.** Staff Resource: Finance Director Michael Showers Page 29

5. **Call to the Public for items not on the Agenda. (Please complete Request to Speak Card and turn in to the Clerk.)** Residents are encouraged to comment about any matter NOT included on the agenda. State law prevents the Council from taking any action on items not on the agenda. At the conclusion of an open call to the public, individual members of

the public body may respond to criticism made by those who have addressed the public body, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the public body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action. (Pursuant to ARS *§38-431.01(H)*

6. **Summary of Current Events.** The Town Council and the Town Manager 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 not propose, discuss, deliberate or take action on any such item, except that an individual Council member may request that the item be placed on a future agenda. Summaries may include committee meetings that Council members attend. The Committees are: Copper Canyon Fire & Medical District, Yavapai College Governing Board, Yavapai-Apache Nation, Intergovernmental Association, NACOG Regional Council, Verde Valley Regional Economic Organization (VVREO), League Resolutions Committee, Arizona Municipal Risk Retention Pool, Verde Valley Transportation Org, Verde Valley Transit Committee, Verde Valley Water Users, Verde Valley Homeless Coalition, Verde Front, Verde Valley Steering Committee of MAT Force, Public Safety Personnel Retirement Board, Phillip England Center for the Performing Arts Foundation.

7. **Special Announcements and Presentations:**
   - **Oath of Office, and introduction of Miranda Fisher, Town Manager appointed to serve the Town of Camp Verde.** Staff Resource Acting Town Clerk Virginia Jones. Page 23
   - **Presentation from Prescott National Forest relating to recreation and fire information.** Staff Resource/Contact Person: Todd Willard, District Ranger, Verde Ranger District-Prescott National Forest. Page 25
   - **Proclamation in Memory of the Granite Mountain Hotshots June 30, 2024.** Staff Resource: Acting Town Clerk Virginia Jones Page 27
   - **Quarterly Report – Board of Adjustments.** Staff Resource: John Knight Page 29
   - **Quarterly Report – Planning and Zoning Commission.** Staff Resource: John Knight Page 31

8. **Discussion, consideration and possible approval of Resolution 2024-1136 a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, Approving a Development Agreement between the Town of Camp Verde, an Arizona Municipal Corporation, and Boulder Creek Camp Verde, LLC, an Arizona Limited Liability Company, related to the development of approximately 161.3 acres of real property located in the Town; and authorizing the Mayor to Execute the Development Agreement on behalf of the Town.** Staff Resource: Community Development Director John Knight Page 33

9. **Discussion, consideration and possible approval of Ordinance 2024-A491 an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving a Zoning Map Change from M1-PAD (Industrial: General – Planned Area Development) to C2 (Commercial: General Sales and Services – Planned Area Development) for approximately 24 acres of APN 403-15-003W, as well as a Zoning Map Change from C2-PAD (Commercial: General Sales and Services – Planned Area Development) to C3-PAD (Commercial: Heavy Commercial – Planned Area Development) for APN 403-15-010A and 403-15-010B, for approximately 15 acres, generally located at the**

Southwest corner of Boulder Creek Parkway and W. State Route 260. Staff Resource: Community Development Director John Knight Page 119

10. **Public Hearing: Discussion, consideration, and possible adoption of Resolution 2024-1133 of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, for Preliminary Plat 20230617, submitted by Boulder Creek Camp Verde, LLC, for the purpose of developing a 161-lot Subdivision, in the High View at Boulder Creek Planned Area Development. The proposed project is zoned C2-PAD and is generally located off Aultman Parkway and Boulder Creek Road on APN 403-15-010C.** Staff Resource: Community Development Director John Knight.

    - **Staff Comments**
    - **Applicant Presentation**
    - **Public Hearing Open**
    - **Public Hearing Closed**
    - **Council Discussion**

11. **Discussion & possible approval of The Town of Camp Verde FY25 Proposed Tentative Budget.** Staff Resource: Finance Director Michael Showers Page 199

12. **Discussion, consideration and possible approval of the FY25 Capital Improvement Plan.** Staff Resource: Finance Director Michael Showers Page 479

13. **Adjournment**

Note: Upon a public majority vote of a quorum of the Town Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the purpose of discussion or consultation for legal advice with the Town Attorney as permitted by A.R.S. § 38-431.03(A)(3). Any other executive sessions will be separately included on the agenda above if an executive session will be held at the meeting.
Pursuant to A.R.S. §38-431.01 Meetings shall be open to the public - All meetings of any public body shall be public meetings and all persons so desiring shall be permitted to attend and listen to the deliberations and proceedings. All legal action of public bodies shall occur during a public meeting. Pursuant to Town Code, Section 2-3-7.1 the Mayor shall call for a vote of the Council to allow the meeting to continue past the deadline of 10:00 p.m. The Town of Camp Verde Council Chambers is accessible to persons with disabilities. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk at 928-554-0023.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the Town of Camp Verde and Bashas on 05-30-2024 at 4:00 p.m. in accordance with the statement filed by the Camp Verde Town Council with the Town Clerk

Virginia Jones

Virginia Jones, Acting Town Clerk

DRAFT MINUTES
TOWN OF CAMP VERDE
REGULAR SESSION
MAYOR AND COUNCIL
473 S. MAIN STREET, SUITE 106
WEDNESDAY, MAY 1, 2024 at 6:30 P.M.

1. **Call to Order** Mayor Dee Jenkins called the meeting to order at 6:30 P.M.

2. **Roll Call.** Council Members Jackie Baker, Wendy Escoffier, Robin Godwin, Cris McPhail, Jessie Murdock, Vice Mayor Marie Moore, and Mayor Dee Jenkins.

   Also Present. Acting Town Manager Gayle Mabery, Town Attorney Trish Stuhan, Human Resources Director Julia Kaiser, Copper Canyon Fire and Medical Chief Danny Johnson, Public Works Director Ken Krebbs, CIP Project Manager Martin Smith, Acting Town Clerk Virginia Jones and Recording Secretary Mary Frewin.

3. **Pledge of Allegiance** Councilor McPhail led the Pledge of Allegiance.

4. **Consent Agenda –** All those items listed below may be approved by one motion 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) Work Session – April 10, 2024 at 5:30 p.m.
      2) Special Session – April 17, 2024 at 5:30 p.m.
      3) Regular Session – April 17, 2024 at 6:30 p.m.

   b) **Set Next Meeting, Date and Time:**
      1) Work Session – Wednesday May 8, 2024 at 5:30 p.m.
      2) Regular Session – Wednesday May 15, 2024 at 6:30 p.m.
      3) Joint Work Session with Planning & Zoning Commission– Wednesday May 22, 2024 at 5:30 p.m.

   c) **Possible approval of amendment to the Town's Salary Plan.** Staff Resource: Human Resource Director Julia Kaiser.

      On a **motion** by Vice Mayor Moore, seconded by Councilor Escoffier, the Council **moved** to approve the Consent Agenda.
      Roll Call Vote:
      Councilor Baker: Aye
      Councilor Escoffier: Aye
      Councilor Murdock: Aye
      Mayor Dee Jenkins: Aye
      Vice Mayor Moore: Aye
      Councilor McPhail: Aye
      Councilor Godwin: Aye
      Motion Carried 7-0.

5. **Call to the Public for items not on the Agenda. (Please complete Request to Speak Card and turn in to the Clerk.)** Residents are encouraged to comment about any matter NOT included on the agenda. State law prevents the Council from taking any action on items not on the agenda. At the conclusion of an open call to the public, individual members of the public body may respond to criticism made by those who have addressed the public body, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the public body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action. (Pursuant to ARS *§38-431.01(H)*

No public comment

6. **Summary of Current Events.** The Town Council and the Town Manager 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 not propose, discuss, deliberate or take action on any such item, except that an individual Council member may request that the item be placed on a future agenda. Summaries may include committee meetings that Council members attend. The Committees are: Copper Canyon Fire & Medical District, Yavapai College Governing Board, Yavapai-Apache Nation, Intergovernmental Association, NACOG Regional Council, Verde Valley Regional Economic Organization (VVREO), League Resolutions Committee, Arizona Municipal Risk Retention Pool, Verde Valley Transportation Org, Verde Valley Transit Committee, Verde Valley Water Users, Verde Valley Homeless Coalition, Verde Front, Verde Valley Steering Committee of MAT Force, Public Safety Personnel Retirement Board, Phillip England Center for the Performing Arts Foundation.

Councilor Godwin attended:
-Camp Verde Town Volunteer luncheon. She felt it was very well attended.
-Cottonwood Community Band Concert at the Philip England Center for Performing Arts.
-Camp Verde Artists Group open house night. The artists' work is hanging up at the library.
-She shared that on Sunday May 5th at 3PM at the Philip England Center for Performing Arts Dr. Crandel will be speaking about Indian Voting Rights.

Councilor McPhail attended:
-Yavapai Apache Nation Tribal Council Meeting
-Teen Game Night
-Verde Lakes Spring Fest
-Yavapai College governing board meeting. She stated that this year there will be a tuition and tax increase.
-She also shared that on Saturday May 4th Verde Valley Archeology Society is going to have a garden open house and plant sale at their garden on Homestead Pkwy.
-Lastly, she said that there will be a Blood Drive in Camp Verde at the library on May 13th.

Vice Mayor Moore wanted to remind the public that the farmers market in Camp Verde will start on Saturday May 11th. It will run every Saturday through October. Additionally, she reminded everyone that the Verde Valley Fair is going on and a lot of Camp Verde kids have animals that they will be showing.

Councilor Murdock had nothing.

Councilor Escoffier participated in a Princeton University School of Public and International Affairs Survey regarding local public officials and their safety and issues going on in the various communities.

Councilor Baker attended:
-Camp Verde Town Volunteer luncheon
-A tour of the Camp Verde Water and Wastewater Facilities. She commended the staff members of the Wastewater Department for their hard work.

Mayor Jenkins attended:
-Verde Lakes Spring Fest
-Camp Verde Town Volunteer luncheon
-Culpepper and Merriweather circus, in which she got to be the ring master.

Acting Town Manager Gayle Mabery shared that Miranda Fisher, soon to be Town Manager for the Town of Camp Verde, was attending the meeting via Zoom.
Additionally, Ms. Mabery shared:
-Proposition 476 will be on the ballot on July 30th. Proposition 476 will be asking Camp Verde voters for a permanent base adjustment. There is a link on the top banner of the town's website that will provide information on this proposition. A link for questions is also provided.
-Ms. Mayber reminded the Council about their Budget Work Session on May 8th where she'll be presenting her recommended operational budget and their Regular Session meeting on May 15th at 6:30 with an anticipated Executive Session at 5:30 that day.
-Lastly, she gave an update on the Section 305 Work Group, which she feels has made great progress.

7. Special Announcements and Presentations:

- **Update from Copper Canyon Fire & Medical District Chief Danny Johnson**

  Using a PowerPoint Presentation, Copper Canyon Fire and Medical District Chief Danny Johnson presented to the Council an Organizational Update. This update included information on-
  -Copper Canyon Fire and Medical District Leadership
  -They have 5 board members.
  -Copper Canyon Fire and Medical District Staffing
  -They currently have 48 full-time firefighters and 4 Administrative Personnel. Additionally, they have one of the only HAZMAT teams in Northern Arizona. They also have wildfire mitigation.
  -Statistics for FY 2023
  -Budget information, history, challenges, and plans
  -Major events and automatic aid

  Councilor Baker reminded the public that Copper Canyon Fire and Medical District does a lot of work to maintain their qualifications to serve the

community. She thanked Mr. Johnson and the firemen for their hard work and dedication.

Councilor Escoffier also thanked Mr. Johnson. She asked him to explain the difference between a fire authority and a fire district. She asked whether a fire authority had different taxing abilities than a fire district.
Mr. Johnson stated that the fire authority is one entity that is made up of many fire districts. A fire authority makes sense here because the tax rates are higher for a fire authority.

Mayor Jenkins thanked Mr. Johnson for turning around Copper Canyon Fire and Medical District. She also thanked all the firefighters and personnel.

- **Presentation from APS Representative Darla Deville**

  APS representative and Northern Division Director Frank Sanderson presented on behalf of APS. With May being wildlife prevention Month, Mr. Sanderson came to talk to Council about what APS is doing in the realm of fire mitigation. He stated that APS' main goals are to be reliable and to do what they need to do in a safe way.

  Mayor Jenkins thanked Mr. Sanderson for his presentation.

- **National Public Works Week Proclamation May 19-25, 2024 'Advancing Quality of Life for All'.** Staff Resource: Public Works Director: Ken Krebbs

  Public Works Director Kenn Krebbs spoke on behalf of this proclamation. He shared that the Public Works employees work hard and strives to do their best for the community. In 2003 a presidential policy directive was issued that officially recognized Public Works Employee's as first responders.

  Mayor Jenkins proclaimed May 19-25, 2024, advancing quality of life for all National Public Works Week.

8. Discussion, consideration and possible approval to allocate NACOG FY26 TIP funding to improve the entrance roadway to the Camp Verde Sports Complex. Staff Resource: CIP Project Manager Martin Smith

CIP Project Manager Martin Smith spoke to Council on NACOG Funding. He stated that the town participates in NACOG's transportation investment plan for FY 25-26. They are designating funding to fund the tri-intersection realignment of Finnie Flat Rd, Main St, and Montezuma Castle Highway. This work is encapsulated in the Finnie Flat/ /Montezuma Castle Highway improvements project, which leaves the TIP funding open for other uses. They have been in contact with NACOG and have discussed different options. All felt it was best to use the money to improve the entrance to the Camp Verde Sports Complex off Highway 260.
Pictures were provided to the Council to show the rough shape of the entrance. Mr. Smith stated he feels this would be a benefit to the park and town, as well as a great

use of the money. Originally, they were allocated $150,000 in FY 25 and an additional $514,000 in FY 26 for the construction. They were approached by Yavapai County, who needed funding sooner, to begin their transportation master plan, which is a time sensitive document. They agreed to swap their FY 25 funding, and in return they would get the full allocation in FY 26 for construction funds.
The caveat in all this is that the design of the entrance is done in-house. They are equipped to do this. This would leave them with a total of $665,000 to make the improvements to that entrance. There is a 5.7% match.
He feels it would be advantageous to the town to consider using this funding to improve the Sport's Complex.

Councilor McPhail asked if the staff design would go towards the match.
Mr. Smith wasn't sure how that would work, but he will investigate it.
Councilor McPhail also asked him to give an update on the Finnie Flat Rd improvement.
Mr. Smith said they are in the process of designing that project. They have lumped in the re-design of that intersection as part of that project. It's completely funded.

Vice Mayor Moore asked him who picked this project.
Mr. Smith told her it was a combination of Public Works and NACOG.
The reason she asked was because a citizen asked her why this money wasn't going toward Verde Lakes.
Mr. Smith said that they identified usage patterns from the park. Champion Tr. is the only way in and out of the park right now. With the road in the condition, it's in, they only have one lane of asphalt in and out. It's a safety thing. Additionally, the Verde Lakes Drive project would need much more funding. They are working on grants for that project.

Ms. Mabery said that Verde Lakes Dr. is a much bigger scope, and the funding for that project would far exceed this money from NACOG.
Additionally, she said that they are working with ADOT to also improve the traffic safety at the intersection of highway 260.

Councilor Escoffier asked if it would be just the entrance or the whole road.
Mr. Smith told her if funding allows it would be from 260 to Cowboy Trail.

Councilor Baker was concerned about the heavy traffic and looks forward to further working with ADOT on improvements. She felt this was a good use of the money.

On a **motion** by Councilor Murdock, seconded by Councilor Baker, the Council **moved** to approve the allocation of NACOG FY26 TIP funding to improve the entrance roadway to the Camp Verde Sports Complex.
Roll Call Vote:
Councilor Baker: Aye
Councilor Escoffier: Aye
Councilor Murdock: Aye
Mayor Dee Jenkins: Aye
Vice Mayor Moore: Aye
Councilor McPhail: Aye

Councilor Godwin: Aye
Motion Carried 7-0.

Break: 7:42 PM
Resume: 7:49 PM

9. Discussion of Amended Town Personnel Manual. Staff Resource: Human Resource Director Julia Kaiser

Human Resources Director Julia Kaiser shared with the Council some revisions to the town's Personnel Manual. The Council has received commentaries about every change that was made. It's a common practice to review and change the personnel manual every couple of years. These new recommendations and revisions are still going through legal.

Mayor Jenkins said the commentaries within the packet answered all her questions.

Councilor Baker thanked Ms. Kaiser for her work.

Ms. Kaiser said this will be brought to the Council for adoption on May 15th.

10. Discussion, consideration and possible approval of Ordinance 2024-A493, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona amending the code of Camp Verde, Arizona, Chapter 3 Administration, Article 3-1 Officers in General, Section 3-1-3 Removal Provisions, Article 3-2 Officers, Section 3-2-1.1 Acting Town Manager, and Section 3-2-4 Town Marshal, related to ensuring continuity of Town Operations by updating regulations governing appointment, service, and resignation of officers; providing for repeal of conflicting Ordinances; and providing for severability. Staff Resource: Acting Town Manager Gayle Mabery.

Ms. Mabery stated that there are three different revisions to the code.
She went through those revisions with Council.

The first amendment 3-1-3 relates to the requirements of the town manager resignation. This would change it from 30 days to 60 days.

The amendment to 3-2-1.1 was a continuity of government issue. In an unexpected situation regarding the Town Manager, the town code already provides that the Council would act and appoint an acting Town Manager or immediately appoint a Town Manager. Usually there's a delay in that. This would strive to provide for continuity in government between the time that they lose a Town Manager, and the time Council takes formal action to appoint a Town Manager. This would set the succession to be the Deputy Town Manager, the Town Marshal, and the Finance Director.

The last amendment, 3-2-4, relates to the Town Marshal. Last year they updated the residency requirement provisions in the town code to provide flexibility in the current housing market conditions. This changed it from 4 months to 6 months for the Town

Manager and Town Marshal to establish residency. The change was never made for the Town Marshal. This is cleaning that up.

Vice Mayor Moore confirmed that 3-1-3 was reflected in the Town Manager Contract. Ms. Mabery told her it was.

On a **motion** by Vice Mayor Moore, seconded by Councilor Escoffier, the council **moved** to approve Ordinance 2024-A493 an Ordinance of the Town of Camp Verde, Yavapai County, Arizona amending the code of Camp Verde, Arizona, Chapter 3 Administration, Article 3-1 Officers in General, Section 3-1-3 Removal Provisions, Article 3-2 Officers, Section 3-2-1.1 Acting Town Manager, and Section 3-2-4 Town Marshal, related to ensuring continuity of Town Operations by updating regulations governing appointment, service, and resignation of officers; providing for repeal of conflicting Ordinances; and providing for severability with the corrections mentioned.
Roll Call Vote:
Councilor Baker: Aye
Councilor Escoffier: Aye
Councilor Murdock: Aye
Mayor Dee Jenkins: Aye
Vice Mayor Moore: Aye
Councilor McPhail: Aye
Councilor Godwin: Aye
Motion Carried 7-0.

11. Adjournment Mayor Dee Jenkins adjourned the meeting at 8:00 P.M.

_____ _____
Mayor Dee Jenkins Acting Town Clerk Virginia Jones

CERTIFICATION
I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Regular Session of the Town Council of Camp Verde, Arizona, held on May 1, 2024. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2024.

_____
Virginia Jones, Acting Town Clerk

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DRAFT MINUTES
TOWN OF CAMP VERDE
WORK SESSION
MAYOR AND COUNCIL
473 S. MAIN STREET, SUITE 106
WEDNESDAY, MAY 8, 2024 at 5:30 P.M.

1. **Call to Order** Mayor Dee Jenkins called the meeting to order at 5:30 PM.

2. **Roll Call.** Council Members Jackie Baker, Wendy Escoffier, Robin Godwin, Cris McPhail, Jessie Murdock, Vice Mayor Marie Moore, and Mayor Dee Jenkins.

   Also Present. Acting Town Manager Gayle Mabery, Finance Director Mike Showers, Parks and Recreation Director Mike Marshall, Public Works Director Ken Krebbs, Acting Town Clerk Virginia Jones, Recording Secretary Mary Frewin.

3. **Pledge of Allegiance** Councilor Godwin led the Pledge of Allegiance.

4. **Presentation and discussion of the Town Manager's recommended Operations Budget for the Town of Camp Verde for Fiscal Year 2025.**

   Acting Town Manager Gayle Mabery, assisted by Finance Director Mike Showers shared with the Council the recommended Operations Budget for the Town of Camp Verde FY 2025. The Council had in front of them a copy of the budget.

   Additionally, Ms. Mabery shared some comments with the Council regarding the budget.
   The fiscal year 2025 budget is a conservative budget plan, due to reduced and slowing revenues from the state. It is their job to adopt a balanced budget, so when the revenue declines, they must tighten up to meet that expectation.

   Circumstances that are negatively impacting the budget are:

   - Urban revenue sharing changed, and this change dramatically impacted cities' and towns' shares of state revenues. This is a $620,000 loss.
   - Legislatures preemption of the town's ability to collect sales tax on rental housing. This is a $200,000 loss.
   - The state sales tax collection has slowed.
   - Vehicle license tax had about a $30,000 decrease.
   - Local sales tax is projecting flat growth.
     -Some growth is projected in development-related fees.

Ms. Mabery gave credit to the leadership teams and department directors for taking this challenging time with grace and ease.

The first thing that got cut was new employee requests. Some of those positions were truly necessary, but the town does not have the income to support them.

As an example, Ms. Mabery shared the court clerk position was cut, which she feels would be quite beneficial to the court if they were able to fund that position. Additionally, she highlighted the request for additional maintenance positions. She indicated the Town has added significantly to the maintenance workers' responsibilities and adding new workers would greatly benefit the maintenance department. She stated without additional help they will not be able to sustain for a long period of time. With the Sport's Complex being up and running, they will need to invest in these positions at some point.

She also feels that other dire positions they've had to pause would be an additional Code Enforcement Officer, Parks and Recreation Coordinator, and an Accounting Manager.

Mayor Jenkins asked that if going into 2025, things looked better than they anticipate, could they re-visit the hiring of these new positions if the funds allow. Ms. Mabery told her that the Council will always have the opportunity to revisit these positions, should the funding allow.

Additionally, Ms. Mabery shared new incorporations into the budget that came up they must account for in FY '25. These included:

- Economic Development Special Projects Funds
- Magistrate Court Staffing Issues. Lack of staffing in the Court gives them a lack of ability to focus on collections of fines, post adjudicated fines, and enforcement of other orders. This has created a large list of uncollected fines, totaling over 1 million dollars.

Ms. Mabery said that most of the operational budgets are costs associated with staffing. CVMO is particularly staff intensive in costs. She said the current staffing is being maintained. As they get vacancies, though they are not in a hiring freeze, they can look at those vacancies as a pause to assess if those positions are dire for rehire or if they could possibly be a salary savings.

The Parks and Recreation Department is also looking at a way to offset costs in their budget. Ms. Mabery told Council that as the budget stands right now, it does not include the extended season for the pool. This would mean they do not keep the pool open for the extended season.

As far as CIP and one-time expenses, they have recommended a shift in the Capital Improvements Program and taking the Facilities Master Plan off, placing it into FY 2026.This would allow them to put money into the General Plan and other projects they need to achieve in FY 2025 that were Strategic Plan priorities.

They are taking a very cautious approach regarding consideration of COLA and Merit Raises for FY ’25. Fortunately, they invested heavily in COLA last year by doing a market analysis and market adjustment to bring employees to competitive salaries in the region. They are recommending they do not do any COLA or Merit until January.

To end in a bright spot, Ms. Mabery shared that the reconstruction of the employee health insurance plans will help them absorb the impact of a 9% premium healthcare increase. This reconstruction has resulted in that dropping to a 3% increase and allowed them to enhance the dependent care coverage in ways that have been very well received in open enrollment.

Additionally, Mr. Showers shared alongside Ms. Mabery to support what she stated and further gave details on information provided to Council in their Operations Budget Packet. He agrees the cuts they’ve had to make are doable, though they’ll hurt if unexpected circumstances come up. If they do, they have contingency money available. He shared that there’s $100,000 in contingency and $40,000 in termination payout. They do not make the contingency budget too big because when natural disasters come, and you go to the federal government for help, they won’t assist if you have a large contingency budget. The reserve, after funding the debt service and after fully funding the CIP, should still be up to around $2.5 million at the end of next year, which is well beyond the $1.5 million requirement. He feels they have a manageable document and manageable finances to take them into the next year.

Councilor McPhail commended the Council for taking the Town employees where they needed to be in their salaries this past year. She wants Council to be able to support Ms. Mabery and Mr. Showers in all the ways they need in moving forward with this budget and the difficulties it may bring. She suggested possibly suspending their Community Outreach budget to hire a Court Clerk.

Mayor Jenkins said she would support McPhail’s suggestion. Ms. Mabery stated it would be a good start, but they would be short about $12,000 in what the salary would be for the Court Clerk. There are options to come up with the remaining money.

Ms. Mabery suggested they not decide on which position to hire with the saved money but investigate which one would be the most beneficial to hire. She also doesn’t recommend they use contingency money to do this, but to explore other options in bringing in revenue.

Mayor Jenkins shared she wants the Town to be in control of their revenue, more than what the state does to them. They need to find a way to grow revenue without being affected by circumstances they can’t control.

Councilor Godwin inquired if it would be possible to use some of the reserve money to fund some of the employees they need to hire. Mr. Showers indicated the problem with this idea is while that money would fund a new hire for FY 2025, they wouldn’t have that money guaranteed to pay that position in the years to come.

Other ideas were discussed to increase revenue in the town.

The public swimming pool was also a topic discussed, as the revenue for the pool is very small compared to costs associated with operation. Ms. Mabery suggested eliminating the pool user fees, as they don't bring in much revenue. Instead, they could have donation fees.

5. **Adjournment** Mayor Dee Jenkins adjourned the meeting at 7:01 PM.

_____ _____

Mayor Dee Jenkins Acting Town Clerk Virginia Jones

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 Work Session of the Town Council of Camp Verde, Arizona, held on May 8, 2024. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2024.

_____
Virginia Jones, Acting Town Clerk

Draft Minutes
TOWN OF CAMP VERDE
SPECIAL SESSION
MAYOR AND COUNCIL
473 S. MAIN STREET, SUITE 106
WEDNESDAY, MAY 15, 2024 AT 5:30 P.M.

1. **Call to Order**

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

2. **Roll Call.** Council Members Jackie Baker, Wendy Escoffier, Robin Godwin, Cris McPhail, Jessie Murdock, Vice Mayor Marie Moore, and Mayor Dee Jenkins

   Others Present: Acting Town Manager Gayle Mabery, Town Attorney Trish Stuhan, Risk Manager Heather Vinson and Acting Town Clerk Virginia Jones.

3. **Pledge of Allegiance**

   Council Member Wendy Escoffier led the Pledge of Allegiance.

4. **Discussion regarding the development of a Restated Rodeo Grounds Lease Agreement with the Camp Verde Arena Association.** Note: The Council may convene in executive session pursuant to A.R.S. § 38-431.03(A)(3) for discussion or consultation for legal advice with the attorney or attorneys of the public body; or pursuant to A.R.S. §38-431.03(A)(4) for discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations.

   Acting Town Manager Gayle Mabery stated staff, including Risk Manager Heather Vison has been meeting with the Camp Verde Arena Association. Discussions have been to adopt a new, Restated Lease Agreement, that will supersede and replace the current 3 agreements. Mabery suggested going into Executive Session for discussion with the Town Attorney on different options.

   On a motion by Councilor McPhail, seconded by Vice Mayor Moore Council voted to adjourn into Executive Session at 5:35 p.m.

   Council Reconvened Special Session at 6:26 p.m.

   Mayor Jenkins announced attorney was given direction.

5. **Adjournment**

   Without objection Mayor Jenkins adjourned the meeting at 6:27 p.m.

_____ _____

Mayor Dee Jenkins | Acting Town Clerk Virginia Jones

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 May 15, 2024. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2024.

_____
Virginia Jones, Acting Town Clerk

Town of Camp Verde

Agenda Item Submission Form – Section I

Meeting Date: June 5, 2024

☒ *Consent Agenda* ☐ *Decision Agenda* ☐ *Executive Session Requested*

☐ *Presentation Only* ☐ *Action/Presentation* ☐ *Special Session*

Requesting Department: Finance *Staff Resource/Contact Person:* Mike Showers

Agenda Title (be exact): Approval of The Town of Camp Verde Public Safety Personnel Retirement System Pension Funding Policy.

List Attached Documents: 1) The proposed Town of Camp Verde Public Safety Personnel Retirement System Pension Funding Policy

Estimated Presentation Time: N/A *Estimated Discussion Time:* N/A

Reviews Completed by:

☐ *Town Attorney Comments:* N/A

☒ *Department Head:*

☐ Budgeted ☐ Unbudgeted ☒ N/A

Fiscal Impact: None. We are currently operating under these conditions

Comments: This document is required by the State "as is" except for specific items that apply only to our Town, ie funding amounts, percentages and goals. There is no input needed from our attorney. This document will be posted on our website.

Background Information: This updates the version approved on January 19, 2022 as we are now 100% funded.

Recommended Action (Motion): Approve the Town of Camp Verde Public Safety Personnel Retirement System Pension Funding Policy.

Instructions to the Clerk: Post on our website

Town of Camp Verde
Public Safety Personnel Retirement System
Pension Funding Policy

The intent of this policy is to clearly communicate the Council's pension funding objectives and its commitment to our employees and the sound financial management of the Town and to comply with new statutory requirements of Laws 2018, Chapter 112.

Several terms are used throughout this policy:

Unfunded Actuarial Accrued Liability (UAAL) – Is the difference between trust assets and the estimated future cost of pensions earned by employees. This UAAL results from actual results (interest earnings, member mortality, disability rates, etc.) being different from the assumptions used in previous actuarial valuations.

Annual Required Contribution (ARC) – Is the annual amount required to pay into the pension funds, as determined through annual actuarial valuations. It is comprised of two primary components: normal pension cost – which is the estimated cost of pension benefits earned by employees in the current year; and, amortization of UAAL – which is the cost needed to cover the unfunded portion of pensions earned by employees in previous years. The UAAL is collected over a period of time referred to as the amortization period. The ARC is a percentage of the current payroll.

Funded Ratio – Is a ratio of fund assets to actuarial accrued liability. The higher the ratio the better funded the pension is with 100% being fully funded.

Intergenerational equity – Ensures that no generation is burdened by substantially more or less pension costs than past or future generations.

The Town's marshals employees who are regularly assigned hazardous duty participate in the Public Safety Personnel Retirement System (PSPRS).

Public Safety Personnel Retirement System (PSPRS)

PSPRS is administered as an agent multiple-employer pension plan. An agent multiple-employer plan has two main functions: 1) to comingle assets of all plans under its administration, thus achieving economy of scale for more cost efficient investments, and invest those assets for the benefit of all members under its administration and 2) serve as the statewide uniform administrator for the distribution of benefits.

Under an agent multiple-employer plan each agency participating in the plan has an individual trust fund reflecting that agencies' assets and liabilities. Under this plan all contributions are deposited to and distributions are made from that fund's assets, each fund

has its own funded ratio and contribution rate, and each fund has a unique annual actuarial valuation. The Town of Camp Verde has one trust fund for marshals employees.

Council formally accepts the assets, liabilities, and current funding ratio of the Town's PSPRS trust funds from the June 30, 2023 actuarial valuation, which are detailed below.

Trust Fund	Assets	Accrued Liability	Unfunded Actuarial Accrued Liability	Funded Ratio
Camp Verde Police	$8,204,700	$8,081,733	($122,967)	100%

PSPRS Funding Goal

Pensions that are less than fully funded place the cost of service provided in earlier periods (amortization of UAAL) on the current taxpayers. Fully funded pension plans are the best way to achieve taxpayer and member intergenerational equity. Most funds in PSPRS are significantly underfunded and falling well short of the goal of intergenerational equity.

The Council's PSPRS funding ratio goal is to maintain 95-100% funding.
Council established this goal for the following reasons:

- The PSPRS trust funds represent only the Town of Camp Verde's liability
- The fluctuating cost of an UAAL causes strain on the Town's budget, affecting our ability to provide services
- A fully funded pension is the best way to achieve taxpayer and member intergenerational equity

Council has taken the following actions to achieve this goal:

- Maintain ARC payment from operating revenues – Council is committed to maintaining the full ARC payment (normal cost and UAAL amortization) from operating funds. The estimated combined ARC for FY25 is $220,000 and will be able to be paid from operating funds without diminishing Town services.
- Created a reserve fund to allow the Town the ability to cover potential annual shortfalls within the PSPRS investment fund.

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TOWN OF CAMP VERDE

GENERAL OATH OF OFFICE
STATE OF ARIZONA, COUNTY OF YAVAPAI
TOWN OF CAMP VERDE

I **MIRANDA FISHER** DO SOLEMNLY SWEAR THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES OF AMERICA, AND THE CONSTITUTION AND THE LAWS OF THE STATE OF ARIZONA, THAT I WILL BEAR TRUE FAITH AND ALLEGIANCE TO THE SAME AND DEFEND THEM AGAINST ALL ENEMIES, FOREIGN AND DOMESTIC, AND THAT I WILL FAITHFULLY AND IMPARTIALLY DISCHARGE THE DUTIES OF THE OFFICE OF **TOWN MANAGER** FOR THE TOWN OF CAMP VERDE, ARIZONA, ACCORDING TO THE BEST OF MY ABILITY, SO HELP ME GOD.

06-05-2024
DATE

SIGNATURE

Subscribed and sworn to before me this 5 *day* JUNE ***2024.***

Virginia Jones- Acting Town Clerk
Town of Camp Verde

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Town of Camp Verde

Agenda Item Submission Form – Section I

Meeting Date: June 5, 2024

☐ *Consent Agenda* ☐ *Decision Agenda* ☐ *Executive Session Requested*

☒ *Presentation Only* ☐ *Action/Presentation* ☐ *Special Session*

Requesting Department: Administration

Staff Resource/Contact Person: Todd Willard, District Ranger, Verde Ranger District – Prescott National Forest

Agenda Title (be exact): Presentation from Prescott National Forest relating to recreation and fire information.

List Attached Documents: None

Estimated Presentation Time: 10 Minutes

Estimated Discussion Time: 5 Minutes

Reviews Completed by:

☐ *Department Head:* ☐ *Town Attorney Comments:*

Finance Review: ☐ Budgeted ☐ Unbudgeted ☐ N/A

Finance Director Comments/Fund:

Fiscal Impact: N/A

Budget Code: _____ *Amount Remaining:* _____

Comments:

Background Information: Representatives from the Prescott National Forest and the Verde Ranger District have requested the opportunity to make a presentation relating to regional recreation issues and wildfire information.

Recommended Action (Motion): This is a presentation only. No action is required.

Instructions to the Clerk:

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CAMP VERDE
THE CENTER OF IT ALL — ARIZONA

PROCLAMATION
In memory of the
GRANITE MOUNTAIN HOTSHOTS
June 30, 2024

WHEREAS, The Granite Mountain Interagency Hotshot Crew was founded as a fuels mitigation crew in 2001, and became the first municipal hotshot crew in the United States; and

WHEREAS, The Granite Mountain Hotshots were an elite ground firefighting crew, which hailed from diverse backgrounds and worked long hours in extreme environmental conditions while performing physically demanding fire line tasks; and

WHEREAS, On June 30, 2013 nineteen of the Granite Mountain Hotshots gave their lives in Yarnell protecting Arizona: and

WHEREAS, The loss of these 19 firefighters makes the Yarnell Hill Fire the worst wildland firefighter fatality incident in the Unites State and:

WHEREAS, The 19 members of the Granite Mountain Hotshots who lost their lives are:

Andrew Ashcroft	Robert Caldwell	Travis Carter	Dustin Deford	Christopher MacKenzie
Eric Marsh	Grant McKee	Sean Misner	Scott Norris	Wade Parker
John Percin Jr.	Anthony Rose	Jesse Steed	Joe Thurston	Travis Turbyfill
William Warneke	Clayton Whitted	Kevin Woyjeck	Garret Zuppiger	

WHEREAS, June 30, 2013 is a day that all Arizona residence shall never forget.

THEREFORE, BE IT RESOLVED that the Mayor and Common Council of the Town of Camp Verde do hereby proclaim June 30, 2023 a day to remember all of the Granite Mountain Hotshots that gave their life in the line of duty.

Passed and approved by a majority vote of the Common Council at the Regular Session of June 5, 2024

Dee Jenkins, Mayor Date

Attest:

Virginia Jones, Acting Town Clerk

Town of Camp Verde

Agenda Item Submission Form – Section I

Meeting Date:

☐ *Consent Agenda* ☐ *Decision Agenda* ☐ *Executive Session Requested*

X Presentation Only ☐ *Action/Presentation* ☐ *Work Session*

Requesting Department: Community Development

Staff Resource/Contact Person: John Knight, Community Development Director

Agenda Title (be exact): Quarterly Report – Board of Adjustments

List Attached Documents: None

Estimated Presentation Time: 5 minutes

Estimated Discussion Time: None

Reviews and comments Completed by:

☐ Town Manager: _____ *X Department Head:* John Knight

☐ *Town Attorney Comments*: _____

☐ Risk Management: _____

☐ *Finance Department*
Fiscal Impact:
Budget Code: _____ *Amount Remaining:* _____
Comments:

Background Information:

March 12, 2024 – Elected Chair and Vice Chair; and Training Session

Recommended Action (Motion): N/A

Instructions to the Clerk: N/A

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Town of Camp Verde

Agenda Item Submission Form – Section I

Meeting Date: Wednesday June 5, 2024 – Town Council Meeting

☐ *Consent Agenda* ☐ *Decision Agenda* ☐ *Executive Session Requested*

***X** *Presentation Only* ☐ *Action/Presentation* ☐ *Work Session*

Requesting Department: Community Development Department

Staff Resource/Contact Person: John Knight, Community Development Director

***Agenda Title (be exact*)**:** Quarterly Report – Planning and Zoning Commission

List Attached Documents: None

Estimated Presentation Time: 5 minutes

Estimated Discussion Time: None

Reviews and comments Completed by:

☐ **Town Manager:** _____ ***X Department Head:*** John Knight

☐ ***Town Attorney Comments***: _____

☐ **Risk Management:** _____

☐ ***Finance Department***
Fiscal Impact:
Budget Code: _____ ***Amount Remaining:*** _____
Comments:

Background Information:

January 26, 2024 – Regular Session

- Election of Chairman and Vice Chairman
- Welcomed new Commissioner Hauser
- Zoning Map Change Horseshoe Bend and State Route 260; recommended denial
- Zoning Map Chage 27 West Head Street; recommended approval
- Preliminary Plat for subdivision on parcel 403-15-010C; recommended approval

February 22, 2024 – Regular Session; Work Session

- Review of "Use Table."

March 14, 2024 – Regular Session; Work Session

- Review of “Residential Use Standards”

March 28, 2024 – Regular Session; Work Session

- Review of “Residential Use Standards.”

Recommended Action (Motion): None

Instructions to the Clerk: None

Town of Camp Verde

Agenda Report Form – Section I

Meeting Date: Town Council; Wednesday, June 5, 2024

☐ *Consent Agenda* ☒ *Decision Agenda* ☐ *Executive Session Requested*

☐ *Presentation Only* ☐ *Action/Presentation* ☐ *Work Session*

Requesting Department: Community Development

Agenda Title: Discussion, consideration, and possible approval of Resolution 2024-1136, a Resolution of the Mayor and Common Council of Camp Verde, Yavapai county, Arizona, approving a Development Agreement between the town of Camp Verde, an Arizona Municipal Corporation, and Boulder Creek Camp Verde, LLC, an Arizona limited liability company, related to the development of approximately 161.3 acres of real property located in the Town; and authorizing the mayor to execute the agreement on behalf of the Town.

***Staff Resource/Contact Person*:** John Knight, Community Development Director and Trish Stuhan, Town Attorney

List Attached Documents:

Resolution 2024-1136

A. Development Agreement – High View at Boulder Creek PAD Amendment

Estimated Presentation Time: 10 minutes

Estimated Discussion Time: 20 minutes

Reviews and comments Completed by:

☒ **Town Manager:** Gayle Mabery, Interim ☒ **Department Head:** John Knight

☒ **Town Attorney Comments**: Trish Stuhan, Town Attorney

Background Information: This 185-acre PAD was created in May 2019. The Boulder Creek PAD (Planned Area Development) was approved by the Town Council for a mix of uses including retail, commercial, multi-family and single-family residential homes.

In February 2021, a major PAD Amendment was approved by the Town Council that retained some C2-PAD zoning, increased the amount of C3-PAD zoning, and added M1-PAD zoning on one of the parcels.

In 2023, the applicant submitted a request to rezone a portion of the M1-PAD back to C2-PAD to allow development of several hundred residential homes. This was recommended for approval in January of 2023 by the Planning and Zoning Commission. After the Commission decision, concerns were raised by Town staff whether adequate water was available to serve the proposed uses within the PAD, including the addition of several hundred new homes.

Based on advice from our Town Attorney, in consultation with the applicant, staff held off on council consideration of the rezone - pending resolution of the water issues. Over the past 18 months, the applicant and staff have worked together and explored a variety of possible solutions. After considerable research and discussions, it was determined that the best way to resolve this issue was through use of a Development Agreement. State statute allows cities and towns to enter into Development Agreements to provide assurances to both parties.

Development Agreements are used for a variety of purposes. These commonly include annexation, zoning and entitlements, vesting of development rights, water, sewer and roadway infrastructure improvements, special district financing, development fees and tax incentives for economic development projects.

Discussion: As noted above, Development Agreements may be used for a variety of purposes. However, the primary goal of the High View Development Agreement (the "Agreement") is to ensure that adequate water is available to serve the new residential homes as well as the remainder of the PAD. This is accomplished through development and dedication of an existing well on the property. This well is currently privately owned by the Developer but will be improved to municipal standards and dedicated to the Town of Camp Verde.

Key provisions of the Agreement are noted below:

- Establishes a term of 20 years, with a provision to extend for an additional 10 years
- Sets the Council's intention to review the rezone and vest the development rights for the property
- Allows for phasing of project infrastructure
- Requires infrastructure to be built to either Town or "MAG" standards
- Allows for limited development of some uses within the project prior to completion of the well
- Requires development and dedication of the well along with the necessary water treatment, storage, and infrastructure that is required for municipal standards
- Allows for development of a private sewer system, but requires connection to Town sewer if/when it is extended to the property
- Includes provisions for typical landscaping and home designs

Note that this Agreement will be recorded and will be binding on the current owner/s and all future owners of property that are within the boundaries of identified in the legal description.

Recommended Action: Motion to approve Resolution 2024-1136, a Resolution of the Mayor and Common Council of Camp Verde, Yavapai county, Arizona, approving a Development Agreement between the town of Camp Verde, an Arizona Municipal Corporation, and Boulder Creek Camp Verde, LLC, an Arizona limited liability company, related to the development of approximately 161.3 acres of real property located in the Town; and authorizing the mayor to execute the agreement on behalf of the Town.

RESOLUTION 2024-1136

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE TOWN OF CAMP VERDE, AN ARIZONA MUNICIPAL CORPORATION, AND BOULDER CREEK CAMP VERDE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, RELATED TO THE DEVELOPMENT OF APPROXIMATELY 161.3 ACRES OF REAL PROPERTY LOCATED IN THE TOWN; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE TOWN.

WHEREAS, Developer owns fee simple title to real property consisting of 161.3 acres located in the Town of Camp Verde, as described in the attached Development Agreement (the "Property").

WHEREAS, The Property is currently entitled as the High View at Boulder Creek Planned Area Development (the "Original PAD").

WHEREAS, Developer proposes to amend the Original PAD with respect to a portion of the Property comprising approximately 36 acres and commonly known as Assessor's Parcels 403-15-003W, in order to allow development of the Amendment Property as mixed residential housing (the "Amended PAD").

WHEREAS, the Amended PAD for the Property includes the following uses, as described more particularly in the Development Agreement and Amended PAD:

- 474 Apartments on 26.3 acres (APN: 403-15-003Z and 403-15-003Y)
- 260 Space RV Park on 36 acres (APN: 403-15-003V)
- 370 Single Family Residential (167- and 163-lot subdivision plats) Homes on 52 acres (a portion of APN: 403-15-003W and 403-15-010C)
- 500 units of mini-storage on 10 acres (APN: 403-15-009B)
- 9.8 acres of retail commercial (APN: 403-15-011A)
- 14 acres of retail commercial (APN: 403-15-009C)
- Additional acreage which could be used for 75 Single Family Residential Homes or an expansion parcel for the RV park on 12 acres (a portion of APN: 403-15-003W)
- 3-acre well site (APN 403-15-010B)
- 12 acres for RAM (Leasing (APN: 403-15-010A)
- 12.4 acres of boat/RV storage (Nofziger, APN: 403-15-005A)

WHEREAS, the development of the Property pursuant to this Agreement, the Amended PAD, and the Preliminary Development Plan is acknowledged by the parties hereto to be consistent with the Town's General Plan, and to operate to the benefit of the Town, the Developer, and the general public. The development of the Project would provide for high-quality development in the area and ensure orderly, controlled and quality growth in the Town.

WHEREAS, Developer and the Town are entering into this Agreement pursuant to the provisions of A.R.S. § 9-500.05 in order to facilitate the proper municipal zoning designation and development of the Project by providing for, among other things: (i) conditions, terms, restrictions and requirements for the construction and installation of public services/infrastructure improvements; (ii) the permitted uses for the Project; (iii) the density and intensity of such uses; and (iv) other matters related to the development of the Project.

WHEREAS, The parties acknowledge that the Project will improve and enhance the economic welfare of the residents of Camp Verde by increasing the Town's assessed property valuation, stimulating further economic development in the Town, and constructing public infrastructure improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, that the Development Agreement between the Town of Camp Verde, an Arizona municipal corporation and Boulder Creek Camp Verde, LLC, an Arizona limited liability company, is hereby approved in substantially the same form as included as Exhibit A, attached to this Resolution, and that the Mayor of the Town Camp Verde is hereby authorized and directed to execute said Agreement

FURTHER RESOLVED, that the Town Clerk be and is hereby authorized and directed to record a copy of the Development Agreement with the Yavapai County Recorder not later than ten days from the effective date of the Agreement.

FURTHER RESOLVED, that all resolutions and parts of resolutions in conflict with this Resolution are hereby repealed.

PASSED AND APPROVED by a majority vote of the Common Council at the regular meeting of June 5, 2024.

_____
Dee Jenkins, Mayor

Attest:

_____
Town Clerk

Approved as to form:

_____
Town Attorney

When Recorded, Return To:
Town Clerk
Town of Camp Verde
473 South Main Street
Camp Verde, Arizona 86322

DEVELOPMENT AGREEMENT
HIGH VIEW AT BOULDER CREEK PAD AMENDMENT

TOWN OF CAMP VERDE,
an Arizona municipal corporation
("Camp Verde")

Boulder Creek Camp Verde, LLC,
an Arizona limited liability company
("BCCV")

DEVELOPMENT AGREEMENT
HIGH VIEW AT BOULDER CREEK

This Development Agreement ("Agreement") is made and entered into on this 5th day of June, 2024, by and between the Town of Camp Verde, an Arizona municipal corporation ("Town") and Boulder Creek Camp Verde, LLC, an Arizona limited liability company ("Developer").

RECITALS

A. Developer owns fee simple title to that real property consisting of 161.3 acres described in Exhibit A attached hereto and made a part hereof (the "Property"). The entire PAD originally contained 185.7 acres. This Agreement excludes approximately 12.4 acres of boat/RV storage (APN: 403-15-009A) and 12 acres for RAM (McDonald) (APN: 403-15-010A).

B. The Property is currently entitled as the High View at Boulder Creek Planned Area Development (the "Original PAD") in the Town, and includes the following uses:

- 474 Apartments on 26.3 acres (APN: 403-15-003Z and 403-15-003Y)
- 260 Space RV Park[1] on 36 acres (APN: 403-15-003V)
- 370 Single Family Residential (167- and 163-lot subdivision plats) Homes on 52 acres (a portion of APN: 403-15-003W and 403-15-010C)
- 500 units of mini-storage on 10 acres (APN: 403-15-009B)
- 9.8 acres of retail commercial (APN: 403-15-011A)
- 14 acres of retail commercial (APN: 403-15-009C)
- Additional acreage which could be used for 75 Single Family Residential Homes or an expansion parcel for the RV park on 12 acres (a portion of APN: 403-15-003W)
- 3-acre well site (APN 403-15-010B)
- 12 acres for RAM (Leasing (APN: 403-15-010A)
- 12.4 acres of boat/RV storage (Nofziger, APN: 403-15-005A)

[1] The Parties expressly acknowledge and agree that for purposes of this Agreement the "RV" parks listed above are intended to allow spaces for recreational vehicles to be used as temporary living quarters for recreational, camping, or travel use, and that the Developer shall limit occupancy contracts or agreements in such RV parks to thirty (30) days, or less.

C. Developer proposes to amend the Original PAD with respect to that portion of the Property comprising approximately 36 acres and commonly known as Assessor's Parcels 403-15-003W, (as more particularly described and depicted in Exhibit B attached hereto and made a part hereof by this reference) (the "Amendment Property") in order to allow development of the Amendment Property as mixed residential housing (multi-family, single-family, stick-built, modular, or manufactured home - all on foundations) located east of SR260, near Aultman Parkway, in Camp Verde, Arizona, including all necessary and required on-site improvements (hereinafter "Project"). The Developer has a rezone application in process for 24 of the 36 acres depicted in Exhibit B, and this Agreement was proposed by the Town as satisfaction of the concerns over development of the Project.

D. The Amendment Property is currently zoned as M1-PAD (Planned Area Development - Industrial) (36 +/- acres) and C2-PAD (Planned Area Development - Commercial) (42 acres) and the Town 's General Plan Land Use designation is 260 West Character Area. Developer and Town understand that the intended development of the Amendment Property is as a single family, and multi-family and manufactured home residential use and a construction storage yard (the "PAD Amendment", and together with the Original PAD, the "Approved PAD"), as described in the PAD Amendment Application Number 20220890, dated November 9, 2022 (referred to herein as the "Preliminary Development Plan"), which is acceptable to the Town. A copy of the Preliminary Development Plan is attached hereto as Exhibit C and made a part hereof by this reference.

E. The Town agrees that the C-2 PAD is an appropriate designation for the residential uses of the Amendment Property, C-3 PAD is an appropriate designation for the construction yard use of the Amendment Property, and that the Preliminary Development Plan and this Agreement are designed to establish proper and beneficial land use designations and regulations, densities, provisions for public facilities, design regulations, procedures for administration and implementation and other matter related to the development of the Project on the Property in accordance with the C-2 PAD and C3-PAD zoning designations. Developer acknowledges that the Town must hold public hearings, receive public comment, and otherwise duly consider all such matters as required by statute before an amended PAD classification can take place.

F. The development of the Property and the Amendment Property pursuant to this Agreement and the Preliminary Development Plan is acknowledged by the parties hereto to be consistent with the Town's General Plan, and to operate to the benefit of the Town, the Developer, and the general public. The development of the Project would

provide for high-quality development in the area and ensure orderly, controlled and quality growth in the Town.

G. Developer and the Town are entering into this Agreement pursuant to the provisions of A.R.S. § 9-500.05 in order to facilitate the proper municipal zoning designation and development of the Project by providing for, among other things: (i) conditions, terms, restrictions and requirements for the construction and installation of public services/infrastructure improvements; (ii) the permitted uses for the Project; (iii) the density and intensity of such uses; and (iv) other matters related to the development of the Project.

H. The parties acknowledge that the Project will improve and enhance the economic welfare of the residents of Camp Verde by increasing the Town's assessed property valuation, stimulating further economic development in the Town, and constructing public infrastructure improvements.

I. Developer and the Town acknowledge that the ultimate development of the Project within the Town is a project of such magnitude that Developer requires assurances from the Town that Developer has the right to complete the development of the Project pursuant to the Preliminary Development Plan before it will expend substantial efforts and costs in the development of the Project, and the Town requires assurances from Developer that development of the Project will be in accordance with the terms and conditions of this Agreement.

J. Without limiting the foregoing, the Town and Developer acknowledge that the development of the Project pursuant to this Agreement will result in significant planning and economic benefits to the Town by: (i) encouraging investment in and commitment to comprehensive planning, which will result in efficient utilization of municipal and other public resources; (ii) requiring development of the Project to be consistent with the Town's General Plan and the approved Preliminary Development Plan; (iii) providing for the planning, design, engineering, construction, acquisition, and/or installation of public infrastructure in order to support anticipated development of the Project and the larger Original PAD Property; (iv) increasing tax and other revenues to the Town based on improvements to be constructed on the Project; and (v) creating employment through development of the Project consistent with this Agreement. The Town and Developer acknowledge that the development of the Project pursuant to this Agreement will result in significant benefits to Developer by providing certainty in order to avoid the waste of resources, including present and future assurances to Developer that it will have the ability to develop the Project in accordance with this Agreement and the Preliminary Development Plan.

AGREEMENT

NOW, THEREFORE, in consideration of the following mutual covenants and conditions, the parties hereby agree as follows:

1. RECITALS. The recitals set forth above are acknowledged by the parties to be true and correct and are incorporated herein by this reference.

2. TOWN COUNCIL ACTION REQUIRED. The Town and Developer acknowledge that, notwithstanding any language of this Agreement or any subsequent additional document, no act, requirement, payment or other agreed-upon action to be done or performed by the Town which would, under any federal, state or Town constitution, statute, ordinance or regulation, require formal action, approval or concurrence by the Town Council, will be required to be done or performed by the Town unless and until said formal Town Council action has been taken and completed. "Completed" under this provision means that such Town Council action is no longer subject to referendum action (the "Effective Date").

3. PAD AMENDMENT. The Town, having followed the statutory requirements, has, concurrently with its approval of this Agreement, duly considered Developer's request for approval of the PAD Amendment and Preliminary Development Plan. As soon as reasonably possible after execution of this Agreement by the Town and Developer, the Town shall comply with the provisions of A.R.S. § 9-462 *et seq.* and, if determined to be in the best interest of the Town, adopt the final ordinance approving the PAD Amendment and Preliminary Development Plan. Developer acknowledges that it is the intent of the parties to this Agreement that approval of the Preliminary Development Plan and the PAD Amendment are effective only after the passage of the statutory referendum periods applicable to this Agreement or to the PAD Amendment and provided that this Agreement and such approvals have been lawfully placed in effect.

4. SCOPE OF PROJECT. The Project shall be as recited herein. Except as provided in this Agreement, all costs and expenses, direct and indirect, associated with the construction and operation of the Project shall be the sole responsibility of Developer.

5. DEVELOPMENT RIGHTS AND LIMITATIONS. The Town agrees that, for the term of this Agreement, Developer and successor owners of the Project shall have a right to undertake and complete the phased development and use of the Project in accordance with the Approved PAD and this Agreement, without being subject to subsequent

amendment or modification to the Approved PAD by the Town. For purposes of this Agreement, the Preliminary Development Plan and Approved PAD are deemed vested for the term of this Agreement. Nothing herein affects the vesting of the Preliminary Development Plan and Approved PAD as a matter of common law following termination of this Agreement. During the term of this Agreement, unless mutually agreed by the Town and Developer or its designated assignee, development of the Project shall be governed by the Preliminary Development Plan and Approved PAD approved in accordance with the procedures set forth in Paragraph 3 above.

6. APPROVAL OF DEVELOPMENT PLAN. The Town acknowledges and agrees that the Preliminary Development Plan is in substantial conformance with the Original PAD and the PAD Amendment, and that the Property and the Project may be developed in substantial conformance with the Preliminary Development Plan.

7. EXPEDITED REVIEW. The Town shall use reasonable efforts to expedite all review times for building plan review.

8. TERM. This Agreement shall be effective on the Effective Date first set forth above and shall continue for twenty (20) years, provided that the parties may agree to an additional ten (10) year extension if reasonably necessary to complete the Project.

9. **INFRASTRUCTURE FINANCING.** Although it is not contemplated at the time of this Agreement to utilize public financing for development of Project Infrastructure, nothing in this Agreement shall preclude the Parties from entering into an agreement in the future to do so.

10. PHASING. The Project, pursuant to the Approved PAD, including the Infrastructure, may be carried out in Phases, which may be non-contiguous, over a significant number of years. Consistent with the phasing of the Project, the Infrastructure will be designed and constructed to accommodate the development within each Phase and may be expanded in the future to accommodate additional development.

11. INFRASTRUCTURE.

11.1 <u>Purpose.</u> The parties acknowledge that one purpose of this Agreement is to provide for the phased planning, design, engineering, construction, acquisition, installation, and/or provision of public services/infrastructure improvements as set forth in the Preliminary Development Plan or required in the Approved PAD and by the Applicable Rules (collectively, the "Infrastructure"). Developer shall cause all of the Infrastructure required by the Preliminary Development Plan and Approved PAD to be constructed and installed at no cost to the Town except as provided below. All

Infrastructure shall be installed in a workmanlike manner in conformity with the plans and specifications that are submitted to and approved by the Town in connection with each Phase of the Project.

11.2 Infrastructure Improvements.

A. All Infrastructure required for development of the Property pursuant to final site plans or plats within the Property shall be constructed in accordance with plans approved by the Town and otherwise in accordance with Town requirements, Maricopa Association of Government ("MAG") Standards (incorporated here by reference), general engineering standards, and other applicable requirements.

B. Except as otherwise set forth in this Agreement, Developer agrees that it will be responsible to cause the construction, installation and payment of all Infrastructure that are necessary to serve the Project and the Property under the Approved PAD. Except as otherwise provided in this Agreement, Developer shall, at no cost to the Town, dedicate the Infrastructure together with rights-of-ways or necessary public easements for the construction, installation, operation and maintenance of the Infrastructure as required by the Town, which rights-of-ways or easements may be located adjacent to other public and private rights-of-ways or easements. The Town shall promptly thereafter accept such dedication of Infrastructure and shall, at its own cost, maintain, repair and operate such Infrastructure in accordance with reasonable and customary municipal management and operational standards. Developer agrees to assign to the Town any and all contractors' warranties for the construction of all public Infrastructure after passing final inspection for a minimum period of two (2) years.

C. Developer, its agents, and employees, shall have the additional right, upon receipt from the Town of an appropriate encroachment permit, to enter and remain upon and cross over any Town easements or rights-of-way to the extent reasonably necessary to facilitate the Infrastructure construction. Developer's use of such easements and rights-of-way, pursuant to the encroachment permit, shall not impede or adversely affect the Town's use and enjoyment thereof, and shall be subject to any reasonable conditions imposed by the Town. Developer agrees to repair any damages to existing public infrastructure as a result of installation of new infrastructure or construction activity.

D. Developer shall restore such Town easements and rights-of-way used pursuant to any encroachment permit, to their condition prior to Developer's entry upon completion of such construction within any project Phase.

E. Except as otherwise provided in this Agreement, Developer may construct Infrastructure and Infrastructure Improvements in discreet, non-contiguous portions of the project (which portions include grading, drainage, sewer, water, roadway, and other public Infrastructure) (each, a "Phase") in accordance with the Developer's planned build-out of the Project, in Developer's sole discretion.

11.3 Water Infrastructure. Town and Developer agree that the Town will provide municipal water service to commercial portions of the development as follows:

- 500 units of mini-storage on 10 acres;
- 12.4 acres of boat/RV storage, but not including any wash-rack type uses;
- 9.8 acres of retail commercial, but not including any car wash uses;
- 14 acres of retail commercial, but not including any car wash uses; and
- Up to five single-family homes to be initially used as model homes as part of the 370 Single Family Residential Homes development on 52 acres and provided that sanitary sewer service is provided.

The foregoing are collectively referred to as "Municipal Water Service Development".

For the remaining development of the Project, Developer shall construct or arrange for the construction of the on-site potable water distribution system necessary to serve the following:

- 474 Apartments on 26.3 acres;
- 260 Space RV Park on 36 acres; 370 Single Family Residential Homes on 52 acres;
- Additional acreage which could be used for 75 Single Family Residential Homes or an expansion parcel for the RV park on 12 acres;
- Any car wash uses on either the 9.8 acres or 14 acres of retail commercial.

The foregoing is collectively referred to as "Project Water Service Development". Should Developer be able to demonstrate that construction of a separate tank to serve the 260-Space RV Park would allow development of such RV park on municipal water service, the Town and developer may enter into an agreement to provide municipal water service to the subject RV Park under the Municipal Water Service Development category.

Notwithstanding the foregoing, a phasing plan shall be agreed upon between the Town and Developer for the phasing of the on-site potable water infrastructure (water treatment facilities, tank size, water storage, etc.) to correlate with the needs and serve the distinct Phases of the Project Water Service Development portions of the Project.

Developer shall have conducted a water use analysis to determine infrastructure sizing necessary to serve the Project Water Service Development at build-out. Such water infrastructure includes but is not limited to:

- Upgrades to the existing well (as described in Section 11.5 below) and pump as required to serve the Project Water Tank, which may be phased in multiple tanks to serve the Project Water Service Development;
- Water mains to connect the Production Well to the already charged/installed water main;
- Backup generator to generate power for 24 hours 3 phase power; and
- Media-filtered Arsenic Treatment and Chlorine treatment and pumphouse.

As phases of the on-site potable water distribution are completed, Developer shall connect the on-site potable water system to the Town's municipal water system. Costs for connection to the Town's water system shall be the responsibility of the Developer. Upon completion of the water infrastructure as described herein necessary to serve each phase of the Project Water Service Development, Developer shall dedicate same to the Town in phases as completed at no cost to the Town. Such dedication shall occur prior to the issuance of the first certificate of occupancy for any Project Water Service Development to be served by that phase of the onsite-potable water infrastructure.

11.4 Water Storage. Developer will construct or arrange to be constructed a potable water storage facility necessary to serve each phase of the Project Water Service Development at build-out. Completion and dedication of the Water Storage construction shall occur prior to issuance of any certificate of occupancy for the phase to be served by such water storage facility.

11.5 Wells.

A. There are currently two existing wells on the property, but only one in use. The active well on the Property capable of producing potable water (Well Registration Number 55-927542) is the well Developer intends to use and operate to provide potable water to serve the Project (the "Production Well"). Developer at its sole cost and expense shall rehabilitate and improve the Production Well in accordance with the standards set forth in this Section so that the well produces sufficient capacity to serve the entire Project at build-out.

B. The Production Well must provide the capacity to meet potable water maximum day demands as set forth by ADEQ/ADWR rules. After drilling and casing the Production Well, Developer and Town confirmed, through the pump tests below, the sustained pumping capacity of the Production Well:

(i) A maximum 8-hour step-rate aquifer test;

(ii) A maximum 24-hour constant-rate aquifer test; and

(iii) A maximum 8-hour recovery test.

C. The Town has determined the Production Well is usable as a potable water supply pursuant to the above tests. The Town has notified and has advised the Developer to equip the well as required by Applicable Rules. At such time as the Production Well is equipped and operational to provide water in sufficient amounts to serve the Project Water Service Development, the Production Well and one-acre of land surrounding the well as described and shown on Exhibit D shall be dedicated to the Town prior to the issuance of the first certificate of occupancy for any part of the Project Water Service Development.

D. The Town and Developer agree that the Project shall have primary right to the Production Well water to serve its use requirements. To the extent the Production Well produces water in excess of the Project's needs, the Town shall be entitled to utilize such excess water for its municipal water system in any manner the Town deems fit.

E. Any other existing well(s) on the Property shall be dedicated at no cost to the Town of Camp Verde.

F. New Wells. No new wells will be permitted to be developed on the Property, with the sole exception of wells that may be permitted by the State of Arizona, developed by the Developer or Town for municipal potable water utility purposes, or for ordinary business operations of the construction yard use on the Amendment Property (not to be transported off the Amendment Property).

11.6 Water Quality and Water Treatment Equipment. The Developer and Town have taken water samples from the well to determine new source water quality and the results will be submitted to ADEQ for drinking water source approval. Developer shall install water treatment equipment and facilities at its expense to obtain water quality acceptable to the ADEQ, including ADEQ Bulletin 10.

11.7 Sewer System Infrastructure.

A. Private Sanitary Sewer System.

Developer shall construct or arrange for the construction of a private sanitary sewer system including one or more private sewer treatment facilities (each, a "package plant")

on and within the Project, as necessary to serve the Project; provided this system is reviewed and approved by the Town and the appropriate regulatory agencies.

B. Town Right to Receive Dedication of Individual Package Plants.

Upon request by the Town, Developer (or any successor HOA or POA as defined below) agrees to dedicate individual package plants within the private sanitary sewer system, and the associated infrastructure for the parcel(s) it serves, for ownership and operation by the Town at no cost to the Town provided that the Town shall not exercise its right to dedication until a package plant is operating at full capacity. The term "full capacity" here means twelve (12) months have expired after a package plant commenced operating at or above eighty percent (80%) of its design capacity, for any of the following parcels:

- 474 Apartments on 26.3 acres (APN: 403-15-003Z and 403-15-003Y)
- 260 Space RV Park on 36 acres (APN: 403-15-003V)
- 370 Single Family Residential (167- and 163-lot subdivision plats) Homes on 52 acres (a portion of APN: 403-15-003W and 403-15-010C)
- 9.8 acres of retail commercial (APN: 403-15-011A)
- 14 acres of retail commercial (APN: 403-15-009C)
- Additional acreage which could be used for 75 Single Family Residential Homes or an expansion parcel for the RV park on 12 acres (a portion of APN: 403-15-003W)

After the Town's receives ownership of any individual package plant, the property owners connected to that plant will then be subject to paying the monthly Town sewer fees in effect at the time of connection.

C. Connection to the Town's Public Sanitary Sewer System.

Notwithstanding anything in this Section 11.7 to the contrary, at the time that the Town's public sanitary sewer system is extended to the half-inch rebar with aluminum cap (RLS 41502) depicted on Exhibit I, the Town shall have the option of requiring connection of the private system into the Town public sewer system, regardless of the capacity of any individual package plant. At such time that the Town elects to make this connection, the Town shall either take ownership of the entire private system or order the Developer or its successor in interest to abandon the system in accordance with law.

D. Dedication.

Any property, infrastructure, equipment or other conveyances associated with the transfer of the package plant(s) to the Town shall be transferred to the Town via a special warranty deed for real property and bill of sale for personal property provided to the Town (although such conveyance shall be at no cost to the Town). The special warranty deed and bill of sale documents required for the transfer of the package plants(s) to the Town are collectively referred to herein as "Transfer Documents." The Parties agree that the Town shall prepare the Transfer Documents at its cost, upon making its election to transfer ownership and operation of any package plant to the Town, and that the Parties will work in good faith for the approval and execution of such documents and take all actions necessary to transfer ownership in accordance with this Agreement and law. Developer (or any successor HOA or POA as defined below) agrees to cooperate with the Town, for the extinguishment and/or transfer of all permits or regulatory rights associated with the package plants and provision of sewer services. Upon such transfer of any package plant, the Town will operate and maintain the package plant unless or until the Town connects the properties to the Town's public sanitary sewer system.

11.8 <u>Roadways, Parking and Transportation</u>.

A. Developer shall construct or arrange for the construction of paved streets, roadways, and parking facilities to be used for motorized vehicular travel, ingress, egress, and parking and pedestrian, bicycle or other facilities to be used for non-motor vehicular travel, ingress, egress, and parking (collectively "Roadways") to, through, within, and from the Project (specifically excluding the portion of Aultman Parkway from the southeastern boundary of the Project to State Route 260), as required by the Applicable Rules. Except as otherwise set forth herein, any Roadways shall be dedicated to the Town and shown on the final plat and constructed to MAG or Town standards. Upon completion of the Roadways and acceptance by the Town, the Town shall assume the responsibility for the maintenance of the Roadways except as follows:

i. Developer, or its assignees, shall install the landscaping within the road rights-of-way as part of construction of the Roadways according to the subdivision plat and site plans. For clarity, Developer, or its assignee, shall have no requirement to provide landscaping, only to the extent agreed upon in the locations depicted on final plats or site plans. Landscaping must be low water use and must meet all requirements of the Applicable Rules. The Town shall maintain the xeriscape landscaping within Town owned public roadways. If Developer desires to install landscaping other than xeriscape which may include non-drought tolerant

plants, Developer shall be responsible for maintenance and additional costs of such landscaping;

ii. Developer may design, install and maintain in Roadways, specialty poles for traffic control and street name signs, specialty-street and sidewalk lighting, specialty street signage, and specialty paving materials ("Specialty Features and Materials"). The Developer may assign its rights and obligations under this Section 10.8 to a homeowners/property owners association; provided, however, that such assignment shall be accompanied by conclusive evidence of such association's irrevocable commitment to perform Developer's obligations hereunder;

iii. Developer acknowledges and agrees that, except for those roads on which the final layer of paving has not been constructed, it will use its best reasonable efforts to avoid open cut trenching in streets dedicated to and accepted by the Town for a period of five (5) years following the Town's acceptance of any dedicated street. The Town will permit, however, directional boring during such five (5) year period. Developer may dedicate, and the Town shall accept, collector and arterial roads that are fully constructed except for the final layer of paving material; provided, however, that the Developer shall complete construction of such collector and arterial roads with the final layer of paving material at the time agreed to by the Developer and the Town in the conveyance documents. Developer will use good faith efforts to negotiate a two (2) year warranty on the final layer of paving material from its contractor.

11.9. Private Streets, Improvements, and Street Naming. The Town and Developer acknowledge and agree that Developer will have the right to retain and/or acquire ownership of interior local streets and other rights-of-way located within the Project ("Private Rights-of-Way") as identified by the Developer. Such Private Rights-of-Way shall meet public street asphaltic surface Town construction standards and shall be adequate in width to accommodate fire trucks and trash haulers. In addition, some or all of the Private Rights-of-Way may be conveyed to one or more homeowners'/property owners' associations created by Developer and/or any successor of Developer for this and other purposes. Developer shall have the right to install access control structures within the medians of the Private Rights-of-Way. Developer shall grant to the Town an easement for police, fire, ambulance, garbage collection, water or sewer line installation and repair, and other similar public service purposes, over the Private Rights-of-Way per the Applicable Rules. Developer shall have the right to name private streets and any new public streets not a continuation of an already named public street.

11.10. Drainage Improvements. Developer shall construct or arrange for the construction of in phases and in accordance with the Applicable Rules, drainage and flood control systems and facilities for collection, diversion, detention, dispersal, use, and discharge. Drainage improvements may be located on private property maintained by Developer or assigned to one or more POAs or HOAs as the case may be. Drainage improvements located on public property shall be dedicated to the Town at no cost to the Town and shall be maintained by Town.

11.12 Dry Utilities. Developer shall be responsible for installation of all onsite dry utilities (i.e., natural gas, electric, cable, telephone, etc.), as Developer deems necessary.

11.13 Offsite Infrastructure. Developer shall have responsibility for constructing or contributing to the cost of construction of any offsite roadway, water, sewer and/or drainage infrastructure that may become necessary to solely satisfy the needs of the Project at any given phase, including any ADOT required acceleration and deceleration lanes on Hwy 260 between Aultman Roundabout and Boulder Creek Drive. Although no other offsite infrastructure requirements are anticipated at this time, any construction of other offsite infrastructure required under the Applicable Rules (e.g. curb, gutter, and sidewalk) shall be the responsibility of the Developer. Other than the foregoing, it is not anticipated at this time that additional offsite infrastructure is required to service the Project; provided however that this anticipation in no way relieves Developer from its obligations should the Town or other government entity determine in its reasonable discretion such additional offsite infrastructure is required to serve the Project; provided that any contribution toward additional infrastructure by Developer shall be on a pro rata basis to the extent such infrastructure is required to serve the Project.

11.14 Oversizing Infrastructure. The Town may require Developer to "oversize" any Infrastructure to be provided by Developer hereunder; provided, however, Town and Developer shall, prior to requiring the upsizing of infrastructure, meet in good faith to determine how to fund the cost differential between the sizing standard sufficient to meet the needs of the Project and the "oversized" infrastructure and Developer shall not be obligated to upsize unless the parties can agree on a funding mechanism or Town funds the incremental cost difference between the cost of materials and labor for the construction/installation of the sizing standard and the actual materials and labor cost of the oversized component. Alternatively, the Town may request that the Developer cooperate with adjacent property owners to oversize any Infrastructure and enter into a cost-sharing agreement between the Developer and such adjacent property owners that may benefit from the oversizing of Infrastructure.

11.15 **Common Areas**. Developer shall create one or more property owners' ("POA") or homeowner's associations ("HOA") for the ownership, maintenance, landscaping, improvements, and preservation of all common areas or open spaces not dedicated to the Town. Common areas, open spaces, and parking areas shall be specified on the approved site plan or final plat.

12. INFRASTRUCTURE CONSTRUCTION AND TRANSFER

12.1 Infrastructure Construction Stage.

A. **Construction Risk and Insurance.** Before Developer transfers the Infrastructure and Real Property Interests to Town, Developer retains all risk of damage to or loss of Infrastructure and Real Property Interests.

Before beginning construction of Infrastructure which will be dedicated to the Town , Developer will furnish Town with proof of insurance coverage naming the Town as an additional insured in the following types and amounts:

Worker's Compensation Insurance and Occupational Disease Disability Insurance in the benefit amounts required by law.

Commercial General Liability Insurance, including operations and protective liability coverage, with limits of not less than $2,000,000 combined single limit for bodily injury (including death) and property damage. If blasting is required, Developer's insurance will specifically cover that risk. Town will be named as an additional insured.

Comprehensive Automobile Liability Insurance covering all owned, non-owned, hired and leased vehicles with limits of at least $2,000,000 combined single limit for Bodily Injury and Property Damage Liability for each occurrence.

Developer will retain the insurance coverage described above until construction is complete.

B. **Inspection and Testing.** Town has the right to inspect any time during Infrastructure construction and testing with or without notice to Developer. Developer must notify Town at least three (3) business days before any water quality tests, any Infrastructure Improvements tests, or any Infrastructure Improvements inspections.

12.2 Pre-Transfer Stage.

A. **Regulatory Authorizations for Infrastructure Improvements**. Prior to Operational Acceptance (defined below), Developer will have obtained, or cause to be obtained, at no cost to Town, the following governmental permits, approvals, and authorizations, if applicable, for the Infrastructure Improvements:

- Certificate of Approval to Construct;
- Discharge permits and storm water pollution prevention plan approval;
- Drinking water source approval;
- New public water system approval (if applicable);
- Hydrology report demonstrating water available to meet the proposed demand;
- ADEQ Approval of Construction; and
- Any other required permits, approvals, or authorizations from regulatory agencies.

Town will use reasonable efforts to assist Developer to obtain any required authorizations necessary for Town to provide water and wastewater services to Development. If Developer begins building Infrastructure Improvements before obtaining the regulatory authorizations, then that construction will be at Developer's sole risk and subject to repair, alteration or reconstruction at Developer's expense to achieve regulatory compliance.

12.3 Transfer Stage.

A. **Land Transfer.** Before transferring the Infrastructure to Town, Developer shall convey Real Property Interests where Infrastructure is located to Town.

Anywhere wells, storage, pumping equipment, treatment equipment, and similar Infrastructure Improvements will be located, Town shall receive title free and clear of monetary encumbrances by Special Warranty Deed to the land.

Where only transmission infrastructure, such as pipelines and laterals, will be located, Developer must demonstrate that Town will have the continuing right to operate, repair, and maintain transmission infrastructure on the land. These lands will be publicly dedicated streets, easements, or other public rights-of-way.

Town must be able to legally access all Infrastructure Improvements sites from public roadways. Easements or rights-of-way must accommodate heavy equipment used to operate, repair, and maintain Infrastructure Improvements.

12.4 **Operational Acceptance**. Before Town will accept the Infrastructure and Real Property Interests, Developer must provide Town the following:

- Lien waivers and releases from contractors, subcontractors, and vendors for all Infrastructure materials, equipment, supplies, and construction;
- Receipts, showing amounts paid by Developer to all contractors, subcontractors, and vendors for all Infrastructure materials, equipment, supplies, labor, and other costs;
- "As-built" drawings certified as to correctness by an engineer registered in the State of Arizona;
- Documents confirming the Infrastructure, Real Property Interests, and water rights transfer to Town;
- An executed special warranty deed transferring the Real Property Interests to Town or an executed form of easement in substantially the form attached hereto as Exhibit D, as appropriate.
- Documents showing the Real Property Interests and Infrastructure are free and clear of liens or other clouds on the title, except those specifically accepted by Town;
- All required permits, approvals, or authorizations from regulatory agencies.

If Town has determined that the Infrastructure have been constructed according to the approved Plans and Specifications and will operate satisfactorily, then Town will accept the Infrastructure, subject to further inspection by Town and Developer's correction of any commercially reasonable outstanding punch list items based on the Applicable Rules in force at the time the Infrastructure were completed ("Operational Acceptance").

Town will provide Developer prompt written notice that states Town has issued Operational Acceptance and identifies all punch list items Developer must remedy.

Upon Operational Acceptance, the Town will serve potable water to the Project or its current Phase, as applicable. The Infrastructure will not be placed in service until the Town has issued its Operational Acceptance.

Following Operational Acceptance, Developer must promptly repair all damage to the Infrastructure caused by its activities within the Project.

12.5 **Final Acceptance.** Within one (1) year following Operational Acceptance, a final inspection will occur. If during final inspection any uncorrected items are identified, then Developer must correct those defects and deficiencies before final acceptance is issued.

When a Phase of Infrastructure or a discrete portion thereof is completed (e.g., all of the paving for a particular street within any designated section or Phase of the Project), then Developer shall dedicate and the Town shall, if the Infrastructure has been constructed in accordance with the plans in all material respects, accept such Infrastructure in accordance with the Applicable Laws and upon such reasonable and customary conditions as the City may impose, including without limitation:

- Meeting all Operational Acceptance requirements;
- Completing Infrastructure construction, which includes satisfying all commercially reasonable punch list item requirements;
- Paying all Town fees; and
- Completing final grade adjustments.

13. DEVELOPER CONTRIBUTION TOWARD TOWN'S PROFESSIONAL SERVICES EXPENSES. Developer agrees to reimburse the Town for its reasonable out-of-pocket costs and expenses due to use of outside professional consultants (i.e., attorneys, engineers) directly incurred as a result of the Project and are attributable solely to the Project. Such reimbursement shall not exceed Seventy-Five Thousand Dollars ($75,000.00), as estimated by the budget attached as Exhibit E. Such reimbursement will be paid by Developer within thirty (30) days from receipt of a written request for payment by the Town. Utility inspection and final approvals expenses are not included in the outside professional consultant fees. The inspection fees will be an additional expense if performed by the Town in compliance with the Town's then in effect adopted fee schedule.

14. REGULATION OF PROJECT.

14.1 The Applicable Rules. Whenever reference is made in this Agreement to the ordinances, rules, regulations, codes, including, but not limited to, the Town Zoning Code, permit requirements, development fees, other requirements, and/or official policies including, but not limited to, water and wastewater policies, of the Town ("Applicable Rules") that apply to the development of the Project in accordance with the Preliminary Development Plan, the Approved PAD, this Section 14 shall define said applicable ordinances, rules, regulations, codes, including, but not limited to the Zoning Code, permit requirements, development fees, other requirements, and/or official policies including, but not limited to, water and wastewater policies. Except as otherwise expressly provided in this Agreement, the ordinances, rules, regulations, permit requirements, development fees (as defined in A.R.S. § 9-463.05), other infrastructure fees, however denominated, exactions, other requirements, and/or official policies of the Town applicable to and governing the development of the Project, except as otherwise specifically set forth herein, shall be the Applicable Rules that are existing as of the Effective Date of this Agreement. Notwithstanding the foregoing, if and to the extent that this Agreement or the PAD Rezoning conflict with or vary from the Applicable Rules, then this Agreement and the Rezoning will modify the conflicting or varied Applicable Rules and will apply to development of the Project. Except as otherwise expressly provided in this Agreement, and in consideration of the premises stated in the Recitals to this Agreement and hereinafter detailed, the Town shall not impose or enact any additional conditions, zoning or other exactions, requirements, dedications, development or any requirement for the dedication of land or property.

14.2 The Permissible Additions to the Applicable Rules. Notwithstanding the provisions of Sub-section 14.1, the Town may enact the following provisions, and take the following actions, which shall be applicable to and binding on the development of the Project, provided however, that with respect to subparagraphs (i), (iii), and (iv) through (vi) below, the Town shall use its best efforts to alleviate any adverse material impacts to development of the Project associated with such actions and enactments and provide Developer with an opportunity to suggest methods of enacting and implementing such provisions to the Project:

i. The Town reserves the right to amend existing codes or to adopt new laws, rules, regulations and standards of development for the Town, including resolutions, official policies and procedures, the Planning and Zoning Ordinance and the Town Code subject to the provisions in Sub-section 14.1, the Laws and Regulations shall apply to the Project;

ii. Future land use ordinances, rules, regulations, permit requirements, other requirements and official policies of the Town that are consistent with the express provisions of this Agreement, such as the adoption of the PAD Rezoning to provide for implementation of this Agreement and the Preliminary Development Plan, and not contrary to the existing land use regulations applicable to and governing the development of the Project, as established above, provided that such land use ordinances, rules, regulations, permit requirements, other requirements, and official policies shall, to the extent applicable, not involve the modification of any factual determinations of the Town memorialized in this Agreement and shall not materially impair the Developer's ability to develop the Project in the manner provided in the Preliminary Development Plan and this Agreement;

iii. Future land use ordinances, rules, regulations, permit requirements, other requirements, and official policies of the Town enacted as necessary to comply with mandatory requirements imposed on the Town by county, state or federal laws and regulations, court decisions, and other similar superior external authorities beyond the control of the Town , provided that in the event any such mandatory requirement prevents or precludes compliance with this Agreement, if permitted by law, such affected provisions of this Agreement shall be modified as may be necessary to achieve the minimum permissible variance from the terms of this Agreement in order to achieve compliance with such mandatory requirement. To the extent such compliance requires any discretionary factual determination by the Town, such determinations shall be consistent with the Town's findings memorialized in this Agreement;

iv. Future land use and other ordinances, rules, regulations, permit requirements, other requirements and official policies of the Town of uniform application and reasonably necessary to alleviate legitimate threats to public health and safety, provided that such land use ordinances, rules, regulations, permit requirements, other requirements, and official policies shall, to the extent applicable, not involve the modification of any material factual determinations of the Town memorialized in this Agreement;

v. Any adoption of new or increase in existing development impact fees, building permit or other construction permit fees, development review filing or application fees, water or sewer rates, or engineering permit fees that are increased following required state law or Town required procedures and, i) that are uniformly applied or of general applicability Town-wide to other properties within the boundaries

of Town , or ii) that are uniformly applied or of general applicability to other properties outside the boundaries of the Town to which the Town provides water;

vi. Future updates of, and amendments to, existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, and similar construction and safety related codes, such as the Uniform Building Code, which updates and amendments are generated by a nationally recognized construction/safety organization, such as the International Conference of Building Officials, or by the county, state or federal governments or by the Maricopa County Association of Governments; and

vii. Amendments to such construction and safety codes generated by the Town for the purpose of conforming such codes to conditions generally existing in the Town.

Nothing in this Agreement, however, shall be interpreted as relieving Developer of any obligation that it may have either currently or in the future, to comply with all governmental rules and regulations, enacted by entities other than the Town , that apply to the Project, provided that, to the extent such compliance involves factual findings or discretionary determinations by the Town, all such findings and/or discretionary determinations shall be consistent with the Town's findings and determinations memorialized in this Agreement.

15. ANTI-MORATORIUM. The Parties hereby acknowledge and agree that the Project contemplates and provides for the phasing of the development of the Project and that for the term of this Agreement, no moratorium, or future ordinance, resolution or other land use rule or regulation imposing a limitation on the conditioning, rate, timing or sequencing of the development of property within the Town and affecting the Property or any portion thereof shall apply to or govern the development of the Property during the term hereof, whether affecting parcel or subdivision maps, building permits, occupancy permits or other entitlements to use issued or granted by the Town, except as otherwise provided in or other provisions of this Agreement.

16. MARIJUANA CULTIVATION FACILITIES ON THE AMENDMENT PROPERTY. In consideration of the Town's obligations and the Developer's benefits derived from and contained in this Agreement, Developer agrees to forever surrender and relinquish its rights to use the M-1 PAD and C-3 PAD designated areas of the Amendment Property for marijuana cultivation as is currently allowed under the Town's Planning and Zoning Ordinances, as such code may be amended from time to time.

17. PRE-BUILT AND MANUFACTURED HOMES. In consideration of the Town's obligations and Developer's benefits derived from and contained in this Agreement, Developer covenants and agrees that any pre-built or manufactured home affixed to any Lot shall conform to all applicable requirements and regulations so that it qualifies as a single-family home under Arizona law, financeable by a conventional mortgage loan. Typical designs of these homes are depicted in Exhibit H. For clarity, the home depictions in Exhibit H are merely representative of the styles and finishes available to modular homebuilders to illustrate how such homes may be configured, without traditional "park model" skirting, to appear as a site-built home. Potential homebuyers shall have no right to rely on the depictions in Exhibit H, and homebuilders shall not be restricted to the styles and finishes therein.

18. GENERAL TERMS AND CONDITIONS

18.1 Notices. Unless otherwise specifically provided herein, all notices, demands or other communications given hereunder shall be in writing and shall be deemed to have been duly delivered upon personal delivery or upon confirmed facsimile transmission, as of the second business day after mailing by United States mail, postage prepaid, return receipt requested, or upon the next business day if delivered by Federal Express or similar overnight delivery system, addressed as follows:

IF TO THE TOWN: Town Manager
Town of Camp Verde
473 South Main Street
Camp Verde, Arizona 86322
Email: _____

WITH A COPY TO: Town Attorney
Town of Camp Verde
473 South Main Street
Camp Verde, Arizona 86322
Email: trish@piercecoleman.com

IF TO DEVELOPER: Boulder Creek Camp Verde LLC
661 E. Howards Rd.,
Camp Verde, AZ 86322
Attn: Jeremy Bach
Email: Jeremy@abisaz.com

WITH A COPY TO: Rose Law Group pc
7144 E. Stetson Dr., Ste. 300
Scottsdale, AZ 85251
Attn: Taylor Roderick, Esq.
Email: troderick@roselawgroup.com

The address to which any notice, demand or other writing may be given, made or sent to any party may be changed by written notice as above provided.

18.2 Defaults and Remedies. In the event a default should occur under any of the obligations of the Town or Developer as provided in this Agreement, each party shall be entitled to exercise such rights or remedies as may be available pursuant to the terms of such document, at law or in equity, including without limitation specific performance, except as such document may specifically limit such remedies. Notwithstanding the foregoing, each party waives any claim such party may have for incidental or consequential damages arising out of a failure of performance of the other party under this Agreement.

18.3 Waiver of Right to Trial By Jury. The Parties hereto expressly covenant and agree that in the event of a dispute arising from this Agreement, each of the Parties hereto waives any right to a trial by jury. In the event of litigation, the Parties hereby agree to submit any such litigation to the Court (bench trial) and that the parties agree that this Agreement shall be deemed to have been created in Yavapai County, Arizona, and to be subject to the jurisdiction of the Yavapai County Superior Court, and that any claims to alternative jurisdiction based on diversity of citizenship, corporate location, etc. are waived by the Parties pursuant to this Agreement.

18.4 Assignment or Changes in Ownership. All of the provisions hereof are binding and shall inure to the benefit of the Parties and be binding upon the successors and assigns of the Parties hereof including, without limitation, to third party builders; provided, however, the Developer's rights and obligations hereunder may be assigned only to a person or entity that has acquired the Property or a portion thereof subject to the provisions of this Section and only by a written instrument, recorded in the Official Records of Yavapai County, Arizona, expressly assigning such rights and obligations.

Notwithstanding the foregoing, the Town agrees that the ongoing ownership, operation and maintenance obligations provided by this Agreement may be assigned to a subsequent property owner or one or more homeowners or property owners associations to be established by the Developer. The Developer agrees to provide the Town with written notice of any assignment of the Developer's rights or obligations to a subsequent

owner or association promptly after such assignment. In the event of a complete or partial assignment, relating to all or a portion of the Property, by the Developer of all or a portion of the Developer's rights and obligations hereunder, the Developer's liability hereunder for any non-accrued obligation shall terminate effective upon the assumption by the Developer's assignee of such rights and obligations. As a condition precedent to the release of the Developer as contemplated by this Section, Developer shall provide notice and evidence to the Town of such successor's acceptance of the assignment of Developer's obligations hereunder.

Subject to the provisions of this Section, nothing in this Agreement shall operate to restrict the Developer's ability to assign, sell or otherwise convey, in whole or in part, any of its rights and obligations under this Agreement to those entities that acquire any portion of the Property.

18.5 Assignment by the Town. The Town may not assign its rights and obligations under this Agreement without the prior written consent of the Developer, which consent may be withheld in the Developer's sole and absolute discretion.

18.6 Institution of Legal Actions; Governing Law. Any legal actions instituted pursuant to this Agreement must be filed in the County of Yavapai, State of Arizona. The laws of the State of Arizona will govern the interpretation and enforcement of this Agreement.

18.7 Acceptance of Legal Process. If any legal action is commenced by Developer against the Town, service of process on the Town will be made by personal service upon the Town Clerk of the Town of Camp Verde, or in such other manner as may be provided by law. If any legal action is commenced by the Town against Developer, service of process will be made by personal service or in such other manner as may be provided by law, whether made within or without the State of Arizona.

18.8 Rights and Remedies Are Cumulative. Except as otherwise expressly stated in this Agreement, the rights and remedies of the parties are cumulative, and the exercise by any party of one or more of such rights or remedies will not preclude the exercise by it, at the same time or different times, of any other rights or remedies for the same default or any other default by such defaulting party.

18.9 Conflict of Interests. No member, official or employee of the Town may have any direct or indirect interest in this Agreement, nor participate in any decision relating to the Agreement that is prohibited by law.

18.10 **Cancellation**. Pursuant to A.R.S. § 38-511 this Agreement may be canceled within three (3) years after its execution, if any person significantly involved in initiating, negotiating, securing, drafting, or creating the contract on behalf of the state, its political subdivisions or any of the departments or agencies of either is, at any time while the contract or any extension of the contract is in effect, an employee or agent of any other party to the contract in any capacity or a consultant to any other party of the contract with respect to the subject matter of the contract.

18.11 **Warranty Against Payment of Consideration for Agreement**. Developer warrants that it has not paid or given, and will not pay or give, any third person any money or other consideration for obtaining this Agreement, other than normal costs of conducting business and costs of professional services such as architects, consultants, engineers and attorneys and any licensed real estate broker retained by Developer.

18.12 **Nonliability of Officials, Partners, and Employees.** No member, official or employee of the Town will be personally liable to Developer, or any successor in interest, in the event of any default or breach by the Town or for any amount which may become due to Developer or successor, or on any obligation under the terms of this Agreement. No agent, employee, officer, member, or shareholder of Developer will be personally liable to the Town, or any successor in interest, in the event of any default or breach by the Developer or for any amount which may become due to the Town or successor, or on any obligation under the terms of this agreement.

18.13 **No Waiver**. Except as otherwise expressly provided in this Agreement, any failure or delay by any party in asserting any of its rights or remedies as to any default, will not operate as a waiver of any default, or of any such rights or remedies, or deprive any such party of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies. Nothing herein shall constitute a waiver of the Town's police powers or amount to an unlawful delegation of governmental authority by the Town.

18.14 **Severability**. If any term of this Agreement is to any extent illegal, otherwise invalid, or incapable of being enforced, such term shall be excluded to the extent of such invalidity or unenforceability; all other terms hereof shall remain in full force and effect; and, to the extent permitted and possible, the invalid or unenforceable term shall be deemed replaced by a term that is valid and enforceable and that comes closest to expressing the intention of such invalid or unenforceable term. If application of this severability provision should materially and adversely affect the economic substance of the transactions contemplated hereby, the Party adversely impacted shall be entitled to compensation for such adverse impact.

18.15 Captions. The captions contained in this Agreement are merely a reference and are not to be used to construe or limit the text.

18.16 Entire Agreement Waivers and Amendments. This Agreement may be executed in up to three (3) duplicate originals, each of which is deemed to be an original. This Agreement, including thirty (30) pages of text and the below-listed exhibits that are incorporated herein by this reference, constitutes the entire understanding and agreement of the parties.

Exhibit A - Legal Description of Property
Exhibit B – Legal Description of the Amendment Property
Exhibit C – Preliminary Development Plan
Exhibit D – One-Acre Well Site
Exhibit E – Third Party Consultants Budget
Exhibit F – Form of Prop 207 Waiver
Exhibit G – Option Property
Exhibit H – Typical Home Designs
Exhibit I – Depiction of Point of Connection for Public and Private Systems

This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof. This Agreement may be amended solely in writing signed by the parties. Developer and the Town may amend this Agreement with Town staff approval if such approval is based on Town staff authority under any applicable law, the Town Charter, or other Town governing document. Town staff is authorized to undertake any action which action is necessary to give effect to the terms of this Agreement.

18.17 No Agency Created. Nothing contained in this Agreement creates any partnership, joint venture or agency relationship between the Town and Developer. No term or provision of this Agreement is intended to be for the benefit of any person, firm, organization, or corporation not a party hereto, and no other person, firm, organization or corporation may have any right or cause of action hereunder.

18.18 Governing Statutes. References are made in this Agreement to specific sections of the Arizona Revised Statutes. Any such references mean the statute in effect on the date of the execution of this Agreement and any subsequent renumbering or reordering of those provisions.

18.19 Modification. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the party against which the enforcement of such modification, waiver, amendment, discharge or change is or may be sought.

18.20 Developer's Authority. Developer warrants and represents that it is a duly organized and validly existing limited liability company formed under the laws of the State of Arizona and authorized to transact business in the State of Arizona. The entry by Developer into the transaction contemplated by this Agreement and the performance by Developer of all its obligations in connection herewith have been duly and validly authorized by all necessary action(s), are in accordance with applicable law and are not in violation of Developer's Operating Agreement, Articles of Incorporation, Articles of Organization, or Bylaws, as the case may be. This Agreement and all additional documents delivered in connection with this Agreement have been duly and validly executed and delivered by Developer and constitute the legal, valid, and binding obligations of Developer.

18.21 Indemnity. Each of the parties are authorized to enter into this Agreement and shall indemnify, protect, defend, and hold harmless the other from and against any and all claims, costs, damages and liabilities (including attorneys' fees and costs) arising from the nonperformance of any of such party's obligations or any breach by a party of any of the representations and warranties contained herein.

18.22 Waiver of Attorneys' Fees. The parties hereto expressly covenant and agree that in the event of litigation arising from this Agreement, neither party shall be entitled to an award of attorneys' fees, either pursuant to the Contract, pursuant to A.R.S. § 12-341.01(A) and (B), or pursuant to any other state or federal statute, court rule, or common law.

18.23 Binding Agreement. Subject to any limitation on assignment elsewhere set forth herein, all terms of this Agreement shall be binding upon, inure to the benefit of, and be enforceable by the parties hereto and their respective legal representatives, successors and assigns.

18.24 Proposition 207 Waiver. On or before the PAD Amendment and Preliminary Development Plan approval are placed on the Town Council's agenda for introduction and tentative approval, Developer shall provide to Town a completed "Proposition 207 Waiver" applicable to the Rezoning and Preliminary Development Plan approval in form acceptable to the Town Attorney. In the event the Rezoning and/or the Preliminary Development Plan are not approved, or are rescinded, repealed or otherwise of no effect,

the Parties shall take such steps as are required to release or rescind any applicable Proposition 207 Waiver.

18.25 Covenants Running With the Land. The conditions and covenants set forth in this Agreement and incorporated herein by the exhibits shall run with the land and the benefits and burdens shall bind and inure to the benefit of the Parties. The Developer and every purchaser, assignee or transferee of an interest in the Property, or any portion thereof, shall be obligated and bound by the terms and conditions of this Agreement, and shall be the beneficiary thereof and a Party thereto, but only with respect to the Property, or such portion thereof, sold, assigned or transferred to it. Any such purchaser, assignee or transferee shall observe and fully perform all of the duties and obligations of the Developer and shall benefit from the rights contained in this Agreement, as such duties and obligations pertain to the portion of the Property sold, assigned or transferred to it.

18.26 Option to Purchase. In consideration of the covenants herein contained, the Developer grants to Town the exclusive option to purchase a 2-acre (+/-) parcel described and shown on Exhibit G ("Option Property") not later than five (5) years after the date of this Agreement by giving the Developer written notice of its exercise of the option to purchase (the "Option"). If Town exercises the Option, the Town and Developer (or an entity affiliated with Developer) promptly shall enter into an agreement consistent with the following terms.

a) The Developer will agree to sell, and the Town will agree to purchase, the Option Property for a total purchase price of Two Hundred Thousand Dollars ($200,000)(the "Purchase Price"). The Purchase Price shall be payable as follows:

(i) Concurrent to execution of a purchase and sale agreement, Town will deposit earnest money deposit of Five Thousand Dollars ($5000) with an agreed upon escrow agent (the "Earnest Money Deposit"). The Earnest Money Deposit shall be applied against the Purchase Price at the Close of Escrow.

(ii) The balance of the Purchase Price shall be deposited in immediately available funds by the Town on or before the close of escrow.

(iii) Upon the Close of Escrow, the escrow agent shall pay the Purchase Price to the Developer, less any funds required to take into account the prorations and other adjustments required by the purchase and sale agreement.

(iv) Upon the Close of Escrow, the Developer shall execute and/or deliver to the Town (a) a special warranty deed conveying all of the Developer's right,

title and interest in and to the Option Property to the Town, free and clear of all encumbrances except any encumbrances permitted by the Town, and (b) any other documents as may be reasonably required by the title company in order to record the special warranty deed and issue a title insurance policy approved by the Town.

IN WITNESS WHEREOF, the parties have executed this Agreement through their representatives duly authorized to execute this document and bind their respective entities to the terms and obligations herein contained on the day and year first written above.

BOULDER CREEK CAMP VERDE, LLC,
an Arizona limited liability company

By: _____
Name: Jeremy Bach
Its: Manager

STATE OF ARIZONA)
) ss.
COUNTY OF YAVAPAI)

Acknowledged before me this _____ day of _____, 2024, by Jeremy Bach, Manager of Boulder Creek Camp Verde LLC, an Arizona limited liability company, on behalf of the company.

_____
Notary Public

My Commission Expires:
_____

TOWN OF CAMP VERDE, an Arizona municipal corporation

_____
Dee Jenkins, Mayor

STATE OF ARIZONA)
) ss.
COUNTY OF _____)

Acknowledged before me this _____ day of _____, 2024, by _____, the Town Manager of Camp Verde, an Arizona municipal corporation, on behalf of the corporation.

_____
Notary Public

My Commission Expires:
_____

ATTEST:

_____
Virginia Jones, Acting Town Clerk

APPROVED AS TO FORM:

_____
Trish Stuhan, Town Attorney
Pierce Coleman, PLLC

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

1. 474 Apartments on 26.3 acres (APN: 403-15-003Z and 403-15-003Y)
    - PARCEL 1:
        - Parcel 3 of "High View at Boulder Creek" Results of Survey plat recorded in Reception No. 2020-0079351, records of Yavapai County Recorder's Office.
    - PARCEL 2:
        - An easement for ingress, egress and utilities as depicted on Results of Survey Map recorded in Instrument No. 2020-0079351. Except any portion lying within Parcel 1 above.
2. 260 Space RV Park[1] on 36 acres (APN: 403-15-003V)
    - PARCEL 1:
        - Parcel 3 of "High View at Boulder Creek" Results of Survey plat recorded in Reception No. 2020-0079351, records of Yavapai County Recorder's Office.
    - PARCEL 2:
        - An easement for ingress, egress and utilities as depicted on Results of Survey Map recorded in Instrument No. 2020-0079351.
3. 370 Single Family Residential (167- and 163-lot subdivision plats) Homes on 52 acres (a portion of APN: 403-15-003W and 403-15-010C)
    - PARCEL 1:
        - Lot 4 of "High View at Boulder Creek", Results of Survey Plat recorded in Reception No. 2020-0079351, records of Yavapai County Recorder's Office.
    - PARCEL 2:
        - An easement for ingress, egress and utilities as depicted on Results of Survey Map recorded in Instrument No. 2020-0079351.
    - PARCEL 5-B
        - The following is a description of a parcel of land located within the Northwest Quarter of Section 9, Township 14 North, Range 4 East of

[1] The Parties expressly acknowledge and agree that for purposes of this Agreement the "RV" parks listed above are intended to allow spaces for recreational vehicles to be used as temporary living quarters for recreational, camping, or travel use, and that the Developer shall limit occupancy contracts or agreements in such RV parks to thirty (30) days, or less.

the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Being a portion of parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351 records of the Yavapai County Recorder's Office, [Record Source #1 (Rl)]. The subject parcel of land, being more particularly described as follows:

BEGINNING at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, also marking the Northwest corner of said Parcel 5, From which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (Rl)] at a distance of 2,636.87 feet;

Thence South 00° 00'29" East, a distance of 687.31 feet, along the West line of said section 9, also being the West line of Parcel 5, as shown on said (Rl), to a set plastic cap atop a 1/2" rebar stamped L.S. 48860;

Thence North 89° 44' 35" East, a distance of 1319.36 feet, to a found plastic cap atop a 1/2" rebar stamped L.S. 48860, marking a point on the East line of said parcel 5;

Thence North 21° 03' 30" East, a distance of 981.82 feet, to a found plastic cap atop a 1/2" rebar stamped L.S. 48860, marking a point on the East line of said parcel 5 and the centerline of a 60.00' Ingress, Egress and Public utility easement for Aultman parkway (Rl);

Thence North 22° 32' 27" East, a distance of 41.70 feet, to a found plastic cap atop a 1/2" rebar stamped L.S. 48860, marking the centerline intersection of Aultman Parkway and Boulder Creek road;

Thence North 23° 23' 48" West, a distance of 107.99 feet, along said centerline to a found plastic cap atop a 1/2" rebar stamped L.S. 48860, marking the beginning of a curve to the Left, concave to the Southwest, having a radius of 200.00 feet;

Thence along said curve to the left, through a central angle of 47° 46' 38", an arc length of 166.77 feet [also being subtended by a chord bearing of North 47° 17' 05" West, having a chord distance of 161.98

feet], along said centerline to a found plastic cap atop a 1/2" rebar stamped L.S. 48860;

Thence North 71° 10' 22" West, a distance of 165.67 feet, along said centerline to a found plastic cap atop a 1/2" rebar stamped L.S. 48860, marking the Northern most point of said parcel 5;

Thence South 18° 49' 36" West, a distance of 565.95 feet, along the Northerly line of said parcel 5 to a found plastic cap atop a 1/2" rebar stamped L.S. 48860, marking an angle point in said Northerly line;

Thence South 89° 59' 34" West, a distance of 1186.88 feet, along the Northerly line of said parcel 5 to the **TRUE POINT OF BEGINNING.**

The subject parcel of land described herein contains 26.93 +/- acres of land, as shown on the attached Exhibit Drawing which is made a portion hereof by this reference. The said parcel of land also being subject to all items of the public record that may of pertinent thereto.

Together with a 10.00 feet wide strip of land, being an easement for utility purposes, in on over and through a portion of parcel 4 and parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351, records of the Yavapai County recorder's office, [Record Source #1 (Rl)]. The subject strip of land, being more particularly described as follows:

BEGINNING at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, from which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (Rl)] at a distance of 2,636.87 feet;

Thence North 00° 03'13" West, a distance of 49.83 feet, along the West line of said section 9, also being the West line of Parcel 4, as shown on said (Rl), to a plastic cap atop a 5/8" rebar stamped L.S. 13015;

Thence North 00° 00' 59" West, a distance of 827.25 feet, along the said West line of said parcel 4, to a set 1/2" rebar stamped L.S. 48860;

Thence North 89° 59′ 18″ East, a distance of 10.00 feet;

Thence South 00° 00′ 59″ East, a distance of 827.25 feet;

Thence South 00° 03′ 13″ East, a distance of 49.83 feet;

Thence South 00° 00′ 29″ East, a distance of 1329.59 feet;

Thence North 89° 59′ 31″ East, a distance of 178.71 feet;

Thence South 00° 00′ 59″ East, a distance of 10.00 feet;

Thence South 89° 59′ 31″ W, a distance of 188.73 feet, to a point on the West line of said section 9, also being the West line of said parcel 5;

Thence North 00° 00′ 29″ West, a distance of 1339.58 feet, along the said West line of said section 9, to the **TRUE POINT OF BEGINNING**.

The subject strip of land described herein contains 0.550 +/- acres of land and is subject to all items of the public record that may of pertinent thereto.

Excepting therefrom a 60.00 feet wide strip of land, being an easement for ingress, egress, and utility purposes, in on over and through a portion of parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351, records of the Yavapai County recorder's office, [Record Source #1 (Rl)]. The subject strip of land, being more particularly described as follows:

BEGINNING FOR REFERENCE: at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, also marking the Northwest corner of said Parcel 5, From which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01′ 02" West, [Basis of Bearings (Rl)] at a distance of 2,636.87 feet, Thence South 00° 00′29" East, a distance of 687.31 feet, along the

West line of said section 9, also being the West line of Parcel 5, as shown on said (Rl), to a set ½" rebar stamped L.S. 48860, Thence North 89° 44' 35" East, a distance of 1076.00 feet, to a calculated point and the **TRUE POINT OF BEGINNING.**

Thence North 89° 44' 35" East, a distance of 83.62 feet, to a calculated point; Thence North 43° 53' 40" East, a distance of 85.60 feet, to calculated point;

Thence North 35° 15' 16" East, a distance of 471.35 feet, to a calculated point on the East line of said parcel 5;

Thence North 21° 03' 30" East, a distance of 461.20 feet, along said East line of said parcel 5 to the intersection of the West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (Rl);

Thence North 23° 23' 48" West, a distance of 43.29 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (Rl);

Thence North 22° 32' 27" East, a distance of 41.70 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (Rl);

Thence North 23° 23' 48" West, a distance of 43.92 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (Rl);

Thence South 21° 03' 30" West, a distance of 557.67 feet, to a calculated point; Thence South 35° 15' 16" West, a distance of 459.34 feet, to a calculated point;

Thence South 43°53'40" West, a distance of 139.31 feet, to the **TRUE POINT OF BEGINNING**.

4. 500 units of mini-storage on 10 acres (APN: 403-15-009B)
    - The following is a description of a parcel of land located within the Northwest Quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona.

Being a portion of Parcel 1, as shown on that Results of Survey recorded in Reception No. 2020-0079351, records of Yavapai County Recorder's Office, Record Source #1 (R1). The subject parcel of land being more particularly described as follows:

BEGINNING for reference at the West Quarter Corner of said Section 9, being marked with a GLO Brass Cap, from which the Northwest Corner of said Section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00°01'02" West, Basis of Bearings (R1) at a distance of 2,636.87 feet;

Thence South, 00°00'29" East, at a distance of 1,418.47 feet along the West line of said Section 9, also being the West line of Parcel 5, as shown on said (R1), to a plastic cap atop a 5/8" rebar stamped L.S. 13015;

Thence South 88°07'40" East, a distance of 243.06 feet along the Southerly line of said Parcel 5, to an aluminum cap atop a ½" rebar stamped L.S. 41503;

Thence North 61°08'29" East, along a Southerly line of said Parcel 5, a distance of 1,144.17 feet, to a plastic cap atop a ½" rebar stamped L.S. 48860, marking the Southwesterly most corner of that parcel of land described as Parcel 1, as shown on said (R1), and the TRUE POINT OF BEGINNING;

Thence North 61°08'29" East, a distance of 1,105.18 feet along the Southeasterly line of said Parcel 1 to a plastic cap atop a ½" rebar stamped L.S. 26925;

Thence North 43°48'19" West, a distance of 682.04 feet to a plastic cap atop a ½" rebar stamped L.S. 26925;

Thence North, 23°25'08" West, a distance of 132.84 feet to the Northwesterly line of said Parcel 1 and a plastic cap atop a 1/2" rebar stamped L.S. 48860;

Thence South, 22°32'27" West, a distance of 41.70 feet, along the Northwesterly line of said Parcel 1 as shown on (R1) and a plastic cap atop a ½" rebar stamped L.S. 48860;

Thence South, 21°03’33” West, a distance of 1,188.40 feet, along the Northwesterly line of said Parcel 1, to the TRUE POINT OF BEGINNING.

5. 9.8 acres of retail commercial (APN: 403-15-011A)
    - PARCEL 1:
        - The following is a description of a parcel of land located within the Northwest Quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Being a portion of Parcel 2, as shown on that Results of Survey recorded in Reception No. 2020-0079351, records of the Yavapai County Recorder’s Office, Record Source #1 (R1). The subject parcel of land, being more particularly described as follows:

          BEGINNING FOR REFERENCE: at the West quarter corner of said Section 9, being marked with a GLO brass cap, from which the Northwest corner of said Section 9, being marked with a plastic cap atop 5/8” rebar stamped L.S. 26925, bears North 00°01’02” West, Basis of Bearings (R1), at a distance of 2,636.87 feet;

          Thence North, 89°59’34” East, at a distance of 1186.88 feet, along the South line of Parcel 4, as shown on said (R1), to a plastic cap atop a ½” rebar stamped 48860;

          Thence North, 18°49’36” East, a distance of 565.95 feet, along the Easterly line of said Parcel 4, to a plastic cap atop a ½” rebar stamped L.S. 48860, marking an angle point of the Easterly line of said Parcel 4, a point on the Westerly line of said Parcel 2 and the centerline of a 60-foot-wide ingress, egress and utility easement as shown on (R1), and the TRUE POINT OF BEGINNING;

          Thence North, 71°10’22” West, a distance of 206.08 feet along the said centerline of a 60-foot-wide ingress, egress and utility easement as shown on (R1), to a plastic cap atop a ½” rebar stamped L.S. 48860, marking the beginning of a tangent curve to the right, concave to the Northeast, having a radius of 400.00 feet;

          Thence along said curve to the right, through a central angle of 27°49’58”, an arc length of 194.31 feet being subtended by a chord bearing of North, 57°15’25” West, having a chord distance of 192.40

feet, to a plastic cap atop a ½" rebar stamped L.S. 48860, marking a point on the Westerly line of said Parcel 2;

Thence North, 48°07'32" East, a distance of 1015.52 feet, to a plastic cap atop a ½" rebar stamped L.S. 48860;

Thence South, 41°51'36" East, a distance of 679.54 feet, to the Southerly right-of-way line of State Route 260 right-of-way, being marked by a ADOT aluminum cap;

Thence South, 41°52'08" East, a distance of 55.13 feet along said right-of-way line, to the centerline of a 60-foot wide ingress, egress and utility easement as shown on (R1), being marked by a plastic cap atop a ½" rebar stamped L.S. 48860;

Thence South, 47°39'29" West, a distance of 640.91 feet along said easement centerline to a plastic cap atop a ½" rebar stamped L.S. 48860;

Thence South, 39°16'12" West, a distance of 135.76 feet along said easement centerline to a plastic cap atop a ½" rebar stamped L.S. 48860;

Thence South, 22°32'27" West, a distance of 29.17 feet along said easement centerline to a plastic cap atop a ½" rebar stamped L.S. 48860, marking the Southernmost point of said Parcel 2;

Thence North, 23°23'48" West, a distance of 107.99 feet along said easement centerline to a plastic cap atop a ½" rebar stamped L.S. 48860, marking the beginning of a tangent curve to the left, concave to the Southeast, having a radius of 200.00 feet;

Thence along said curve to the left, through a central angle of 47°46'38", an arc length of 166.77 feet, being subtended by a chord bearing of North, 47°17'05" West, having a chord distance of 161.98 feet, to a plastic cap atop a ½" rebar stamped L.S. 48860, marking a point on the Westerly line of said Parcel 2;

Thence North, 71°10'22" West, a distance of 165.67 feet, to the TRUE POINT OF BEGINNING.

- PARCEL 2:
  - The following is a description of a parcel of land located within the Northwest quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Being a portion of Parcel 2, as shown on that Results of Survey, recorded in Reception No. 2020-0079351, records of the Yavapai County Recorder's Office, Record Source #1 (R1). The subject parcel of land, being more particularly described as follows:

    BEGINNING FOR REFERENCE: at the West quarter corner of said Section 9, being marked with a GLO brass cap, from which the Northwest corner of said Section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00°01'02" West, Basis of Bearings (R1), at a distance of 2,636.87 feet;

    Thence North, 89°59'34" East, at a distance of 1186.88 feet, along the South line of Parcel 4, as shown on said (R1), to a plastic cap atop a ½" rebar stamped 48860;

    Thence North, 18°49'36" East, a distance of 565.95 feet along the Easterly line of said Parcel 4, to a plastic cap atop a ½" rebar stamped L.S. 48860, marking an angle point of the Easterly line of said Parcel 4, to a point on the Westerly line of said Parcel 2 and the centerline of a 60-foot wide ingress, egress and utility easement as shown on (R1);

    Thence North, 71°10'22" West, a distance of 206.08 feet along the said centerline of a 60-foot wide ingress, egress and utility easement as shown on (R1), to a plastic cap atop a ½" rebar stamped L.S. 48860, marking the beginning of a tangent curve to the right, concave to the Northeast, having a radius of 400.00 feet;

    Thence along said curve to the right, through a central angle of 27°49'58", an arc length of 194.31 feet being subtended by a chord bearing of North 57°15'25" West, having a chord distance of 192.40 feet, to a plastic cap atop a ½" rebar stamped L.S. 48860, marking a point on the Westerly line of said Parcel 2 and the TRUE POINT OF BEGINNING;

Thence North, 48°07’32” East, a distance of 1015.52 feet, to a plastic cap atop a ½” rebar stamped L.S. 48860;

Thence North, 41°51’36” West, a distance of 573.50 feet, to a plastic cap atop a ½ inch rebar stamped L.S. 48860, marking a point on the Northerly line of said Parcel 2 and the centerline of a 60-foot wide ingress, egress and utility easement as shown on (R1);

Thence South, 48°06’56” West, a distance of 538.13 feet along said centerline of a 60-foot-wide ingress, egress and utility easement as shown on (R1), being marked by a plastic cap atop a ½” rebar stamped L.S. 48860, marking the beginning of a tangent curve to the left, concave to the Southwest, having a radius of 200.00 feet;

Thence along said curve to the left, through a central angle of 35°33’27”, an arc length of 124.12 feet, being subtended by a chord bearing of South 30°20’12” West, having a chord distance of 122.14 feet, along said centerline to a plastic cap atop a ½” rebar stamped L.S. 48860, marking a point on the Westerly line of said Parcel 2, the Northeast corner of Parcel 4 and a point on said tangent curve to the left, concave to the Southwest, having a radius of 200.00 feet;

Thence along said curve to the left, through a central angle of 09°46’26”, an arc length of 34.12 feet, being
subtended by a chord bearing of South, 07°40’17” West, having a chord distance of 34.07 feet, along said
centerline to a plastic cap atop a ½” rebar stamped L.S. 48860;

Thence South, 02°47’04” West, a distance of 312.94 feet, along said easement centerline to a plastic cap atop a ½” rebar stamped L.S. 48860, marking the beginning of a tangent curve to the left, concave to the Northeast, having a radius of 400.00 feet;

Thence along said curve to the left, through a central angle of 46°07’31”, an arc length of 322.02 feet, being subtended by a chord bearing of South, 20°16’40” East, having a chord distance of 313.39 feet, along said centerline to the TRUE POINT OF BEGINNING.

- PARCEL 3:
  - The following is a description of a parcel of land located within the Northwest quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Being a portion of Parcel 2, as shown on that Results of Survey recorded in Reception No. 2020-0079351, records of the Yavapai County Recorder's Office, Record Source #1 (R1). The Subject parcel of land, being more particularly described as follows:

    BEGINNING FOR REFERENCE: at the West quarter corner of said Section 9, being marked with a GLO brass cap, from which the Northwest corner of said Section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North, 00°01'02" West, Basis of Bearings (R1), at a distance of 2,636.87 feet;

    Thence North, 89°59'34" East, at a distance of 1186.88 feet along the South line of Parcel 4, as shown on said (R1), to a plastic cap atop a ½" rebar stamped 48860;

    Thence North, 18°49'36" East, a distance of 565.95 feet along the Easterly line of said Parcel 4, to a plastic cap atop a ½" rebar stamped L.S. 48860, marking an angle point of the Easterly line of said Parcel 4, a point on the Westerly line of said Parcel 2 and the centerline of a 60-foot wide ingress, egress and utility easement as shown on (R1);

    Thence North, 71°10'22" West, a distance of 206.08 feet along the said centerline of a 60-foot wide ingress, egress and utility easement as shown on (R1), to a plastic cap atop a ½" rebar stamped L.S. 48860, marking the beginning of a tangent curve to the right, concave to the Northeast, having a radius of 400.00 feet;

    Thence along said curve to the right, through a central angle of 27°49'58", an arc length of 194.31 feet, being subtended by a chord bearing of North 57°15'25" West, having a chord distance of 192.40 feet, to a plastic cap a top a ½" rebar stamped L.S. 48860, marking a point on the Westerly line of said Parcel 2;

Thence North, 48°07’32” East, a distance of 1015.52 feet, to a plastic cap atop a ½” rebar stamped L.S. 48860 and the TRUE POINT OF BEGINNING;

Thence North, 41°51’36” West, a distance of 573.50 feet, to a plastic cap atop a ½” rebar stamped L.S. 48860, marking a point on the Northerly line of said Parcel 2 and the centerline of a 60-foot wide ingress, egress and utility easement as shown on (R1);

Thence North, 48°06’56” East, a distance of 100.48 feet, along said centerline of a 60-foot wide ingress, egress and utility easement as shown on (R1), to the intersection with the Southerly right-of-way line of State Route 260, being marked by a plastic cap atop a ½” rebar stamped L.S. 48860;

Thence South, 41°52’50” East, a distance of 45.02 feet along said right-of-way line, to an ADOT aluminum cap;

Thence North, 48°06’56” East, a distance of 199.42 feet along said right-of-way line, to an ADOT aluminum cap;

Thence South, 86°43’51” East, a distance of 70.71 feet along said right-of-way line, to an ADOT aluminum cap;

Thence South, 41°51’36” East, a distance of 1158.06 feet along said right-of-way line, to an ADOT aluminum cap;

Thence South, 48°08’34” West, a distance of 349.80 feet along said right-of-way line, to an ADOT aluminum cap;

Thence North, 41°51’36” West, a distance of 679.54 feet, to the TRUE POINT OF BEGINNING.

- PARCEL 4:
  - An easement for ingress, egress and utilities as depicted on Results of Survey Map recorded in Instrument No. 2020-0079351.

6. 14 acres of retail commercial (APN: 403-15-009C)
   - PARCEL 1:
     - The following is a description of a parcel of land located within the Northwest quarter of Section 9, Township 14 North, Range 4 East of

the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being a portion of Parcel 1 as shown on that Results of Survey recorded in Reception No. 2020-0079351, records of the Yavapai County Recorder's Office, Record Source #1 (R1). The subject parcel of land, being more particularly described as follows:

BEGINNING FOR REFERENCE: At the West quarter corner of said Section 9, being marked with a GLO brass cap, from which the Northwest corner of said Section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00°01’02" West, (basis of bearings (R1)) at a distance of 2,636.87 feet;

Thence South 00°00'29" East, a distance of 1,418.47 feet, along the West line of said Section 9, also being the West line of Parcel 5, as shown on said (R1), to a plastic cap atop a 5/8" rebar stamped L.S. 13015;

Thence South 88°07'40" East, a distance of 243.06 feet, along the Southerly line of said Parcel 5, to an aluminum cap atop a 1/2" rebar stamped L.S. 41502;

Thence North 61°08'29" East, along a Southerly line of said Parcel 5, a distance of 1,144.17 feet, to a plastic cap atop a 1/2" rebar stamped L.S. 48860, marking the Southeasterly most corner of that parcel of land described as Parcel 1 as shown on said (R1);

Thence North 61°08'29" East, a distance of 1,105.18 feet along the Southeasterly line of said Parcel 1 to a plastic cap atop a 1/2" rebar stamped L.S. 26925;

Thence North 61°09'41" East, a distance of 615.66 feet along the Southeasterly line of said Parcel 1, to an aluminum cap atop a 1/2" rebar stamped L.S. 41502;

Thence North 61°08’44" East, a distance of 4.26 feet along the Southeasterly line of said Parcel 1, to a plastic cap atop a 1/2" rebar stamped L.S. 26925, and the TRUE POINT OF BEGINNING;

Thence North 61°08’44” East, a distance of 639.17 feet, along the Southeasterly line of said Parcel 1, to the Southerly right-of-way line

of State Route 260 and an aluminum cap atop a ½" rebar stamped L.S. 41502, marking the beginning of a curve to the right;

Thence along said curve to the right, along said right-of-way line, through a central angle of 06°53'36", an arc distance of 931.15 feet, said curve also having a radius of 7,739.44 feet, a chord bearing of North 45°21'14" West and a chord distance of 930.59 feet, to an ADOT aluminum cap, marking the beginning of a curve to the right;

Thence along said curve to the right, along said right-of-way line, through a central angle of 01°47'55", an arc distance of 5.61 feet, said curve also having a radius of 178.68 feet, a chord bearing of North 41°00'28" West, and a chord distance of 5.61 feet, to an ADOT aluminum cap;

Thence North 41°54'31" West, a distance of 130.72 feet, along said right-of-way line, to an ADOT aluminum cap;

Thence South 48°08'34" West, a distance of 349.80 feet, along said right-of-way line, to a plastic cap atop a ½" rebar stamped L.S. 48860;

Thence North 41°52'08" West, a distance of 64.92 feet, along said right-of-way line, to the centerline of a 60-foot wide ingress, egress and utility easement as shown on (R1) and a plastic cap atop a ½" rebar stamped L.S. 48860;

Thence South 47°39'29" West, a distance of 250.10 feet, along said easement centerline to a plastic cap atop a ½" rebar stamped L.S. 48860;

Thence South 43°49'54" East, a distance of 984.75 feet to the TRUE POINT OF BEGINNING.

- PARCEL 2:
  - The following is a description of a parcel of land located within the Northwest Quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Being a portion of Parcel 1, as shown on that Results of Survey recorded in Reception No. 2020-0079351, records of Yavapai County

Recorder's Office, Record Source #1 (R1). The subject parcel of land being more particularly described as follows:

BEGINNING for reference at the West Quarter Corner of said Section 9, being marked with a GLO Brass Cap, from which the Northwest Corner of said Section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00°01'02" West, Basis of Bearings (R1) at a distance of 2,636.87 feet;

Thence South, 00°00'29" East, at a distance of 1,418.47 feet along the West line of said Section 9, also being the West line of Parcel 5, as shown on said (R1), to a plastic cap atop a 5/8" rebar stamped L.S. 13015;

Thence South 88°07'40" East, a distance of 243.06 feet along the Southerly line of said Parcel 5, to an aluminum cap atop a ½" rebar stamped L.S. 41503;

Thence North 61°08'29" East, along a Southerly line of said Parcel 5, a distance of 1,144.17 feet, to a plastic cap atop a ½" rebar stamped L.S. 48860, marking the Southwesterly most corner of that parcel of land described as Parcel 1, as shown on said (R1), and the TRUE POINT OF BEGINNING;

Thence North 61°08'29" East, a distance of 1,105.18 feet along the Southeasterly line of said Parcel 1 to a plastic cap atop a ½" rebar stamped L.S. 26925;

Thence North 43°48'19" West, a distance of 682.04 feet to a plastic cap atop a ½" rebar stamped L.S. 26925;

Thence North, 23°25'08" West, a distance of 132.84 feet to the Northwesterly line of said Parcel 1 and a plastic cap atop a 1/2" rebar stamped L.S. 48860;

Thence South, 22°32'27" West, a distance of 41.70 feet, along the Northwesterly line of said Parcel 1 as shown on (R1) and a plastic cap atop a ½" rebar stamped L.S. 48860;

Thence South, 21°03'33" West, a distance of 1,188.40 feet, along the Northwesterly line of said Parcel 1, to the TRUE POINT OF BEGINNING.

- PARCEL 3:
  - Lot 4 of "High View at Boulder Creek", Results of Survey Plat recorded in Reception No. 2020- 0079351, records of Yavapai County Recorder's Office.

- PARCEL 4:
  - Lot 5 of "High View at Boulder Creek", Results of Survey Plat, recorded in Reception No. 2020-0079351, records of Yavapai County Recorder's Office.

    EXCEPTING THEREFROM:

    The following is a description of a parcel of land located within the Northwest Quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Being a portion of Parcel 5, as shown on the "High View at Boulder Creek" Results of Survey, recorded in Reception No. 2020-0079351, records of the Yavapai County Recorder's Office, Record Source #1 (R1). The subject parcel of land being more particularly described as follows:

    BEGINNING for reference at the West Quarter corner of said Section 9, being marked with a GLO Brass Cap, also marking the Northwest corner of Said Parcel 5, from which the Northwest corner of said Section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00°01'02" West, Basis of Bearings (R1), at a distance of 2,636.87 feet;

    Thence South 00°00'29" East, a distance of 687.31 feet along the West line of said Section 9, also being the West line of Parcel 5, as shown on said (R1), to a set plastic cap atop a ½" rebar stamped L.S. 48860 and the TRUE POINT OF BEGINNING.

    Thence South 00°00'29" East, a distance of 470.91 feet, along the said West line of Parcel 5 to a set plastic cap atop a ½" rebar stamped L.S. 48860, marking a point on the West line of said Parcel 5;

Thence North, 89°44’35” East, a distance of 735.63 feet, to a set plastic cap atop a ½” rebar stamped L.S. 48860, marking a point on the Southerly line of said Parcel 5;

Thence North, 61°08’29” East, a distance of 581.66 feet, to a found plastic cap atop a ½” rebar stamped L.S. 48860, marking the Southeast corner of said Parcel 5;

Thence North, 21°03’30” East, a distance of 206.58 feet to a plastic cap atop a ½” rebar stamped L.S. 48860, marking a point on the East line of said Parcel 5;

Thence South, 89°44’35” West, a distance of 1319.36 feet, to the TRUE POINT OF BEGINNING.

- PARCEL 5:
  - Lot 2, of "High View At Boulder Creek" Results of Survey Plat recorded in Reception No. 2020-0079351, records of the Yavapai County Recorder's Office.

- PARCEL 6:
  - The following is a description of a parcel of land located within the Northwest quarter of Section 9,Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being a portion of Parcel 1, as shown on that result of survey recorded in Reception No. 2020-0079351, records of the Yavapai County Recorder’s Office, Record Source #1 (R1). The subject parcel of land being more particularly described as follows:

    BEGINNING FOR REFERENCE at the West quarter corner of said Section 9, being marked with a GLO brass cap, from which the Northwest corner of said Section 9, being marked with a plastic cap atop a 5/8” rebar stamped L.S. 26925, bears North 00° 01’ 02” West Basis of Bearings (R1) at a distance of 2,636.87 feet;

    Thence South 00° 00’ 29” East, at a distance of 1,418.47 feet along the West line of said Section 9, also being the West line of Parcel 5, as shown on said (R1), to a plastic cap atop a 5/8” rebar stamped L.S. 13015;

Thence South 88° 07′ 40″ East, a distance of 243.06 feet, along the Southerly line of said Parcel 5, to an aluminum cap atop a ½″ rebar stamped L.S. 41502;

Thence North 61° 08′ 29″ East, along a Southerly line of said Parcel 5, a distance of 1,144.17 feet to a plastic cap atop a ½″ rebar stamped L.S. 48860, marking the most Southwesterly corner of that parcel of land described as Parcel 1, as shown on said (R1);

Thence North 61° 08′ 29″ East, a distance of 1,105.18 feet, along the Southeasterly line of said Parcel 1, to a plastic cap atop a ½″ rebar stamped L.S. 26925 and the TRUE POINT OF BEGINNING;

Thence North 61° 09′ 41″ East, a distance of 615.66 feet, along the Southeasterly line of said Parcel 1 to an aluminum cap atop a ½″ rebar stamped L.S. 41502;

Thence North 61° 08′ 44″ East, a distance of 4.26 feet, along the Southeasterly line of said Parcel 1, to a plastic cap atop a ½″ rebar stamped L.S. 26925;

Thence North 43° 49′ 54″ West, a distance of 984.75 feet to the Northwesterly line of said Parcel 1, and the centerline of a 60 foot wide ingress, egress and utility easement as shown on (R1) being marked with a plastic cap atop a ½″ rebar stamped L.S. 48860;

Thence South 47° 39′ 29″ West, a distance of 390.80 feet, along said easement centerline to a plastic cap atop a ½″ rebar stamped L.S. 48860;

Thence South 39° 16′ 12″ West, a distance of 135.76 feet, along said easement centerline to a plastic cap atop a ½″ rebar stamped L.S. 48860;

Thence South 22° 32′ 27″ West, a distance of 29.17 feet, along the said easement centerline to a plastic cap atop a ½″ rebar stamped L.S. 26925;

Thence South 23° 25′ 08″ East, a distance of 132.84 feet, along the said easement centerline to a plastic cap atop a ½″ rebar stamped L.S. 26925;

Thence South 43° 48′ 19″ East, a distance of 682.04 feet, along the said easement centerline to the TRUE POINT OF BEGINNING.

7. Additional acreage which could be used for 75 Single Family Residential Homes or an expansion parcel for the RV park on 12 acres (a portion of APN: 403-15-003W)
    - PARCEL 1:
        - Lot 4 of "High View at Boulder Creek", Results of Survey Plat recorded in Reception No. 2020-0079351, records of Yavapai County Recorder's Office.
    - PARCEL 2:
        - An easement for ingress, egress and utilities as depicted on Results of Survey Map recorded in Instrument No. 2020-0079351.

EXHIBIT B
LEGAL DESCRIPTION OF AMENDMENT PROPERTY

EXHIBIT B
AMENDMENT PROPERTY

1. 370 Single Family Residential (167- and 163-lot subdivision plats) Homes on 52 acres (a portion of APN: 403-15-003W and 403-15-010C)

   - PARCEL 1:
     - Lot 4 of "High View at Boulder Creek", Results of Survey Plat recorded in Reception No. 2020-0079351, records of Yavapai County Recorder's Office.

   - PARCEL 2:
     - An easement for ingress, egress and utilities as depicted on Results of Survey Map recorded in Instrument No. 2020-0079351.

   - PARCEL 5-B
     - The following is a description of a parcel of land located within the Northwest Quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Being a portion of parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351 records of the Yavapai County Recorder's Office, [Record Source #1 (Rl)]. The subject parcel of land, being more particularly described as follows:

       BEGINNING at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, also marking the Northwest corner of said Parcel 5, From which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (Rl)] at a distance of 2,636.87 feet;

       Thence South 00° 00'29" East, a distance of 687.31 feet, along the West line of said section 9, also being the West line of Parcel 5, as shown on said (Rl), to a set plastic cap atop a 1/2" rebar stamped L.S. 48860;

       Thence North 89° 44' 35" East, a distance of 1319.36 feet, to a found plastic cap atop a 1/2" rebar stamped L.S. 48860, marking a point on the East line of said parcel 5;

       Thence North 21° 03' 30" East, a distance of 981.82 feet, to a found plastic cap atop a 1/2" rebar stamped L.S. 48860, marking a point on the East line of said parcel 5

and the centerline of a 60.00′ Ingress, Egress and Public utility easement for Aultman parkway (Rl);

Thence North 22° 32′ 27″ East, a distance of 41.70 feet, to a found plastic cap atop a 1/2″ rebar stamped L.S. 48860, marking the centerline intersection of Aultman Parkway and Boulder Creek road;

Thence North 23° 23′ 48″ West, a distance of 107.99 feet, along said centerline to a found plastic cap atop a 1/2″ rebar stamped L.S. 48860, marking the beginning of a curve to the Left, concave to the Southwest, having a radius of 200.00 feet;

Thence along said curve to the left, through a central angle of 47° 46′ 38″, an arc length of 166.77 feet [also being subtended by a chord bearing of North 47° 17′ 05″ West, having a chord distance of 161.98 feet], along said centerline to a found plastic cap atop a 1/2″ rebar stamped L.S. 48860;

Thence North 71° 10′ 22″ West, a distance of 165.67 feet, along said centerline to a found plastic cap atop a 1/2″ rebar stamped L.S. 48860, marking the Northern most point of said parcel 5;

Thence South 18° 49′ 36″ West, a distance of 565.95 feet, along the Northerly line of said parcel 5 to a found plastic cap atop a 1/2″ rebar stamped L.S. 48860, marking an angle point in said Northerly line;

Thence South 89° 59′ 34″ West, a distance of 1186.88 feet, along the Northerly line of said parcel 5 to the **TRUE POINT OF BEGINNING.**

The subject parcel of land described herein contains 26.93 +/- acres of land, as shown on the attached Exhibit Drawing which is made a portion hereof by this reference. The said parcel of land also being subject to all items of the public record that may of pertinent thereto.

Together with a 10.00 feet wide strip of land, being an easement for utility purposes, in on over and through a portion of parcel 4 and parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351, records of the Yavapai County recorder's office, [Record Source #1 (Rl)]. The subject strip of land, being more particularly described as follows:

BEGINNING at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, from which the Northwest Corner of said section 9, being marked

with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (Rl)] at a distance of 2,636.87 feet;

Thence North 00° 03'13" West, a distance of 49.83 feet, along the West line of said section 9, also being the West line of Parcel 4, as shown on said (Rl), to a plastic cap atop a 5/8" rebar stamped L.S. 13015;

Thence North 00° 00' 59" West, a distance of 827.25 feet, along the said West line of said parcel 4, to a set 1/2" rebar stamped L.S. 48860;

Thence North 89° 59' 18" East, a distance of 10.00 feet;

Thence South 00° 00' 59" East, a distance of 827.25 feet;

Thence South 00° 03' 13" East, a distance of 49.83 feet;

Thence South 00° 00' 29" East, a distance of 1329.59 feet;

Thence North 89° 59' 31" East, a distance of 178.71 feet;

Thence South 00° 00' 59" East, a distance of 10.00 feet;

Thence South 89° 59' 31" W, a distance of 188.73 feet, to a point on the West line of said section 9, also being the West line of said parcel 5;

Thence North 00° 00' 29" West, a distance of 1339.58 feet, along the said West line of said section 9, to the **TRUE POINT OF BEGINNING**.

The subject strip of land described herein contains 0.550 +/- acres of land and is subject to all items of the public record that may of pertinent thereto.

Excepting therefrom a 60.00 feet wide strip of land, being an easement for ingress, egress, and utility purposes, in on over and through a portion of parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351, records of the Yavapai County recorder's office, [Record Source #1 (Rl)]. The subject strip of land, being more particularly described as follows:

BEGINNING FOR REFERENCE: at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, also marking the Northwest corner of said Parcel 5, From which the Northwest Corner of said section 9, being marked with a

plastic cap atop a 5/8″ rebar stamped L.S. 26925, bears North 00° 01′ 02″ West, [Basis of Bearings (Rl)] at a distance of 2,636.87 feet, Thence South 00° 00′29″ East, a distance of 687.31 feet, along the

West line of said section 9, also being the West line of Parcel 5, as shown on said (Rl), to a set ½″ rebar stamped L.S. 48860, Thence North 89° 44′ 35″ East, a distance of 1076.00 feet, to a calculated point and the **TRUE POINT OF BEGINNING.**

Thence North 89° 44′ 35″ East, a distance of 83.62 feet, to a calculated point; Thence North 43° 53′ 40″ East, a distance of 85.60 feet, to calculated point;

Thence North 35° 15′ 16″ East, a distance of 471.35 feet, to a calculated point on the East line of said parcel 5;

Thence North 21° 03′ 30″ East, a distance of 461.20 feet, along said East line of said parcel 5 to the intersection of the West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (Rl);

Thence North 23° 23′ 48″ West, a distance of 43.29 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (Rl);

Thence North 22° 32′ 27″ East, a distance of 41.70 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (Rl);

Thence North 23° 23′ 48″ West, a distance of 43.92 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (Rl);

Thence South 21° 03′ 30″ West, a distance of 557.67 feet, to a calculated point; Thence South 35° 15′ 16″ West, a distance of 459.34 feet, to a calculated point;

Thence South 43°53′40″ West, a distance of 139.31 feet, to the **TRUE POINT OF BEGINNING**.

EXHIBIT C
PRELIMINARY DEVELOPMENT PLAN

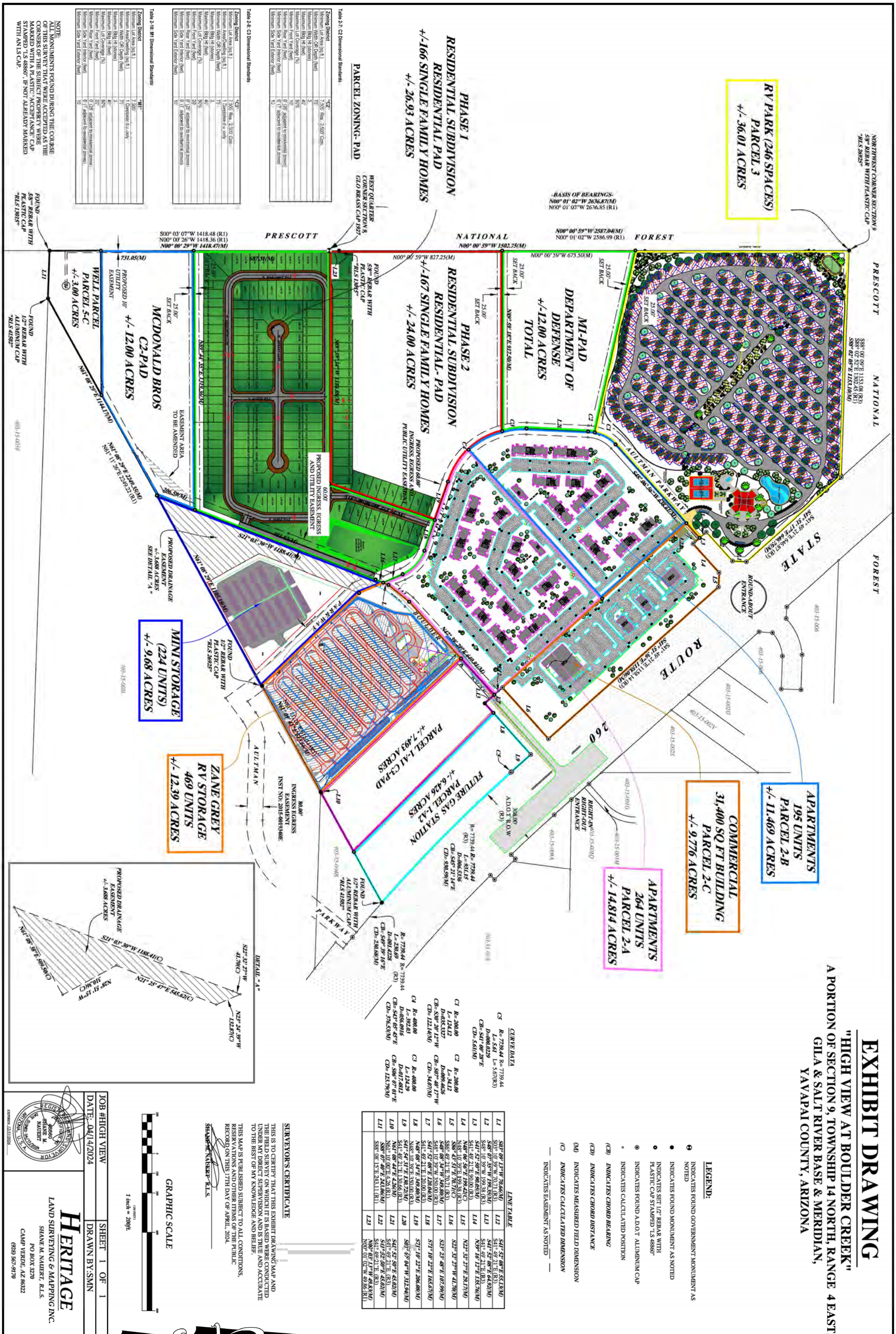
EXHIBIT DRAWING
"HIGH VIEW AT BOULDER CREEK"
A PORTION OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, GILA & SALT RIVER BASE & MERIDIAN, YAVAPAI COUNTY, ARIZONA
LEGEND:
INDICATES FOUND GOVERNMENT MONUMENT AS NOTED
INDICATES FOUND MONUMENT AS NOTED
INDICATES SET 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 48860"
INDICATES FOUND A.D.O.T ALUMINUM CAP
INDICATES CALCULATED POSITION
(CB) INDICATES CHORD BEARING
(CD) INDICATES CHORD DISTANCE
(M) INDICATES MEASURED FIELD DIMENSION
(C) INDICATES CALCULATED DIMENSION
INDICATES EASEMENT AS NOTED
RV PARK (246 SPACES) PARCEL 3 +/- 36.01 ACRES
PHASE 1 RESIDENTIAL SUBDIVISION RESIDENTIAL PAD +/-166 SINGLE FAMILY HOMES +/- 26.93 ACRES
PHASE 2 RESIDENTIAL SUBDIVISION RESIDENTIAL- PAD +/-167 SINGLE FAMILY HOMES +/- 24.00 ACRES
MI-PAD DEPARTMENT OF DEFENSE +/-12.00 ACRES TOTAL
MCDONALD BROS C2-PAD +/- 12.00 ACRES
WELL PARCEL PARCEL 5-C +/- 3.00 ACRES
MINI STORAGE (224 UNITS) +/- 9.68 ACRES
ZANE GREY RV STORAGE 469 UNITS +/- 12.39 ACRES
PARCEL 1-A1 C3-PAD +/- 7.493 ACRES
FUTURE GAS STATION PARCEL 1-A2 +/- 6.426 ACRES
APARTMENTS 195 UNITS PARCEL 2-B +/- 11.469 ACRES
COMMERCIAL 31,400 SQ FT BUILDING PARCEL 2-C +/- 9.776 ACRES
APARTMENTS 264 UNITS PARCEL 2-A +/- 14.814 ACRES
PARCEL ZONING- PAD
PRESCOTT NATIONAL FOREST
STATE ROUTE 260
AULTMAN PARKWAY
BOULDER PARKWAY
ROUND-ABOUT ENTRANCE
RIGHT-IN RIGHT-OUT ENTRANCE
308.00' A.D.O.T. R.O.W (R3)
-BASIS OF BEARINGS- N00° 01' 02"W 2636.87(M) N00° 01' 02"W 2636.85 (R1)
NORTHWEST CORNER SECTION 9 5/8" REBAR WITH PLASTIC CAP "RLS 26925"
WEST QUARTER CORNER SECTION 9, GLO BRASS CAP 1927
PROPOSED 60.00' INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT
60.00' PROPOSED INGRESS, EGRESS AND UTILITY EASEMENT
80.00' INGRESS EGRESS EASEMENT INST NO: 2015-0019340E
PROPOSED 10' UTILITY EASEMENT
EASEMENT AREA TO BE AMENDED
PROPOSED DRAINAGE EASEMENT +/- 3.688 ACRES SEE DETAIL "A"
DETAIL "A"
Table 2-7: C2 Dimensional Standards
Zoning District "C2"
Minimum Lot Area (sq.ft.) 7,500 Res. 2,500 Com.
Minimum Width OR Depth (feet) 75'
Maximum Bldg Ht (stories) 3
Maximum Bldg Ht (feet) 40
Maximum Lot Coverage (%) 50%
Minimum Front Yard (feet) 10
Minimum Rear Yard (feet) 0 / 25 adjacent to residential zones
Minimum Side Yard Interior (feet) 0 / 7 adjacent to residential zones
Minimum Side Yard Exterior (feet) 10
Table 2-8: C3 Dimensional Standards
Zoning District "C3"
Minimum Lot Area (sq.ft.) 7,500 Res. 2,500 Com.
Minimum Area/Dwelling (sq.ft.) 1 Caretaker d.u. only
Minimum Width OR Depth (feet) 75
Maximum Bldg Ht (stories) 3
Maximum Bldg Ht (feet) 40
Maximum Lot Coverage (%) 50%
Minimum Front Yard (feet) 20
Minimum Rear Yard (feet) 0 / 25 adjacent to residential zones
Minimum Side Yard Interior (feet) 0 / 7 adjacent to residential zones
Minimum Side Yard Exterior (feet) 10
Table 2-10: M1 Dimensional Standards
Zoning District "M1"
Minimum Lot Area (sq.ft.) 7,500
Minimum Area/Dwelling (sq.ft.) 1 Caretaker d.u. only
Minimum Width OR Depth (feet) 75
Maximum Bldg Ht (stories) 3
Maximum Bldg Ht (feet) 40
Maximum Lot Coverage (%) 50%
Minimum Front Yard (feet) 20
Minimum Rear Yard (feet) 0 / 25 adjacent to residential zones
Minimum Side Yard Interior (feet) 0 / 7 adjacent to residential zones
Minimum Side Yard Exterior (feet) 10
NOTE: ALL MONUMENTS FOUND DURING THE COURSE OF THIS SURVEY THAT WERE ACCEPTED AS THE CORNERS OF THE SUBJECT PROPERTY WERE MARKED WITH A PLASTIC "ACCEPTANCE" CAP STAMPED "LS 48860", IF NOT ALREADY MARKED WITH AN LS CAP.
CURVE DATA
C1 R= 200.00 L= 124.12 D=035.3327 CB= S30° 20' 12"W CD= 122.14(M)
C2 R= 200.00 L= 34.12 D=009.4626 CB= S07° 40' 17"W CD= 34.07(M)
C3 R= 400.00 L= 124.29 D=017.4812 CB= S06° 07' 01"E CD= 123.79(M)
C4 R= 400.00 L= 392.03 D=056.0916 CB= S43° 05' 45"E CD= 376.53(M)
C5 R= 7739.44 R= 7739.44 L= 5.61 L= 5.67(R3) D=000.0229 CB= S41° 00' 28"E CD= 5.61(M)
LINE TABLE
L1 S03° 09' 13"W 70.66(M) S03° 10' 39"W 70.71 (R3)
L2 S48° 07' 35"W 199.35(M) S48° 10' 39"W 199.38 (R3)
L3 S41° 52' 50"E 90.05(M) S41° 49' 21"E 90.00 (R3)
L4 N48° 06' 56"E 199.42(C) N48° 10' 39"E 199.38 (R3)
L5 S86° 43' 51"E 70.71(C) S86° 49' 21"E 70.71 (R3)
L6 S48° 08' 34"W 349.80(M) S48° 10' 39"W 350.00 (R3)
L7 S41° 52' 08"E 120.04(M) S41° 49' 21"E 120.00 (R3)
L8 N48° 08' 34"E 349.80(M) N48° 10' 39"E 350.00 (R3)
L9 S41° 54' 31"E 130.72(M) S41° 49' 21"E 130.66 (R3)
L10 N61° 08' 44"E 4.26(M) N61° 10' 00"E 4.26 (R1)
L11 S88° 07' 40"E 243.06(M) S88° 08' 15"E 243.11 (R1)
L12 S41° 52' 08"E 55.13(M) S41° 49' 21"E (R3)
L13 S41° 52' 08"E 64.92(M) S41° 49' 21"E (R3)
L14 N39° 16' 12"E 135.76(M)
L15 N22° 32' 27"E 29.17(M)
L16 S22° 32' 27"W 41.70(M)
L17 S23° 23' 48"E 107.99(M)
L18 S71° 10' 22"E 165.67(M)
L19 S71° 10' 22"E 206.08(M)
L20 S02° 57' 04"W 312.94(M)
L21 S41° 52' 50"E 45.02(M) S41° 49' 21"E (R3)
L22 S41° 52' 50"E 45.02(M) S41° 49' 21"E (R3)
L23 N03° 03' 13"W 49.83(M) N00° 01' 02"W 49.86 (R1)
SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT THIS EXHIBIT DRAWING MAP AND THE FIELD SURVEY ON WHICH IT IS BASED WERE CONDUCTED UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
THIS MAP IS PUBLISHED SUBJECT TO ALL CONDITIONS, RESERVATIONS AND OTHER ITEMS OF THE PUBLIC RECORD ON THIS 17TH DAY OF APRIL, 2024.
SHANE M. NAUERT R.L.S.
GRAPHIC SCALE
1 inch = 200ft.
JOB #HIGH VIEW
DATE: 04/14/2024
SHEET 1 OF 1
DRAWN BY:SMN
HERITAGE
LAND SURVEYING & MAPPING INC.
SHANE M. NAUERT, R.L.S.
PO BOX 3270
CAMP VERDE, AZ 86322
(928) 567-9170
NORTH

EXHIBIT D
ONE-ACRE WELL SITE

EXHIBIT "D"
1.00 Acre portion of Parcel 5 (R1)

Parcel 2-5-C

The following is a description of a parcel of land located within the Northwest Quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Being a portion of parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351 records of the Yavapai County Recorder's Office, [Record Source #1 (R1)]. The subject parcel of land, being more particularly described as follows:

BEGINNING FOR REFERENCE at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, also marking the Northwest corner of said Parcel 5, From which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (R1)] at a distance of 2,636.87 feet, Thence South 00° 00'29" East, a distance of 1158.22 feet, along the West line of said section 9, also being the West line of Parcel 5, as shown on said (R1), to a set plastic cap atop a 1/2" rebar stamped L.S. 48860, Thence South 00° 00'29" East, a distance of 130.13 feet, along the said West line of parcel 5, to a to a set plastic cap atop a 1/2" rebar stamped L.S. 48860 and the **TRUE POINT OF BEGINNING**.;

Thence North 89° 44' 35" East, a distance of 316.83 feet, to a to a set plastic cap atop a 1/2" rebar stamped L.S. 48860;

Thence South 28° 51' 31" East, a distance of 86.51 feet, to a set plastic cap atop a 1/2" rebar stamped L.S. 48860, marking a point on the Southerly line of said parcel 5;

Thence South 61° 08' 29" West, a distance of 132.03 feet, to a found aluminum cap atop a 1/2" rebar stamped L.S. 41502, marking an angle point on the Southerly line said Parcel 5;

Thence North 88° 07' 40" West, a distance of 243.06 feet, to a to a found plastic cap atop a 5/8" rebar stamped L.S. 13015, marking the Southwest corner of said Parcel 5;

Thence North 00° 00' 29" West, a distance of 130.13 feet, to the **TRUE POINT OF BEGINNING.**

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738 S. Parks Drive Fax (928) 567-6351

The subject parcel of land described herein contains 1.00 +/- acres of land, as shown on the attached Exhibit Drawing which is made a portion hereof by this reference. The said parcel of land also being subject to all items of the public record that may of pertinent thereto.

Together with and Subject to a 10.00 feet wide strip of land, being an easement for utility purposes, in on over and through a portion of parcel 4 and parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351, records of the Yavapai County recorder's office, [Record Source #1 (R1)]. The subject strip of land, being more particularly described as follows:

BEGINNING at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, from which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (R1)] at a distance of 2,636.87 feet;

Thence North 00° 03'13" West, a distance of 49.83 feet, along the West line of said section 9, also being the West line of Parcel 4, as shown on said (R1), to a plastic cap atop a 5/8" rebar stamped L.S. 13015;

Thence North 00° 00' 59" West, a distance of 827.25 feet, along the said West line of said parcel 4, to a set ½" rebar stamped L.S. 48860;

Thence North 89° 59' 18" East, a distance of 10.00 feet;

Thence South 00° 00' 59" East, a distance of 827.25 feet;

Thence South 00° 03' 13" East, a distance of 49.83 feet;

Thence South 00° 00' 29" East, a distance of 1329.59 feet;

Thence North 89° 59' 31" East, a distance of 178.71 feet;

Thence South 00° 00' 29" East, a distance of 10.00 feet;

Thence South 89° 59' 31" West, a distance of 178.71 feet;

Thence South 00° 00' 29" West, a distance of 79.22 feet to a point on the South line of said Parcel 5 (R1);

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Thence North 88° 07' 40" West, a distance of 10.01 feet along said South line of said Parcel 5 (R1) to a found 5/8" rebar with plastic cap stamped "RLS 13015", marking the Southwest corner thereof;

Thence North 00° 00' 29" West, a distance of 1418.47 feet, along the said West line of said section 9, to the **TRUE POINT OF BEGINNING.**

The subject strip of land described herein contains 0.568 +/- acres of land and is subject to all items of the public record that may of pertinent thereto.

Also, together with and subject to a strip of land, being an easement for ingress, egress, and utility purposes, in on over and through a portion of parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351, records of the Yavapai County recorder's office, [Record Source #1 (R1)]. The subject strip of land, being more particularly described as follows:

BEGINNING FOR REFERENCE: at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, also marking the Northwest corner of said Parcel 5, From which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (R1)] at a distance of 2,636.87 feet, Thence South 00° 00'29" East, a distance of 1418.47 feet, along the West line of said section 9, also being the West line of Parcel 5, as shown on said (R1), to a found plastic cap atop a 5/8" rebar stamped L.S. 13015, marking the Southwest corner of said parcel 5, Thence South 88° 07' 40" East, a distance of 243.06 feet, to a found aluminum cap atop a ½" rebar stamped L.S.41502, marking an angle point in the Southerly line of said Parcel 5, Thence North 61° 08' 29" East, a distance of 132.03 feet, to a calculated point on said Southerly line and the **TRUE POINT OF BEGINNING;**

Thence North 61° 08' 29" East, a distance of 759.06 feet, to a calculated point on said Southerly line;

Thence North 43° 12' 48" East, a distance of 32.49 feet, to a calculated point on the Easterly line of said parcel 5 (R1);

Thence North 61° 08' 29" East, a distance of 234.06 feet, to a calculated point on said Southerly line;

Thence North 21° 03' 30" East, a distance of 1130.03 feet, along said East line of said parcel 5 to the intersection of the West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

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Thence North 23° 23' 48" West, a distance of 43.29 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

Thence North 22° 32' 27" East, a distance of 41.70 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

Thence North 23° 23' 48" West, a distance of 43.92 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

Thence South 21° 03' 30" West, a distance of 1066.33 feet, to a calculated point;

Thence North 89° 44' 35" East, a distance of 32.23 feet, to a calculated point;

Thence South 21° 03' 30" West, a distance of 168.40 feet, to a calculated point;

Thence South 61° 08' 26" West, a distance of 227.84 feet, to a calculated point;

Thence South 43° 12' 48" West, a distance of 32.49 feet, to a calculated point;

Thence South 61° 08' 38" West, a distance of 754.36 feet, to a calculated point;

Thence South 28° 51' 31" East, a distance of 30.01 feet, to the **TRUE POINT OF BEGINNING.**

The subject strip of land described herein contains 2.207+/- acres of land as shown on the attached Exhibit Drawing which is made a portion hereof by this reference and is subject to

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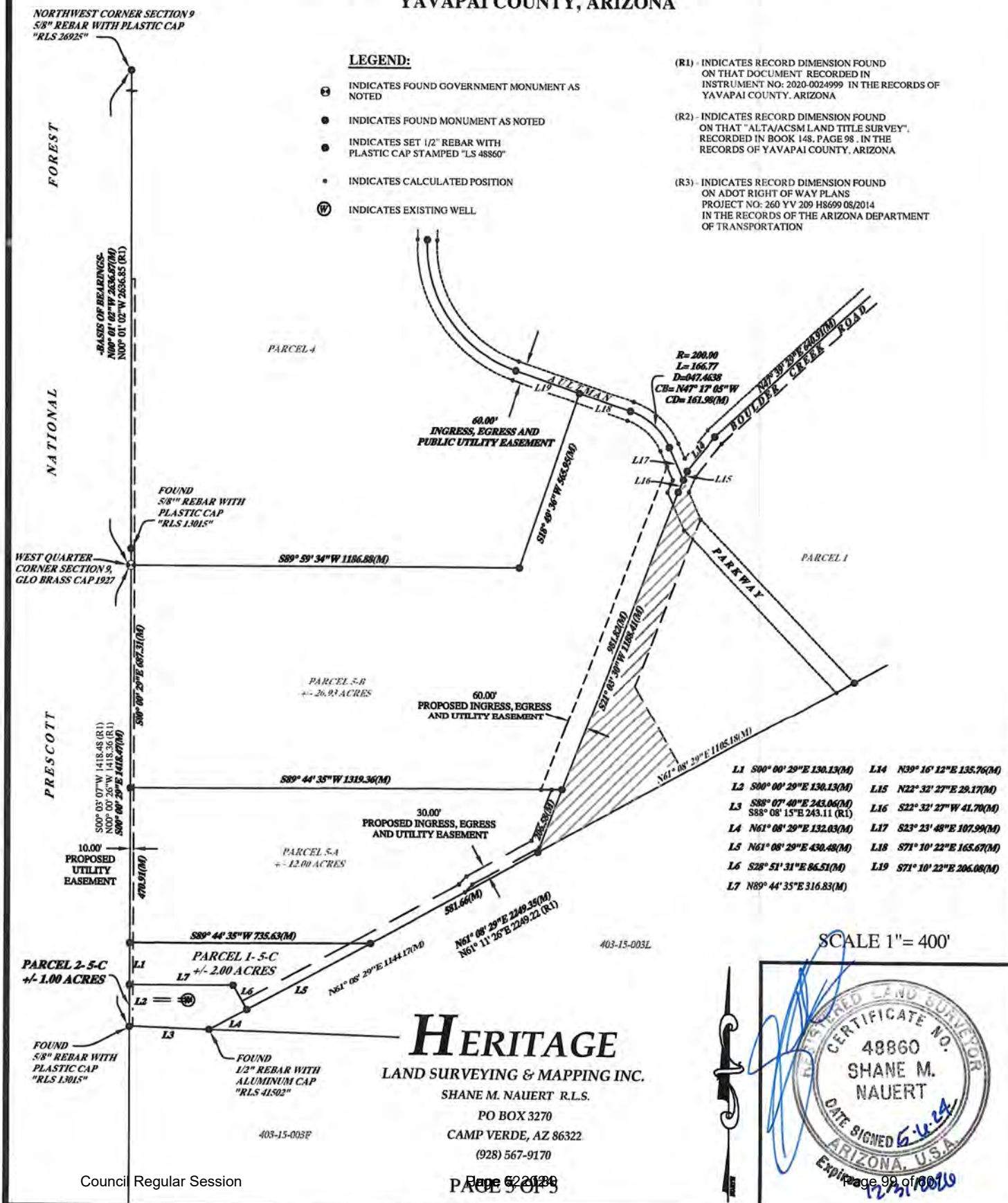
EXHIBIT DRAWING

"HIGH VIEW AT BOULDER CREEK, A PORTION OF PARCEL 5"
RECORDED IN INSTRUMENT No. 2020-0079351
YAVAPAI COUNTY RECORDERS OFFICE
A PORTION OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, GILA & SALT RIVER BASE & MERIDIAN, YAVAPAI COUNTY, ARIZONA



PAGE 3 OF 3

EXHIBIT E
THIRD PARTY CONSULTANT BUDGETS

BUDGET FOR THIRD PARTY CONSULTANTS

In accordance with Section 13 of the Agreement, the Town anticipates expending up to $75,000 in professional consultant fees and expenses in furtherance of the Project which includes the following estimated amounts:

Legal Fees & Expenses	$30,000.00
Engineering and Other Professional Consulting Services (including but not limited to outside consultant fees for review of infrastructure, utilities, traffic/transportation, planning, and other development review services procured by the Town in furtherance of the Project)	$45,000.00

The Town shall maintain documentation of actual expenses incurred and provide the documentation to the Developer upon request of verification of fees and expenses.

EXHIBIT F
FORM OF PROP 207 WAIVER

FORM OF PROP 207 WAIVER

TOWN OF CAMP VERDE
AGREEMENT TO WAIVE CLAIMS FOR DIMINUTION IN VALUE
PURSUANT TO A.R.S. § 12-1134

I/We, _____, ("Owner") am/are the owner(s) of real property ("Property") generally located at _____, consisting of approximately ____ acres, legally described on Exhibit A. The Property is subject to the land use laws of the Town of Camp Verde, Arizona. For purposes of this Waiver, "land use law" shall be defined as set forth in A.R.S. § 12-1136.

I/We have requested that the Town take/approve the land use action ("Requested Action") as set forth in Exhibit B. (Attach the application, ordinance, regulation, or rule.)

I/We acknowledge that as the request is processed for approval, changes may be made to the details and requirements for approval of the request. Some of these changes may materially alter the request, so that the final approval may be substantially different than originally requested. I/We understand and agree that the Town may require execution of an additional waiver in the event the request is materially altered.

I/We acknowledge that the Requested Action may alter my/our rights to use, divide, sell or possess our Property, but any such effect is with my/our knowledge and full agreement and the Town shall not be liable for any resulting diminution in fair market value of the Property.

I/We acknowledge that, pursuant to A.R.S. § 12-1134, as the owner of property directly regulated by a land use law, I/we may be entitled to compensation from the Town of Camp Verde for diminution of value in the property if the action I/we have requested from the Town reduces the fair market value of the above-described property.

By signing this Agreement, I/we agree to waive any and all claims for diminution in value for the Property which may arise pursuant to A.R.S. § 12-1134 as a result of the Town's actions, including but not limited to approvals, denials, or conditions of approvals with respect to the above-described Requested Action.

I/we further agree to defend, indemnify, and hold harmless the Town of Camp Verde, its officers, employees, and agents from and against any and all such claims for diminution in value to the Property as defined in A.R.S. § 12-1134 arising out of my application or request for the applicable land use action as described above.

DATED this ___ day of _____, 20__.

_____
Property Owner

STATE OF ARIZONA)
) ss.
County of Yavapai)

SUBSCRIBED AND SWORN before me this ___ day of _____, 20__, by _____.

My Commission Expires: _____
Notary Public

Exhibit A: Legal Description (to be attached)
Exhibit B: Land Use Application (to be attached)

EXHIBIT G
OPTION PROPERTY

EXHIBIT "G"
2.00 Acre portion of Parcel 5 (R1)

Parcel 1-5-C

The following is a description of a parcel of land located within the Northwest Quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Being a portion of parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351 records of the Yavapai County Recorder's Office, [Record Source #1 (R1)]. The subject parcel of land, being more particularly described as follows:

BEGINNING FOR REFERENCE at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, also marking the Northwest corner of said Parcel 5, From which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (R1)] at a distance of 2,636.87 feet, Thence South 00° 00'29" East, a distance of 1158.22 feet, along the West line of said section 9, also being the West line of Parcel 5, as shown on said (R1), to a set plastic cap atop a 1/2" rebar stamped L.S. 48860 and the **TRUE POINT OF BEGINNING**.

Thence South 00° 00'29" East, a distance of 130.13 feet, along the said West line of parcel 5, to a to a set plastic cap atop a 1/2" rebar stamped L.S. 48860;

Thence North 89° 44' 35" East, a distance of 316.83 feet, to a to a set plastic cap atop a 1/2" rebar stamped L.S. 48860;

Thence South 28° 51' 31" East, a distance of 86.51 feet, to a set plastic cap atop a 1/2" rebar stamped L.S. 48860, marking a point on the Southerly line of said parcel 5;

Thence North 61° 08' 29" East, a distance of 430.48 feet, to a to a set plastic cap atop a 1/2" rebar stamped L.S. 48860, marking a point on the Southerly line said Parcel 5;

Thence South 89° 44' 35" West, a distance of 735.63 feet, to the **TRUE POINT OF BEGINNING.**

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The subject parcel of land described herein contains 12.00 +/- acres of land, as shown on the attached Exhibit Drawing which is made a portion hereof by this reference. The said parcel of land also being subject to all items of the public record that may of pertinent thereto.

Together with and Subject to a 10.00 feet wide strip of land, being an easement for utility purposes, in on over and through a portion of parcel 4 and parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351, records of the Yavapai County recorder's office, [Record Source #1 (R1)]. The subject strip of land, being more particularly described as follows:

BEGINNING at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, from which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (R1)] at a distance of 2,636.87 feet;

Thence North 00° 03'13" West, a distance of 49.83 feet, along the West line of said section 9, also being the West line of Parcel 4, as shown on said (R1), to a plastic cap atop a 5/8" rebar stamped L.S. 13015;

Thence North 00° 00' 59" West, a distance of 827.25 feet, along the said West line of said parcel 4, to a set ½" rebar stamped L.S. 48860;

Thence North 89° 59' 18" East, a distance of 10.00 feet;

Thence South 00° 00' 59" East, a distance of 827.25 feet;

Thence South 00° 03' 13" East, a distance of 49.83 feet;

Thence South 00° 00' 29" East, a distance of 1329.59 feet;

Thence North 89° 59' 31" East, a distance of 178.71 feet;

Thence South 00° 00' 29" East, a distance of 10.00 feet;

Thence South 89° 59' 31" West, a distance of 178.71 feet;

Thence South 00° 00' 29" West, a distance of 79.22 feet to a point on the South line of said Parcel 5 (R1);

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Thence North 88° 07' 40" West, a distance of 10.01 feet along said South line of said Parcel 5 (R1) to a found 5/8" rebar with plastic cap stamped "RLS 13015", marking the Southwest corner thereof;

Thence North 00° 00' 29" West, a distance of 1418.47 feet, along the said West line of said section 9, to the **TRUE POINT OF BEGINNING.**

The subject strip of land described herein contains 0.568 +/- acres of land and is subject to all items of the public record that may of pertinent thereto.

Also, together with and subject to a strip of land, being an easement for ingress, egress, and utility purposes, in on over and through a portion of parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351, records of the Yavapai County recorder's office, [Record Source #1 (R1)]. The subject strip of land, being more particularly described as follows:

BEGINNING FOR REFERENCE: at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, also marking the Northwest corner of said Parcel 5, From which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (R1)] at a distance of 2,636.87 feet, Thence South 00° 00'29" East, a distance of 1418.47 feet, along the West line of said section 9, also being the West line of Parcel 5, as shown on said (R1), to a found plastic cap atop a 5/8" rebar stamped L.S. 13015, marking the Southwest corner of said parcel 5, Thence South 88° 07' 40" East, a distance of 243.06 feet, to a found aluminum cap atop a ½" rebar stamped L.S.41502, marking an angle point in the Southerly line of said Parcel 5, Thence North 61° 08' 29" East, a distance of 132.03 feet, to a calculated point on said Southerly line and the **TRUE POINT OF BEGINNING;**

Thence North 61° 08' 29" East, a distance of 759.06 feet, to a calculated point on said Southerly line;

Thence North 43° 12' 48" East, a distance of 32.49 feet, to a calculated point on the Easterly line of said parcel 5 (R1);

Thence North 61° 08' 29" East, a distance of 234.06 feet, to a calculated point on said Southerly line;

Thence North 21° 03' 30" East, a distance of 1130.03 feet, along said East line of said parcel 5 to the intersection of the West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

Dugan L. McDonald R.L.S. P.O. Box 3270 Camp Verde, Arizona 86322 Office (928) 567-9170

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Thence North 23° 23' 48" West, a distance of 43.29 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

Thence North 22° 32' 27" East, a distance of 41.70 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

Thence North 23° 23' 48" West, a distance of 43.92 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

Thence South 21° 03' 30" West, a distance of 1066.33 feet, to a calculated point;

Thence North 89° 44' 35" East, a distance of 32.23 feet, to a calculated point;

Thence South 21° 03' 30" West, a distance of 168.40 feet, to a calculated point;

Thence South 61° 08' 26" West, a distance of 227.84 feet, to a calculated point;

Thence South 43° 12' 48" West, a distance of 32.49 feet, to a calculated point;

Thence South 61° 08' 38" West, a distance of 754.36 feet, to a calculated point;

Thence South 28° 51' 31" East, a distance of 30.01 feet, to the **TRUE POINT OF BEGINNING.**

The subject strip of land described herein contains 2.207+/- acres of land as shown on the attached Exhibit Drawing which is made a portion hereof by this reference and is subject to

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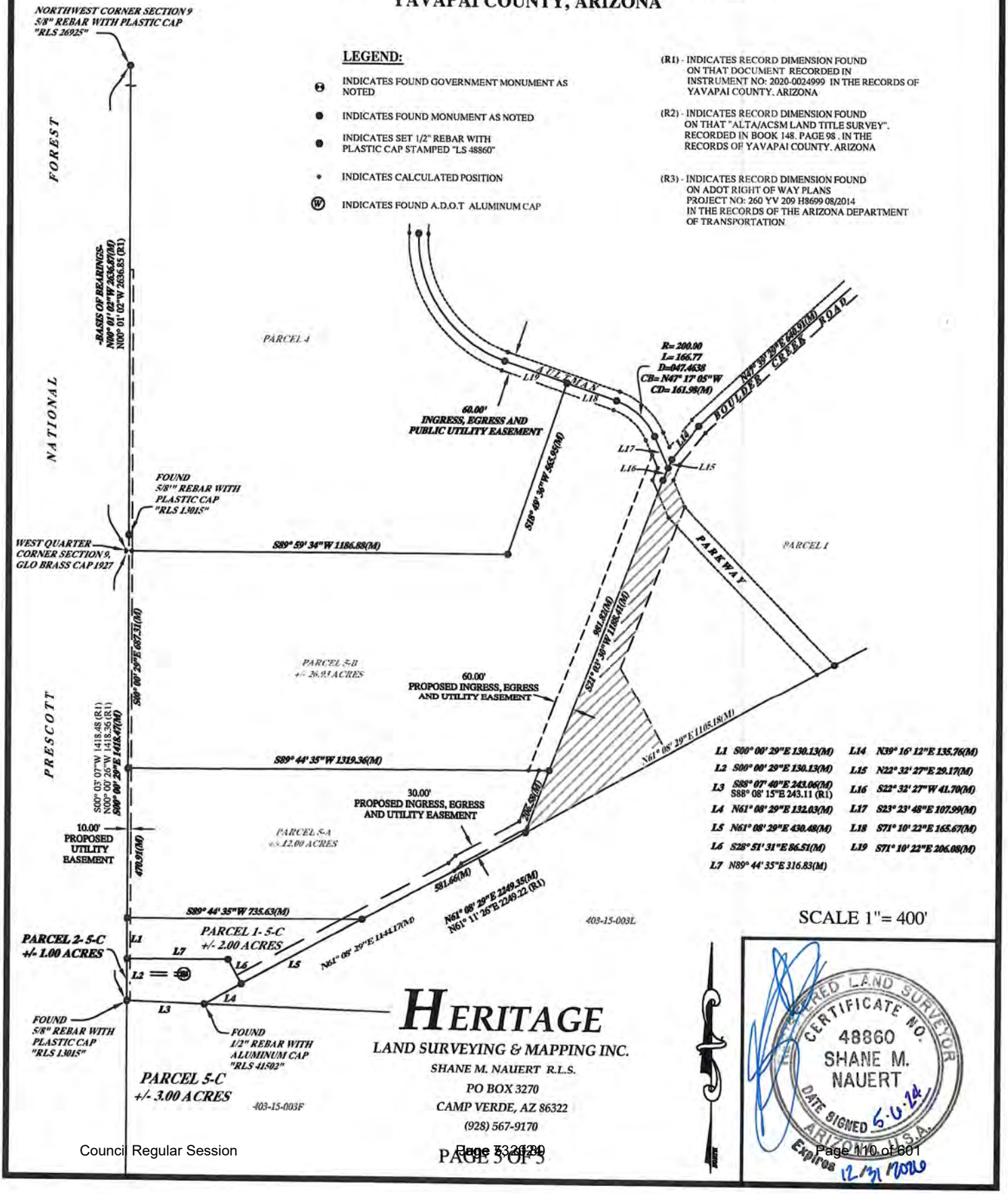
738 S. Parks Drive Fax (928) 567-6351

EXHIBIT DRAWING

"HIGH VIEW AT BOULDER CREEK, A PORTION OF PARCEL 5"
RECORDED IN INSTRUMENT No. 2020-0079351
YAVAPAI COUNTY RECORDERS OFFICE
A PORTION OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, GILA & SALT RIVER BASE & MERIDIAN, YAVAPAI COUNTY, ARIZONA



PAGE 3 OF 3

EXHIBIT H
TYPICAL HOME DESIGNS

TYPICAL HOME DESIGNS

Design Standards

- All units to have an attached garage or carport.
- Front setbacks will be staggered whenever possible.

Housing Types

- Site Built, Multi-family, Modular Homes, or Manufactured Homes.
- All homes must be on a foundation.
- No single-wide manufactured homes; no manufactured homes on piers; and no park models.

Landscape Standards

- Front yard landscaping to be installed within 30 days of final occupancy.
- The majority of the landscaping will be xeriscape and designed to reduce or eliminate the need for irrigation.
- The landscape will require little or no water beyond what the natural climate provides.

[Depictions to be attached and remain on file with the Town Clerk but removed for purposes of recording]

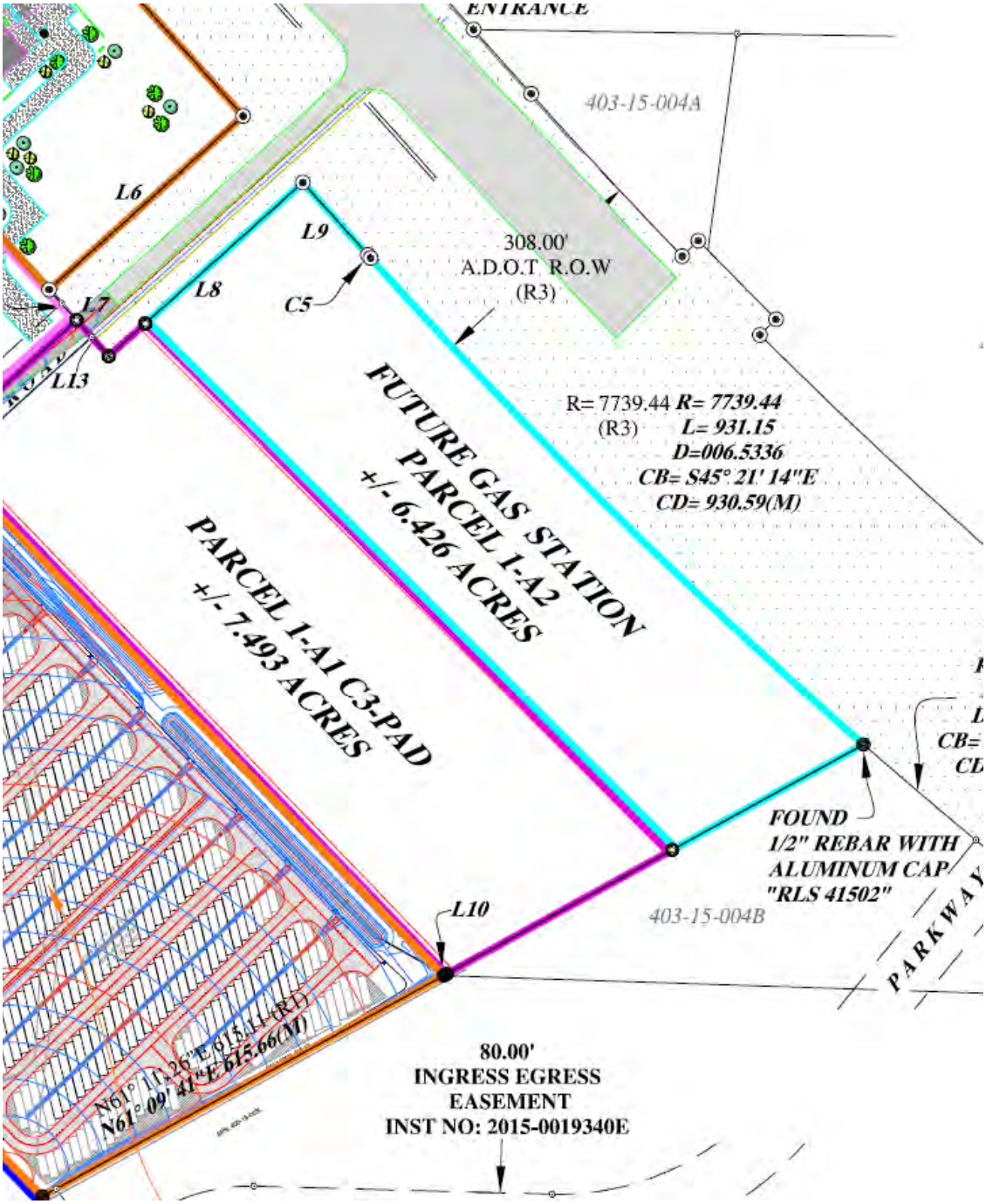
Examples of Views & Verde Ridge

Designs from Builders

Designs from Builders

EXHIBIT I
DEPICTION OF POINT OF CONNECTION FOR PUBLIC AND PRIVATE SYSTEMS

Depiction of Point of Connection (RLS 41502) for Public and Private Systems



[Depiction to be attached and remain on file with the Town Clerk but removed for purposes of recording]

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Town of Camp Verde

Agenda Item Submission Form – Section I

Meeting Date: Wednesday, June 5, 2024

☐ *Consent Agenda* ☐ *Decision Agenda* ☐ *Executive Session Requested*

☐ *Presentation Only* ☒ *Action/Presentation* ☐ *Work Session*

Requesting Department: Community Development

Staff Resource/Contact Person: Cory Mulcaire, Planner

Agenda Title (be exact): Discussion, consideration and possible approval of Ordinance 2024-A491, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving a Zoning Map Change from M1-PAD (Industrial: General – Planned Area Development) to C2 (Commercial: General Sales and Services – Planned Area Development) for approximately 24 acres of APN 403-15-003W, as well as a Zoning Map Change from C2-PAD (Commercial: General Sales and Services – Planned Area Development) to C3-PAD (Commercial: Heavy Commercial – Planned Area Development) for APN 403-15-010A and 403-15-010B, for approximately 15 acres, generally located at the Southwest corner of Boulder Creek Parkway and W. State Route 260.

List Attached Documents:

Ordinance 2024-A491

A. Proposed Amended Site Plan
B. Applicable Planning and Zoning Ordinance Sections
C. Planning and Zoning Commission Minutes Excerpt

Estimated Presentation Time: 10 minutes

Estimated Discussion Time: 10 minutes

Reviews and comments Completed by:

☐ **Town Manager:** _____ ***X Department Head:*** _____

X Town Attorney Comments: _____

☐ **Risk Management:** _____

☐ ***Finance Department***

Background Information: This 185-acre PAD was created in May 2019. The Boulder Creek PAD (Planned Area Development) was approved by the Town Council for a mixed-use project that incorporates retail, commercial, and residential options.

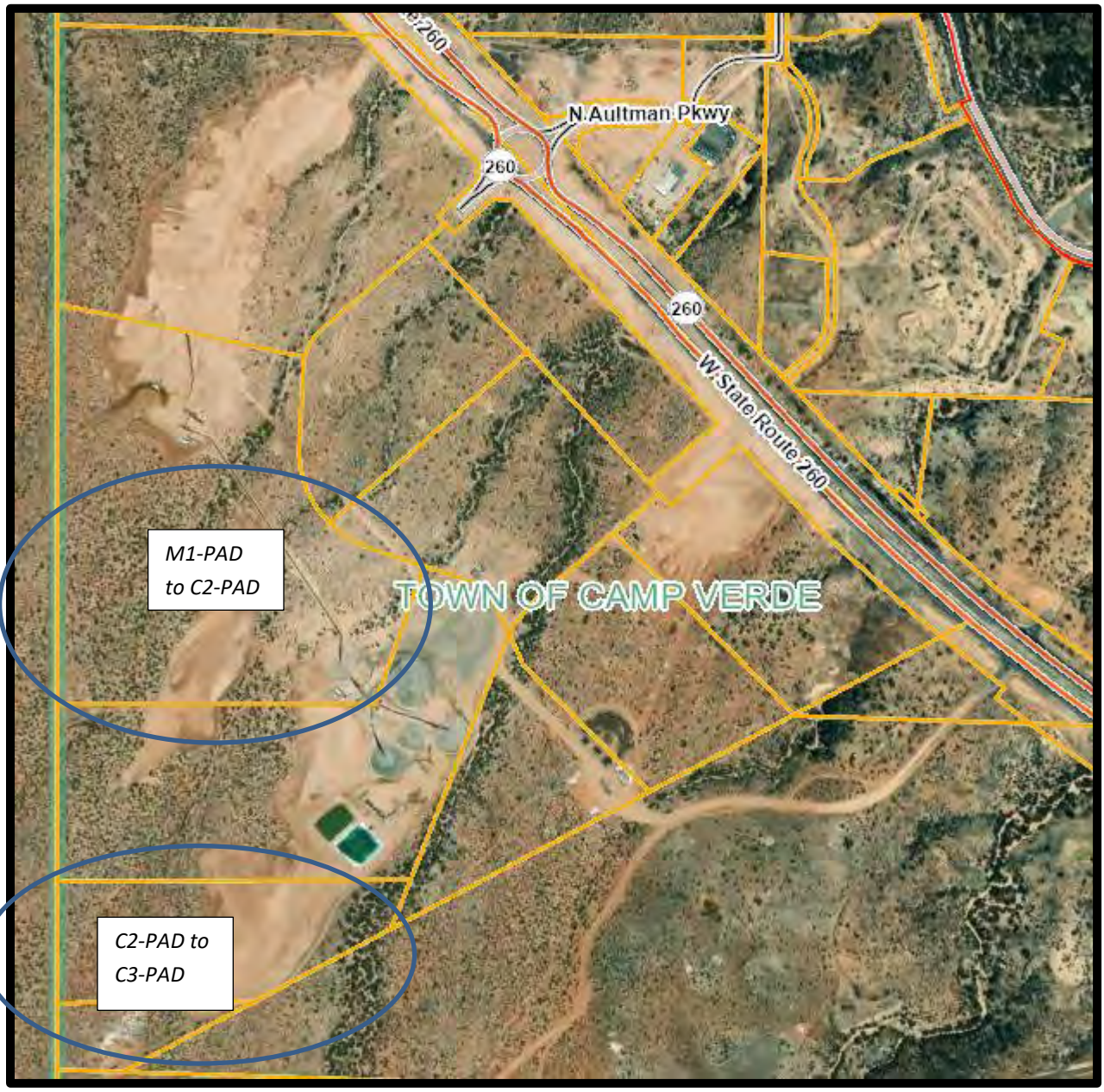
In February 2021, a major PAD Amendment was approved by the Town Council that retained some C2-PAD zoning, increased the amount of C3-PAD zoning, and added M1-PAD zoning on parcel 403-15-003W.

On September 6, 2021, a Zoning Map Change application was received for parcel 403-15-003X, requesting a change from C2-PAD zoning to M1 zoning. The request was denied at the Planning and Zoning Commission and the applicant withdrew the request.

In 2023, the applicant submitted a request to rezone a portion of the M1-PAD back to C2-PAD to allow development of several hundred residential homes. This was recommended for approval in January of 2023 by the Planning and Zoning Commission. After the Commission decision, concerns were raised by Town staff whether adequate water was available to serve the proposed uses within the PAD, including the addition of several hundred new homes.

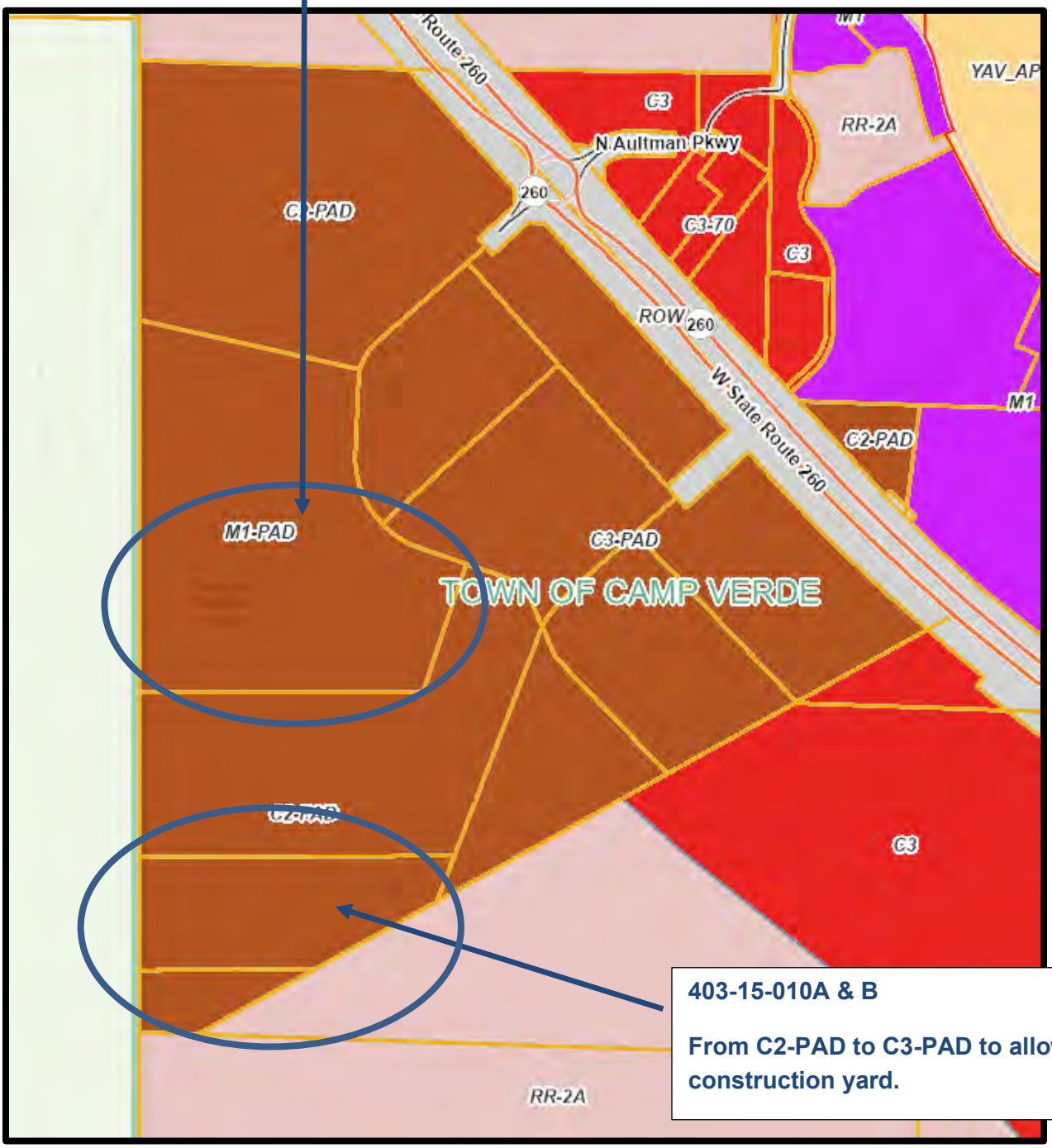
Based on advice from our Town Attorney, staff held off on the council approval of the rezone, pending resolution of the water issues. To resolve this issue, the applicant has agreed to enter into a Development Agreement (the “Agreement”) with the Town. The consideration of the proposed rezone has been held until approval of the Development Agreement. This is on the agenda as a separate decision item.

Location of Areas to be Rezoned:



Portion of 403-15-003W

24 acres from M1-PAD to C2-PAD



403-15-010A & B

From C2-PAD to C3-PAD to allow for a construction yard.

Discussion: A rezone is one of the most discretionary decisions the Planning and Zoning Commission and Town Council will have to consider. Key considerations include (1) whether the proposed zone change is consistent with the current **General Plan**, (2) whether the **Location** for the change is appropriate (not a "spot zone"), and (3) whether the **Timing** is right to change the zoning. These three items are discussed below.

General Plan: The property is located 260 West Character Area (Attachments H and I). The 260 Character Area states: *"State Route 260 West of Interstate 17 is a modern divided highway providing access to approximately 2,000 acres of commercial and industrial property on both sides of the highway. This area, located next to one of the State of Arizona's main transportation corridors, is perfectly situated for commercial, industrial, and tourism growth." (pg. 35, 2016 General Plan)."* Although there are some residential uses, this character area is clearly intended for job creation, commercial and industrial uses.

Staff Response: Located in the 260 West Character Area, is intended for commercial and other job creation uses, as well as some residential uses. This is an appropriate request for a PAD Amendment.

Location: The property is located within the middle of the High View PAD. This PAD was originally intended for a mix of residential and commercial uses. The rezone to C2-PAD from M1-PAD will allow for a more compatible mix of residential and commercial uses. In addition, the rezone from C2-PAD to C3-PAD at the southwest end of the property, will allow for heavy commercial uses at the edge of the development. This location at the rear of the property is appropriate for heavier commercial uses – provided that adequate buffering be included when the commercial property is developed.

Timing: The council will need to determine if the timing is appropriate for this rezone. If this rezone is approved, it will help address the demand for new housing.

Zoning Code Sections: There are three sections within our current Planning and Zoning Ordinance which describe the allowed uses in the current and proposed zones of this property. In addition, the process for a Zoning Map Change is described. These are discussed below:

1. Section 203.J. M1 District (Industrial: General) The M1 District is intended to provide the type of industrial facilities that, while not necessarily attractive in operational appearances, are installed and operated in a manner so as not to cause inconvenience or substantial detriment to other uses in the District (or adjacent Districts).

   Staff Response: The underlying zoning of parcel 403-15-003W is currently M1. This underlying zoning allows for such things a Marijuana Cultivation, as well as assembly, construction, and processing plants. However, it does not allow for residential. By amending 24 acres of parcel 403-15-003W to C2-PAD, a residential subdivision will be allowed in this PAD.

2. Section 203.H. C3 District (Commercial: Heavy Commercial) The C3 District is intended to accommodate a broad range od commercial sales and service uses, excluding certain activities and operations for which Industrial District zoning is required.

Staff Response: The C3 District provides a variety of uses including automobile repair (heavy and light) and storage facilities. These uses would be appropriate on parcel 403-15-010A and B, with the appropriate buffering as determined in the Development Standards Review process.

3. Section 203.L. PAD (Planned Area Development). The Planned Area Development designation ensures orderly and thorough planning and review procedures that result in high quality project design and encourages variety in architectural design through techniques including, but not limited to variations in building style, lot arrangements, and site planning.

   Staff Response: The applicant is requesting that the previously PAD approval be modified, to allow the current requested uses to be compliant with the underlying zoning.

4. Section 601 – Zoning Decisions, specifically 601.A provides the guidance on the application and approval process for all Zoning Ordinance Amendment Applications and Hearings (Attachment H).

   1. *Applications for Zoning Ordinance text amendments, rezoning amendments, Use Permits, or other requests requiring town Council approval shall be filed in the office of the Community Development Department on a form provided, along with such supplemental information required by the Department, and shall be accompanied by a fee established by approval of the Town Council. No part of any such fee shall be refundable after an application is filed and such fee paid, except at the discretion of the Town Council.*

      a. *The Planning and Zoning Commission shall hold a public hearing within 90 days of the date of a complete application submittal. After such hearing the Council may adopt the recommendation of the Planning and Zoning Commission without holding a second public hearing provided there is no objection, request for public hearing or other protest.*

      b. *The Town Council shall hold a public hearing if requested by the party aggrieved, any member of the public or of the Town Council, or in any case, if no public hearing has been held by the Planning and Zoning Commission.*

   2. *Notice of the time and place of Council or Commission hearing shall be given in the time and manner provided for:*

      a. *Notice of public hearing before the Commission or Council for all amendments to the Zoning Ordinance text, the zoning map, Use Permits, or other requests, shall be done in accordance with the provision of Arizona Revised Statutes 9-462.04 as they exist now or as they are amended from time to time. Such notice includes at a minimum the posting and publishing of public hearing notices as specified in the statute.*

      b. *Written protests of any recommendation action taken by the Commission shall be filed in the office of the Community Development Department before noon on Monday the week of the preceding the Council meeting at which such amendment will be considered. If such written protest constitutes twenty percent (20%) or more of the immediate area involved in a request for rezoning as*

specified in ARS 9-462.04.H, as may be amended, a favorable vote of three-fourths of the Council shall be required.

c. *A decision made by the Council involving rezoning of land which is not owned by the Town, and which changes the zoning classification of such land may not be enacted as an emergency measure and such a change shall not be effective for at leas 30 days after the final approval of the change in classification by the Council.*

d. *In the event an application has been denied by the Council, the Commission shall not consider a similar application within 12 months of the application date.*

3. *Citizen review and participation process is required for all zone change application or Use Permit applications:*

   a. *Prior to any public hearing, the applicant or an appointed representative shall arrange a meeting with the planning staff, which identifies development issues as well as arrangements and scheduling for neighborhood meeting described in subsection b below.*

   b. *The applicant or an appointed representative shall conduct a neighborhood meeting designed to inform adjoining residents and property owners about the proposed zone change, specific plan application or Use Permit.*

   c. *At least 15 days prior to the scheduled neighborhood meeting, the applicant shall notify all property owners within 300 feet of the subject site by first class mail and post the actual property with meeting date and time. The notification shall include the date, time and place for the neighborhood meeting, as well as a description of the proposed land uses. The applicant shall provide an affidavit attesting to this notification being accomplished.*

   d. *It is the responsibility of the applicant or their representative to conduct the meeting, provide opportunity for a question-and-answer period by the audience, and identify a point of contact to the public for follow-up questions and comments.*

   e. *The applicant shall prepare a written summary of the meeting by way of affidavit, including a list of attendees and the issues and concerns discussed and submit a copy of the summary, with a photo of the posting of the property and a copy of the meeting announcement letter, to the Planning Department within 15 days after the neighborhood meeting.*

4. *Zoning Ordinance text amendments: If the Town adopts a zone change or any amendment that imposes any regulation not previously imposed or that removes or modifies any such regulation previously imposed or that removes or modifies any such regulation previously imposed, it must comply with the citizen review process as set forth in ARS 9-462.03, as may be amended, and the public hearing notice procedures as set forth in ARS 9-462.04.A as may be amended.*

Staff Response: The key criteria referenced above have been completed by the applicant's representative, as well as the Community Development Department. A Rezone is a

discretionary action. The Planning and Zoning Commission has recommended the council rezone the property as requested by the applicant.

The following have been completed by staff:

- A neighborhood meeting was held by applicant on November 14, 2022.
- The Planning and Zoning Commission recommended approval on January 19, 2023.
- The Town mailed a letter providing notice of this public hearing and proposed Zoning Map Change to all parcels within 300' of this parcel on May 20, 2024.
- A public hearing notice was posted on the property May 20,2024.
- A public hearing notice was placed in the Verde Independent Newspaper on May 18, 2024, and May 21, 2024.

Recommended Action (Motion): Motion to approve Ordinance 2024-A491, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving a Zoning Map Change from M1-PAD (Industrial: General – Planned Area Development) to C2 (Commercial: General Sales and Services – Planned Area Development) for approximately 24 acres of APN 403-15-003W, as well as a Zoning Map Change from C2-PAD (Commercial: General Sales and Services – Planned Area Development) to C3-PAD (Commercial: Heavy Commercial – Planned Area Development) for APN 403-15-010A and 403-15-010B, for approximately 15 acres, generally located at the Southwest corner of Boulder Creek Parkway and W. State Route 260.

Ordinance 2024-A491

An ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving a Zoning Map Change from M1-PAD (Industrial: General – Planned Area Development) to C2 (Commercial: General Sales and Services – Planned Area Development) for approximately 24 acres of APN 403-15-003W, as well as a Zoning Map Change from C2-PAD (Commercial: General Sales and Services – Planned Area Development) to C3-PAD (Commercial: Heavy Commercial – Planned Area Development) for APN 403-15-010A and 403-15-010B, for approximately 15 acres, generally located at the Southwest corner of Boulder Creek Parkway and W. State Route 260.

Whereas, Jeremy Bach, on behalf of owner Boulder Creek Camp Verde LLC and RAM Leasing, has made an application for a Zoning Map Change for a portion of Parcel 403-15-003W, approximately 24 acres, as well as Parcels 403-15-010A and 403-15-010B, (formerly 403-15-003X) approximately 15 acres;

Whereas, all required notices of the public hearing for this Zoning Map Change application were properly noticed and posted;

Whereas, the Planning and Zoning Commission of the Town of Camp Verde held a public hearing on Thursday January 19, 2023 and recommended approval of this Zoning Map Change to the Mayor and Common Council,

Whereas, consideration of this application has been completed in accordance with Article II, Sections 1 and 2 of the Arizona Constitution;

Whereas, the Mayor and Common Council find the requirements set out in Arizona Revised Statutes Article 9-462.03 and 9-462.04 have been met;

Whereas, the proposed Zoning Map Change of M1-PAD to C2-PAD and C2-PAD to C3-PAD is authorized by and satisfies the requirements of the Planning and Zoning Ordinances, specifically Section 600 and 601; and

Whereas, this Zoning Map Change is in conformance with the purposes and intent of the Town's Zoning Ordinance and 2016 General Plan.

Now therefore be it ordained by the Mayor and Common Council of the Town of Camp Verde:

Section 1: The Zoning Map for the Town of Camp Verde is hereby amended by the zoning classification change from M1-PAD (Industrial: General – Planned Area Development) to C2 (Commercial: General Sales and Services – Planned Area Development) for approximately 24 acres of APN 403-15-003W, located southwest of the intersection of Highway 260 and North Aultman Parkway in the Town of Camp Verde, Yavapai County, Arizona, described in Exhibit A;

Section 2: The Zoning Map for the Town of Camp Verde is hereby amended by the zoning classification change from C2-PAD (Industrial: General – Planned Area Development) to C3-PAD (Commercial: Heavy Commercial – Planned Area Development) for approximately 15 acres, APNs 403-15-010A and 403-15-010B, located southwest of the intersection of Highway 260 and North Aultman Parkway in the Town of Camp Verde, Yavapai County, Arizona, described in Exhibit B;

Section 3: All ordinance or parts of ordinances adopted by the Town of Camp Verde in conflict with the provision of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance;

Section 3: If any section, 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 of this ordinance; and

Section 4: This Ordinance shall be effective upon expiration of a thirty (30) day period following the adoption hereof and completion of publication and any posting as required by Arizona State Law.

Section 5: In accordance with Article II, Sections 1 and 2, Constitution of Arizona, and the laws of the State of Arizona, the Mayor and Common Council has considered the individual property rights and personal liberties of the residents of the Town and the probable impact of the proposed ordinance on the cost to construct housing for sale or rent before adopting this ordinance.

PASSED AND APPROVED BY A MAJORITY OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, ON THIS 5th day of June 2024.

_____
Dee Jenkins, Mayor

Attest:

_____
Virginia Jones, Town Clerk

Approved as to form:

_____
Trish Stuhan-Town Attorney

[Exhibits A and B on File at 473 S. Main Street, Suite 102, Camp Verde Arizona]

RECEIVED
FEB 1 3 2023

EXHIBIT "A"
24.00 acre portion of parcel 4(R1)

Parcel 4-B

The following is a description of a parcel of land located within the Northwest Quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Being a portion of parcel 4, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351 records of the Yavapai County Recorder's Office, [Record Source #1 (R1)]. The subject parcel of land, being more particularly described as follows:

BEGINNING at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, From which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (R1)] at a distance of 2,636.87 feet;

Thence North 00° 03'13" West, a distance of 49.83 feet, along the West line of said section 9, also being the West line of Parcel 4, as shown on said (R1), to a plastic cap atop a 5/8" rebar stamped L.S. 13015;

Thence North 00° 00' 59" West, a distance of 827.25 feet, along the said West line of said parcel 4, to a set ½" rebar stamped L.S. 48860;

Thence North 89° 59' 18" East, a distance of 917.50 feet, to a plastic cap atop a ½" rebar stamped L.S. 48860, marking a point on the Easterly line of said parcel 4, the centerline of a 60.00 feet wide Ingress, Egress, and utility easement for Aultman parkway (R1) and the point on a curve to the left, concave to the Northeast, having a radius of 400.00 feet;

Thence along said curve to the left, along the East line of said parcel 4, through a central angle of 56° 09'16", an arc distance of 392.03 feet [also being subtended by a chord bearing of South 43° 05' 45" East, and a chord distance of 376.53 feet];

Thence South 71° 10' 22" East, a distance of 206.08 feet, along said easterly line of said parcel 4 and said centerline to a plastic cap atop a ½" rebar stamped L.S. 48860 marking the Easterly most point of said parcel 4;

Dugan L. McDonald R.L.S. P.O. Box 3270 Camp Verde, Arizona 86322 Office (928) 567-9170
738 S. Parks Drive Fax (928) 567-6351

Thence South 18° 49' 36" West, a distance of 565.95 feet along said easterly line of said parcel 4 to a plastic cap atop a ½" rebar stamped L.S. 48860, marking the southeast corner of said parcel 4;

Thence South 89° 59' 34" West, a distance of 1186.88 feet along the South line of said parcel 4, to the **TRUE POINT OF BEGINNING.**

The subject parcel of land described herein contains 24.00 +/- acres of land, as shown on the attached Exhibit Drawing which is made a portion hereof by this reference. The said parcel of land also being subject to all items of the public record that may of pertinent thereto.

Together with a 10.00 feet wide strip of land, being an easement for utility purposes, in on over and through a portion of parcel 4 and parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351, records of the Yavapai County recorder's office, [Record Source #1 (R1)]. The subject strip of land, being more particularly described as follows:

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Thence North 00° 00' 59" West, a distance of 827.25 feet, along the said West line of said parcel 4, to a set ½" rebar stamped L.S. 48860;

Thence North 89° 59' 18" East, a distance of 10.00 feet;

Thence South 00° 00' 59" East, a distance of 827.25 feet;

Thence South 00° 03' 13" East, a distance of 49.83 feet;

Thence South 00° 00' 29" East, a distance of 1294.22 feet;

Thence North 89° 59' 31" East, a distance of 116.58 feet;

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738 S. Parks Drive Fax (928) 567-6351

RECEIVED
FEB 1 3 2023

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Parcel 4-B

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Thence along said curve to the left, along the East line of said parcel 4, through a central angle of 56° 09'16", an arc distance of 392.03 feet [also being subtended by a chord bearing of South 43° 05' 45" East, and a chord distance of 376.53 feet];

Thence South 71° 10' 22" East, a distance of 206.08 feet, along said easterly line of said parcel 4 and said centerline to a plastic cap atop a ½" rebar stamped L.S. 48860 marking the Easterly most point of said parcel 4;

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738 S. Parks Drive Fax (928) 567-6351

Thence South 18° 49' 36" West, a distance of 565.95 feet along said easterly line of said parcel 4 to a plastic cap atop a ½" rebar stamped L.S. 48860, marking the southeast corner of said parcel 4;

Thence South 89° 59' 34" West, a distance of 1186.88 feet along the South line of said parcel 4, to the **TRUE POINT OF BEGINNING.**

The subject parcel of land described herein contains 24.00 +/- acres of land, as shown on the attached Exhibit Drawing which is made a portion hereof by this reference. The said parcel of land also being subject to all items of the public record that may of pertinent thereto.

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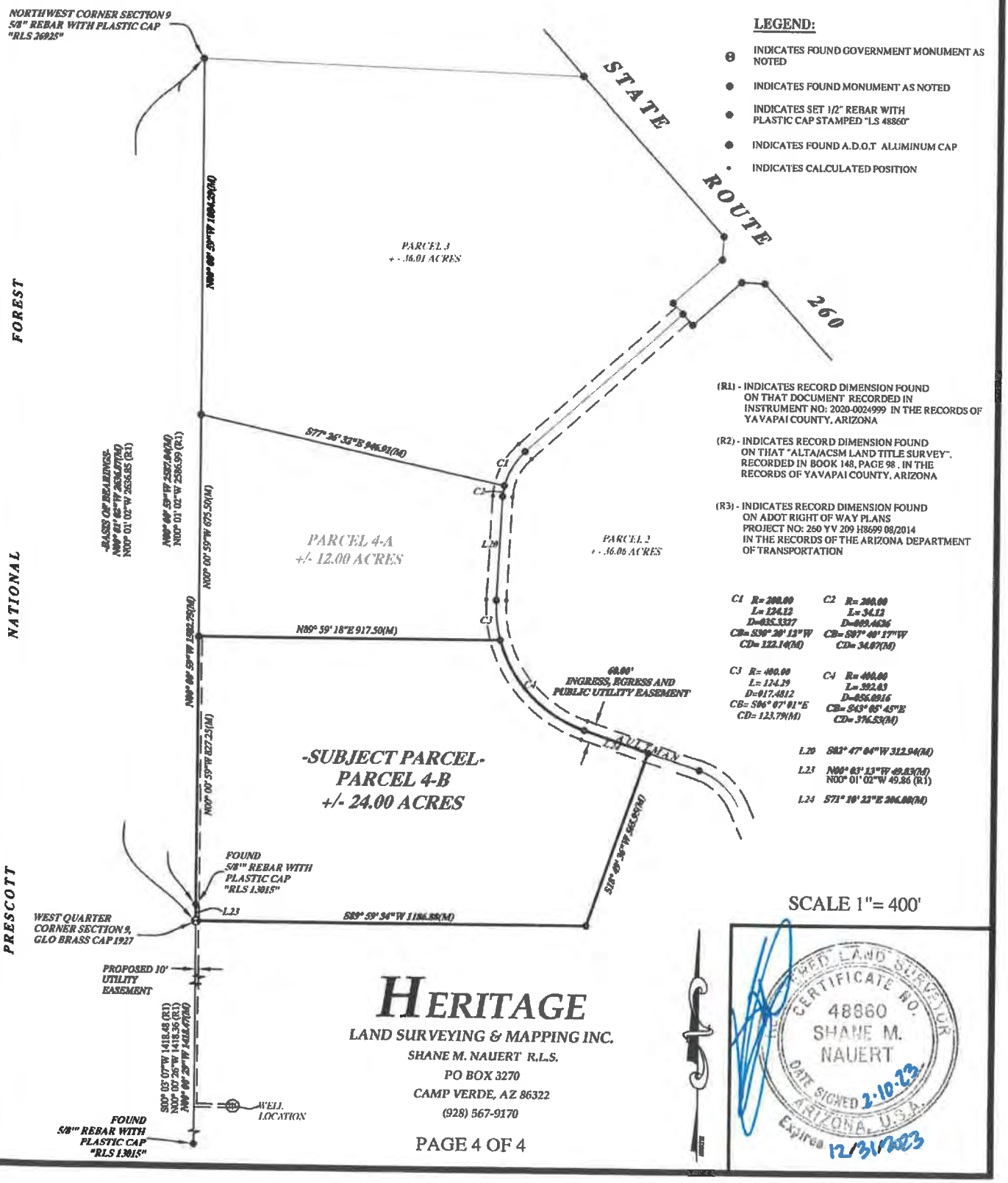
Dugan L. McDonald R.L.S. P.O. Box 3270 Camp Verde, Arizona 86322 Office (928) 567-9170

738 S. Parks Drive Fax (928) 567-6351

EXHIBIT DRAWING

A PORTION OF PARCEL 4 "HIGH VIEW AT BOULDER CREEK" RECORDED IN INSTRUMENT No. 2020-0079351 YAVAPAI COUNTY RECORDERS OFFICE

SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, GILA & SALT RIVER BASE & MERIDIAN, YAVAPAI COUNTY, ARIZONA



HERITAGE

LAND SURVEYING & MAPPING INC.

SHANE M. NAUERT R.L.S.

PO BOX 3270

CAMP VERDE, AZ 86322

(928) 567-9170

REGISTERED LAND SURVEYOR CERTIFICATE NO. 48860 SHANE M. NAUERT DATE SIGNED 2.10.23 ARIZONA, U.S.A. Expires 12/31/2023

PAGE 4 OF 4

Thence South 00° 00' 59" East, a distance of 10.00 feet;

Thence South 89° 59' 31" W, a distance of 126.58 feet, to a point on the West line of said section 9, also being the West line of said parcel 5;

Thence North 00° 00' 29" West, a distance of 1304.21 feet, along the said West line of said section 9, to the **TRUE POINT OF BEGINNING.**

The subject strip of land described herein contains 0.527 +/- acres of land and is subject to all items of the public record that may of pertinent thereto.

Dugan L. McDonald R.L.S. P.O. Box 3270 Camp Verde, Arizona 86322 Office (928) 567-9170
738 S. Parks Drive Fax (928) 567-6351

EXHIBIT "B"
15.00 Acre portion of Parcel 5 (R1)

Parcel 5-A

The following is a description of a parcel of land located within the Northwest Quarter of Section 9, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Being a portion of parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351 records of the Yavapai County Recorder's Office, [Record Source #1 (R1)]. The subject parcel of land, being more particularly described as follows:

BEGINNING FOR REFERENCE at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, also marking the Northwest corner of said Parcel 5, From which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (R1)] at a distance of 2,636.87 feet, Thence South 00° 00'29" East, a distance of 687.31 feet, along the West line of said section 9, also being the West line of Parcel 5, as shown on said (R1), to a set plastic cap atop a 1/2" rebar stamped L.S. 48860 and the **TRUE POINT OF BEGINNING**.

Thence South 00° 00'29" East, a distance of 731.16 feet, along the said West line of parcel 5, to a found plastic cap atop a 5/8" rebar stamped L.S. 13015, marking the Southwest corner of said parcel 5;

Thence South 88° 07' 40" East, a distance of 243.06 feet, to a found aluminum cap atop a 5/8" rebar stamped L.S. 41502, marking an angle point in the South line of said parcel 5;

Thence North 61° 08' 29" East, a distance of 1144.17 feet, to a found plastic cap atop a 1/2" rebar stamped L.S. 48860, marking the Southeast corner of said parcel 5;

Thence North 21° 03' 30" East, a distance of 206.58 feet, to a set plastic cap atop a 1/2" rebar stamped L.S. 48860, marking a point on the East line of said parcel 5;

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738 S. Parks Drive Fax (928) 567-6351

Thence South 89° 44' 35" West, a distance of 1319.36 feet, to the **TRUE POINT OF BEGINNING.**

The subject parcel of land described herein contains 15.00 +/- acres of land, as shown on the attached Exhibit Drawing which is made a portion hereof by this reference. The said parcel of land also being subject to all items of the public record that may of pertinent thereto.

Together with a 10.00 feet wide strip of land, being an easement for utility purposes, in on over and through a portion of parcel 4 and parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351, records of the Yavapai County recorder's office, [Record Source #1 (R1)]. The subject strip of land, being more particularly described as follows:

BEGINNING at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, from which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (R1)] at a distance of 2,636.87 feet;

Thence North 00° 03'13" West, a distance of 49.83 feet, along the West line of said section 9, also being the West line of Parcel 4, as shown on said (R1), to a plastic cap atop a 5/8" rebar stamped L.S. 13015;

Thence North 00° 00' 59" West, a distance of 827.25 feet, along the said West line of said parcel 4, to a set ½" rebar stamped L.S. 48860;

Thence North 89° 59' 18" East, a distance of 10.00 feet;

Thence South 00° 00' 59" East, a distance of 827.25 feet;

Thence South 00° 03' 13" East, a distance of 49.83 feet;

Thence South 00° 00' 29" East, a distance of 1329.59 feet;

Thence North 89° 59' 31" East, a distance of 178.71 feet;

Thence South 00° 00' 59" East, a distance of 10.00 feet;

Thence South 89° 59' 31" W, a distance of 188.73 feet, to a point on the West line of said section 9, also being the West line of said parcel 5;

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Thence North 00° 00' 29" West, a distance of 1339.58 feet, along the said West line of said section 9, to the **TRUE POINT OF BEGINNING.**

The subject strip of land described herein contains 0.550 +/- acres of land and is subject to all items of the public record that may of pertinent thereto.

Also, together with a 60.00 feet wide strip of land, being an easement for ingress, egress, and utility purposes, in on over and through a portion of parcel 5, as shown on the "High View at Boulder Creek" results of survey recorded in reception No. 2020-0079351, records of the Yavapai County recorder's office, [Record Source #1 (R1)]. The subject strip of land, being more particularly described as follows:

BEGINNING FOR REFERENCE: at the West Quarter Corner of said section 9, being marked with a GLO Brass cap, also marking the Northwest corner of said Parcel 5, From which the Northwest Corner of said section 9, being marked with a plastic cap atop a 5/8" rebar stamped L.S. 26925, bears North 00° 01' 02" West, [Basis of Bearings (R1)] at a distance of 2,636.87 feet, Thence South 00° 00'29" East, a distance of 687.31 feet, along the West line of said section 9, also being the West line of Parcel 5, as shown on said (R1), to a set ½" rebar stamped L.S. 48860, Thence North 89° 44' 35" East, a distance of 1076.00 feet, to a calculated point and the **TRUE POINT OF BEGINNING**.

Thence North 89° 44' 35" East, a distance of 83.62 feet, to a calculated point;

Thence North 43° 53' 40" East, a distance of 85.60 feet, to calculated point;

Thence North 35° 15' 16" East, a distance of 471.35 feet, to a calculated point on the East line of said parcel 5;

Thence North 21° 03' 30" East, a distance of 461.20 feet, along said East line of said parcel 5 to the intersection of the West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

Thence North 23° 23' 48" West, a distance of 43.29 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

Thence North 22° 32' 27" East, a distance of 41.70 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

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738 S. Parks Drive Fax (928) 567-6351

Thence North 23° 23' 48" West, a distance of 43.92 feet, along said West line of a 60.00 feet wide ingress, egress and utility easement for Aultman Parkway (R1);

Thence South 21° 03' 30" West, a distance of 557.67 feet, to a calculated point;

Thence South 35° 15' 16" West, a distance of 459.34 feet, to a calculated point;

Thence South 43° 53' 40" West, a distance of 139.31 feet, to the **TRUE POINT OF BEGINNING.**

The subject strip of land described herein contains 1.497 +/- acres of land and is subject to all items of the public record that may of pertinent thereto.

Dugan L. McDonald R.L.S. P.O. Box 3270 Camp Verde, Arizona 86322 Office (928) 567-9170
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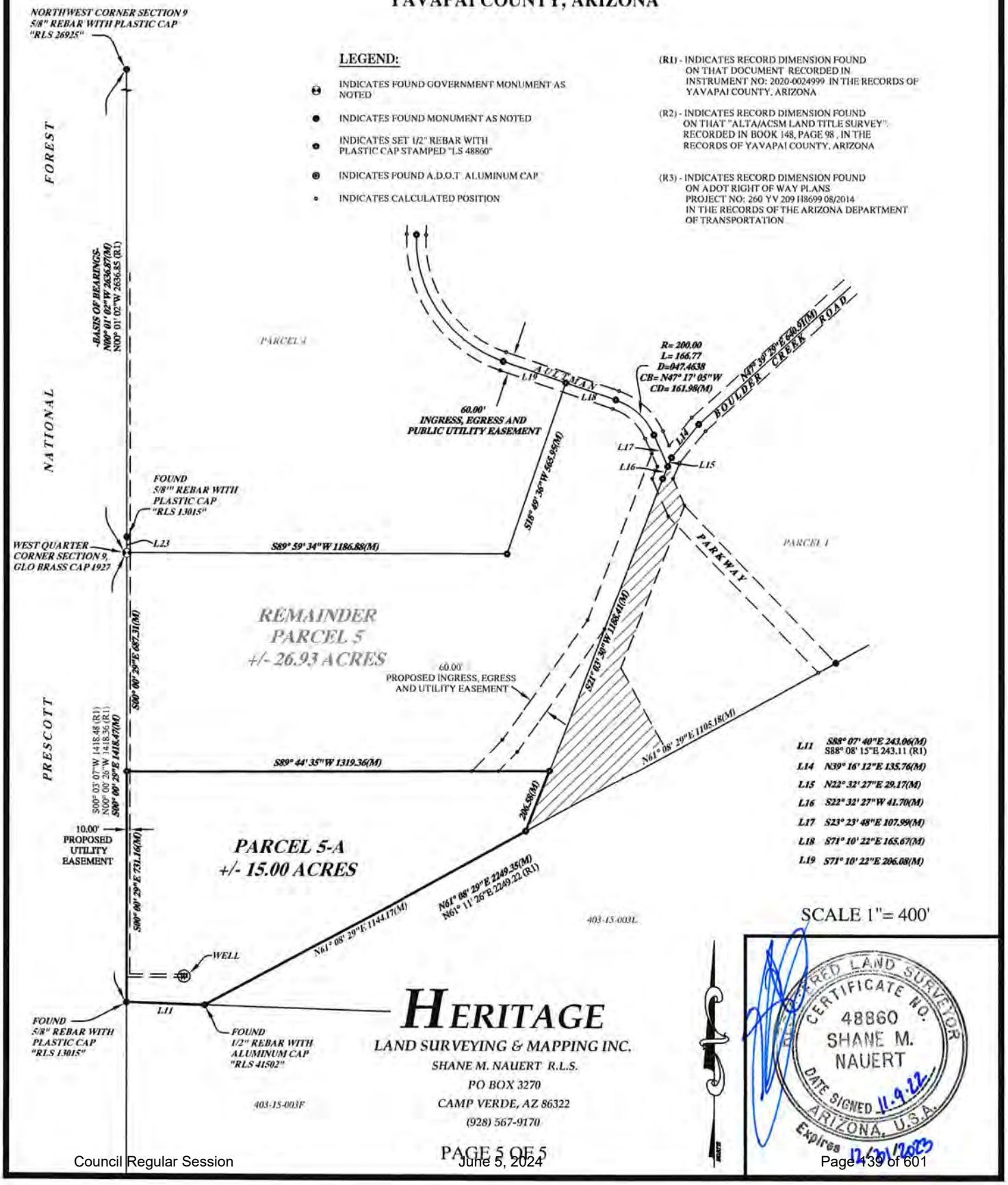
EXHIBIT DRAWING

"HIGH VIEW AT BOULDER CREEK, A PORTION OF PARCEL 5"
RECORDED IN INSTRUMENT No. 2020-0079351
YAVAPAI COUNTY RECORDERS OFFICE
A PORTION OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, GILA & SALT RIVER BASE & MERIDIAN, YAVAPAI COUNTY, ARIZONA



HERITAGE
LAND SURVEYING & MAPPING INC.
SHANE M. NAUERT R.L.S.
PO BOX 3270
CAMP VERDE, AZ 86322
(928) 567-9170

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48860
SHANE M.
NAUERT
DATE SIGNED 11-9-22
ARIZONA, U.S.A.
Expires 12/31/2023

ATTACHMENT A

EXHIBIT DRAWING

"HIGH VIEW AT BOULDER CREEK"

A PORTION OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, GILA & SALT RIVER BASE & MERIDIAN, YAVAPAI COUNTY, ARIZONA

NORTHWEST CORNER SECTION 9
5/8" REBAR WITH PLASTIC CAP
"RLS 26925"

PRESCOTT NATIONAL FOREST

S88° 00' 09"E 1153.08 (R3)
S88° 02' 52"E 1302.45 (R1)
S88° 02' 05"E 1153.10(M)

STATE ROUTE 260

S41° 49' 21"E 646.87 (R3)
S41° 51' 17"E 646.25(M)

ROUND-ABOUT ENTRANCE

403-15-006

403-15-002U

403-15-002W

403-15-002S

403-15-001G

403-15-001M

403-15-001Q

403-15-004A

403-15-008

403-15-004B

403-15-003L

403-15-003F

RIGHT-IN RIGHT-OUT ENTRANCE

S41° 49' 21"E 1158.14 (R3)
S41° 51' 36"E 1158.60(M)

AULTMAN PARKWAY

S46° 06' 56"E 838.80(M)

BOULDER CREEK

N47° 01' 20"E 640.91(M)

PARKWAY

N61° 09' 31"E 815.06(M)

AULTMAN

-BASIS OF BEARINGS-
N00° 01' 02"W 2636.87(M)
N00° 01' 02"W 2636.85 (R1)

N00° 00' 59"W 2587.04(M)
N00° 01' 02"W 2586.93 (R1)

N00° 00' 59"W 675.50(M)

N89° 59' 18"E 917.50(M)

N00° 00' 59"W 1592.75(M)

N00° 00' 59"W 927.25(M)

687.31(M)

751.05(M)

S89° 59' 34"W 1186.88(M)

S16° 49' 30"W 585.05(M)

R= 200.00
L= 166.77
D=047.4638
CB= N47° 17' 05"W
CD= 161.98(M)

S21° 02' 30"W 1188.41(M)

981.82(M)

N89° 44' 35"E 1319.42(M)

S00° 03' 07"W 1418.48 (R1)
N00° 00' 26"W 1418.36 (R1)
N00° 00' 29"W 1416.47(M)

N61° 08' 29"E 1105.48(M)

206.58(M)

N61° 08' 29"E 2249.35(M)
N61° 11' 26"E 2249.22 (R1)

N61° 08' 29"E 1144.17(M)

60.00'
PROPOSED INGRESS, EGRESS AND UTILITY EASEMENT

PROPOSED 60.00' INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT

PROPOSED 10' UTILITY EASEMENT

80.00' RADIUS

80.00'
INGRESS EGRESS EASEMENT
INST NO: 2015-0019340E

PROPOSED DRAINAGE EASEMENT
+/- 3.688 ACRES
SEE DETAIL "A"

FOUND 5/8"" REBAR WITH PLASTIC CAP "RLS 13015"

WEST QUARTER CORNER SECTION 9, GLO BRASS CAP 1927

FOUND 5/8"" REBAR WITH PLASTIC CAP "RLS 13015"

FOUND 1/2" REBAR WITH ALUMINUM CAP "RLS 41502"

FOUND 1/2" REBAR WITH PLASTIC CAP "RLS 26925"

FOUND 1/2" REBAR WITH ALUMINUM CAP "RLS 41502"

308.00'
A.D.O.T R.O.W
(R3)

R= 7739.44 (R3) R= 7739.44
L= 931.15
D=006.5336
CB= S45° 21' 14"E
CD= 930.59(M)

R= 7739.44 (R3) R= 7739.44
L= 230.69
D=001.4228
CB= S49° 39' 16"E
CD= 230.68(M)

RV PARK (260 SPACES)
PARCEL 3
+/- 36.01 ACRES

APARTMENTS
PARCEL 2-B
+/- 11.469 ACRES

SPROUTS DESTINATION RESTAURANTS
PARCEL 2-C
+/- 9.776 ACRES

APARTMENTS
PARCEL 2-A
+/- 14.814 ACRES

M1-PAD
DEPARTMENT OF DEFENSE
+/-12.00 ACRES TOTAL

RESIDENTIAL SUBDIVISION
RESIDENTIAL- PAD
+/-232 SINGLE FAMILY HOMES
(45'X100')4500SQ FT LOTS
+/- 24.00 ACRES

RESIDENTIAL SUBDIVISION
RESIDENTIAL PAD
+/-271 SINGLE FAMILY HOMES
(45'X100') 4500SQ FT LOTS
+/- 26.93 ACRES

MCDONALD BROS
C2-PAD
+/- 15.00 ACRES

MINI STORAGE
(500 UNITS)
+/- 9.68 ACRES

FUTURE GAS AND CAR WASH
PARCEL 1-A2
+/-6.426 ACRES

DEAD HORSE RV SERVICE
PARCEL 1-A1
+/- 7.493 ACRES

ZANE GREY
RV STORAGE
+/- 12.39 ACRES

PARCEL ZONING- PAD
COMMERCIAL ZONING -C2

LEGEND:

- INDICATES FOUND GOVERNMENT MONUMENT AS NOTED
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 48860"
- INDICATES FOUND A.D.O.T ALUMINUM CAP
- INDICATES CALCULATED POSITION
- *(CB) INDICATES CHORD BEARING*
- *(CD) INDICATES CHORD DISTANCE*
- *(M) INDICATES MEASURED FIELD DIMENSION*
- *(C) INDICATES CALCULATED DIMENSION*
- INDICATES EASEMENT AS NOTED

CURVE DATA

C5 R= 7739.44 R= 7739.44
L= 5.61 L= 5.67(R3)
D=000.0229
CB= S41° 00' 28"E
CD= 5.61(M)

C1 R= 200.00
L= 124.12
D=035.3327
CB= S30° 20' 12"W
CD= 122.14(M)

C2 R= 200.00
L= 34.12
D=009.4626
CB= S07° 40' 17"W
CD= 34.07(M)

C4 R= 400.00
L= 392.03
D=056.0916
CB= S43° 05' 45"E
CD= 376.53(M)

C3 R= 400.00
L= 124.29
D=017.4812
CB= S06° 07' 01"E
CD= 123.79(M)

LINE TABLE

L1	*S03° 09' 13"W 70.66(M)* S03° 10' 39"W 70.71 (R3)	*L12*	*S41° 52' 08"E 55.13(M)* S41° 49' 21"E (R3)
L2	*S48° 07' 35"W 199.35(M)* S48° 10' 39"W 199.38 (R3)	*L13*	*S41° 52' 08"E 64.92(M)* S41° 49' 21"E (R3)
L3	*S41° 52' 50"E 90.05(M)* S41° 49' 21"E 90.00 (R3)	*L14*	*N39° 16' 12"E 135.76(M)*
L4	*N48° 06' 56"E 199.42(C)* N48° 10' 39"E 199.38 (R3)	*L15*	*N22° 32' 27"E 29.17(M)*
L5	*S86° 43' 51"E 70.71(C)* S86° 49' 21"E 70.71 (R3)	*L16*	*S22° 32' 27"W 41.70(M)*
L6	*S48° 08' 34"W 349.80(M)* S48° 10' 39"W 350.00 (R3)	*L17*	*S23° 23' 48"E 107.99(M)*
L7	*S41° 52' 08"E 120.04(M)* S41° 49' 21"E 120.00 (R3)	*L18*	*S71° 10' 22"E 165.67(M)*
L8	*N48° 08' 34"E 349.80(M)* N48° 10' 39"E 350.00 (R3)	*L19*	*S71° 10' 22"E 206.08(M)*
L9	*S41° 54' 31"E 130.72(M)* S41° 49' 21"E 130.66 (R3)	*L20*	*S02° 47' 04"W 312.94(M)*
L10	*N61° 08' 44"E 4.26(M)* N61° 10' 00"E 4.26 (R1)	*L21*	*S41° 52' 50"E 45.02(M)* S41° 49' 21"E (R3)
L11	*S88° 07' 40"E 243.06(M)* S88° 08' 15"E 243.11 (R1)	*L22*	*S41° 52' 50"E 45.02(M)* S41° 49' 21"E (R3)
		L23	*N00° 03' 13"W 49.83(M)* N00° 01' 02"W 49.86 (R1)

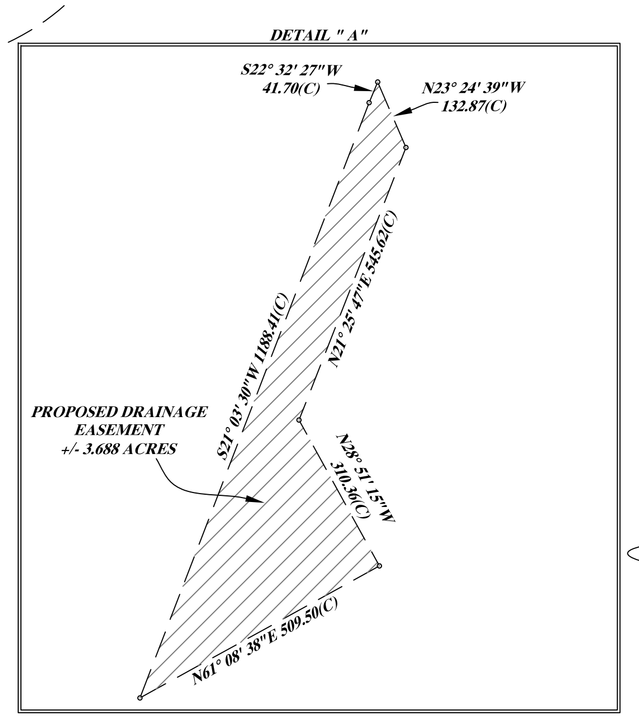
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS EXHIBIT DRAWING MAP AND THE FIELD SURVEY ON WHICH IT IS BASED WERE CONDUCTED UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS MAP IS PUBLISHED SUBJECT TO ALL CONDITIONS, RESERVATIONS AND OTHER ITEMS OF THE PUBLIC RECORD ON THIS 5TH DAY OF OCTOBER, 2022.

SHANE M. NAUERT R.L.S.

DETAIL " A"



GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)

1 inch = 200ft.

NORTH

NOTE:
ALL MONUMENTS FOUND DURING THE COURSE OF THIS SURVEY THAT WERE ACCEPTED AS THE CORNERS OF THE SUBJECT PROPERTY WERE MARKED WITH A PLASTIC "ACCEPTANCE" CAP STAMPED "LS 48860", IF NOT ALREADY MARKED WITH AN LS CAP.

JOB #HIGH VIEW	SHEET 1 OF 1
DATE: 10/05/2022	DRAWN BY:SMN

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48860
SHANE M. NAUERT
DATE SIGNED 10/5/2022
ARIZONA, U.S.A.
EXPIRES: 12/30/2023

HERITAGE
LAND SURVEYING & MAPPING INC.
SHANE M. NAUERT, R.L.S.
PO BOX 3270
CAMP VERDE, AZ 86322
(928) 567-9170

APN#403-15-003S

ATTACHMENT B

E. PAD (Planned Area Development)

The Planned Area Development designation ensures orderly and thorough planning and review procedures that result in high quality project design and encourages variety in architectural design through techniques including, but not limited to, variations in building style, lot arrangements and site planning.

1) Purpose: A parcel of land planned as a unified project rather than as an aggregate of individual lots and may also provide for various types and combinations of land uses (such as single family and or multifamily housing, commercial centers, industrial complexes, and public or common spaces, with increased flexibility in site regulations). The greater flexibility in locating buildings and combining compatible uses make it possible to achieve economies of construction as well as preserving open space.

2) Scope: The Planned Area Development regulations that follow shall apply generally to the initiation and regulation of all Planned Area Development Districts. A PAD District may be added to an existing district to meet the intent of this Section or may be processed concurrently with a request to change an underlying zoning district. An approved PAD Development Plan/Site Plan shall be specific to that particular property as approved by Town Council upon recommendation by the Planning and Zoning Commission. A Development Plan/Site Plan must be submitted as per Site Plan requirements, Section 400 D1.

    a. Where there are conflicts between PAD regulations and the general zoning, subdivision or other regulations, these regulations shall apply in PAD Districts unless the Council shall find, in the particular case, that the provisions herein do not serve the public to a degree at least equivalent to such general zoning, subdivision or other regulations.

    b. It is intended to permit establishment of new Planned Area Development Districts for specialized purposes where tracts suitable in location, area, and character for the uses and structures proposed are to be planned and developed on a unified basis. Suitability of tracts for the development proposed shall be determined primarily by reference to the General Plan, but due consideration shall be given to existing and prospective character of surrounding development.

    c. Within PAD Districts, regulations adapted to such unified planning and development are intended to accomplish purposes of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots, and to promote economical and efficient land use, an improved level of amenities, appropriate and harmonious variety, creative design, and a better environment.

    d. Open Space Dedication: open space shall be included in all developments. A dedication of open space not less than twenty-five percent (25%) of a development project is preferred

3) PAD Major Amendments: A request for any major amendment to a PAD including amendments to the Development Phasing Schedule will be deemed major if it involves any of the following and must be approved by the Town Council upon recommendation by the Planning and Zoning Commission:

    a. An increase in the approved totals of dwelling units or gross leasable area for the PAD District.
    b. A change in zoning boundaries.
    c. Any change which could have significant impact on areas adjoining the PAD as determined by the Community Development Director.

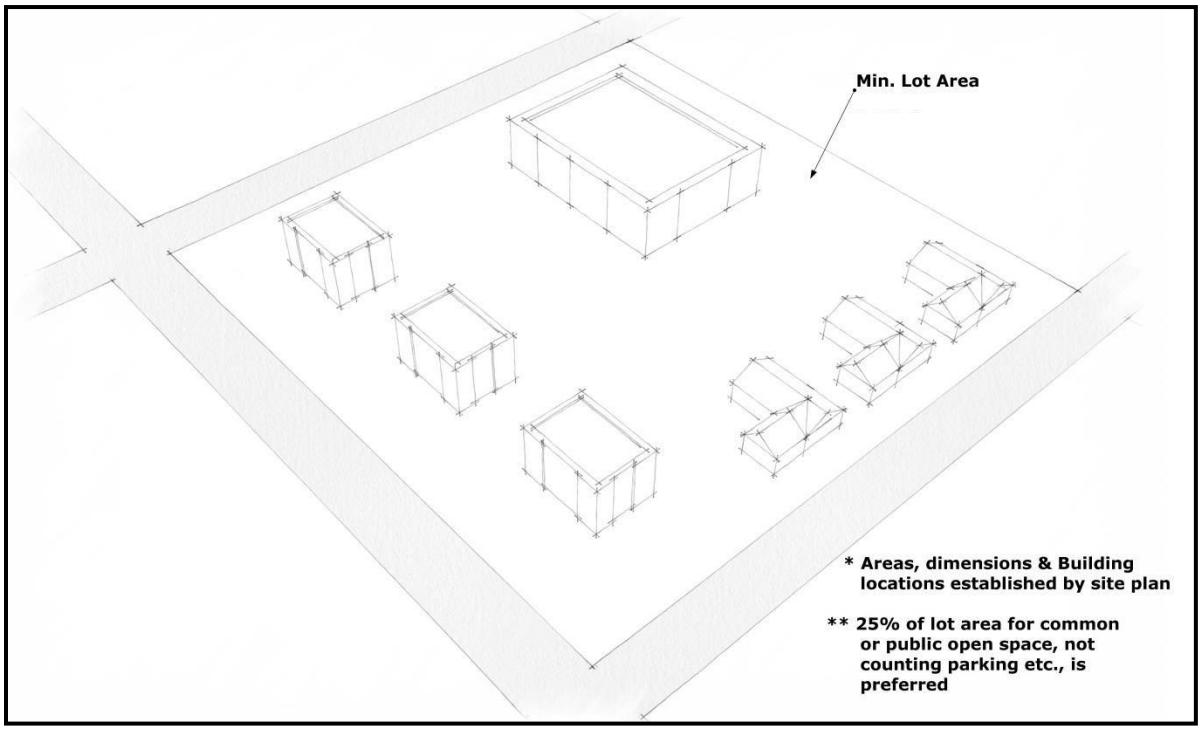
4) PAD Minor Amendments:

    a. All request for amendments to a PAD that are not a PAD Major Amendment shall be deemed a PAD Minor Amendment.
    b. A request for a Minor Amendment to a PAD with an amended site plan may be filed with the Community Development Department if the Community Development Director determines the request is not major, as defined above.
    c. The request will be routed for comment to any affected Town departments or other agencies for comment.

Table 2-12: PAD Dimensional Standards

Zoning District	**"PAD"**
Minimum Lot Area (sq.ft.)	Established by Site Plan
Minimum Common/Open Space	25% of Site Area Preferred
Minimum Area/Dwelling (sq.ft.)	Established by Site Plan
Minimum Width OR Depth (feet)	Established by Site Plan
Maximum Bldg Ht (stories)	Established by Site Plan
Maximum Bldg Ht (feet)	Established by Site Plan
Maximum Lot Coverage (%)	Established by Site Plan
Minimum Between Buildings (feet)	Established by Site Plan
Minimum Front Yard (feet)	Established by Site Plan
Minimum Rear Yard (feet)	Established by Site Plan
Minimum Side Yard Interior (feet)	Established by Site Plan
Minimum Side Yard Exterior (feet)	Established by Site Plan

Figure 2-12: PAD Dimensional Standards



J. M1 DISTRICT (Industrial: General)

1. Purpose:

   The M1 District is intended to provide the type of industrial facilities that, while not necessarily attractive in operational appearances, are installed and operated in a manner so as not to cause inconvenience or substantial detriment to other uses in the District (or to adjacent Districts).

2. Permitted Uses and Structures:

   a. Adult oriented businesses as defined in A.R.S. § 11-821H as may be amended, provided that no such adult oriented business shall operate in violation of A.R.S. § 13-1422 as may be amended or other applicable law nor be within 500 feet of schools, a church or an existing adult oriented business.

   b. Agriculture and cultivation.

   c. Assembly, construction and processing plants.

   d. Automobile repair (heavy) (Ord 2015 A407).

   e. Automobile repair (light).

   f. Automobile Storage Yard

   g. Body and fender shops including a paint booth within closed building.

   h. Bottling plants confined to closed building.

   i. Caretaker Living Quarters. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited (See Part 3 Section 306 B.2.c).

   j. Cemeteries for human or animal internment (See Section 308).

   k. Cleaning and dyeing plants within closed building.

   l. Commercial parking facilities.

   m. Community parks, playgrounds or centers.

   n. Custom service and craft shops.

   o. Custom tire recapping.

   p. Dispensing of gasoline and similar petroleum products from exposed storage tanks (subject to requirements of Underwriters Laboratories Inc. or similar), provided no such tank shall be located closer than 25 feet to the lot boundaries.

   q. Flood control facilities.

   r. Frozen food lockers.

   s. Historical Landmarks.

   t. In-plant restaurants as an accessory use, and including roof or landscaped patio dining facilities.

   u. Keeping of farm animals, limited (See Section 305).

   v. Lumber yards (prohibiting sawmill operations).

   w. Medical Marijuana Dispensary Off-Site Cultivation Location/Facility.(see Part 3 Section 304) (Definition: See Part 1 Section 103)

   x. Mortuary.

   y. Motion picture productions, radio and television studios.

z. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)

aa. Religious institutions (in permanent buildings).

bb. Retail sales.

cc. Storage Facility.

dd. Warehouses.

ee. Water distillation and bottling for retail sales only.

ff. Microbreweries or Wineries for the manufacture and processing of beer or wine respectfully for wholesale distribution.

3. Uses and Structures Subject to Use Permit

a. Government facilities and facilities required for the provision of utilities and public services.

b. Transmitter stations and towers for automatic transmitting.

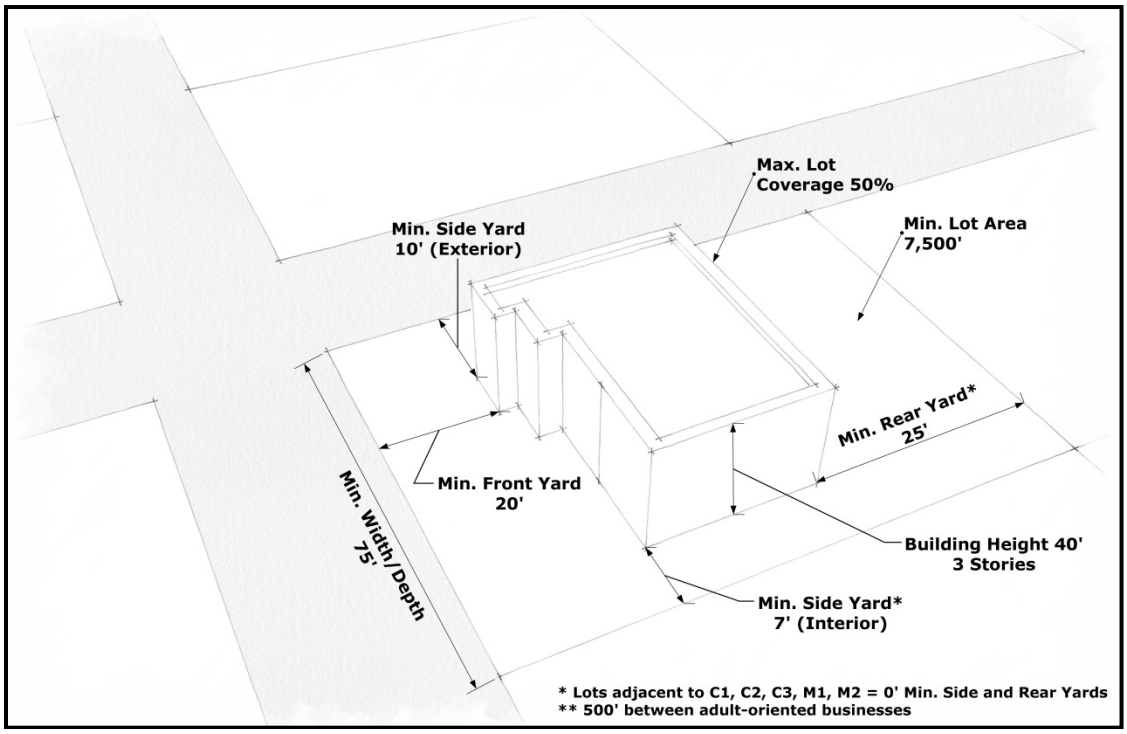
c. Temporary Use Permits, subject to administrative approval (See Section 601.C):

1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.

Table 2-10: M1 Dimensional Standards

Zoning District	"M1"
Minimum Lot Area (sq.ft.)	7,500'
Minimum Area/Dwelling (sq.ft.)	1 Caretaker d.u. only
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	40'
Maximum Lot Coverage (%)	50%
Minimum Front Yard (feet)	20'
Minimum Rear Yard (feet)	0' (25' adjacent to residential zones)
Minimum Side Yard Interior (feet)	0' (7 adjacent to residential zones)
Minimum Side Yard Exterior (feet)	10'

Figure 2-10: M1 Dimensional Standards



G. C2 DISTRICT (Commercial: General sales and services)

1. Purpose:

   The C2 District is intended to permit a broader range of business uses compatible with permitted residential uses in the District and surrounding vicinity.

   Permitted Uses and Structures:

   a. Agriculture and cultivation.
   b. Antique Sales.
   c. Automobile & machinery sales (See Section 309 for outside display requirements).
   d. Automobile repair (light).
   e. Automotive service stations.
   f. Baking and confection cooking for on-site sale only.
   g. Bars, tap rooms and nightclubs.
   h. Bed and Breakfast.
   i. Bowling alleys and poolrooms.
   j. Business offices, banks and similar; including drive-through.
   k. Commercial art galleries.
   l. Commercial bath and massage.
   m. Commercial parking facilities.
   n. Community parks, playgrounds or centers.
   o. Custom service and craft shops.
   p. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).
   q. Dwelling unit for one family on any one lot (Manufactured, Modular or Site Built). Mobile Homes Prohibited (See Part 3 Section 306.B.1.b.3).
   r. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
   s. Flood control facilities.
   t. Frozen food lockers.
   u. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
   v. Group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.
   w. Historical Landmarks.
   x. Home occupations (See Section 303).

y. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.

z. Hotels and motels with five or more guest rooms.

aa. Keeping of farm animals, limited (See Section 305).

bb. Launderettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).

cc. Miniature golf establishment.

dd. Mortuary.

ee. Multiple dwelling units and apartment hotels.

ff. Nursery schools; day care centers (child or adult).

gg. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.

hh. Open land carnival and recreation facilities (religious & educational institutions).

p. Other accessory uses commonly associated with primary permitted use (See Section 301 C).

ii. Personal services.

jj. Pet shops within enclosed buildings for the display and sale of household pets and other small animals.

kk. Private clubs and lodges operated solely for the benefit of bona fide members.

ll. Religious institutions (in permanent buildings).

mm. Restaurants and cafes, including drive-through.

nn. Retail sales.

oo. Sales (retail and wholesale) and rentals.

pp. Theaters, auditoriums, banquet and dance halls.

qq. Veterinary services.

rr. Water distillation and bottling for retail sales only.

ss. Microbreweries or Wineries for the manufacture and processing of beer or wine respectively for onsite consumption or wholesale distribution with the following limitations:

1. All such manufacturing and processing activity shall be conducted within a completely enclosed building along with all materials used for manufacture – processing. Products ready for shipping must be stored within a closed building.

2. A microbrewery in the C2 District may process and produce up to 150,000 U.S. Gallons of beer per year.

3. A winery in the C2 District may process and produce up to 18,000 U.S. Gallons of wine per year.

2. Uses and Structures Subject to Use Permit:

a. Government facilities and facilities required for the provision of utilities and public services

b. Outdoor recreation or assembly facilities.

c. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 306.

1) Notwithstanding the foregoing, in the event a Planned Area Development (PAD) District is established per Section 203, this use may be included in any Development Plan thereunder and approved without being subject to a Use Permit application and hearing procedures set forth in Section 601.

d. Transmitter stations and towers for automatic transmitting.

c. Revival tents and similar temporary operations (See Section 601.D).

e. Temporary Use Permits, subject to administrative approval (See Section 601.C):

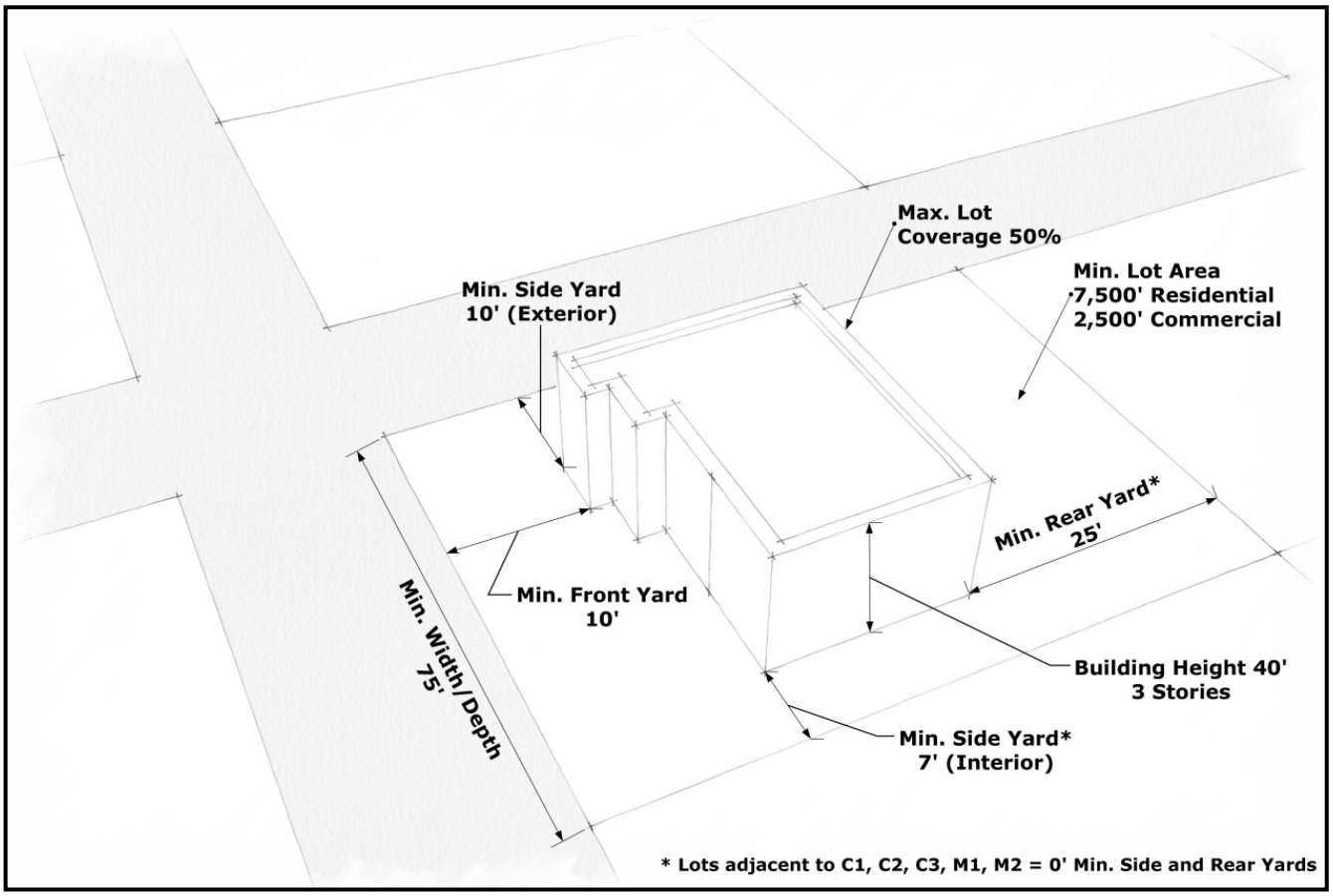
1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.

2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.

Table 2-7: C2 Dimensional Standards

Zoning District	"C2"
Minimum Lot Area (sq.ft.)	7,500' Res., 2,500' Com.
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	40'
Maximum Lot Coverage (%)	50%
Minimum Front Yard (feet)	10'
Minimum Rear Yard (feet)	0' (25' adjacent to residential zones)
Minimum Side Yard Interior (feet)	0' (7' adjacent to residential zones)
Minimum Side Yard Exterior (feet)	10'

Figure 2-7: C2 Dimensional Standards



C3 DISTRICT (Commercial: heavy commercial)

1. Purpose:

   The C3 District is intended to accommodate a broad range of commercial sales and service uses, excluding certain activities and operations for which Industrial District zoning (PM, M1, M2) is required.

2. Permitted Uses and Structures**:**
   a. Agriculture and cultivation.
   b. Antique Sales.
   c. Assembly, construction and processing plants.
   d. Automobile & machinery sales. (See Section 309 for outside display requirements.)
   e. Automobile repair (heavy) (Ord 2015 A407).
   f. Automobile repair (light).
   g. Automotive service stations.
   h. Automobile Storage Yard.
   i. Baking and confection cooking for on-site sale only.
   j. Bars, tap rooms and nightclubs.
   k. Body and fender shops including a paint booth within closed building.
   l. Bottling plants confined to closed building.
   m. Bowling alleys and poolrooms.
   n. Business offices, banks and similar; including drive-through.
   o. Caretaker Living Quarters (Manufactured, Modular or Site Built.) Mobile Homes Prohibited (See Part 3 Section 306.B.1.b.3).
   p. Cleaning and dyeing plants within closed building.
   q. Commercial art galleries.
   r. Commercial ballrooms, arenas, gymnasiums, rinks, pools and indoor shooting galleries.
   s. Commercial bath and massage.
   t. Commercial parking facilities.
   u. Community parks, playgrounds or centers.
   v. Custom service and craft shops.
   w. Custom tire recapping.
   x. Custom warehouses within closed building and not including animals.

y. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).

z. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).

aa. Flood control facilities.

bb. Frozen food lockers

cc. Golf courses with accessory uses such as pro shops, shelters, rest rooms.

dd. Historical Landmarks.

ee. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.

ff. Hotels and motels with five or more guest rooms.

gg. Keeping of farm animals, limited (See Section 305).

hh. Launderettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).

ii. Lumber yards (prohibiting sawmill operations).

jj. Medical Marijuana Dispensary (See Part 3 Section 304), (Definition: See Part 1 Section 103)

kk. Miniature golf establishment.

ll. Mortuary.

mm. Nursery schools; day care centers (child or adult).

nn. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.

oo. Open land carnival and recreation facilities (religious & educational institutions).

pp. Other accessory uses commonly associated with primary permitted use (See Section 301 C).

qq. Personal services.

rr. Pet shops within a closed building.

ss. Private clubs and lodges operated solely for the benefit of bona fide members.

tt. Public auction within closed building.

uu. Religious institutions (in permanent buildings).

vv. Restaurants and cafes, including drive-through.

ww. Retail sales.

xx. Sales (retail and wholesale) and rentals.

yy. Storage Facility.

zz. Theaters, auditoriums, banquet and dance halls.

aaa. Transportation terminal and transfer facilities within closed building.

bbb. Veterinary services.

ccc. Water distillation and bottling for retail sales only.

ddd. Microbreweries or Wineries for the manufacture and processing of beer or wine respectively for onsite consumption or wholesale distribution with the following limitations:

1. All such manufacturing and processing actively shall be conducted within a completely enclosed building along with all materials used for the manufacture – processing. Products ready for shipping must be stored within a closed building.

2. A microbrewery in the C3 District may process and produce up to 300,000 U.S. Gallons of beer per year.

3. A winery in the C3 District may process and produce up to 36,000 U.S. gallons of wine per year.

3. Uses and Structures Subject to Use Permit

a. Government facilities and facilities required for the provision of utilities and public services.

b. Outdoor recreation or assembly facilities.

c. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 306.

1) Notwithstanding the foregoing, in the event a Planned Area Development (PAD) District is established per Section 203, this use may be included in any Development Plan thereunder and approved without being subject to a Use Permit application and hearing procedures set forth in Section 601.

d. Transmitter stations and towers for automatic transmitting.

e. Revival tents and similar temporary operations (See Section 601.D).

f. Temporary Use Permits, subject to administrative approval (See Section 601.C):

1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.

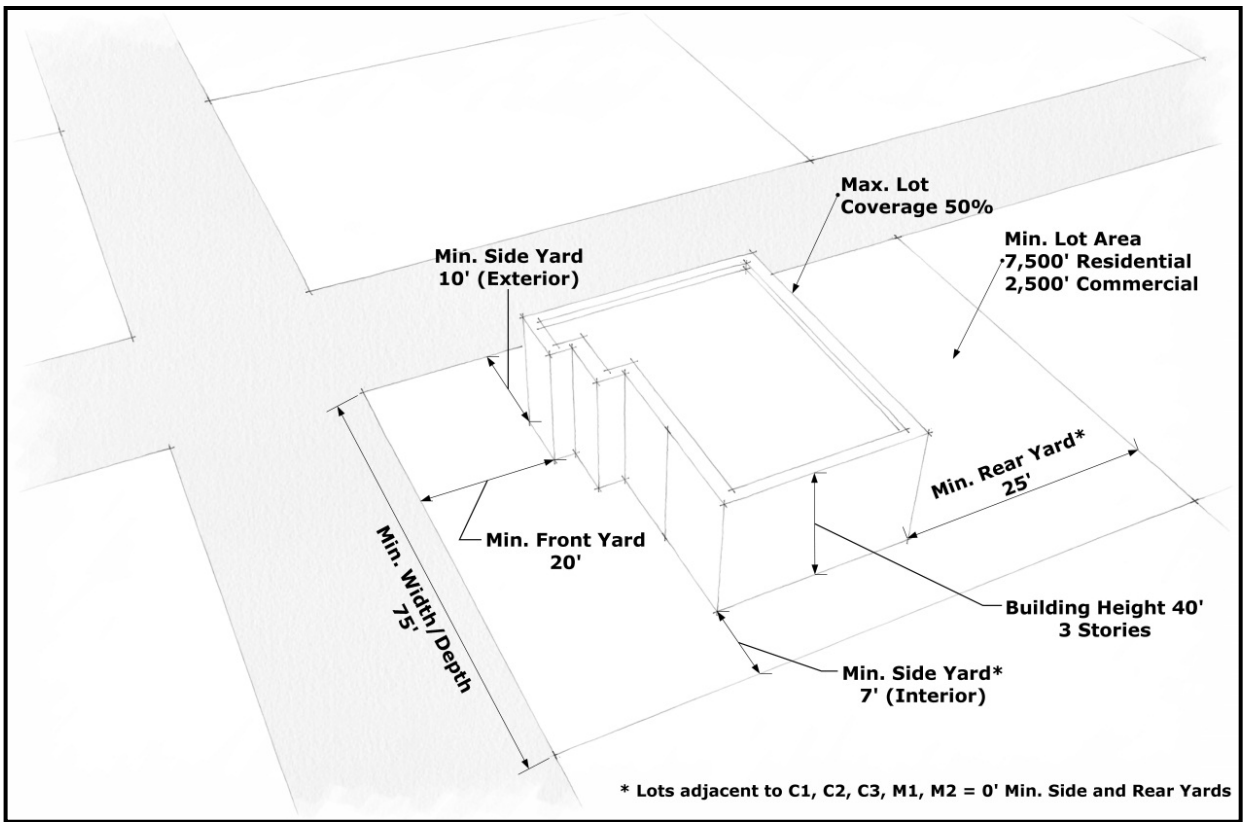
g. Cemeteries for human or animal internment (See Section 308).

h. Public stables, livestock breeding, boarding and sales.

Table 2-8: C3 Dimensional Standards

Zoning District	"C3"
Minimum Lot Area (sq.ft.)	7,500' Res., 2,500' Com.
Minimum Area/Dwelling (sq.ft.)	1 Caretaker d.u. only
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	40'
Maximum Lot Coverage (%)	50%
Minimum Front Yard (feet)	20'
Minimum Rear Yard (feet)	0' (25' adjacent to residential zones)
Minimum Side Yard Interior (feet)	0' (7' adjacent to residential zones)
Minimum Side Yard Exterior (feet)	10'

Figure 2-8: C3 Dimensional Standards



ATTACHMENT C

DRAFT MINUTES-EXCERPT
REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY, JANUARY 19, 2023
6:00 PM

8. Public Hearing: Discussion, consideration and possible recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to approve an amendment for High View at Boulder Creek PAD (Planned Area Development).
Amendment proposes to modify two (2) existing parcels [404-15-003W, currently M1-PAD (Industrial: General) and 404-15-003X, currently C2-PAD (Commercial: General Sales and Services)] to create three (3) new parcels; proposed parcel A, zoned M1-PAD, parcel B, zoned C2-PAD and parcel C, zoned C3-PAD (Commercial: Heavy Commercial).
Staff Resource: Cory Mulcaire
Staff Comments

Town Planner Cory Mulcaire received an applicant Jeremy Bach has submitted an application on behalf of Zane Grey Investments, High View at Boulder Creek for an amendment to this PAD. The application is to amend two (2) of the existing parcels. The purpose for the amendment is primarily to restore a large single family housing component to this PAD. The two (2) existing parcels affected by this proposed amendment are proposed to become three (3) new parcels, each with different zoning as follows:

- Parcel A (12 acres) would remain M1 PAD for a possible DOD Manufacturing Facility. If this does not come to fruition in a certain amount of time, administratively, they can rezone that property to C2 or C3.
- Parcel B (50 acres) that will absorb some of that M1 into the already there C2 PAD to allow for a possible subdivision,
- Parcel C (15 acres) of the existing C2 converting to a C3 PAD to possibly allow for McDonald Brothers Construction yard to go out there.

Ms. Mulcaire read a letter received from a neighboring parcel owner, Andy Groseta into the record (see attached). She also noted the zoning ordinance requires a screen protective buffering between noncompatible uses which applies in this case. It also must be opaque.
Applicant Bach doesn't have a presentation but is available for questions.

Commissioner Foreman asked if there will be a deed restriction on M1 for no marijuana cultivation. The applicant will verify during the Applicant Comment time.

Vice Chair Scantlebury said these are conceptual plans right now, but these have to be approved by Planning and Zoning before going on to Council, correct? Mr. knight said yes and reviewed the PAD process. This PAD amendment is actually a rezone, he is taking away some of the M1 and making it C2. In addressing some community concern about increasing marijuana grow facilities, Mr. Knight said that Mr. Bach could have a marijuana use as it is now but the applicant is willing to have a deed restriction.

Applicant Comment
Jeremy Bach said within 45 days there will be a deed restriction in place regarding marijuana use. He is asking for a downgrading to accommodate single family homes. He also confirmed he is building a fence; he doesn't want anything ugly out there.

Commissioner Osses would like to see where it is on a map that they are talking about rezoning. Mr. Bach showed her on the map. Mr. Bach circled the area on the map for other commissioners to see. He will leave the map with BJ.

Vice Chair Faiella asked how many single family homes is he anticipating being built in that development. Mr. Bach said the final plan is proposing 480 +/- single family homes as well as 400-600 multifamily homes.

Commissioner Blue asked where they are with the sewer; will you using the town's sewer? Mr. Bach they have designed is an aqueduct system. They have been working with ADEQ to get through the process. This will be used to water green spaces. They are in the process of running all the sewer pipes. When the sewer gets there their engineer has done a plan to tie into town sewer system.

Public Hearing Open 6:36pm
Andy Groseta- owns property adjacent to the property. His only concern is whatever goes in there, a buffer will be put between developments. Developers interested in that area are concerned about neighboring properties. He wants to make sure there is good quality development goes in and it is shielded and buffered.

Public Hearing Closed 7:39pm
Commission Discussion
Commissioner Osses asked what kind of fence will they have to put in? Mr. Knight said the ordinance doesn't require a specific material. The only requirement is you cannot see through it. Mr. Knight will encourage them to build a block wall.
Motion was made by Commissioner Foreman to recommend to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to approve an amendment for High View at Boulder Creek PAD (Planned Area Development). Amendment proposes to modify two (2) existing parcels [403-15-003W, currently M1-PAD (Industrial: General) and 403-15-003X, currently C2-

PAD (Commercial: General Sales and Services)] to create three (3) new parcels; proposed parcel A, zoned M1-PAD, parcel B, zoned C2-PAD and parcel C, zoned C3-PAD (Commercial: Heavy Commercial). Second was made Commissioner Hough.

Roll Call:
Chairman Andrew Faiella: aye
Vice Chairman Todd Scantlebury: aye
Commissioner Greg Blue: aye
Commissioner Mike Hough: aye
Commissioner Bill Tippett: absent
Commissioner Ingrid Osses: aye
Commissioner Robert Foreman: aye
Motion passed unanimously 6-0.

DRAFT

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Town of Camp Verde

Agenda Report Form – Section I

Meeting Date: Town Council; Wednesday, June 5, 2024

☐ *Consent Agenda* ☒ *Decision Agenda* ☐ *Executive Session Requested*

☐ *Presentation Only* ☐ *Action/Presentation* ☐ *Work Session*

Requesting Department: Community Development

***Staff Resource/Contact Person*:** Cory Mulcaire, Planner

Agenda Title - Public Hearing: Discussion, Consideration, and Possible adoption of Resolution 2024-1133 of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, for Preliminary Plat 20230617, submitted by Boulder Creek of Camp Verde, LLC for the purpose of developing a 161-lot Subdivision, in the High View at Boulder Creek Planned Area Development. The proposed project is zoned C2-PAD and is generally located off Aultman Parkway and Boulder Creek Road on APN 403-15-010C.

Staff Resource: Cory Mulcaire

List Attached Documents:

Resolution 2024-1133 with Exhibit A, Preliminary Plat

A. Letter of Intent
B. Excerpt Minutes from Planning and Zoning Commission January 25, 2024
C. Section 505 of The Planning and Zoning Ordinance
D. 260 West Character Area General Plan

Estimated Presentation Time: 10 minutes

Estimated Discussion Time: 10 minutes

Reviews and comments Completed by:

☒ **Town Manager:** Gayle Mabery, Interim ☒ **Department Head:** John Knight

☒ **Town Attorney Comments**: _____

☐ **Risk Management:** _____

☐ **Finance Department**
Fiscal Impact:
Budget Code: _____ **Amount Remaining:** _____
Comments:

Executive Summary: On November 9, 2023, Craig Baker, on behalf of Boulder Creek Camp Verde, LLC. applied for a Preliminary Plat Review for a 161-lot subdivision, located off Aultman Parkway and Boulder Creek Road. The parcel is zoned C2-PAD.

Property Information:

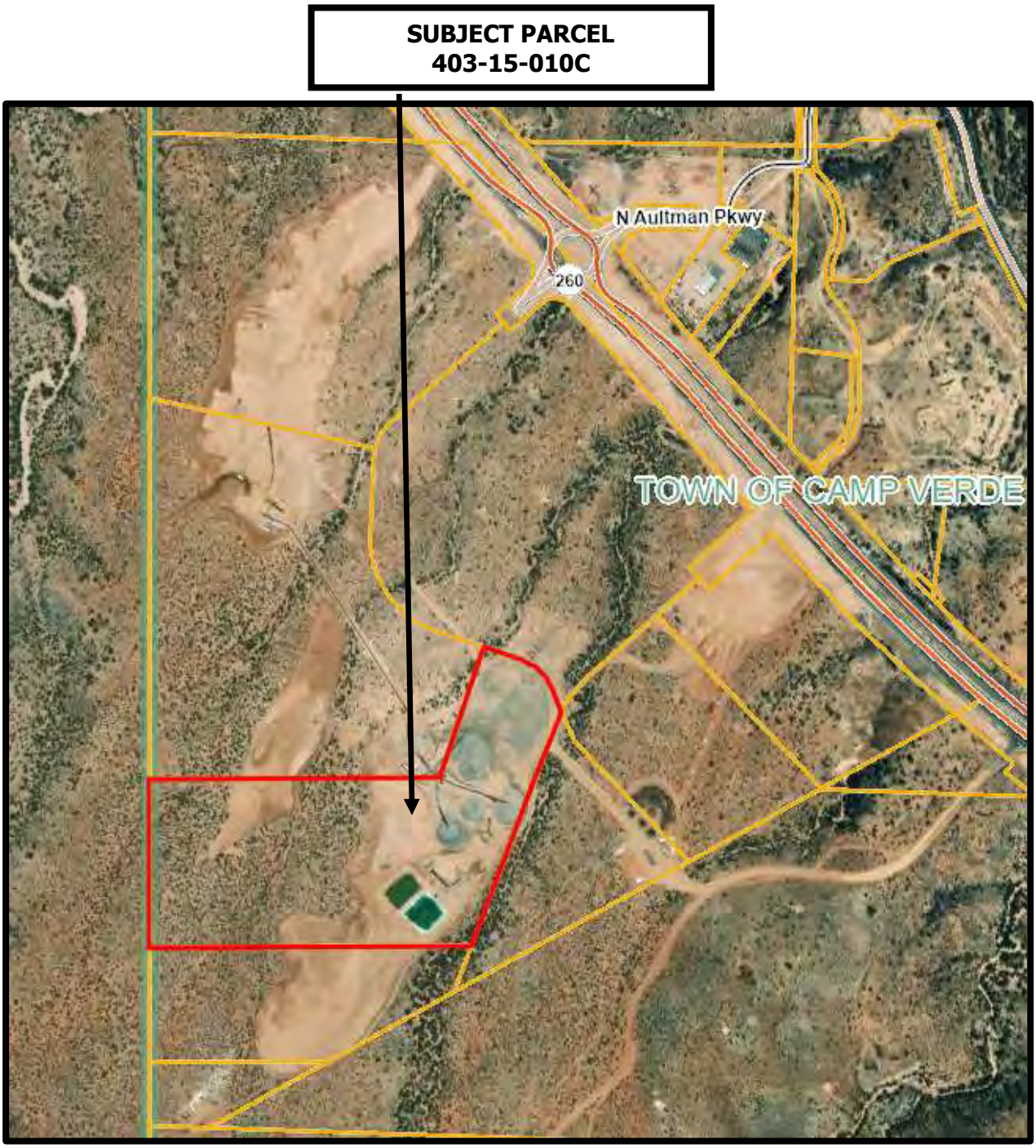
File No.	20230671
Location	Southwest Corner of High View at Boulder Creek PAD
Parcel	403-15-010C
Owner	Boulder Creek Camp Verde, LLC.
Applicant/s	SBL Engineering – Craig Baker
Site Size	26.94 acres
Zoning Designation	C2-PAD (Commercial: General Sales and Services – Planned Area Development)
Current Land Use	Vacant
Surrounding Properties	North: M1-PAD; vacant (proposed to be rezoned C2-PAD) South: C2-PAD; vacant (proposed to be rezoned C3-PAD) East: C3-PAD; currently vacant West: Prescott National Forest

Background Information: On November 9, 2023, an application for a Preliminary Plat was submitted by Craig Baker, on behalf of property owner, Boulder Creek Camp Verde, LLC. This application proposed 161-lot subdivision on parcel 403-15-010C. The parcel is zoned C2-PAD (Commercial: General Sales and Services – Planned Area Development). The C2-PAD allows for development of commercial as well as multi-family and single-family residential uses.

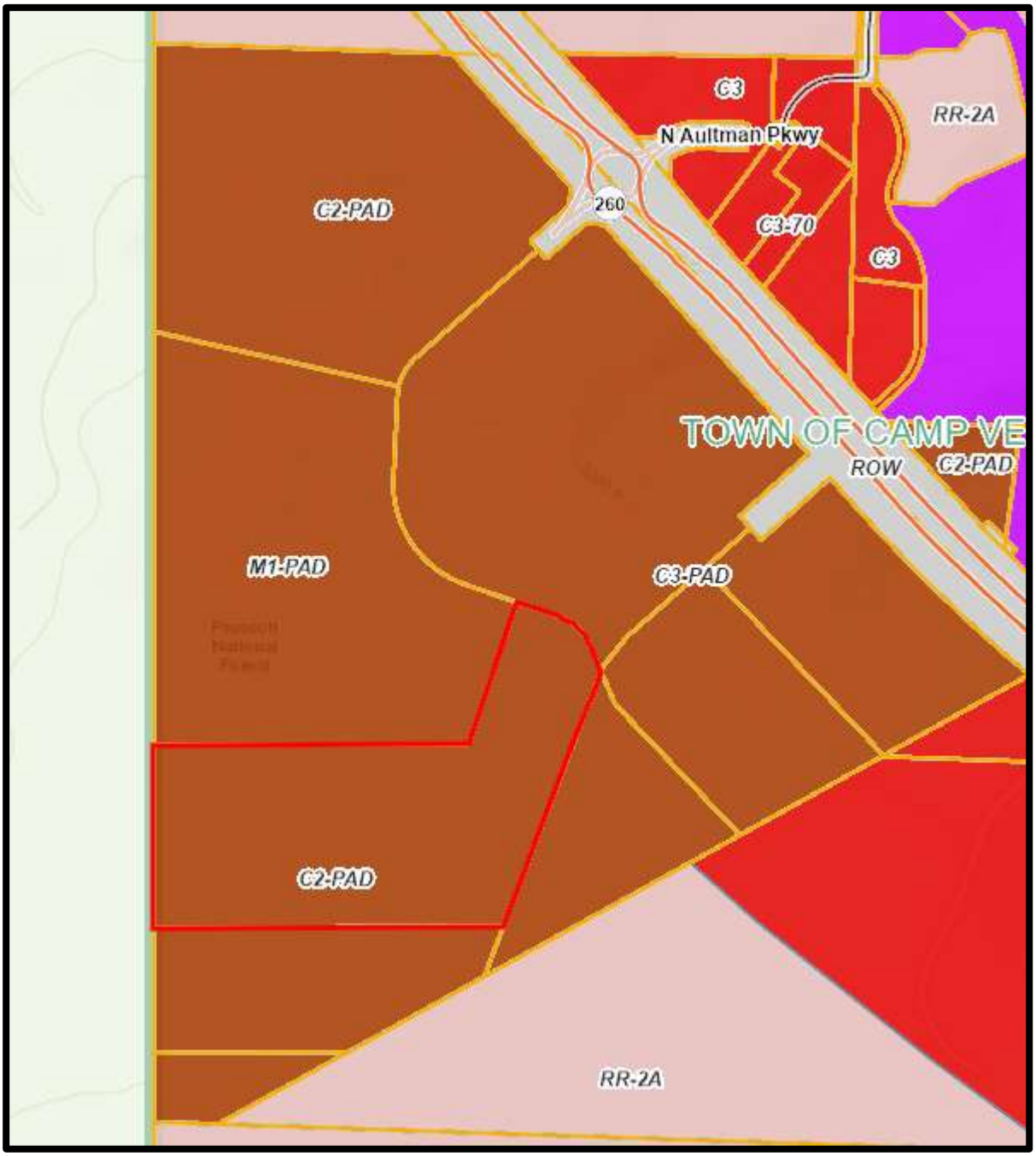
The application proposed to subdivide 27-acre parcel into 161-lots, the lot size will be a minimum of 4,500 square feet. See Letter of Intent, Attachment A. The subdivision is accessible from Aultman Parkway and Boulder Creek Road. In order to keep the homes affordable, the applicant has requested the flexibility of placing manufactured homes on the individual lots. These will all have garages and be placed on foundations.

On November 13, 2023, the plat, application, and letter of intent was transmitted to all required agencies for review.

The proposed subdivision is located within the 260 West Character Area of the Town's General Plan. The existing zoning and proposed development of single-family residences is consistent with the Town's stated character and properties of this area.


SUBJECT PARCEL
403-15-010C
N Aultman Pkwy
260
TOWN OF CAMP VERDE

Zoning: This parcel is zoned C2-PAD (Commercial: General Sales and Services – Planned Area Development). The proposed preliminary plat falls within the parameters of C2-PAD zoning. The parcel borders the Prescott National Forest Service and other parcels within the High View at Boulder Creek PAD.



General Plan: The proposed subdivision is located within the 260 West Character Area of the Town's General Plan. The existing zoning and proposed development of single-family residences is consistent with the Towns stated character and properties of this area. See Attachment D for excerpt of the 260 West Character Area.

Interdepartmental and agency review: On November 13, 2023, the plat, application, and letter of intent was transmitted to all required agencies for review, specifically:

- Town of Camp Verde Public Works
- Town of Camp Verde Building Official
- Town of Camp Verde Utilities Department
- Yavapai County Environmental Services
- Copper Canyon Fire and Medical District

No substantive comments which would impede approval of this Preliminary Plat have been received. Comments/redlines received may be incorporated into the Final Plat or the Commission may require an updated/revised Preliminary Plat before recommending approval to the Mayor and Common Council.

Planning and Zoning Commission Recommendation: The Planning and zoning Commission held a public hearing on January 25, 2024, for Subdivision Preliminary Plat 20230617. See Attachment B for minutes.

One (1) neighbor attended the meeting and spoke regarding water in the area.

The Planning and Zoning Commission voted unanimously to recommend approval of Preliminary Plat 20230617.

Section 505 Preliminary Subdivision:

Staff responses in brown below.

A. Purpose and Initial Review

The purposed of the Preliminary Subdivision Plat is to provide more detail for determining specific capacities and preliminary design for the proposed subdivision. The Preliminary Plat process is a major step, as its Public Hearing by the Planning Commission and the Town Council may give authorization to proceed in preparation with the Final Subdivision Plat, to be accompanied by engineering construction plans and specifications for public improvements. Approval of the Preliminary Plat does not guarantee approval and acceptance of the Final Plat.

1. After the pre-application meeting the Conceptual and Master Development Plan, if required, the subdivider shall submit an appropriate number of copies as determined by the Community Development Department, including one digital form of the Preliminary Subdivision Plan, an application with fees as

specified in the Planning and Zoning Fess Schedule and the Engineering Fee Schedule, and other exhibits herein specified; and shall submit a minimum of two copies each of the required supplementary material as outlined in Section 505.C and as determined by the Community Development Director.

Staff Response: A pre-application meeting was held, and fees have been paid. A conceptual plan was submitted by the applicant on April 5, 2023. The conceptual plan was submitted to reviewing agencies and no comments were submitted back to the Community Development Department.

2. Within five working days from submittal of the Preliminary Plat Application, it shall be reviewed for completeness by the Community Development Director or designee. If the application is found incomplete it shall be returned to the subdivider. If the application appears complete, the Plat shall be distributed to reviewing departments and agencies. Processing will not commence until all required documents are received.

   Staff Response: Application and electronic version of Plat were received on November 9, 2023. The submission was reviewed and determined substantially complete on November 13, 2023. At that time the Plat was distributed to reviewing agencies for comment.

3. The Preliminary Plat will be promptly circulated to review to determine if the Preliminary Plat conforms to these regulations, and to the Conceptual Plan phase of the subdivision application.
   a. Copies of the Preliminary Subdivision Plat and accompanying material will be transmitted to the following agencies: Town Engineer, County Health Department and Environmental Services; Arizona Department of Transportation (if it contains or abuts a state or federal highway); utility companies; Town Road Superintendent; Soil Conservation District; State or Federal land management agency (if adjacent to public lands); State Fire Marshal or Camp Verde Fire District; State Department of Water Resources, and other interested or affected agencies as deemed appropriate by the Director.

      Staff Response: Agencies were sent documents for review and comments were received on or prior to December 29, 2023.

      This is an administrative function of the application review process.

   b. In accordance with A.R.S. Sections 9-474, as may be amended, if the plat is within three miles of the corporate limits of another municipality having subdivision regulations, the Community Development Director will submit a copy of the Preliminary Plat to said municipality for its review.

Staff Response: This subdivision is within three miles of the City of Cottonwood, and the Plat was sent to them for review.

c. Interested agencies will have approximately 30 working days, from the date of complete application received by the Community Development Department, to review and send comment to the Community Development Director. The Community Development Director will schedule meeting with agencies during 30 working days.

Staff Response: Comments were received, and a meeting was held with applicant and agencies on January 10, 2023.

d. No reply by an agency within the time limit specified be construed by the Community Development Director as having no objections from the department or agency to approval of the Preliminary Plat.

Staff Response: ADOT, Yavapai County, and surrounding municipalities did not submit any comments.

4. The Community Development staff shall prepare a correlated report, including replies or comments from all department s and other agencies for a coordinated meeting between the subdivider and/or his agent and various responding agencies for the purpose of clarifying outstanding issues arising from subdivision plat review and to promote compliance with the content of these regulations.

Staff Response: This meeting was held and there are no concerns that need to be addressed prior to the Final Plat submittal.

B. Preliminary Subdivision Plat Requirements

1. Information Required: The Preliminary Subdivision Plat shall be prepared to contain the information required in Section 504.B. Conceptual Plan Submittal Requirements and the additional Preliminary Plat and supplementary requirements that follow in this Section. Engineering plans submitted in support of the Preliminary Plat shall be prepared under the direction of a Professional Engineer.

Staff Response: This has been completed.

2. Title: The title shall include “Preliminary Plat” and the proposed name is the subdivision.

Staff Response: This information was included on the submitted plans.

3. Topography: A depiction of contours relating to USGS survey datum, or other datum approved in writing by the Town Engineer, shall be shown on the same map as the proposed subdivision layout.

   Staff Response: This requirement was met.

4. Existing Drainage and Natural Features: Flood hazard and 100-year Floodplain areas, if any, shall be delineated on the Preliminary Plat, and building pads shall be identified within flood hazard areas:

   Staff Response: No portion of this subdivision is within the floodplain.

5. Existing Streets, Easements, and Improvements: Locations, widths, ownership status and names of all existing streets and improvements therein.

   Staff Response: There are no existing streets in this subdivision.

6. Proposed Streets and Easements: Location, width and names of proposed streets, alleys, drainage ways, cross-walks, utility and access easements including all connections to adjoining platted or unplatted tracts. A typical cross-section shall be depicted on the plat where applicable describing the aforementioned improvements.

   Staff Response: The preliminary plat satisfies this requirement. The streets are proposed to be built to Town standards and dedicated to the Town.

7. Adjacent Lands: Name, book, and page numbers of any recorded subdivisions within or having common boundary with the tract, or notation “unsubdivided” where appropriate.

   Staff Response: Applicant has satisfied this requirement.

8. Lot Layout: including minimum building setback lines related to all streets; typical lot dimensions (scaled); dimensions of all corner lots and lots on curvilinear sections of street; each lot numbered individual and total number of lots shown.

   Staff Response: This requirement has been satisfied.

9. Public Land Use: Designation of all land to be dedicated or reserved for public or semi-public use, with use indicated.

   Staff Response: The applicant proposes to dedicate the streets to the Town. If the street is designed and built to Town standards, the Town may accept the streets.

10. Zoning: The plat shall designate existing zoning classifications and land uses, present district boundary lines and status of any pending zoning change.

    Staff Response: The requirement has been satisfied.

11. Utility Resources: Reference by note all sources of proposed electricity, gas, telephone service, solid waste disposal, police, and emergency services.

    Staff Response: This requirement has been satisfied.

12. Sewage disposal: A statement as to the type of facilities proposed shall appear on the Preliminary Plat.

    Staff Response: This requirement will be met through the development of individual “package plant” sewer systems.

13. Water supply: A statement as to the type of facilities proposed shall appear on the Preliminary Plat.

    Staff Response: This requirement is addressed as part of the Development Agreement. The Agreement requires the applicant to develop and dedicate a well to the Town.

C. Additional Preliminary Plat Submittal Requirements

1. The following material shall accompany the submission of all preliminary plats. If this data is not included on the preliminary plat, then a minimum of two (2) copies of each are required.

    a. Supplemental submittals at this stage, such as grading, drainage, or road plans, should be preliminary plans, not construction plans. They are the type of plans needed to evaluate the viability of the preliminary plat and allow the reviewing agencies to make reasonable decisions. The plans may generally be prepared using scaled distances and elevations taken from the topographic map used for the Preliminary Plat. When possible, they should be at the same scale as the preliminary plat.

    b. All supplemental submittals must be consistent with each other and the Preliminary Plat.

2. Preliminary Title Report: A policy of title insurance company within the preceding thirty (30) days to the owner of the land, covering the land within the proposed subdivision and showing all record owners, liens, and encumbrances shall be submitted. The preliminary title report shall contain Schedule “B” indicating the status of legal access to the proposed subdivision.

3. Preliminary Draft Deed Restrictions or Protective Covenants: Restrictions or covenants shall be incorporated in the final plat submittal, including provisions for use and maintenance of commonly-owned facilities, if any.

4. Utility Service Letters: A statement regarding availability of utilities and the direction and distance there to and preliminary letters of serviceability shall be submitted in conjunction with the application.

5. Street Names: A list of proposed street names.

6. Preliminary Grading Plan: A preliminary grading plan shall be required when cuts or fills will exceed 5’ in height or will extend outside the normal street right-of-way. The preliminary grading plan shall be in sufficient detail to convey the extent grading activities such that their impact can be evaluated by the reviewing agencies.

    a. The Preliminary Grading Plan shall include existing and finish grade contours and limits of cut and fill areas.

    b. Driveway and building shall be shown when topographic or other constraints will require specific locations or site grading.

    c. A geotechnical report shall accompany the grading plan to support the slope stability assumptions of the grading plan.

    d. The Preliminary Grading Plan may be shown on the Preliminary Road Plans if all of the grading will be related directly to the roads and in compliance with the following requirements for Preliminary Road Plans.

7. Preliminary Road Plans: Grades shall be given to the nearest whole percent grade. A profile sheet coinciding with the roads as shown on the Preliminary Plat or separate plan and profile sheets shall be prepared at a scale sufficient to allow evaluation of the proposed roads. Proposed drainage structures within the right-of-way shall be shown on the preliminary road plans.

    a. Height, stability, and slope of cut fills.

    b. Affected drainage patterns,

    c. Potential roadway geometric problems,

    d. Impacts of the roads on adjacent lots, property, and access,

    e. Relationship of drainage to roadways; and,

    f. Other items that may be specific to the roads in the specific subdivision.

8. Preliminary Utility Plans: A Preliminary Utility Plan shall be prepared to illustrate the proposed location of utilities and verify the necessary easements and right-of-way are proposed on the Preliminary Plat. It is recognized that final utility locations are decided by the individual utilities, but the objective of the Preliminary Utility Plan shall be to encourage cooperation in planning by the various utilities.

9. Preliminary Drainage Plans: The Preliminary Drainage Plan shall be part of the Drainage Report in accordance with the requirements of the Yavapai County Flood Control District and Yavapai County Drainage Criteria Manual (refer to Camp Verde Engineering Design & Construction Standards).

10. Traffic Impact Analysis: A traffic impact study shall be performed in accordance with the latest edition of the Town Engineering Design & Construction Standards or as required by the Town Engineer. In cases where the proposed subdivision streets intersect a State or County highway, the traffic impact analysis shall be performed in accordance with he agency's requirements.

    a. Generally, the following criteria are considered when determining if a traffic impact study is warranted:

        1) Significant changes in land uses are proposed or higher density zoning is sought.

        2) Town arterial highway access is requested or the existing location of access to the property is changed.

        3) The proposed increased activity or intensity of development will significantly impact vehicular or pedestrian traffic on County roads.

        4) A total of 100 or more vehicular trips during A.M. or P.M. peak hour will be generated by the proposed development.

    b. The traffic study shall be funded by the subdivider or property owner and upon submittal to the Planning and Zoning Department will be transmitted to and reviewed by the Town Engineer's office. Copies will be made available to other governmental agencies which may by affected by increased traffic.

    c. The subdivider shall be required to provide financial assurances or complete the installation of any improvements determined necessary to maintain or improve traffic operations and traffic safety functions in direct proportion to the impact caused by the proposed development.

11. Development Schedule: The subdivider may submit a proposed development schedule for progressive phases of the subdivision's development to be approved with the Preliminary Plat.

12. Application or Exception or Waiver: Any requested exception, waiver or variation from these regulations or approved construction standards such as roads, flood control, etc. shall be in the form of an Application for Exception specifying each requested waiver or variation and associated justification.

    a. The Application shall be a request for exception to a circumstance actually delineated on the preliminary plat, subsequent final plat or other plans as submitted. Requests shall not be in the abstract but shall include the specific reason for each and every exception requested.

    b. The Community Development Department Staff shall accept the application for each and any exception, as herein described, and initiate or continue the processing of a subdivision plan as long as the plan complies with all other requirements.

Staff Response: All of these requirements have been administratively satisfied.

2016 General Plan: The 2016 General Plan places this property in the 260 West Character Area which allows for churches, medical services, retail sales, and housing. (Attachment E)

"The 260 West Character Area is primarily undeveloped land that is suitable for future residential services, commercial, and industrial uses." (pg. 37 2016 General Plan)

The following have been completed by staff:

- The Town mailed a letter providing notice of this public hearing and proposed Preliminary Subdivision Plat to all parcels within 300' of the subject parcel on May 20, 2024.
- A public hearing notice was placed in the Verde Independent Newspaper on May 18, 2024 and May 21, 2024.
- A public hearing notice was posted at the property on May 20, 2024.
- The Planning and Zoning Commission recommended approval of this Preliminary Plat on January 25, 2024.

Recommended Action: Motion to recommend approval to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, for Preliminary Plat 20230617, submitted by Craig Baker, for the purpose of developing a 161-lot Subdivision, in the High View at Boulder Creek Planned Area Development. The proposed project is zoned C2-PAD and is generally located off Aultman Parkway and Boulder Creek Road on APN 403-15-010C.

RESOLUTION 2024-1133

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, FOR PRELIMINARY PLAT 20230617, SUBMITTED BY BOULDER CREEK OF CAMP VERDE, LLC, FOR THE PURPOSE OF DEVELOPING A 161-LOT SUBDIVISION, IN THE HIGH VIEW AT BOULDER CREEK PLANNED AREA DEVELOPMENT. THE PROPOSED PROJECT IS ZONED C2-PAD AND IS GENERALLY LOCATED OFF AULTMAN PARKWAY AND BOULDER CREEK ROAD ON APN 403-15-010C.

WHEREAS, the Planning and Zoning Ordinance and Subdivision Regulations, provide the processes under Section 505, Preliminary Subdivision Plat, to determine details relating to specific capacities and preliminary design of the subdivision; and,

WHEREAS, a request for approval of Preliminary Plat 20230617 was filed by Craig Baker, on behalf of the property owners, Boulder Creek Camp Verde, LLC. who is the owner of Parcel 403-15-010C, on November 9, 2023; and,

WHEREAS, the purpose of the Preliminary Plat is to develop the High View at Boulder Creek, with one hundred and sixty-one (161) residential lots, located on Parcel 403-15-010C; and,

WHEREAS, the request was reviewed by the Planning and Zoning Commission on January 25, 2024, in a public hearing that was advertised and posted according to state law; and,

WHEREAS, the request was reviewed by the Town Council in a Regular Session on June 5, 2024, in a public hearing that was advertised and posted according to state law; and,

WHEREAS, the proposed Preliminary Plat is in compliance with the currently adopted General Plan and was given a recommendation for conditional approval to proceed with assurance of compliance with the Planning and Zoning Ordinance under the Final Plat processing guidelines; and,

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

The Town Council hereby finds as follows:

1. The Mayor and Common Council of the Town of Camp Verde hereby approve Preliminary Plat 20230617, Exhibit A, for the purpose of developing the High View at Boulder Creek with one hundred and sixty-one (161) residential lots, located on Parcel 403-15-010C, with the following conditions:

    a. Additional off-street, overflow parking shall be provided adjacent to common areas and other appropriate locations within the subdivision. The location, the amount, and the details of the additional parking shall be indicated on the final plat, reviewed by staff and will be subject to final approval by the Town Council at the time of final plat approval.
    b. The proposed street names to the property will be vetted and acceptable, prior to approval by Town Council of the Final Plat survey.
    c. All documentation required for review and processing of the final plat be received with its submittal to facilitate its processing. Any documentation and information required as a result of the final plat review process to be submitted when requested, to facilitate the final process for Council approval and plat recordation.
    d. The Mayor and Common Council have determined that the applicant must meet all currently adopted development standards. Upon achieving compliance with the Planning & Zoning Ordinance and Subdivision regulations, the proposed use will not constitute a threat to the health, safety, welfare, or convenience of the general public.

PASSED AND APPROVED by a majority vote of the Common Council at the regular meeting of June 5, 2024.

_____
Dee Jenkins, Mayor

Attest:

_____
Town Clerk

Approved as to form:

_____
Town Attorney

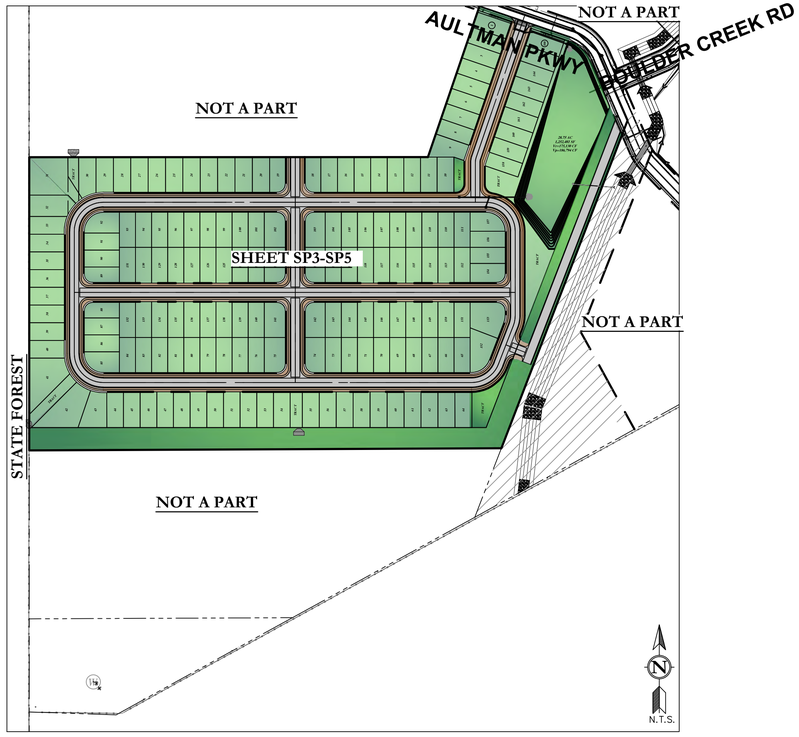
HIGHVIEW AT BOULDER CREEK
PRELIMINARY PLAT
PARCEL 5B, CAMP VERDE, AZ

LEGAL DESCRIPTION

PARCEL 5–B
THE FOLLOWING IS A DESCRIPTION OF A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA. BEING A PORTION OF PARCEL 5, AS SHOWN ON THE "HIGH VIEW AT BOULDER CREEK" RESULTS OF SURVEY RECORDED IN RECEPTION NO. 2020–0079351 RECORDS OF THE YAVAPAI COUNTY RECORDER'S OFFICE, [RECORD SOURCE #1 (RL)]. THE SUBJECT PARCEL OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 9, BEING MARKED WITH A GLO BRASS
CAP, ALSO MARKING THE NORTHWEST CORNER OF SAID PARCEL 5, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 9, BEING MARKED WITH A PLASTIC CAP ATOP A 5/8" REBAR STAMPED L.S. 26925, BEARS NORTH 00° 01' 02" WEST, [BASIS OF BEARINGS (RL)] AT A DISTANCE OF 2,636.87 FEET;
THENCE SOUTH 00° 00'29" EAST, A DISTANCE OF 687.31 FEET, ALONG THE WEST LINE OF SAID SECTION 9, ALSO BEING THE WEST LINE OF PARCEL 5, AS SHOWN ON SAID (RL), TO A SET PLASTIC CAP ATOP A 1/2" REBAR STAMPED L.S. 48860;
THENCE NORTH 89° 44' 35" EAST, A DISTANCE OF 1319.36 FEET, TO A FOUND PLASTIC CAP ATOP A 1/2" REBAR STAMPED L.S. 48860, MARKING A POINT ON THE EAST LINE OF SAID PARCEL 5;
THENCE NORTH 21° 03' 30" EAST, A DISTANCE OF 981.82 FEET, TO A FOUND PLASTIC CAP ATOP A 1/2" RE BAR STAMPED L.S. 48860, MARKING A POINT ON THE EAST LINE OF SAID PARCEL 5 AND THE CENTERLINE OF A 60.00' INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT FOR AULTMAN PARKWAY (RL);
THENCE NORTH 22° 32' 27" EAST, A DISTANCE OF 41.70 FEET, TO A FOUND PLASTIC CAP ATOP A ½" REBAR STAMPED L.S. 48860, MARKING THE CENTERLINE INTERSECTION OF AULTMAN PARKWAY AND BOULDER CREEK ROAD;
THENCE NORTH 23° 23' 48" WEST, A DISTANCE OF 107.99 FEET, ALONG SAID CENTERLINE TO A FOUND PLASTIC CAP ATOP A ½" REBAR STAMPED L.S. 48860, MARKING THE BEGINNING OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 200.00 FEET;
THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 47° 46' 38", AN ARC LENGTH OF 166.77 FEET [ALSO BEING SUBTENDED BY A CHORD BEARING OF NORTH 47° 17' 05" WEST, HAVING A CHORD DISTANCE OF 161.98 FEET], ALONG SAID CENTERLINE TO A FOUND PLASTIC CAP ATOP A 1/2" REBAR STAMPED L.S. 48860;
THENCE NORTH 71 ° 10' 22" WEST, A DISTANCE OF 165.67 FEET, ALONG SAID CENTERLINE TO A FOUND PLASTIC CAP ATOP A ½" REBAR STAMPED L.S. 48860, MARKING THE NORTHERN MOST POINT OF SAID PARCEL 5;
THENCE SOUTH 18° 49' 36" WEST, A DISTANCE OF 565.95 FEET, ALONG THE NORTHERLY LINE OF SAID PARCEL 5 TO A FOUND PLASTIC CAP ATOP A ½" REBAR STAMPED L.S. 48860, MARKING AN ANGLE POINT IN SAID NORTHERLY LINE;
THENCE SOUTH 89° 59' 34" WEST, A DISTANCE OF 1186.88 FEET, ALONG THE NORTHERLY LINE OF SAID PARCEL 5 TO THE TRUE POINT OF BEGINNING.
THE SUBJECT PARCEL OF LAND DESCRIBED HEREIN CONTAINS 26.93 + /– ACRES OF LAND, AS SHOWN ON THE ATTACHED EXHIBIT DRAWING WHICH IS MADE A PORTION HEREOF BY THIS REFERENCE. THE SAID PARCEL OF LAND ALSO BEING SUBJECT TO ALL ITEMS OF THE PUBLIC RECORD THAT MAY OF PERTINENT THERETO.
TOGETHER WITH A 10.00 FEET WIDE STRIP OF LAND, BEING AN EASEMENT FOR UTILITY PURPOSES, IN ON OVER AND THROUGH A PORTION OF PARCEL 4 AND PARCEL 5, AS SHOWN ON THE "HIGH VIEW AT BOULDER CREEK" RESULTS OF SURVEY RECORDED IN RECEPTION NO. 2020–0079351, RECORDS OF THE YAVAPAI COUNTY RECORDER'S OFFICE, [RECORD SOURCE #1 (RL)]. THE SUBJECT STRIP OF LAND, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 9, BEING MARKED WITH A GLO BRASS
CAP, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 9, BEING MARKED WITH A PLASTIC CAP ATOP A 5/8" REBAR STAMPED L.S. 26925, BEARS NORTH 00° 01' 02" WEST, [BASIS OF BEARINGS (RL)] AT A DISTANCE OF 2,636.87 FEET;
THENCE NORTH 00° 03'13" WEST, A DISTANCE OF 49.83 FEET, ALONG THE WEST LINE OF SAID SECTION 9, ALSO BEING THE WEST LINE OF PARCEL 4, AS SHOWN ON SAID (RL), TO A PLASTIC CAP ATOP A 5/8" RE BAR STAMPED L.S. 13015;
THENCE NORTH 00° 00' 59" WEST, A DISTANCE OF 827.25 FEET, ALONG THE SAID WEST LINE OF SAID PARCEL 4, TO A SET ½" REBAR STAMPED L.S. 48860;
THENCE NORTH 89° 59' 18" EAST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 00° 00' 59" EAST, A DISTANCE OF 827.25 FEET;
THENCE SOUTH 00° 03' 13" EAST, A DISTANCE OF 49.83 FEET;
THENCE SOUTH 00° 00' 29" EAST, A DISTANCE OF 1329.59 FEET;
THENCE NORTH 89° 59' 31" EAST, A DISTANCE OF 178.71 FEET;
THENCE SOUTH 00° 00' 59" EAST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 89° 59' 31" W, A DISTANCE OF 188.73 FEET, TO A POINT ON THE WEST LINE OF SAID SECTION 9, ALSO BEING THE WEST LINE OF SAID PARCEL 5;
THENCE NORTH 00° 00' 29" WEST, A DISTANCE OF 1339.58 FEET, ALONG THE SAID WEST LINE OF SAID SECTION 9, TO THE TRUE POINT OF BEGINNING.
THE SUBJECT STRIP OF LAND DESCRIBED HEREIN CONTAINS 0.550 + /– ACRES OF LAND AND IS SUBJECT TO ALL ITEMS OF THE PUBLIC RECORD THAT MAY OF PERTINENT THERETO.
EXCEPTING THEREFROM A 60.00 FEET WIDE STRIP OF LAND, BEING AN EASEMENT FOR INGRESS, EGRESS, AND UTILITY PURPOSES, IN ON OVER AND THROUGH A PORTION OF PARCEL 5, AS SHOWN ON THE "HIGH VIEW AT BOULDER CREEK" RESULTS OF SURVEY RECORDED IN RECEPTION NO. 2020–0079351, RECORDS OF THE YAVAPAI COUNTY RECORDER'S OFFICE, [RECORD SOURCE #1 (RL)]. THE SUBJECT STRIP OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING FOR REFERENCE: AT THE WEST QUARTER CORNER OF SAID SECTION 9, BEING
MARKED WITH A GLO BRASS CAP, ALSO MARKING THE NORTHWEST CORNER OF SAID PARCEL 5, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 9, BEING MARKED WITH A PLASTIC CAP ATOP A 5/8" REBAR STAMPED L.S. 26925, BEARS NORTH 00° 01 ' 02" WEST, [BASIS OF BEARINGS (RL)] AT A DISTANCE OF 2,636.87 FEET, THENCE SOUTH 00° 00'29" EAST, A DISTANCE OF 687.31 FEET, ALONG THE WEST LINE OF SAID SECTION 9, ALSO BEING THE WEST LINE OF PARCEL 5, AS SHOWN ON SAID (RL), TO A SET ½" REBAR STAMPED L.S. 48860, THENCE NORTH 89° 44' 35" EAST, A DISTANCE OF 1076.00 FEET, TO A CALCULATED POINT AND THE TRUE POINT OF BEGINNING.
THENCE NORTH 89° 44' 35" EAST, A DISTANCE OF 83.62 FEET, TO A CALCULATED POINT;
THENCE NORTH 43° 53' 40" EAST, A DISTANCE OF 85.60 FEET, TO CALCULATED POINT;
THENCE NORTH 35° 15' 16" EAST, A DISTANCE OF 471.35 FEET, TO A CALCULATED POINT ON THE EAST LINE OF SAID PARCEL 5;
THENCE NORTH 21 ° 03' 30" EAST, A DISTANCE OF 461.20 FEET, ALONG SAID EAST LINE OF SAID PARCEL 5 TO THE INTERSECTION OF THE WEST LINE OF A 60.00 FEET WIDE INGRESS, EGRESS AND UTILITY EASEMENT FOR AULTMAN PARKWAY (RL);
THENCE NORTH 23° 23' 48" WEST, A DISTANCE OF 43.29 FEET, ALONG SAID WEST LINE OF A 60.00 FEET WIDE INGRESS, EGRESS AND UTILITY EASEMENT FOR AULTMAN PARKWAY (RL);
THENCE NORTH 22° 32' 27" EAST, A DISTANCE OF 41.70 FEET, ALONG SAID WEST LINE OF A 60.00 FEET WIDE INGRESS, EGRESS AND UTILITY EASEMENT FOR AULTMAN PARKWAY (RL);
THENCE NORTH 23° 23' 48" WEST, A DISTANCE OF 43.92 FEET, ALONG SAID WEST LINE OF A 60.00 FEET WIDE INGRESS, EGRESS AND UTILITY EASEMENT FOR AULTMAN PARKWAY (RL);
THENCE SOUTH 21 ° 03' 30" WEST, A DISTANCE OF 557 .67 FEET, TO A CALCULATED POINT;
THENCE SOUTH 35° 15' 16" WEST, A DISTANCE OF 459.34 FEET, TO A CALCULATED POINT;
THENCE SOUTH 43° 53' 40" WEST, A DISTANCE OF 139.31 FEET, TO THE TRUE POINT OF BEGINNING.
THE SUBJECT STRIP OF LAND DESCRIBED HEREIN CONTAINS 1.497 +/– ACRES OF LAND AND IS SUBJECT TO ALL ITEMS OF THE PUBLIC RECORD THAT MAY OF PERTINENT THERETO.

UTILITY COMPANIES

ELECTRIC:	ARIZONA PUBLIC SERVICE COMPANY P.O. BOX 53920, STE. 9996 PHOENIX, ARIZONA 85072–3920
SEWER:	PRIVATE
WATER:	TOWN OF CAMP VERDE UTILITIES DIVISION 1000 STATE ROUTE 260 BILLING ADDRESS: 395 S. MAIN ST. CAMP VERDE, AZ 86322
CABLE/PHONE:	CENTURYLINK CENTURYLINK ENGINEERING 500 S. CALVARY WAY COTTONWOOD, AZ 86326 SUDDENLINK 65 COFFEEPOT DRIVE STE. A SEDONA, ARIZONA 86336
GAS:	UNISOURCE ENERGY SERVICES UNS GAS, INC. P.O. BOX 80078 PRESCOTT, AZ 86304–8078
SOLID WASTE COLLECTION:	PATRIOT DISPOSAL 211 SMITH ROAD SEDONA, AZ 86336



KEY MAP

SHEET INDEX

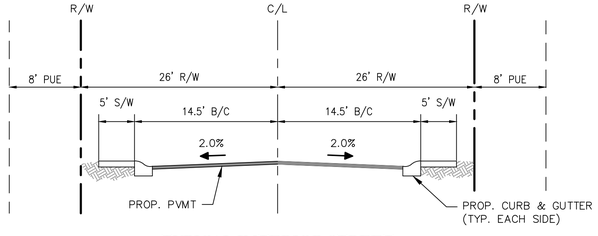
COVER SHEET	PP1
NOTE SHEET	PP2
OVERALL SITE PLAN SHEET	PP3
SITE PLAN SHEET	PP4
SITE PLAN SHEET	PP5
SITE PLAN SHEET	PP6

PRELIMINARY SUBDIVISION PLAT REVIEW AND ACTIONS BY PLANNING COMMISSION

1. THE COMMISSION SHALL REVIEW, HEAR OR CONSIDER ALL EVIDENCE RELATING TO SAID PRELIMINARY SUBDIVISION PLAT.
2. THE COMMISSION MAY REVIEW AN APPLICATION FOR EXCEPTION SIMULTANEOUSLY WITH THE PRELIMINARY PLAT CONSIDERATION, OR, THE COMMISSION MAY HEAR THE APPLICATION FOR EXCEPTION SEPARATELY AT THE SUBDIVIDER'S REQUEST OR AS RECOMMENDED BY THE COMMUNITY DEVELOPMENT DIRECTOR. THE COMMISSION MAY RECOMMEND THAT THE TOWN COUNCIL AUTHORIZE EXCEPTIONS TO ANY OF THE REQUIREMENTS IN THESE REGULATIONS, IF THE COMMISSION FINDS THE FOLLOWING FACTS WITH RESPECT THERETO:
   a. THERE ARE SPECIAL CIRCUMSTANCES OR CONDITIONS AFFECTING SAID PROPERTY; AND
   b. THAT THE GRANTING OF THE EXCEPTION WILL NOT BE DETRIMENTAL TO THE PUBLIC SAFETY, HEALTH AND WELFARE OR INJURIOUS TO OTHER PROPERTY IN THE AREA IN WHICH SAID PROPERTY IS SITUATED; AND
   c. THAT IT WILL NOT HAVE THE EFFECT OF NULLIFYING THE INTENT AND PURPOSE OF THE TOWN'S GENERAL PLAN OR
   THESE REGULATIONS.
3. IF SATISFIED THAT ALL OBJECTIVES OF THESE REGULATIONS HAVE BEEN MET, THE COMMISSION MAY RECOMMEND APPROVAL OR CONDITIONAL APPROVAL OF A PRELIMINARY PLAT, WITH OR WITHOUT EXCEPTIONS, TO THE TOWN COUNCIL.
4. THE COMMISSION MAY MOVE TO CONTINUE THE PLAT PENDING ITS REVISION OR RESUBMITTAL PROCESS IF THE COMMISSION FINDS THAT THE PROPOSED PLAT LOTS ARE DETERMINED TO BE NOT SUITABLE DUE TO SUCH FEATURES OR CONDITIONS AS FLOODING OR POOR DRAINAGE, STEEP SLOPES, ROCK PROBLEMS, SANITARY DEFICIENCIES, IMPROPER ACCESS TO PUBLIC ROADWAY, OR OTHER CONDITIONS LIKELY TO AFFECT PUBLIC HEALTH, SAFETY, CONVENIENCE AND GENERAL WELFARE.
   a. SUCH CONTINUANCE SHALL BE SET TO A SPECIFIC DATE COORDINATED BY THE SUBDIVIDER AND COMMISSION FOR A FUTURE COMMISSION HEARING OF THE REVISED PLAT.
   b. IF THE PLAT REVISION REMAINS UNSATISFACTORY TO THE COMMISSION FOR A RECOMMENDATION OF APPROVAL, THE COMMISSION MAY RECOMMEND DENIAL AND FORWARD THEIR RECOMMENDATION TO COUNCIL.
   c. A PRELIMINARY PLAT MAY NOT BE CONTINUED FOR MORE THAN SIXTY (60) DAYS AFTER THE COMMISSION'S FIRST HEARING ON THE PLAT.
5. THE COMMISSION MAY RECOMMEND DENIAL IF IT FINDS THAT THE PLAT DOES NOT COMPLY WITH THESE REGULATIONS, THE INTENT AND PURPOSE OF THE GENERAL PLAN, ZONING OR OTHER APPLICABLE CODES.
6. RECOMMENDATIONS FOR APPROVAL OR DENIAL BY THE COMMISSION SHALL BE FORWARDED TO THE TOWN COUNCIL FOR ACTION AT THE NEXT AVAILABLE REGULAR MEETING. A COPY OF THE PROJECT REPORT AND DRAFT OR APPROVED MINUTES SETTING OUT ACTION OF THE COMMISSION SHALL BE FILED WITH THE TOWN CLERK AND BE TRANSMITTED TO THE COUNCIL, TO THE SUBDIVIDER AND/OR OWNER AND TO DEPARTMENTS OR AGENCIES AS NECESSARY.

PRELIMINARY SUBDIVISION PLAT REVIEW AND ACTIONS BY THE TOWN COUNCIL

1. UPON RECEIPT OF THE REPORT AND RECOMMENDATION BY THE COMMISSION, THE COUNCIL AT ITS NEXT SUCCEEDING COUNCIL HEARS PLANNING & ZONING MATTERS MEETING OR SPECIAL MEETING SHALL APPROVE, CONDITIONALLY APPROVE, WITH OR WITHOUT EXCEPTIONS, OR REJECT THE PRELIMINARY SUBDIVISION PLAT APPLICATION.
2. IF THE COUNCIL DETERMINES THAT SAID PRELIMINARY PLAT IS NOT IN CONFORMITY WITH THESE REGULATIONS OR ASSOCIATED DESIGN CRITERIA OR IF OTHER REQUIREMENTS ARE NOT APPROVED BY THE COUNCIL, IT SHALL DISAPPROVE SAID PLAT SPECIFYING ITS REASON OR REASONS THEREFORE; AND THE COMMUNITY DEVELOPMENT DIRECTOR SHALL ADVISE THE SUBDIVIDER IN WRITING OF SUCH DISAPPROVAL AND OF THE REASONS FOR SUCH DISAPPROVAL. IF AN APPLICATION IS REJECTED BY THE TOWN COUNCIL, THE NEW FILING OF A SUBDIVISION APPLICATION FOR THE SAME PARCEL(S) OR ANY PART THEREOF SHALL FOLLOW THE AFOREMENTIONED PROCEDURES AND SHALL BE SUBJECT TO THE REQUIRED FEES.
3. PRELIMINARY PLAT APPROVAL IS BASED UPON THE FOLLOWING TERMS:
   a. THE BASIC CONDITIONS UNDER WHICH THE PRELIMINARY PLAT IS GRANTED WILL NOT BE CHANGED PRIOR TO EXPIRATION DATE OF THE APPROVAL.
   b. APPROVAL IS VALID FOR A PERIOD OF TWENTY–FOUR (24) MONTHS FROM DATE OF COUNCIL ACTION, UNLESS AN EXTENDED PERIOD IS REQUESTED AND APPROVED BY COUNCIL.
   c. PRIOR TO THE EXPIRATION OF THE APPROVAL PERIOD THE SUBDIVIDER MAY REQUEST, BY WRITTEN APPLICATION, COMMISSION AND COUNCIL APPROVAL OF A ONE YEAR TIME EXTENSION; SUCH APPROVALS MAY BE GRANTED, IF AFTER HEARING A RECOMMENDATION BY THE COMMISSION THE OPINION OF THE COUNCIL IS THERE IS NOT A CHANGE IN CONDITIONS WITHIN, OR ADJOINING, THE PRELIMINARY PLAT THAT WOULD WARRANT A REVISION TO ITS ORIGINAL DESIGN.
4. THE COUNCIL APPROVAL OF THE PRELIMINARY PLAT SHALL SPECIFY THAT MINIMUM TOWN STANDARDS FOR REQUIRED IMPROVEMENTS SHALL BE DESIGNED PRIOR TO APPROVAL OF THE FINAL PLAT; AND IF ANY OTHER IMPROVEMENTS ARE REQUIRED AT THIS TIME BY THE COUNCIL, THEY SHALL BE SO SPECIFIED AT THE TIME OF APPROVAL OF THE PRELIMINARY PLAT.



TYPICAL INTERIOR STREET

OWNER/DEVELOPER
ZANE GREY INVESTMENTS II LLC
661 E. HOWARDS RD
CAMP VERDE, AZ 86322
CONTACT: JEREMY BACH
PH: (928) 300–4440

ENGINEER:
SBL ENGINEERING, LLC.
1957 E. SUNBURST LANE,
TEMPE, AZ 85284
PH: (480) 290–9630
FX: (480) 619–6334
CONTACT: CRAIG BAKER

SURVEYOR
HERITAGE LAND SURVEYING & MAPPING
PO BOX 3270
CAMP VERDE, AZ 86322
PH: (928) 567–9170
CONTACT: SHANE NAUERT

PARCEL & SITE ADDRESS
APN# 403–15–010C PARCEL 5
ADDRESS: AULTMAN PARKWAY, CAMP VERDE, AZ
ZONING: C2–PAD

AREA
SUBJECT PROPERTY CONTAINS 1,826,906 SQUARE FEET OR 41.94 ACRES.
DEVELOPED AREA 1,198,825 SQUARE FEET OR 27.52 ACRES.

PROJECT DESCRIPTION
PROPOSED RESIDENTIAL SUBDIVISION

BENCHMARK
SEE TOPOGRAPHIC SURVEY OF HIGH VIEW AT BOULDER CREEK PERFORMED BY HERITAGE LAND SURVEYING & MAPPING INC. DATED 04/19/2021

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 00 DEGREES, 01 MINUTES, 02 SECONDS,WEST (R1), ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST G.&S.R.M., YAVAPAI COUNTY, ARIZONA.

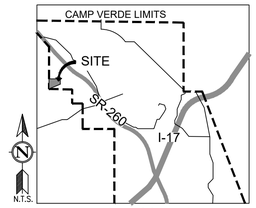
FLOOD ZONE
ACCORDING TO THE FLOOD INSURANCE RATE MAP #04025C2160H & C1793H, DATED OCTOBER 16, 2015, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BENCHMARK
REFERENCE BENCHMARK IS A NATIONAL GEODETIC SURVEY 3" SURVEY DISK IN CONCRETE STAMPED "SHEPHARD–WESNITZER VERDE RLS 27253" PID–DH5794 "VERDE", NAVD 88 ELEVATION =3240.50'.

SITE BENCHMARK IS THE WEST QUARTER CORNER OF SECTION 9, BEING MARKED BY A GLO BRASS CAP STAMPED " W1/4, S9, 1927" NAVD 88 ELEVATION=3335.02'

```
1       NATIONAL GEODETIC SURVEY,   RETRIEVAL DATE = APRIL 19, 2021
 DH5794 ***********************************************************
 DH5794 HT_MOD      –  THIS IS A HEIGHT MODERNIZATION SURVEY STATION.
 DH5794 DESIGNATION –  VERDE
 DH5794 PID         –  DH5794
 DH5794 STATE/COUNTY–  AZ/YAVAPAI
 DH5794 COUNTRY     –  US
 DH5794 USGS QUAD   –  CORNVILLE (2018)
 DH5794
 DH5794                    *CURRENT SURVEY CONTROL
 DH5794
 DH5794* NAD 83(2011) POSITION– 34 38 11.63539(N) 111 56 10.17121(W)   ADJUSTED
 DH5794* NAD 83(2011) ELLIP HT–   961.775 (METERS)          (06/27/12)  ADJUSTED
 DH5794* NAD 83(2011) EPOCH    –  2010.00
 DH5794* NAVD 88 ORTHO HEIGHT –   987.70  (METERS)    3240.5    (FEET) GPS OBS
```

SEE TOPOGRAPHIC SURVEY OF HIGH VIEW AT BOULDER CREEK PERFORMED BY HERITAGE LAND SURVEYING & MAPPING INC. DATED 04/19/2021



VICINITY MAP
SEC. 9 T14N R4E

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ARIZONA811
Call 811 or click Arizona811.com

SBL ENGINEERING, LLC
480-290-9630 WWW.SBL-ENG.COM

Certificate No. 34734 JENNIFER J. SMITH
Date Signed 04/01/2024
ARIZONA, U.S.A.
Expires 06/30/2024

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HIGHVIEW AT BOULDER CREEK
AULTMAN PARKWAY, CAMP VERDE, AZ
PRELIMINARY PLAT

DATE	REVISIONS

DATE:	04/01/24
PROJ. NO:	22-145
DESIGN:	CB
DRAWN:	JL
CHECK:	JS
SCALE:	NTS
CAD FILE:	22145SP

COVER SHEET
PP1
1 of 6

FS#

SPECIAL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS REQUIRED AT THEIR OWN EXPENSE.
2. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXIST. UNDERGROUND FACILITIES, INCLUDING SEWER AND WATER CONNECTIONS, AND CROSSING POINTS SUFFICIENTLY IN ADVANCE OF CONSTRUCTION TO PERMIT THE REVISION OF THESE PLANS IF NECESSARY DUE TO CONFLICT BETWEEN A FACILITY PROPOSED HEREIN AND AN EXISTING FACILITY.
3. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO VERIFY THE PRESENCE AND LOCATION OF ANY AND ALL EXISTING OVERHEAD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THE CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT. CONTRACTOR SHALL ADEQUATELY PROTECT AND MAINTAIN SUCH UTILITIES.
4. THE ENGINEER OR SURVEYOR DO NOT ASSUME ANY LIABILITY FOR ERRORS OF LINE AND/OR GRADE ON ANY STAKING WHICH HAS BEEN DISTURBED IN ANY WAY, NOR DO THE ENGINEER OR SURVEYOR ASSUME ANY LIABILITY FOR ERRORS OF LINE AND/OR GRADE ON ANY STAKING THAT HAS BEEN IN PLACE FOR A PERIOD OF 24 HOURS OR MORE WITHOUT THE COMMENCEMENT OF CONSTRUCTION FOR WHICH IT WAS SET.
5. ALL SURVEYORS SHALL INDEPENDENTLY VERIFY THE BENCHMARK ON THE PLANS AND PRIOR TO COMPLETING ANY CONSTRUCTION STAKING OR AS-BUILT MEASUREMENTS SHALL CHECK EXISTING ELEVATION SHOWN ON THE CONSTRUCTION DOCUMENTS TO INSURE THAT THEIR ELEVATION DATUM IS RELATIVE TO THE EXISTING DATUM AS REFLECTED IN THE DEPICTED ELEVATIONS ON THE DESIGN PLANS. THE SURVEYOR AND CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DEVIATIONAL GREATER THAN 0.02 FEET AND NO CONSTRUCTION STAKING SHALL COMMENCE UNTIL THE DATUM ISSUES ARE RESOLVED.
6. SECURE LATEST ARCHITECTURAL OR CIVIL ELECTRONIC BASE FILE FOR ALL CONSTRUCTION STAKING.
7. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR AT LEAST 48 HOURS IN ADVANCE FOR ANY STAKING OR RESTAKING REQUIRED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ALL STAKES AND CONTROL, AND SHALL TAKE STEPS NECESSARY TO INSURE THAT THE STAKES AND CONTROL ARE NOT DISTURBED OR TAMPERED WITH. IF STAKES ARE DISTURBED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST INCURRED TO RESTAKE.
9. ANY QUESTIONS RELATIVE TO THE ACCURACY OF IMPROVEMENT INSTALLATION SHALL BE RAISED PRIOR TO COMPLETION OF THE WORK UNLESS ALL SURVEY STAKES ARE MAINTAINED INTACT. SHOULD SUCH STAKES NOT BE PRESENT AND VERIFIED AS TO THEIR ORIGIN, NO CLAIM FOR ADDITIONAL COMPENSATION FOR CORRECTION SHALL BE PRESENTED TO ANY PARTY AND SUCH WORK SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
10. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER'S ENGINEER AND SURVEYOR BEFORE BACKFILLING WATER AND/OR SEWER SERVICES IN ORDER THAT THE ENGINEER AND SURVEYOR MAY VERIFY THE AS-BUILT CONDITIONS INCLUDING HORIZONTAL AND VERTICAL LOCATION AND CONFORMANCE WITH PLANS AND SPECIFICATION OF THE SERVICE.
11. CONSTRUCTION OF SURFACE IMPROVEMENTS SHALL NOT BEGIN UNTIL CONFLICTING UNDERGROUND UTILITY CONSTRUCTION IS COMPLETED AND SERVICE CONNECTIONS TO ALL PLATTED LOTS, OR SITES, OR PAD, AS SHOWN ON THE PLANS HAVE BEEN ADEQUATELY EXTENDED
12. ALL FRAMES, COVERS, VALVE BOXES AND MANHOLE COVERS SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO COMPLETION OF PAVING OR RELATED CONSTRUCTION. ADJUSTMENT OF ALL EXISTING WATERLINE VALVE BOXES IN THE PARKWAY SHALL BE CONSIDERED INCIDENTAL TO PARKWAY GRADING. EXISTING "TYPE B" WATERLINE VALVE BOXES IN PAVEMENT SHALL BE REPLACED WITH "TYPE C" WATERLINE BOXES BY MAG STD DTL 391.
13. BEGIN SEWER CONSTRUCTION AT TAP LOCATION AND WORK UPSTREAM. CONTRACTOR TO VERIFY EXACT LOCATION AND INVERT ELEVATION OF UTILITY CONNECTION CROSSING LOCATIONS. CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY IF DIFFERENT THAN SHOWN ON PLAN.
14. **CAUTION: PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT ELEVATION OF UTILITY CONNECTION AND CROSSING POINT LOCATIONS. CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY IF DIFFERENT THAN SHOWN ON PLAN OR IF THE REQUIRED CLEARANCE OR CONNECTION CAN NOT BE ACHIEVED. THE CONTRACTOR SHALL BEAR THE COSTS FOR ANY RE-CONSTRUCTION IF UTILITY LINES ARE IN CONFLICT OR ADEQUATE POSITIVE SLOPE TO THE INVERT CONNECTION POINT IS NOT ACHIEVED. THE CONTRACTOR SHALL BEGIN SEWER CONSTRUCTION BY CONNECTING TO EXISTING SEWER AT CONNECTION POINT AS SHOWN ON PLANS AND REPORT ANY DISCREPANCIES IN LOCATION AND/OR ELEVATION IMMEDIATELY TO THE ENGINEER IN WRITING AND PRIOR TO THE START OF NEW SEWER LINE INSTALLATION. THE CONTRACTOR ASSUMES RESPONSIBILITY WHEN DEVIATING FROM THIS STANDARD PROCEDURE OF NOT VERIFYING THE LOCATION AND/OR ELEVATION OF ANY AND ALL EXISTING UTILITIES WHERE CONNECTIONS OR CROSSINGS WILL OCCUR.**
15. THE CONTRACTOR SHALL VERIFY THE NEED FOR THE ENGINEERS CERTIFICATION OF IMPROVEMENTS INCLUDING GRADING AND DRAINAGE, WATER, SEWER, STORM DRAIN, ETC. AS SHOWN ON THE CONSTRUCTION DOCUMENTS, AND IF NECESSARY THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND SURVEYOR TO INSURE THAT THE REQUIRED CONSTRUCTION OBSERVATION, TESTING, AND MEASUREMENTS ARE COMPLETE IN ORDER TO ENABLE THE ENGINEER TO COMPLETE THE REQUIRED CERTIFICATION.
16. NOTE THAT CERTIFICATION OF WATER AND SEWER FACILITIES ARE REQUIRED BY GOVERNING AGENCIES OF JURISDICTION WHICH INCLUDE AS-BUILT MEASUREMENTS AND CONFORMANCE WITH PLANS AND SPECIFICATIONS PER THE DESIGN BY AN ARIZONA REGISTERED CIVIL ENGINEER.
17. ALL SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
18. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC AND OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
19. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

USE AND INTERPRETATION OF THIS DRAWING

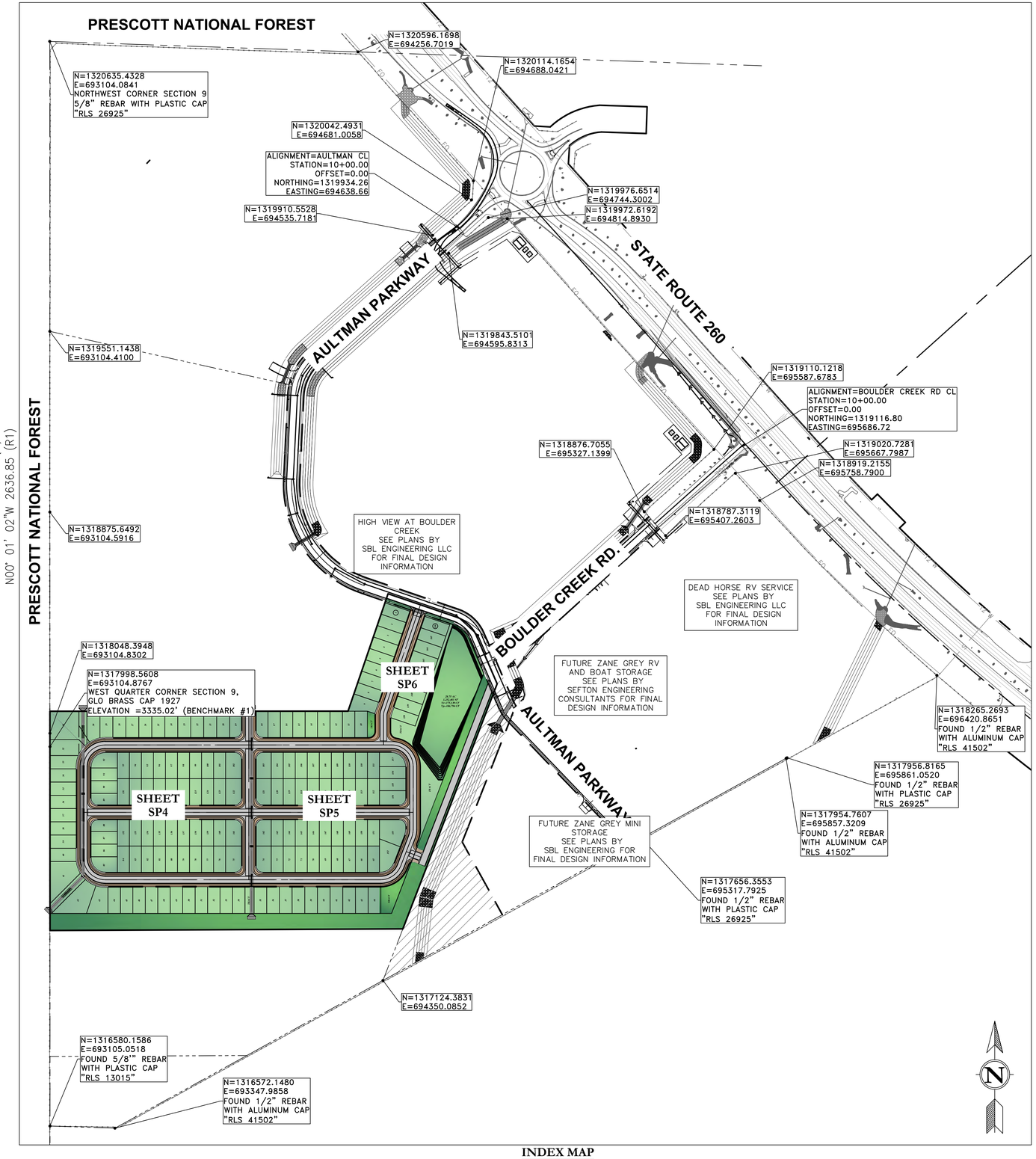
1. GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE **CONTRACT DOCUMENTS** AND DESCRIBE **USE** AND **INTENT** OF THE **DRAWING**. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER – CONTRACTOR AGREEMENT, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE **CONTRACT DOCUMENTS** ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.
2. BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE **OWNER** REPRESENTS THAT THEY HAVE REVIEWED AND APPROVED THE DRAWINGS. THE **CONTRACTOR** REPRESENTS THAT THEY HAVE VISITED THE SITE, FAMILIARIZED THEMSELVES WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED THEIR OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
3. AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, **CAD** DISKS OR OTHER ELECTRONIC MEDIA AND COPIES THEREOF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THESE PLANS ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.
4. IF IN THE CASE OF DISCREPANCIES OF INFORMATION BETWEEN THE DIGITAL VERSION **(CADD)** AND THE PHYSICAL APPROVED AND SIGNED PLAN VERSION OF THE PROJECT, THE **ACTUAL PHYSICAL PLAN** IS TO BE CONSIDERED ACCURATE TO THE DESIGN INTENT AND WILL SUPERCEDE ANY DIGITAL VERSIONS. CHANGES TO THE DRAWINGS, PHYSICAL OR DIGITAL MAY ONLY BE MADE BY THE ENGINEER.

DRY UTILITY NOTE:

CONTRACTOR IS RESPONSIBLE FOR DESIGN COORDINATION OF ALL DRY UTILITIES.
CONTRACTOR SHOULD START THE DESIGN PROCESS WITH ALL DRY UTILITY COMPANIES UPON BEING AWARDED THE CONSTRUCTION BID FOR THIS SITE.

CAUTION NOTICE TO CONTRACTORS:

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC AND OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



INDEX MAP

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SBL ENGINEERING, LLC
260-260-0650 WWW.SBL-ENG.COM

JENNIFER J. SMITH
Date Signed 04/01/2024
ARIZONA, U.S.A.
Expires 06/30/2024

HIGHVIEW AT BOULDER CREEK
AULTMAN PARKWAY, CAMP VERDE, AZ
PRELIMINARY PLAT

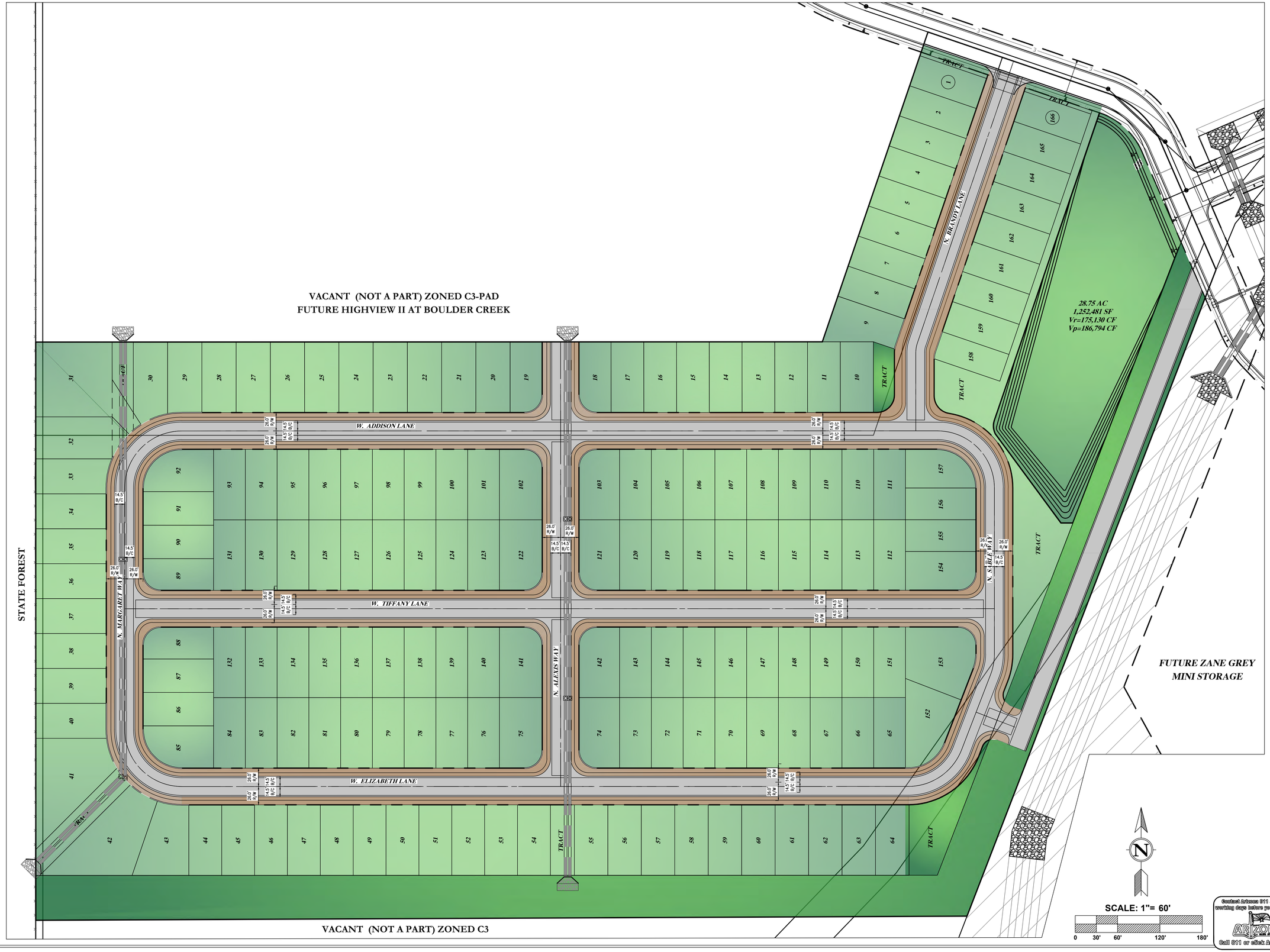
INFORMATIONAL COPY ONLY UNLESS WITH A VALID PROFESSIONAL SEAL AND SIGNATURE

DATE	REVISIONS

DATE:	04/01/24
PROJ. NO:	22-145
DESIGN:	CB
DRAWN:	JL
CHECK:	JS
SCALE:	NTS
CAD FILE:	22145SP

NOTE SHEET
PP2
2 of 6

FS#



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SBL ENGINEERING, LLC
400-290-9630 www.sbl-eng.com

Engineered Professional Engineer (Civil)
CERTIFICATE NO. 44734
JENNIFER J. SMITH
Date Signed 04/01/2024
ARIZONA U.S.A.
Expires 06/30/2024

HIGHVIEW AT BOULDER CREEK
AULTMAN PARKWAY, CAMP VERDE, AZ
PRELIMINARY PLAT

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NOTE SHEET
PP3
3 of 6

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PROPOSED SUBDIVISION DESIGN INFORMATION:

1. 52' INGRESS/EGRESS WITH 8' PUBLIC UTILITY EASEMENT
2. PARKING ON ONE SIDE OF STREET ONLY
3. ROADS TO HAVE 6" AC C-3/4 ON 6" ABC SUB-BASE 1" COMPACTED SUB-GRADE
4. 8" PRIVATE SEWER LINES
5. 8" PUBLIC WATER LINES (LOOPED)
6. 1" WATER METER & SERVICE LINE
7. 4" SEWER SERVICE LINE
8. APS ELECTRIC
9. LUMIN FOR COMMUNICATIONS
10. UNISOURCE GAS
11. PHASED DEVELOPMENT (40 LOTS PER PHASE)
12. LOTS TO BE MINIMUM 4,500 SQFT OR 45' x 100'
13. 6' HIGH PERIMETER BLOCK WALL
14. 143,791 SQFT OR 11% OF OPEN SPACE
15. SECONDARY GATED EMERGENCY ACCESS
16. ROLLED CURB AND CURB & GUTTER FOR ROADS
17. CATCH BASINS AND STORM DRAIN TO DIRECT STREET FLOWS
18. WATER LINE TO BE D.I.P. CL350 WITH POLY WRAP.
19. SEWER LINE TO BE PVC SDR-26.
20. ALL DRAINAGE APPURTENANCES SHALL BE MAINTAINED BY THE SUBDIVISION HOA AND WILL NOT BE ACCEPTED FOR MAINTENANCE BY THE TOWN.

MATCHLINE SEE SHEET SP4

SCALE: 1"= 40'

0 20' 40' 80' 160'

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HIGHVIEW AT BOULDER CREEK
AULTMAN PARKWAY, CAMP VERDE, AZ
PRELIMINARY PLAT

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CAD FILE:	22145SP

SITE PLAN SHEET

PP4

4 of 6

FS#

MATCHLINE SEE SHEET SP3

VACANT (NOT A PART) ZONED C3

VACANT (NOT A PART) ZONED C3-PAD

MATCHLINE SEE SHEET SP5

ZANE GREY MINI STORAGE
(NOT A PART)
ZONED C3-PAD

EXISTING DRAINAGE CHANNEL

N. SABLE WAY

TRACT

PROP MH
RIM=30.40
INV NE=21.16
INV W=21.26

PROP MH
RIM=29.30
INV NE=19.97
INV SW=20.07

PROP MH
RIM=28.56
INV NE=19.16
INV SW=19.26
INV SE=19.26

PROP MH
RIM=27.81
INV N=18.28
INV SW=18.38

PROP MH
RIM=25.08
INV E=16.48
INV W=16.58

PROP MH
RIM=23.70
INV N=13.51
INV E=13.61
INV W=13.61

PROP MH
RIM=23.81
INV W=13.89
INV SE=13.99

PROP MH
RIM=24.72
INV NW=14.76
INV S=14.86

PROP CB &
STORM DRAIN

PROP FH

PROP 8"W

PROP 8"S S=0.0120 ft/ft

PROP 8"S S=0.0050 ft/ft

PROP 8"S S=0.0250 ft/ft

PROP 8"S S=0.0038 ft/ft

S69°56'34"W 1237.21'

N89°58'51"E 1114.52'

S21°03'30"W 981.85'

Q100=
3380 CFS

SCALE: 1"= 40'

0 20' 40' 80' 160'

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ARIZONA811 BLUE STAKE, INC.

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Jennifer Smith
Expires 06/30/2024

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HIGHVIEW AT BOULDER CREEK
AULTMAN PARKWAY, CAMP VERDE, AZ
PRELIMINARY PLAT

REVISIONS	DATE

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DESIGN:	CB
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CHECK:	JS
SCALE:	1"=60'
CAD FILE:	22145SP

EX TOPO SHEET

PP5

5 of 6

FS#

DRAINAGE STATEMENT

THIS SITE WILL BE REQUIRED TO RETAIN THE RUNOFF ASSOCIATED WITH THE FIRST FLUSH STORM EVENT. SEE RETENTION CALCULATIONS. RUNOFF WILL SHEET FLOW TO THE PROPOSED RETENTION BASIN IN THE NORTHEASTERN PORTION OF THE SITE. THE BASIN WILL BE EVACUATED THROUGH THE USE OF PERCOLATION. ANY RUNOFF GREATER THAN THE FIRST FLUSH AMOUNT WILL SPILL OVER THE BASIN ALONG THE EASTERN SIDE AND FLOW INTO THE WASH. THE POST-DEVELOPMENT FLOWS MUST BE LESS THAN THE PRE-DEVELOPMENT FLOWS.

DETENTION CALCULATIONS

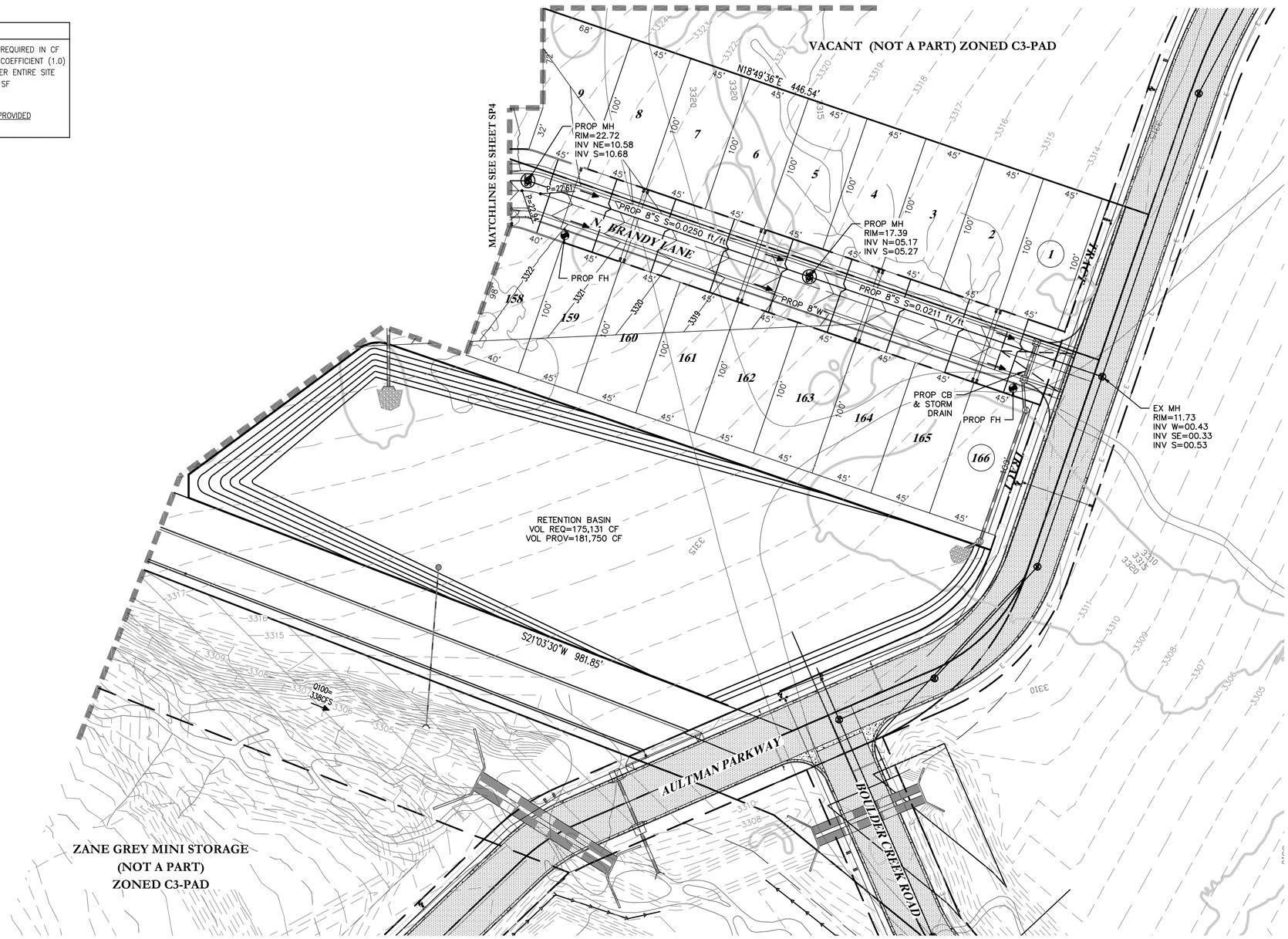
DETENTION VOLUME REQUIRED (FIRST FLUSH)

Vr =(D/12)*C*A
SITE AREA = 1,252,481 SF
Vr =(0.5/12)(1.0)(1,252,481) = 52,187 CF

WHERE:
Vr = VOLUME REQUIRED IN CF
C = RUNOFF COEFFICIENT (1.0)
D = 1/2" OVER ENTIRE SITE
A = AREA IN SF

TOTAL DETENTION VOLUME REQUIRED
Vr = 52,187 cf ONSITE

TOTAL DETENTION VOLUME PROVIDED
Vp = 124,961 cf Total



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0 20' 40' 80' 160'

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260-260-0630 www.sbl-eng.com

ENGINEER'S SEAL
JENNIFER J. SMITH
No. 34734
Date Signed 04/01/2024
ARIZONA, U.S.A.
Expires 06/30/2024

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HIGHVIEW AT BOULDER CREEK
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PROP. G&D SHEET
PP6
6 of 6

FS#

ATTACHMENT A

Zane Grey Investment II LLC
661 E. Howards Rd #A, Camp Verde AZ. 86233
Phone – 928.300.4440

LETTER OF INTENT

DATE: 11.13.23

TO: BJ Ratlief

Please see attached submittals for the proposed subdivision located in Highview @ Boulder Creek. The whole project is 27.52 acres which include 161 single family lots. The property will have amenities for the residents. We also want to incorporate the existing business's that are proximate into our marketing and business plans. The project will be built in phases:

Phase 1 – 40 lots – 10 months from Final Plat

Phase 2 – 40 lots – 10 monhs after phase 1

Phase 3 – 40 lots – 9 months after phase 2

Phase 3 – 41 lots – 8 months after phase 3

The property will be serviced by existing public water source, private aquatec septic design will be implemented until the public sewer is provided, APS will service the site for electricity, internet and cable provided my multiple sources, and fire protection will be provided by Copper Canyon Fire and Medical District.

Thank you for your consideration.

Sincerely.

Jeremy Bach
Manager - Member
928.300.4440

ATTACHMENT B

DRAFT MINUTES

TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION

REGULAR SESSION

473 S. MAIN STREET, SUITE 106

THURSDAY, JANUARY 25, 2024, at 6:00 P.M.

ZOOM MEETING LINK:

https://us06web.zoom.us/j/85044215262?pwd=YIp3ZUFNN0w0RkQ3V0dLVkZiWnFsdz09

One Tap Mobile: 1-669-900-9128 or 1-253-215-8782

Meeting ID: 850 4421 5262

Passcode: 116183

1. **Public Hearing:** Discussion, Consideration, and Possible Recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, for Preliminary Plat 20230617, submitted by Craig Baker, for the purpose of developing a 161-lot Subdivision, in the High View at Boulder Creek Planned Area Development. The proposed project is zoned C2-PAD and is generally located off Aultman Parkway and Boulder Creek Road on APN 403-15-010C. Staff Resource: Cory Mulcaire

    - **Staff Comments** Ms. Mulcaire shared with the Commission that the item before them was a request for the development of a subdivision. The applicant has done their due diligence and has completed all that was required of them up to this point. All meetings have been complete, and there were no comments from the public. Does the Commission want to approve this for more single-family homes? Are they comfortable with what is in front of them?
    - **Open Public Hearing** Chairman Faiella opened the public hearing at 8:19 PM.

      Blue Cards:

Andy Groseta spoke on this item, bringing awareness to the Commission on the scarcity of water and electricity in the area. He wondered what the plan was for water and sewer.

- **Close Public Hearing** Chairman Faiella closed the public hearing at 8:23.
- **Commission Discussion**

Chairman Faiella was very concerned with the plans for waste. He did not find information from the county.

Mr. Knight shared that there are options. The developer has plans for waste. It is a requirement that sewer and water be provided. Staff believes all requirements have been met for a preliminary plat. They are not required, currently, to have all of the details.

Chairman Faiella felt that a lot of necessary information and details were missing. Because of this, he wasn't sure he was comfortable moving it forward.

Ms. Mulcaire explained that the town's civil engineer has reviewed and approved this subdivision. From the staff's perspective, all requirements have been met for where they're at today. The Commission doesn't need to see all of it, they just need to be informed.

Commissioner Foreman explained a subdivision. With this part of the process being only the conceptual part, the applicant has met all the requirements. Moving forward, they will not get final approval without tying up all the loose odds and ends and without an approved plan for water and sewer.

Commissioner Tippett wondered about a hybrid home. What exactly does that consist of?

Jeremey Bach spoke on behalf of the applicant and said he would be happy to get Chairman Faiella all the information he's looking for.
Additionally, he shared that they are trying to create attainable and affordable housing.

On a Motion by Commissioner Tippett, seconded Commissioner Foreman, the Commissioned moved to recommend approval to the Mayor and Common Council of

the Town of Camp Verde, Yavapai County, Arizona, for Preliminary Plat 20230617, submitted by Craig Baker, for the purpose of developing a 161-lot Subdivision, in the High View at Boulder Creek Planned Area Development. The proposed project is zoned C2-PAD and is generally located off Aultman Parkway and Boulder Creek Road on APN 403-15-010C.

Roll Call Vote:
Commissioner Hauser: Aye
Commissioner Tippett: Aye
Commissioner Osses: Aye
Chairman Faiella: Aye
Vice Chairman Scantlebury: Aye
Commissioner Lomeland: Aye
Commissioner Foreman: Aye
Motion Carried 7-0.

ATTACHMENT C

SECTION 505 - PRELIMINARY SUBDIVISION PLAT

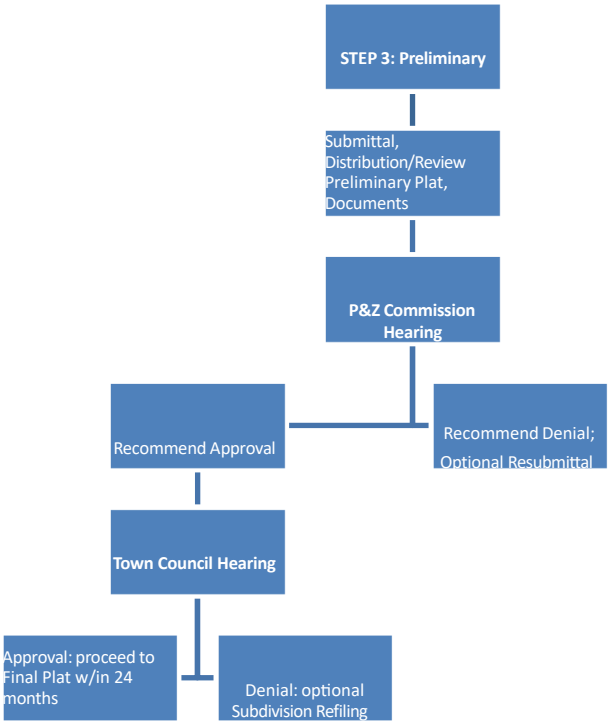
A. Purpose and Initial Review

The purpose of the Preliminary Subdivision Plat is to provide more detail for determining specific capacities and preliminary design for the proposed subdivision. The Preliminary Plat process is a major step, as its Public Hearing by the Planning Commission and the Town Council may give authorization to proceed in preparation with the Final Subdivision Plat, to be accompanied by engineering construction plans and specifications for public improvements. Approval of the Preliminary Plat does not guarantee approval or acceptance of the Final Plat.

1. After the Pre-Application meeting the Conceptual Plan and Master Development Plan, if required, the subdivider shall submit an appropriate number of copies as determined by the Community Development Department, including one in digital form of the Preliminary Subdivision Plat, an application with fees as specified in the Planning and Zoning Fee Schedule and the Engineering Fee Schedule, and other exhibits as hereinafter specified; and shall submit a minimum of two copies each of the required supplementary materials as outlined in Section 505.C and as determined by the Community Development Director.
2. Within five working days from submittal of the Preliminary Plat Application, it shall be reviewed for completeness by the Community Development Director or designee. If the application is found to be

incomplete, it shall be returned to the subdivider. If the application appears to be complete, the Plat shall be distributed to reviewing departments and agencies. Processing will not commence until all required documents are received.

PRELIMINARY SUBDIVISION **PLATTING PROCESS AT-a-GLANCE**



3. The Preliminary Plat will be promptly circulated for review to determine if the Preliminary Plat conforms to these regulations, and to the Conceptual Plan phase of the subdivision application.

    a. Copies of the Preliminary Subdivision Plat and accompanying material will be transmitted to the following agencies: Town Engineer; County Health Department or Environmental Services; Arizona Department of Transportation (if it contains or abuts a state or federal highway); utility companies; Town Road Superintendent; Soil Conservation District; State or Federal land management agency (if adjacent to public lands); State Fire Marshal or Camp Verde Fire District; State Department of Water Resources, and other interested or affected agencies as deemed appropriate by the Director.

    b. In accordance with A.R.S. Sections 9-474, as may be amended, if the plat is within three miles of the corporate limits of another municipality having subdivision regulations, the Community Development Director will submit a copy of the Preliminary Plat to said municipality for its review.

    c. Interested agencies will have approximately 30 working days, from the date of complete application received by the Community Development Department, to review and send comment to the Community Development Director. The Community Development Director will schedule a meeting with agencies during the 30 working days.

    d. No reply by an agency within the time limit specified shall be construed by the Community Development Director as having no objections from that department or agency to approval of the Preliminary Plat.

4. The Community Development staff shall prepare a correlated report, including replies or comments from all departments and other agencies for a coordinated meeting between the subdivider and/or his agent

and the various responding agencies for the purpose of clarifying outstanding issues arising from subdivision plat review and to promote compliance with the content of these regulations;

a. If recommended changes, additions, or minor revisions are necessary, three sets of revised prints shall be submitted and distributed for review as with the original submittal. All revised preliminary plans and/or revised accompanying material shall be received at least 15 working days prior to the Commission meeting date at which the developer desires to be heard;

b. If the proposed Preliminary Plat is in conformance, the Director shall put it on the agenda for the next scheduled Planning Commission meeting and send notice with a copy of the staff report to the subdivider by mail at least ten working days prior to the Commission's public meeting of the time and place at which the matter is set for review.

All time frames listed herein are estimates.

B. Preliminary Subdivision Plat Submittal Requirements

1. Information Required: The Preliminary Subdivision Plat shall be prepared to contain the information required in Section 504 B. Conceptual Plan Submittal Requirements and the additional Preliminary Plat and supplementary requirements that follow in this Section. Engineering plans submitted in support of the Preliminary Plat shall be prepared under the direction of a Professional Engineer.

2. Title: The title shall include "Preliminary Plat" and the proposed name of subdivision.

3. Topography: A depiction of contours relating to USGS survey datum, or other datum approved in writing by the Town Engineer, shall be shown on the same map as the proposed subdivision layout. Location and elevation of the benchmark used should also be shown on the plat. Acceptable contour interval; grades up to 5%, two feet; 5% to 15% grades, five feet; grades over 15%, ten feet. Source and date of topography shall be noted on the Preliminary Plat. Datum basis shall be noted. Whenever practical, elevations should be based on N.G.S. datum. At least one permanent benchmark shall be included as part of the Preliminary Plat. Regular U.S.G.S. topographic maps, enlargements or similarities of same will not be acceptable as the source of topography.

4. Existing Drainage and Natural Features: Flood hazard and 100-year Floodplain areas, if any, shall be delineated on the Preliminary Plat, and building pads shall be identified within flood hazard areas; significant natural features such as washes, wetlands, major rock outcroppings and stands of trees, shall be identified.

5. Existing Streets, Easements and Improvements: Location, widths, ownership status and names of all existing streets and improvements therein; railroads; recorded utility or other easements or rights-of-way, including any existing facilities therein; public areas; all existing structures, with an indication of whether or not they are to remain; and Town corporation lines within or adjacent to the tract. Access road to the proposed subdivision shall be described to its intersection with a public road right-of-way.

6. Proposed Streets and Easements: Location, width and names of proposed streets, alleys, drainage ways, cross-walks, utility and access easements including all connections to adjoining platted or unplatted tracts. A typical cross-section shall be depicted on the plat where applicable describing the aforementioned improvements.

7. Adjacent Lands: Name, book and page numbers of any recorded subdivisions within or having a common boundary with the tract, or notation "unsubdivided" where appropriate.

8. Lot Layout: Including minimum building setback lines related to all streets; typical lot dimensions (scaled); dimensions of all corner lots and lots on curvilinear sections of street; each lot numbered individually and total number of lots shown.

9. Public Land Use: Designation of all land to be dedicated or reserved for public or semi-public use, with use indicated.

10. Zoning: The plat shall designate existing zoning classifications and land uses, present district boundary lines and status of any pending zoning change. If the plat includes land for which any multi-family, commercial or industrial use is proposed, such areas shall be clearly designated.
11. Utility Resources: Reference by note to all sources of proposed electricity, gas, telephone service, solid waste disposal, police and emergency service agencies.
12. Sewage Disposal: A statement as to the type of facilities proposed shall appear on the Preliminary Plat.
    a. It shall be the responsibility of the subdivider to furnish the Yavapai County Environmental Services Department such evidence as that Department may require for its satisfaction as to the design and operation of sanitary sewage facilities proposed.
    b. Where the proposed sewage disposal system will be by individual lot septic tanks, the result of the percolation tests and test boring logs as required by the County Environmental Services Department shall be submitted with the preliminary plat.
    c. Where alternate systems are contemplated necessary supporting information to the County Environmental Services Departments' specifications shall be provided for review and approval in concert with Preliminary Plat evaluation.
13. Water Supply: A statement as to the type of facilities proposed shall appear on the Preliminary Plat. It shall be the responsibility of the subdivider to furnish the Yavapai County Environmental Services Department such evidence as that Department may require for its satisfaction as to the facilities for supplying domestic water.

C. Additional Preliminary Plat Submittal Requirements

1. The following material shall accompany the submission of all preliminary plats. If this data is not included on the preliminary plat, then a minimum of two (2) copies each are required.
    a. Supplemental submittals at this stage, such as grading, drainage or road plans, should be preliminary plans, not construction plans. They are the type of plans needed to evaluate the viability of the preliminary plat and allow the reviewing agencies to make reasonable decisions. The plans may generally be prepared using scaled distances and elevations taken from the topographic map used for the Preliminary Plat. When possible, they should be at the same scale as the preliminary plat.
    b. All supplemental submittals must be consistent with each other and the Preliminary Plat.
2. Preliminary Title Report: A policy of title insurance issued by a title insurance company within the preceding thirty (30) days to the owner of the land, covering the land within the proposed subdivision and showing all record owners, liens, and encumbrances shall be submitted. The preliminary title report shall contain Schedule "B" indicating the status of legal access to the proposed subdivision.
3. Preliminary Draft Deed Restrictions or Protective Covenants: Restrictions or covenants shall be incorporated in the final plat submittal, including provisions for use and maintenance of commonly-owned facilities, if any.
4. Utility Service Letters: A statement regarding availability of utilities and the direction and distance thereto and preliminary letters of serviceability shall be submitted in conjunction with the application.
5. Street Names: A list of the proposed street names.
6. Preliminary Grading Plan: A preliminary grading plan shall be required when cuts or fills will exceed 5' in height or will extend outside of the normal street right-of-way. The preliminary grading plan shall be in sufficient detail to convey the extent of grading activities such that their impact can be evaluated by the reviewing agencies.

a. The Preliminary Grading Plan shall include existing and finish grade contours and limits of cut and fill areas.

b. Driveway and building locations shall be shown when topographic or other constraints will require specific locations or site grading.

c. A geotechnical report shall accompany the grading plan to support the slope stability assumptions of the grading plan.

d. The Preliminary Grading Plan may be shown on the Preliminary Road Plans if all of the grading will be related directly to the roads and in compliance with the following requirements for Preliminary Road Plans.

7. Preliminary Road Plans: Grades shall be given to the nearest whole percent grade. A profile sheet coinciding with the roads as shown on the Preliminary Plat or separate plan and profile sheets shall be prepared at a scale sufficient to allow evaluation of the proposed roads. Proposed drainage structures within the right-of-way shall be shown on the preliminary road plans. The reviewing agency's interests in these parts are:

    a. height, stability and slope of cut fills,

    b. affected drainage patterns,

    c. potential roadway geometric problems,

    d. impacts of the roads on adjacent lots, property and access,

    e. relationship of drainage to roadways; and,

    f. other items that may be specific to the roads in the specific subdivision.

8. Preliminary Utility Plans: A Preliminary Utility Plan shall be prepared to illustrate the proposed location of utilities and verify that the necessary easements and right-of-way are proposed on the Preliminary Plat. It is recognized that final utility locations are decided by the individual utilities, but the objective of the Preliminary Utility Plan shall be to encourage cooperation in planning by the various utilities.

9. Preliminary Drainage Plans: The Preliminary Drainage Plan shall be part of a Drainage Report in accordance with the requirements of the Yavapai County Flood Control District and Yavapai County Drainage Criteria Manual (refer to Camp Verde Engineering Design & Construction Standards).

10. Traffic Impact Analysis: A traffic impact study shall be performed in accordance with the latest edition of the Town Engineering Design & Construction Standards or as required by the Town Engineer. In cases where the proposed subdivision streets intersect a State or County highway, the traffic impact analysis shall be performed in accordance with that agency's requirements.

    a. Generally the following criteria are considered when determining if a traffic impact study is warranted:

        1) Significant changes in land uses are proposed or higher density zoning is sought.

        2) Town arterial highway access is requested or the existing location of access to the property is changed.

        3) The proposed increased activity or intensity of development will significantly impact vehicular or pedestrian traffic on County roads.

        4) A total of 100 or more vehicular trips during an A.M. or P.M. peak hour will be generated by the proposed development.

    b. The traffic study shall be funded by the subdivider or property owner and upon submittal to the Planning and Zoning Department will be transmitted to and reviewed by the Town Engineer's

office. Copies will be made available to other governmental agencies which may be affected by increased traffic.

c. The subdivider shall be required to provide financial assurances or complete the installation of any improvements determined necessary to maintain or improve traffic operations and traffic safety functions in direct proportion to the impact caused by the proposed development.

11. Development Schedule: The subdivider may submit a proposed development schedule for progressive phases of the subdivision's development to be approved with the Preliminary Plat

12. Application of Exception or Waiver: Any requested exception, waiver or variation from these regulations or approved construction standards such as roads, flood control, etc. shall be in the form of an Application of Exception specifying each requested waiver or variation and associated justification.

    a. The Application shall be a request for an exception to a circumstance actually delineated on the preliminary plat, subsequent final plat or other plans as submitted. Requests shall not be in the abstract but shall include the specific reason for each and every exception requested.

    b. The Community Development Department Staff shall accept the application for each and any exception, as herein described, and initiate or continue the processing of a subdivision plan as long as the plan complies with all other requirements.

D. Preliminary Subdivision Plat Review and Actions by Planning Commission

1. The Commission shall review, hear or consider all evidence relating to said Preliminary Subdivision Plat.

2. The Commission may review an Application for Exception simultaneously with the Preliminary Plat consideration, or, the Commission may hear the Application for Exception separately at the subdivider's request or as recommended by the Community Development Director. The Commission may recommend that the Town Council authorize exceptions to any of the requirements in these regulations, if the Commission finds the following facts with respect thereto:

    a. There are special circumstances or conditions affecting said property; and

    b. That the granting of the exception will not be detrimental to the public safety, health and welfare or injurious to other property in the area in which said property is situated; and

    c. That it will not have the effect of nullifying the intent and purpose of the Town's General Plan or these regulations.

3. If satisfied that all objectives of these regulations have been met, the Commission may recommend approval or conditional approval of a Preliminary Plat, with or without exceptions, to the Town Council.

4. The Commission may move to continue the plat pending its revision or resubmittal process if the Commission finds that the proposed plat lots are determined to be not suitable due to such features or conditions as flooding or poor drainage, steep slopes, rock problems, sanitary deficiencies, improper access to public roadway, or other conditions likely to affect public health, safety, convenience and general welfare.

    a. Such continuance shall be set to a specific date coordinated by the subdivider and Commission for a future Commission hearing of the revised plat.

    b. If the plat revision remains unsatisfactory to the Commission for a recommendation of approval, the Commission may recommend denial and forward their recommendation to Council.

    c. A Preliminary Plat may not be continued for more than sixty (60) days after the Commission's first hearing on the Plat.

5. The Commission may recommend denial if it finds that the plat does not comply with these regulations, the intent and purpose of the General Plan, zoning or other applicable codes.

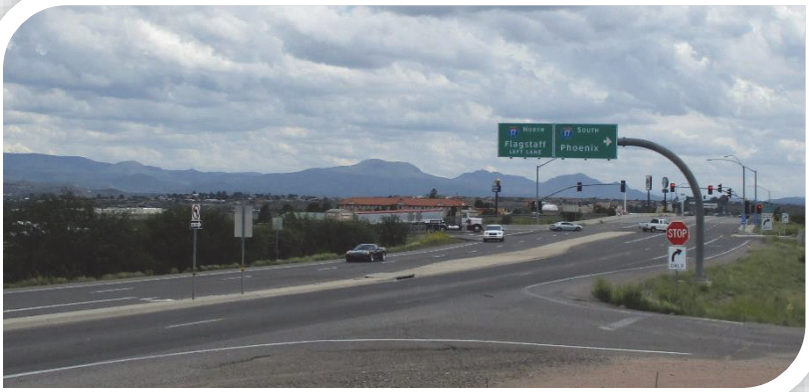
6. Recommendations for approval or denial by the Commission shall be forwarded to the Town Council for action at the next available regular meeting. A copy of the project report and draft or approved minutes setting out action of the Commission shall be filed with the Town Clerk and be transmitted to the Council, to the subdivider and/or owner and to departments or agencies as necessary.

E. Preliminary Subdivision Plat Review and Actions by the Town Council

1. Upon receipt of the report and recommendation by the Commission, the Council at its next succeeding Council Hears Planning & Zoning Matters meeting or special meeting shall approve, conditionally approve, with or without exceptions, or reject the Preliminary Subdivision Plat application.
2. If the Council determines that said Preliminary Plat is not in conformity with these regulations or associated design criteria or if other requirements are not approved by the Council, it shall disapprove said plat specifying its reason or reasons therefore; and the Community Development Director shall advise the subdivider in writing of such disapproval and of the reasons for such disapproval. If an application is rejected by the Town Council, the new filing of a subdivision application for the same parcel(s) or any part thereof shall follow the aforementioned procedures and shall be subject to the required fees.
3. Preliminary Plat approval is based upon the following terms:
    a. The basic conditions under which the Preliminary Plat is granted will not be changed prior to expiration date of the approval.
    b. Approval is valid for a period of twenty-four (24) months from date of Council action, unless an extended period is requested and approved by Council.
    c. Prior to the expiration of the approval period the subdivider may request, by written application, Commission and Council approval of a one year time extension; such approvals may be granted, if after hearing a recommendation by the Commission the opinion of the Council is there is not a change in conditions within, or adjoining, the Preliminary Plat that would warrant a revision to its original design.
4. The Council approval of the Preliminary Plat shall specify that minimum Town standards for required improvements shall be designed prior to approval of the Final Plat; and if any other improvements are required at this time by the Council, they shall be so specified at the time of approval of the Preliminary Plat.

EXHIBIT D

260 West Character Area



From Top To Bottom: I-17 & State Route 260 Gateway Entrance Point,, Yavapai-Apache Nation Market Place at State Route 260 & Cherry Lane, Industrial Buildings on Old State Highway 279, State Route 260 Gateway Entrance from Cottonwood, AZ

Photos Courtesy Of The Town Of Camp Verde Community Development Department

Introduction To The 260 West Character Area:

State Route 260 West of Interstate 17 is a modern divided highway providing access to approximately 2,000 acres of commercial and industrial property on both sides of the highway. This area, located next to one of the State of Arizona's main transportation corridors, is perfectly situated for commercial, industrial, and tourism growth.

The southwest side of State Route 260 currently provides many services. A busy travel center is conveniently located at the intersection of State Route 260 and Interstate 17. Further northwest is the Yavapai County Complex, which includes the County's Road Department and Justice Facility. The Justice Facility is comprised of a sheriff's office substation, county courts, and a jail complex. In addition to the Yavapai County Complex, a business park is located adjacent to the Justice Facility. Additionally, south of these facilities, a popular wildlife park draws visitors into Camp Verde from throughout the entire country.

On the east side of State Route 260, the Yavapai-Apache Nation maintains diverse commercial and industrial enterprises as well as a residential community. The Yavapai-Apache Nation, which is the single largest employer within the Town of Camp Verde, continues to seek economic opportunities for their tribal members and the greater community as a whole in this area.

North of the Yavapai-Apache Nation, Old Highway 279 parallels State Route 260. Here one can find a myriad of heavy commercial and industrial businesses including those that sell concrete products, sand and gravel, fencing, landscaping materials, wineries, recycle locations, trucking, and other products and services. Easy access to major transportation corridors including State Route 260, Interstate 17, and State Route 89A supports these industrial business locations that supply materials and services throughout the entire Verde Valley and beyond.

The 260 West character area also provides recreational access to U.S. Forest Service/National Forest lands, with many scenic trails and roads leading to and crossing the Black Hills to the west. This includes Cherry Creek Road, which passes through the historic community of Cherry and connects to State Route 169 headed towards the communities of Dewey-Humboldt, Prescott Valley, and Prescott. Additional recreational opportunities also exist further west on State Route 260 at the Hayfield Draw OHV Area, which is administered by the U.S. Forest Service.

260 Corridor Near The Intersection Of State Route 260 & Cherry Creek Road
Photo Courtesy Of The Town Of Camp Verde Community Development Department

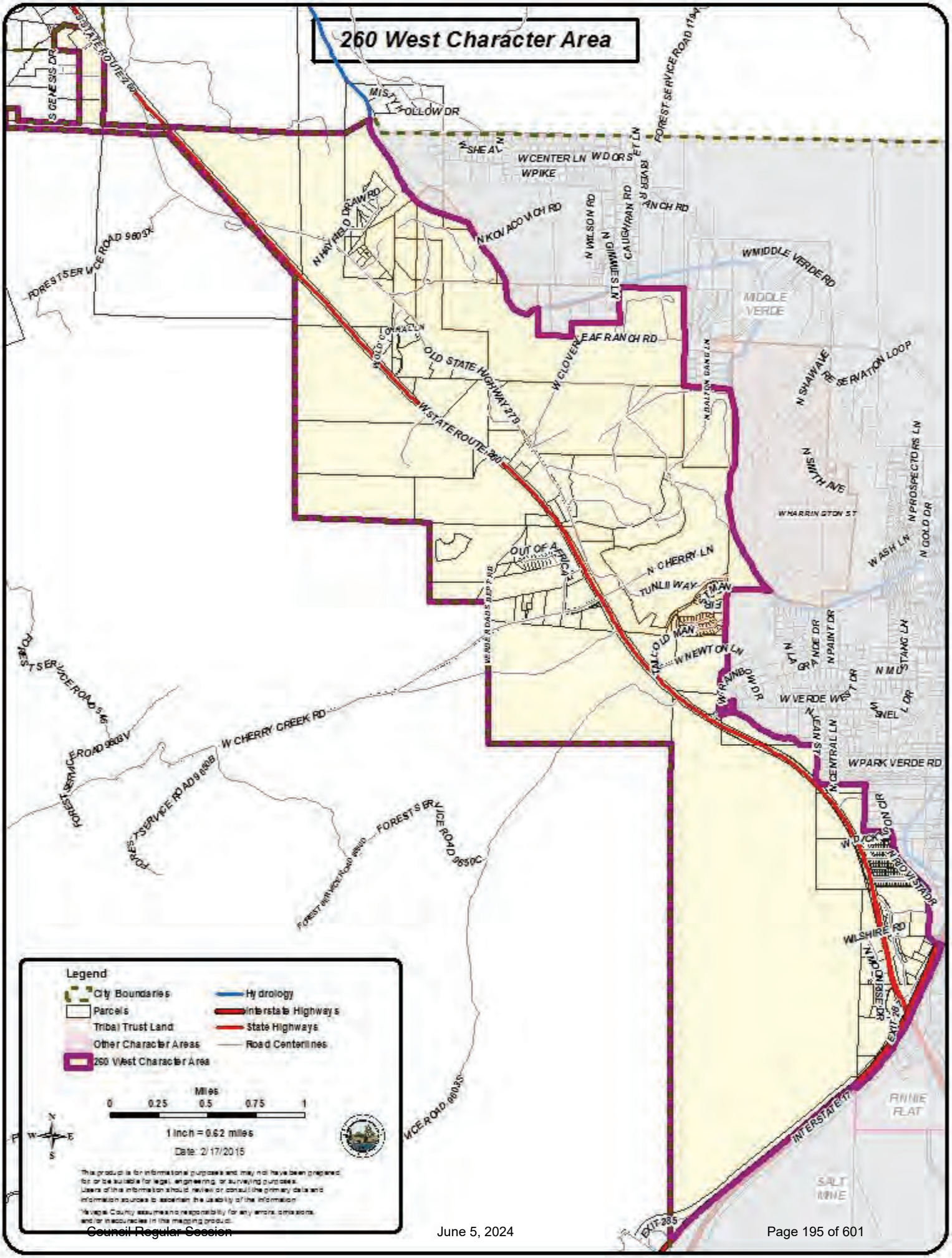

260 West Character Area
Legend
City Boundaries
Parcels
Tribal Trust Land
Other Character Areas
260 West Character Area
Hydrology
Interstate Highways
State Highways
Road Centerlines
Miles
0 0.25 0.5 0.75 1
1 inch = 0.62 miles
Date: 2/17/2015
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.
Yavapai County assumes no responsibility for any errors, omissions, and/or inaccuracies in this mapping product.
MIDDLE VERDE
FINNIE FLAT
SALT MINE
W STATE ROUTE 260
OLD STATE HIGHWAY 279
W CHERRY CREEK RD
W VERDE WEST DR
W PARK VERDE RD
WILSHIRE RD
INTERSTATE 17
EXIT 285
EXIT 287
W MIDDLE VERDE RD
N KOVACOVICH RD
W CENTER LN
W PIKE
N CHERRY LN
TUNLI WAY
W NEWTON LN
W HARRINGTON ST
N SMITH AVE
N SHAWAVE
RESERVATION LOOP
N PROSPECTORS LN
N GOLD DR
WASH LN
N PAINT DR
N MUSTANG LN
N CENTRAL LN
N JEAN ST
W DICKINSON CIR
N RIO VISTA DR
N MOONRISE DR
FOREST SERVICE ROAD 9603V
FOREST SERVICE ROAD 9650B
FOREST SERVICE ROAD 9650C
FOREST SERVICE ROAD 9603S
FOREST SERVICE ROAD 9603K
FOREST SERVICE ROAD 1194
MISTY HOLLOW DR
S GENESIS DR
N HAYFIELD DRAW RD
N WILSON RD
N GIMMIES LN
CAUGHRAN RD
RIVER RANCH RD
N BALTON GANG LN
OUT OF AFRICA
VERDE ROADS DEPT RD

TABLE 3.5 – Land Use; 260 West Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
The 260 West character area is approximately 7.47 square miles in size, and primarily consists of rolling hills with natural drainage Southwest of the Verde River. **The North and West boundary lines of the 260 West character area consist of the Town of Camp Verde's boundary lines. The Eastern boundary line is defined primarily by the Verde River, Yavapai Apache-Nation Trust Lands, U.S. Forest Service Lands, and a small portion of Horseshoe Bend Drive. While the Southern boundary line of the 260 West character area is defined by Interstate 17, where it meets the Verde River and travels Southwest to Town boundaries for approximately 2.57 miles.** **A significant portion 41.23 % of this character area is comprised of U.S Forest Service Land. The Yavapai-Apache Nation Trust Land also accounts for 22.49 % of the land in the 260 Corridor Character Area.** **The 260 West Character Area is primarily undeveloped land that is suitable for future residential services, commercial, and industrial uses. In addition the 260 Corridor character area also contains areas of active aggregate mining off of Old State Highway 279.**	**Neighborhoods:** • Rio Verde Vista • Verde Valley Business Park • Yavapai-Apache Nation Middle Verde Tribal Community ** Metes and Bounds Property not located in platted subdivisions.* **Businesses:** • Agricultural • General Industrial • Home Occupations • Mining • Processing Plants • Public Facilities • Retail Sales • Restaurants • Service Stations • Shooting Range • Storage Facilities • Wildlife Park	**Major Roads:** • State Route 260 - Cherry Lane/Cherry Creek Road - Coury Drive - Horseshoe Bend Drive - Old State Highway 279 - Park Verde Road **Major Interchanges:** • Interstate 17 and State Route 260 **Major Intersections:** • Proposed Roundabout on State Route 260 between Pueblo Ridge and Wilshire Road • Proposed Roundabout on State Route 260 and Park Verde Road • State Route 260 and Horseshoe Bend Road • State Route 260 and Cherry Lane/Cherry Creek Road • Proposed Roundabout on State Route 260 near Mile Post 215 • Proposed Roundabout on State Route 260 near Mile Post 214 • State Route 260 and Old State Highway 279 • State Route 260 and Coury Drive **Major Trails:** • Camp Tender/Grief Hill Trail Loop • Grief Hill Trailhead • Hayfield Draw Trailhead • Historical Sheep Trail • Proposed Multi-Use Path Along State Route 260 **Gateway Entrances:** • Town Boundary on State Route 260 coming east from Cottonwood • West side of I-17 at the junction of State Route 260	**Community Services:** • Yavapai County Justice Facility • Yavapai County Roads Department **General:** • Gaddis Wash • Grief Hill Wash • Peach Tree Wash **Historic Sites:** **Parks and Recreation:** • Hayfield Draw OHV Recreation Area **Water Resources:** • Cherry Creek • Verde River **Irrigation Ditches:** • Verde/Woods Ditch **Yavapai-Apache Nation:** Middle Verde Tribal Community • **Historic Sites:** **-** Cloverleaf Ranch	**Existing Density:** • Consists of varying densities ranging from 0 to 1 dwelling per acre. This area also includes a Planned Area Development (PAD) that consists of 0 to 11 dwelling units per acre. **Existing Non-Residential Zoning Districts:** • C1 on the East side of Dreamcatcher Drive. • C1 on the North and South side of Supai Drive abutting State Route 260. • C2 off of Dickison Circle. • C2 on the East side of Dreamcatcher Drive. • C2 on the East, South and West side of Moonrise Drive. • C2 on the East side of Verde Roads Department Road. • C2 on the North end of Commonwealth Drive abutting State Route 260. • C3 on both sides of Cherry Creek Road. • C3 on both sides of State Route 260. • C3 on both sides of Coury Drive abutting State Route 260. • M1 off of Genesis Drive. • M1 off of Hayfield Draw Road. • M1 off of Old State Highway 279. • PAD off of State Route 260. • Natural Resources • Public Facilities **Preferred Non-Residential Zoning Districts:** • Agricultural Use & AG • RS/C1/C2/C3/PM/M1/M2, Mixed Use, Mixed Use Commercial/Industrial, and PUD along the southwest side of State Route 260 with commercial uses being preferred adjacent to/abutting State Route 260. • RS/C1/C2 and Mixed Use along the northeast side of State Route 260 from Interstate 17 to Newton Lane with commercial uses being preferred adjacent to/abutting State Route 260. • C1/C2/C3/PM/M1/M2, and Mixed Use Commercial/Industrial along Old State Highway 279. • Natural Resources • Open Space • Planned Unit Development (PUD) • Public Facilities

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the 260 West Character Area:

A. Goal: Promote regional commercial and employment opportunities.

Implementation Strategy:

A. 1. Encourage regional commercial and employment centers to support the region's needs.
A. 2. Promote the commerce corridor as a place for new businesses by partnering with other regional economic development agencies.
A. 3. Facilitate the development of a corridor overlay plan to coordinate access, design, circulation and utilities.
A. 4. Promote commercial and mixed use development adjacent to State Route 260.

B. Goal: Promote tourist related destinations and uses.

Implementation Strategy:

B. 1. Encourage tourism-related uses, amenities and infrastructure that complement and/or expand new or existing tourism uses and destinations.

C. Goal: Support improvements in alternate means of transportation and amenities.

Implementation Strategy:

C. 1. Encourage development to provide for enhanced connectivity and mobility including encouraging new and extended bike routes, trails, and pedestrian pathways.
C. 2. Consider providing future multi-modal transportation improvements, such as bus pads and bus bays in development adjacent to major and minor arterial roadways.
C. 3. Consider improvements in such aspects as streetscapes, public spaces, safety and over all community appearance.

D. Goal: Preserve the valuable natural resources of the hillsides, and protect their aesthetic and habitat amenities to enhance the rural character of the area.

Implementation Strategy:

D. 1 Encourage the preservation of dedicated open space areas in their natural state.
D. 2 Preserve scenic view sheds.
D. 3 In the event of the development of new construction, encourage site built housing and maintain setbacks and height guidelines.
D. 4 Preserve the natural character of the hillsides and minimize the removal of significant vegetation.
D. 5 Consistently communicate with the U.S. Forest Service and other stakeholders about the communities desire to maintain scenic view sheds and open space.

E. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.[1]

Implementation Strategy:

E. 1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.

E. 2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.

E. 3. Encourage recreation that is compatible with the natural and cultural environment.

F. Goal: Promote communication with the Yavapai-Apache Nation.

Implementation Strategy:

F. 1. Consistently communicate with the Yavapai-Apache Nation about areas of common interests and benefits to meet the above goals.

F. 2. Encourage multi-modal connectivity with the Yavapai-Apache Nation.

G. Goal: Create inviting gateway entrances.

Implementation Strategy:

G. 1. Utilize sources and signage to welcome, direct, inform & promote Camp Verde's unique character and its environments.

G. 2. Promote improvements for safe and efficient traffic flow.

G. 3. Communicate with landowners, businesses and government entities on developing gateway entrances.

Gateway Entrance Points:

- Town Boundary on State Route 260 coming East from Cottonwood.
- West side of Interstate 17 at the junction of State Route 260.

[1] The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit http://www.cvaz.org.

Town of Camp Verde

Agenda Item Submission Form – Section I

Meeting Date: June 05, 2024

☐ *Consent Agenda* ☐ *Decision Agenda* ☐ *Executive Session Requested*

☐ *Presentation Only* ☒ *Action/Presentation* ☐ *Special Session*

Requesting Department: Finance *Staff Resource/Contact Person:* Mike Showers

Agenda Title (be exact): Discussion & possible approval of The Town of Camp Verde FY25 Proposed Tentative Budget.

List Attached Documents: 1) Town of Camp Verde FY25 Proposed Tentative Budget

Estimated Presentation Time: 10 minutes *Estimated Discussion Time:* 20 minutes

Reviews Completed by:

☐ *Town Attorney Comments:* N/A

☒ *Department Head:*

☐ Budgeted ☐ Unbudgeted ☒ N/A

Fiscal Impact: N/A

Comments: None.

Background Information: The Tentative Budget is not the Final Town Budget but once accepted, total expenses cannot be increased, but rather only decreased or moved.

Recommended Action (Motion): Approve The Town of Camp Verde FY25 Proposed Tentative Budget.

Instructions to the Clerk: N/A

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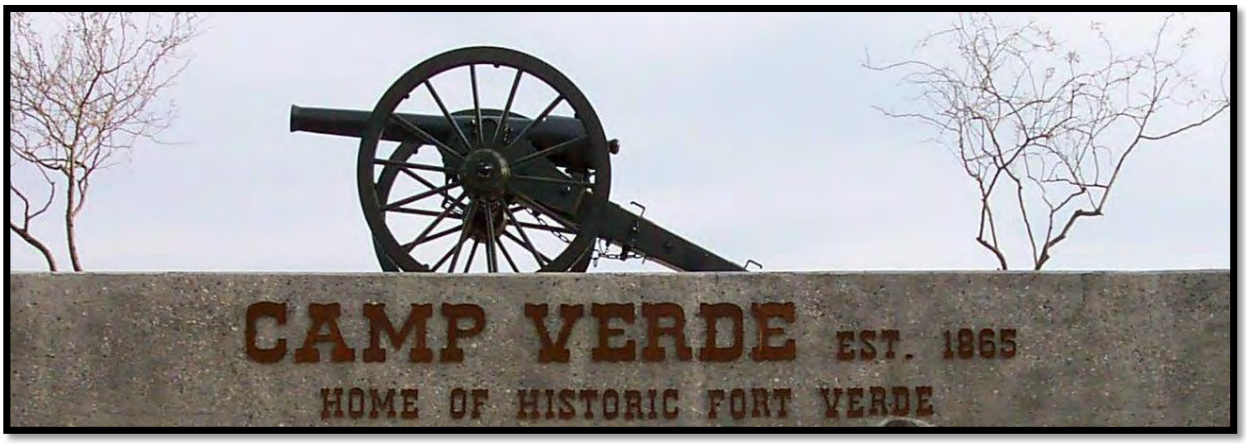

Proposed Tentative Budget

Fiscal Year - 2024/25

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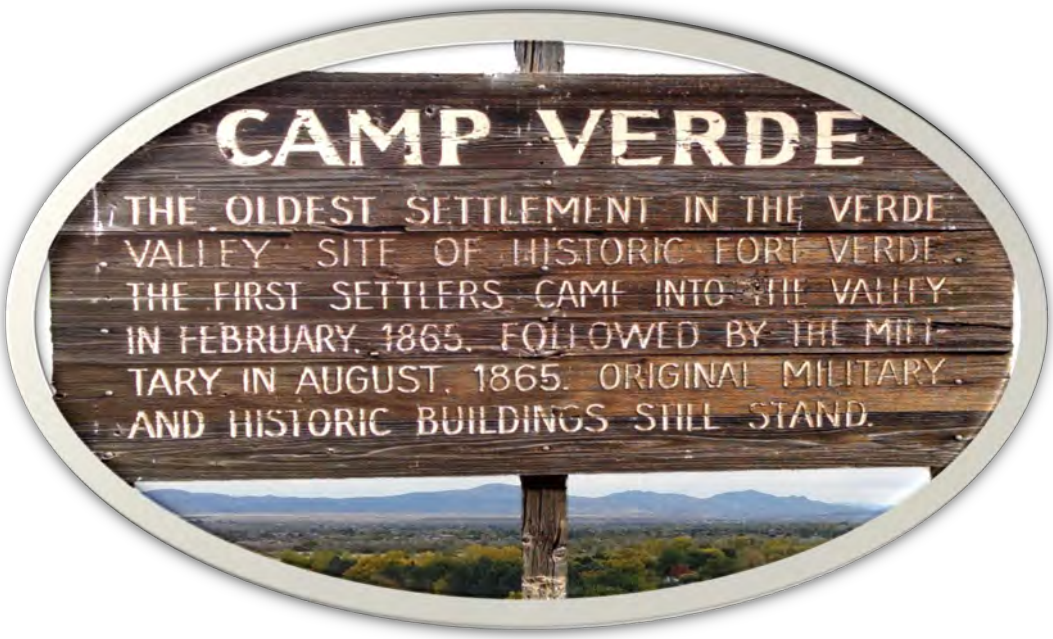


Chapter One

Introduction

GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

Town of Camp Verde
Arizona

For the Fiscal Year Beginning

July 01, 2023

Executive Director

Budget Summary
Fiscal Year 2024-25

The Town of Camp Verde (Town) is proud to present its annual budget for the fiscal year beginning July 1st, 2024 and ending June 30th, 2025 (FY25). The Town strives to maintain a balanced budget operationally every year. The Town considers a balanced budget one in which all recurring operational expenditures are covered with current year revenues, not reserves. In FY25, the Town has maintained a balanced budget in 3 of 4 operating funds: the General Fund, the HURF Fund, and the Water Fund. The Wastewater Fund is budgeted for a potential shortfall in FY25 due to the timing of new debt for upcoming projects in FY25. However, it is more possible that the timing of the Debt will allow the Wastewater Fund to see positive cash flow for FY25 as well. The Town has budgeted to use $500,000 of unrestricted reserves from the General Fund to support current year expenses for one-time capital projects in the CIP Fund.

Total Town Budget

The Town's total budgeted expenses for FY25 are just over $58.2 million. The State of Arizona mandates Annual Expenditure Limitations for all municipalities that are adjusted every year. The limitation for the Town of Camp Verde for FY25 is $21,386,626. After removing estimated exclusions in the amount of $38,437,449, the amount of the Town's budgeted expenses subject to the state limitation is $19,833,495 (see page 266), which is $1,553,131 below the limitation amount. Estimated exclusions include items such as debt funding, debt service, grant funded expenditures and depreciation among other items. Total budgeted revenues for the Town are just over $52.3 million. The largest component of this amount is the $28.26 million of Intergovernmental revenues which includes state income and sales tax as well as state and federal grants.

General Fund

The General Fund is where the vast majority of Town services are budgeted. For FY25, the General Fund budgeted expenses are just over $14.2 million which is an 1% increase over FY24. This $139K total increase includes an allowance of $225K for the possibility of employee raises around January of 2025 depending on how revenues perform. Without that allowance, total general fund expenses would decrease from FY24. While the Town is still in a significant growth period with numerous projects ready to launch and pressures on departments to keep up with services, the cut in revenues this year has forced departments to cut back from their FY24 budget levels. The Town has focused on not cutting staff for these savings, however, there are no new positions budgeted for FY25. With healthcare expenses continuing to rise, the Town has found what it considers a win-win situation. The Town has been able to decrease healthcare costs while increasing its family coverage for employees opting to enroll in the $5,000 high deductible plan from 50% to 90%. Lastly, just under $2.7 million is being transferred out of the General Fund for Capital Improvement Projects ($1.1M) & Debt Service Funds ($1.6M).

Significant Events

1) Loss of tax revenues: While the Town had planned for the loss of $550K of state income tax revenues (URS) that actual loss climbed to $618K forcing the Town to cut back $68K of operations revenue. The loss of long-term (residential rentals longer than 30 days) rental income of $260K from use in operations increases the impact on operations to $328K. Finally, add to that the expected slowdown in the economy stifling tax revenue growth expectations, the Town has been forced to actually cut back many annual operating cuts for FY25.

2) New Sports Complex Construction: Construction on the Town's 110-acre park, the Camp Verde Sports Complex, was started in FY18. The Town secured $7 million of funding through the first-ever public bond offering from the Town and followed that up with $2.5 million of revenue bond financing in FY21. In FY22 the Town received a matching federal grant that will enable the Town to access up to another $2.5 million. This has been a multi-phase project creating 2 baseball fields, 2 all-purpose fields and the complete infrastructure (drainage, water, roads, etc.) for the completed park. Construction is now expected to finish in 2025. The Town has spent just over $12.3 million to date on the park, including the initial land purchase in November of 2007. In FY25, the town has a remaining budget of $2.9 million to complete the Phase I portion of the park. Once fully completed (not in this current phase), the complex is expected to house 6 baseball fields, 2 all-purpose fields, several pickleball courts, a walking trail, a disc golf course and fishing pond.

3) Wastewater Fund Capital Expenses: The Town has budgeted nearly $11.2 million for capital expenses. $7.0 million of this comes from potential grants for the expansion of wastewater services northward along Hwy 260. Currently the Town has a $1.2 million loan from the Water Infrastructure Authority (WIFA) for engineering costs of this project. Once completed, the Town will pursue funding for the construction of those services. Another nearly $1.28 million of various projects are currently moving forward with funding from the American Rescue Plan Act (ARPA) and a grant through ADOT in the amount of $498 thousand. Lastly, the Town is budgeting for a loan to cover expansion of wastewater services in the Black Bridge area and several plant improvements totaling $2.75 million.

4) Water Fund Capital Expenses: The Town has budgeted for nearly $5.7 million of capital expenses within the Water Fund. $1.5 million is slated to combine with a received Congressional Spending Grant of $2.0 million to construct an arsenic removal system at the Mongini and Verde River Estates wells. Another $2.3 million will be used to establish two new production wells. is would most probably be for potential demand and storage needs but this application is still in the planning stages. $675,000 will be used for the required match of a $2.3 million grant to replace the water main system. $1.0 million will be used to construct additional storage tanks. The remaining $230,000 will be used to acquire two service vehicles.

5) American Rescue Plan Act Funds: The Town was allocated nearly $3.7 million of federal ARPA funds in FY22 & FY23. The Town utilized the standard $10 million revenue loss exemption to offset the restriction of these funds. There is a current remaining balance of $1.1 million in the ARPA Fund. For FY25, $835,000 is being utilized for wastewater projects with the remaining

$270,000 being utilized to complete various Town projects including replacing the town community center playground and assisting with an on-going Town signage project.

6) Turquoise Circuit Rodeo: In 2021, the Town signed a 5-yr agreement to host the Turquoise Circuit Rodeo Finals in Camp Verde. The Turquoise Circuit is the major Southwest Rodeo circuit for Arizona and New Mexico. This event is expected to bring in thousands of visitors each year.

7) Broadband Expansion: The Town has applied for a $2.0 million federal grant to improve broadband access and service in the area. If received, this would allow for much better connectivity in both speed and location of services.

8) Az SMART Grant: The Town applied for and has been awarded a $926 thousand Az SMART Grant for design and planning work on the Finnie Flat Road and Highway 260 corridor. Once this is completed, we will re-apply for a federal Raise Grant for construction.

Budget & Strategic Planning

While the Town has performing annual strategic planning reviews for the budgeting process, this year, the Town decided to pursue a much more robust strategic planning process. In January of 2024, Town Council and staff joined together to complete the FY25-FY30 Strategic Plan with a corresponding FY25 action plan. Both are included in this document starting on pages 26 and 36 respectively. Highlights from that process are listed below:

Core Values

Accountability, Collaboration, Diversity, Excellence, Integrity, Leadership, Respect and Sustainability.

Focus Areas

Resilient Economy

- ❖ Increase tourism-related revenue by 2029.
- ❖ Define and adopt a unified vision for the downtown area by June 30, 2025.

Recreation & Activities

- ❖ Adopt a Park & Recreation master plan with 50% funding for Priority #1 projects incorporated into the Capital Improvements Plan by June 30, 2026.
- ❖ Annually retain Dark Sky designation
- ❖ Increase total number of Town sponsored annual community engagement events by June 30, 2027

Community Infrastructure

- ❖ Adopt and maintain a funded 5-year Capital Improvements Plan by July 1, 2025.
- ❖ Quantify total available water resources in order to support existing and future development by July 1, 2026.

Effective Government

- ❖ Increase citizens' satisfaction each year for 5 years.
- ❖ Increase citizen applications to Boards, Commissions, and Council with an on-going target to have 40% more applicants than the number of seats available for each recruitment of election cycle.

Revenue Assumptions

Total General fund revenue for FY25 is $16.4 million. That is broken down into 4 categories: 1) State shared revenues made up of state income and sales taxes as well as vehicle license fees, 2) Local Transaction Privilege Tax (TPT) revenue from the Town's sales tax collection, 3) Departmental revenues mostly from fees for service, licenses and permits, and 4) Other miscellaneous general revenues including investment interest and administrative fees from our two enterprise funds. Of the $16.4 million of FY25 General Fund revenues, 88% comes from state shared revenues and local TPT revenues. As such, these line items are the primary focus for Town revenue forecasting. Staff believe the upcoming fiscal year is going to show somewhat flat gains in local TPT and so has only budgeted for a 4% increase in local TPT over FY24 budgeted revenues. FY24 actual revenues are estimated to end up just slightly under the budget amount of $8.4 million. Budgeted state shared revenues are expected to close FY24 right on target. A more detailed look into FY25 revenues can be found on page 70 of this document.

Economic Outlook & Direction

Camp Verde is expecting to feel the impact of a slowing state economy and as such is taking a fairly conservative view when projecting future revenues. While FY25 is shaping up to be a difficult year for Town departments looking for staffing increases and instead, having to accept no staffing increases along with reduced service budgets. However, while the economy seems to be signaling a slow-down, it is still growing. The Town expects key projects currently on paper to go into construction in FY25 creating revenue growth opportunities in both commercial establishments and population growth.

Expansion of wastewater utilities north along the Highway 260 corridor is still a predominant focus for future business growth. The total project is budgeted at $17.0 million over 5 years in the Capital Improvements Plan. Most activity is expected to begin in FY26 with the construction of the first of three phases.

Camp Verde is seeing continued activity in its Community Development Department as well as numerous projects currently under construction. Currently a housing development of approximately 500 homes and an 85-acre retail project are under construction amongst numerous other smaller commercial and residential projects. Camp Verde's Highway 260 corridor has the advantage of being designated as an

Opportunity Zone investment area and is indeed seeing the excitement of inquiries and the exchange of property ownership as investors continue to look toward Camp Verde. FY25 is expected to continue to see projects come off of paper in into active construction.

Camp Verde is a growing community, both residentially and commercially. The Town is focused on the continual improvement of a warm and welcoming environment for families and businesses. Continual improvements to our parks and trails systems, our willingness to work with current and incoming business owners and our desire to provide engaging events for our Town are hallmarks of the direction Camp Verde is moving for its future.

Capital Expenditures

Capital Expenditures are defined as expenses over $5,000 that have a useful life of more than 1 year. Of the $58.3 million of total Town expenses in FY25, $34.6 million of that (59%) is for capital expenditures. Notable expenditures for this current year include:

Wastewater

- $800,000 for repair erosion issues at the Dickison Circle area.
- $550,000 for the potential need to install a sludge drying bed liner at our treatment plant.
- $1.0 million for various equipment and building projects.

Water

- $2.0 million for arsenic removal systems at two wells.
- $1.5 million for an on-going replacement project for our water main system.
- $1.3 million for development of two new wells.
- $600,000 for various smaller projects including new water storage facilities.

Economic Development

- $2.0 million for expanded broadband coverage in Camp Verde.

Public Works

- $2.9 million for Phase I Sports Park completion.
- $900,000 for engineering on the Finnie Flat/Montezuma Castle Highway improvements.
- $570,000 for chip seal maintenance on Town streets.
- $650,000 for flood control planning in the Verde Lakes area.
- $550,000 for a sidewalk extension project from Main Street to the Town Library.

There are another $16.0 million of projects that are dependent on potential grants that have a somewhat remote chance of being awarded and so are directly placed within the Capital Improvements Plan as they are unplanned currently and not actively moving forward.

Staffing

Due to needed budgetary reductions, there are no new staffing positions proposed for this upcoming year. Furthermore, employee annual raises are being held until later in the fiscal year to determine if revenues are indeed coming in a a level to support employee wage increase. Currently, the Town employs approximately 130 full-time and part-time positions as well as a number of seasonal workers. Finding available space for new employees is becoming an issue. The Town is recommending a Master Facilities Planning process go forward to help find recommendations for creating available space for new employees. A detailed look at staffing levels can be found on page 22 of this document.

Distinguished Budget Presentation Award

The Town of Camp Verde received the Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award for the ninth straight year for its FY24 budget. This award is presented to government entities that meet and exceed various criteria with the presentation of their budget.

Town of Camp Verde
FY25 General Fund Budget at a Glance

Inflows

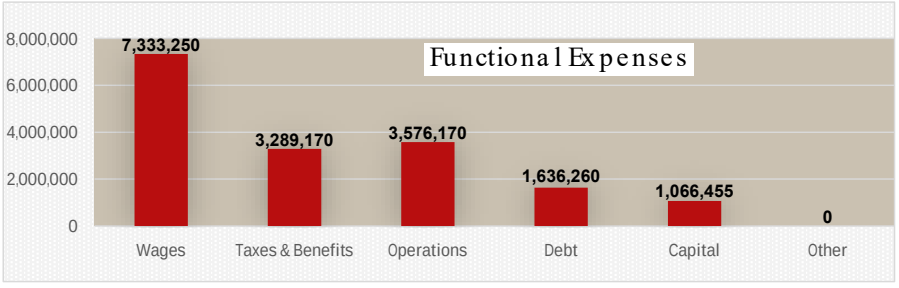
Source	2023-24 BUDGET	2023-24 ESTIMATED	2024-25 BUDGET
Local Sales Taxes	8,489,000	5,928,556	8,838,100
Franchise Fees	329,000	289,055	382,000
Intergovernmental Revenues	6,392,815	4,783,269	5,793,750
Licenses & Permits	446,500	393,676	486,450
Fines & Forfeitures	136,800	63,346	132,100
Charges for Services	294,010	259,395	339,410
Grants & Donations	17,500	14,535	21,500
Miscellaneous	264,370	293,407	408,940
Net Transfers Into General Fund	150,000	0	0
Total Funds In	$ 16,519,995	$ 12,025,238	$ 16,402,250

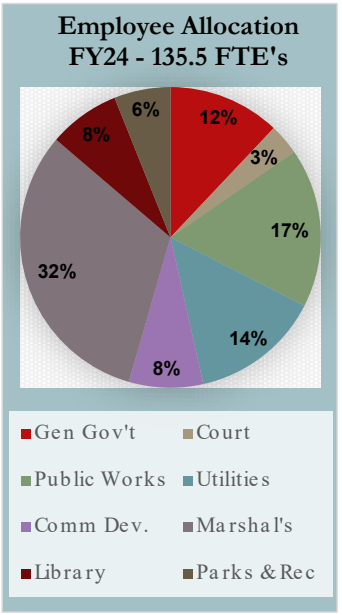
Outflows

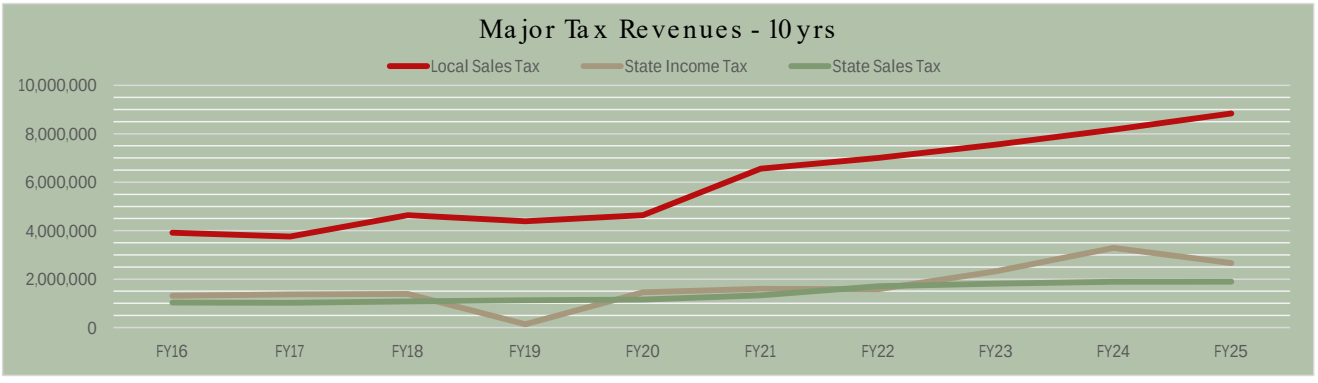
Function	2023-24 BUDGET	2023-24 ESTIMATED	2024-25 BUDGET
General Government	4,017,235	2,816,907	4,442,935
Magistrate Court	478,830	324,780	476,315
Public Works	1,995,595	1,377,588	1,903,810
Utilities	258,180	147,060	220,285
Community Development	1,124,365	731,520	1,094,705
Marshal's Office	4,570,885	3,326,842	4,467,585
Library	838,130	603,427	823,315
Parks & Rec	786,535	546,858	779,640
Transfers Out to Pay Debt	1,536,610	1,175,105	1,636,260
Transfers Out to Housing Fund	300,000	150,000	0
Transfers Out to Park Fund	789,000	789,000	200,000
Transfers Out to Capital Improv's	250,000	1,113,075	856,455
Total Funds Out	$ 16,945,365	$ 13,102,162	$ 16,901,305
Net From Operations	$ (425,370)	$ (1,076,924)	$ (499,055)
Reserve Use	1,288,443	1,076,924	500,000

General Fund Reserve	
(Rounded to nearest $1000)	
FY21	$4,686,000
FY22	$4,234,000
FY23	$5,593,000
FY24*	$4,500,000
FY25*	$4,001,000
* - Estimated	

Local Sales Tax	
(Rounded to nearest $1000)	
FY21	$4,640,000
FY22	$6,558,000
FY23*	$7,006,000
FY23*	$7,554,000
FY24*	$8,838,000
* - Estimated	







Town of Camp Verde
Community Profile

The History

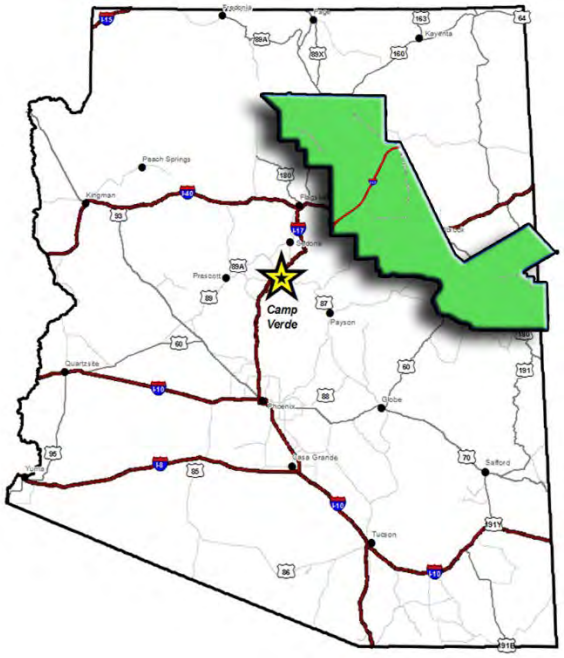
The Town of Camp Verde was incorporated on December 8, 1986. The Town's history, however, begins much earlier. In 1865, families from Prescott made the trek through the Black Hills Mountains to arrive in the area that would come to be known as Camp Verde. Fort Verde, now a state historic park, would be established in 1872 to help keep the peace between Native Americans and the new settlers, though it was eventually vacated in 1890 as the Town of Camp Verde began to take shape. Though Camp Verde saw some prosperity in its early years due to the operation of a salt mine between 1923 and 1933, it remained mostly isolated due to the somewhat treacherous and overall poor road conditions of the area. That changed, however, with the building of the State Route 79 highway in 1961 which would eventually become one of the most highly traveled Interstates in our nation, better known as I-17. With I-17 established as the main thoroughfare from Phoenix to destinations such as Prescott, Sedona and the Grand Canyon, Camp Verde found itself in the center of a main tourist artery. Camp Verde has been slow in its growth over the years, choosing to remain a small, quiet community. This is changing as well, as Camp Verde over the last several years has begun to expand its retail base, most prominently in the area of fantastic locally run restaurants and outdoor recreation.

The community possesses some of the oldest and finest historic resources in the Verde Valley. Camp Verde is one of the few communities in Arizona that have examples of buildings from its entire historic period. Such resources are vibrant links to the past representing the people, processes and events that made the Town what it is today. These resources give Camp Verde a part of its uniqueness and roots. Whether hiking to various local cave dwellings, visiting historic houses, or spending time at either of our state parks, Fort Verde State Park or Montezuma's Castle, you will be emersed in a culture rich in southwestern history.

The Town

Camp Verde has received the distinction of being the community closest to the center of Arizona. Located in Eastern Yavapai County, it is 86 miles North of Phoenix and 50 miles South of Flagstaff. The town boundaries stretch out along 18 miles of the Verde River, covering a total area of 46 square miles. At an elevation of 3,146 feet, the arid climate provides Camp Verde with hot days and cool evenings during the summer months, while winters remain comparatively mild to Arizona's other Northern cities.

Small farms and ranches enhance our rural, western lifestyle. The waterways that meander throughout our quiet community provide an abundance of riverfront properties and recreational opportunities and are a habitat for wildlife, such as bald eagles, hawks, blue heron, beavers and otters. Towering above the valley are majestic mountains that provide a scenic view of unsurpassed beauty.



Camp Verde is predominantly surrounded by US Forrest land which supports the outdoor recreational opportunities in the area. Residents and visitors are able to enjoy outdoor activities such as horseback riding, four wheeling, jeep tours, hiking, biking, camping, canoeing, kayaking and fishing.

Camp Verde plays host to several weekend events throughout the year including Fort Verde Days and Trunk or Treat in October, the Turquoise Circuit rodeo finals in November, the Spring Heritage Pecan & Wine Festival in March and Cornfest in July.

The Demographics

Camp Verde's estimated population in 2024 is 12,700. While Camp Verde has historically been seen as a retirement dominated community, recent years have seen a much younger and more professional population begin to take root. Camp Verde's population has become quite an eclectic mix of rancher, professional and entrepreneur. Below is a snapshot of Camp Verde families:

	Camp Verde	Yavapai County	Arizona
HS Grad/Equivalent age25+:	84.2%	92.1%	88.7%
Bachelors+, age 25+:	19.4%	28.7%	31.8%
Home Ownership (2017):	75.3%	73.1%	66.3%
Average Value of Homes**	$419,512	$509,983	$433,667
Persons per Household	2.62	2.19	2.56
Median Household Income	$50,247	$62,430	$72,581
% below poverty	23.0%	13.6%	12.5%

*(from census.gov – **Avg home value from Zillow.com)*

The unemployment rate for Yavapai County is currently at 2.7% for March of 2024 (ycharts.com).

The Economy

The local economy has predominantly been made up of small businesses and local owners. However, in recent years, the Town has seen significant commercial growth, including more typical "chain" establishments. The areas close to the freeway are developing quickly as more commercial establishments crop up along this Highway 260 corridor. Our location on I-17 between Sky Harbor airport in Phoenix and major travel destinations to our North, such as Sedona and the Grand Canyon, create an average of over 28,000 vehicles per day (*ADOT 2018*) through Camp Verde. So while Camp Verde still maintains its "small-town" charm throughout most of the Town, the areas closest to I-17 are taking on a more commercialized appearance.

In FY16, the Town saw its first major income growth explosion in local TPT revenues growing $1.05 million (37%). In FY18, the Town had its second major income growth explosion, rising $886 thousand (24%) to $4.64 million. Then, in FY21, the Town's local TPT grew a whopping $1.92 million (41%); its largest single year jump to date. Since FY21, the Town has seen a more normalized growth of 7% to 9%. In the last 5 years, the town's local TPT revenues will have increased an expected 190% ($4.2 million) to nearly $8.84 million. The predominant driver of these increases has been the Retail Sales category which has grown 212% to an estimated $4.67 million in FY25.

Top 10 Employers for the Town as of June 2023

Employer	Employees
Cliff Castle Casino & Hotel	418
Yavapai County	254
Yavapai-Apache Nation	244
Camp Verde School District	214
Town of Camp Verde	161
Bashas	120
Rainbow Acres	102
Goettles High Desert Mechanical	95
The Haven	82
Adundant Organics	75

Major Attractions

Montezuma Castle National Monument

Montezuma Castle National Monument features well-preserved cliff-dwellings. They were built and used by the Pre-Columbian Sinagua people, northern cousins of the Hohokam, around 700 AD. It was occupied from approximately 1125-1400 AD, and occupation peaked around 1300 AD. Several Hopi clans trace their roots to immigrants from the Montezuma Castle/Beaver Creek area. When European Americans discovered them in the 1860s, they named them for the Aztec emperor (of Mexico) Montezuma II, due to mistaken beliefs that the emperor had been connected to their construction. Neither part of the monument's name is correct. The Sinaqua dwelling was abandoned 100 years before Montezuma was born and the Dwellings were not a castle. It was more like a "prehistoric high rise apartment complex".

Fort Verde State Historic Park

From 1865 to 1891, U.S. Army officers, doctors, families, enlisted men, and scouts lived in a succession of army bases located in the Verde Valley. Replacing the earlier camps of Lincoln and Verde, Fort Verde became the most established military presence in the Valley. The Fort is best known for its use by General Crook's U.S. Army scouts and soldiers as a base of operation during the Indian Wars of the 1870s and 1880s. Today, visitors can experience three historic house museums, all with period furnishings, that are listed on the National and State Register of Historic Places. The former fort administration building houses the Visitor Center with interpretive exhibits, artifacts from military life, and history of the Indian Wars.

Cliff Castle Casino

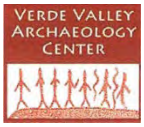
Cliff Castle Casino-Hotel Guests can enjoy fine dining at the award-winning Storytellers Gourmet Steakhouse. They also offer family dining at The Gallery restaurant, tasty old-fashioned burgers at Johnny Rockets, and casual dining at The Gathering restaurant located inside The Hotel at Cliff Castle. Guests can relax at any of the cocktail lounges, which include Fables, Cliff Dwellers and The Gutter located inside the bowling center. Kids will also enjoy Shake, Rattle & Bowl bowling center, The Alley Arcade, a collection of the most popular high-action video games, and Kids Quest supervised childcare for children up to 12 years old featuring indoor playground, arts & crafts and arcade games.

Out of Africa Wildlife Park

Located in Camp Verde, Arizona, Out of Africa Wildlife Park is one of Arizona's best wildlife theme parks. Out of Africa Wildlife Park strives to educate and entertain, while providing an exciting and engaging opportunity to love and respect creation and creator. It is a place where family and friends gather to experience oneness with animals and each other during safaris, tours, walks, observations, and shows of wild-by-nature animals in their own, natural splendor.

Predator Zip Line

Experience the wind ripping through your hair on a thrill ride over nature's wildest predators. Enjoy the adventure of a lifetime on a world-class zip line over Out of Africa Wildlife Park in Camp Verde, Arizona!



Verde Valley Archaeology Center

In 2010, a group of avocational archaeologists and volunteers created the Verde Valley Archaeology Center in an effort to protect what was left of the Valley's ancient people. Their museum on Finnie Flat Road displays and interprets artifacts from both public and private collections, and in doing so has helped to stem the flow of artifacts leaving the valley. The center has an active research facility that assists archaeologists and government agencies throughout the area in identifying and cataloging artifacts. A number of programs are offered throughout the year to help educate the public and instill an appreciation for the ancient cultures that have called the Verde Valley home.

Camp Verde Vineyards & Wine Tasting

Camp Verde has 3 wineries within the Town, all of which offer local wine tasting. They are:

- Alcantara Vineyards
- Clear Creek Vineyard and Winery
- Salt Mine Wine

Verde Adventures – Water to Wine Rafting

Make your way down the Verde River on inflatable kayaks for a 2.5 hour guided raft trip and marvel at the scenic views throughout the adventure. Afterwards, disembark at Alcantara Vineyards for food and wine. Live music is available most afternoons as well.

Copper Star Indoor Shooting Range

The Copper Star Indoor Shooting Range is Arizona's largest indoor shooting range. The facility includes a state of the art, air-conditioned, 25-yard indoor pistol range, the only 100 yard indoor rifle range in the state, and a 50 yard indoor archery range. It is their mission to provide a safe, fun, family-friendly and comfortable environment. They offer a large selection of firearms for rent, including bows and fully automatic machine guns. Copper Star Indoor Shooting Range is a great place to spend your time while traveling through the Verde Valley.

Town of Camp Verde
Key Officials and Staff

Mayor and Council Members

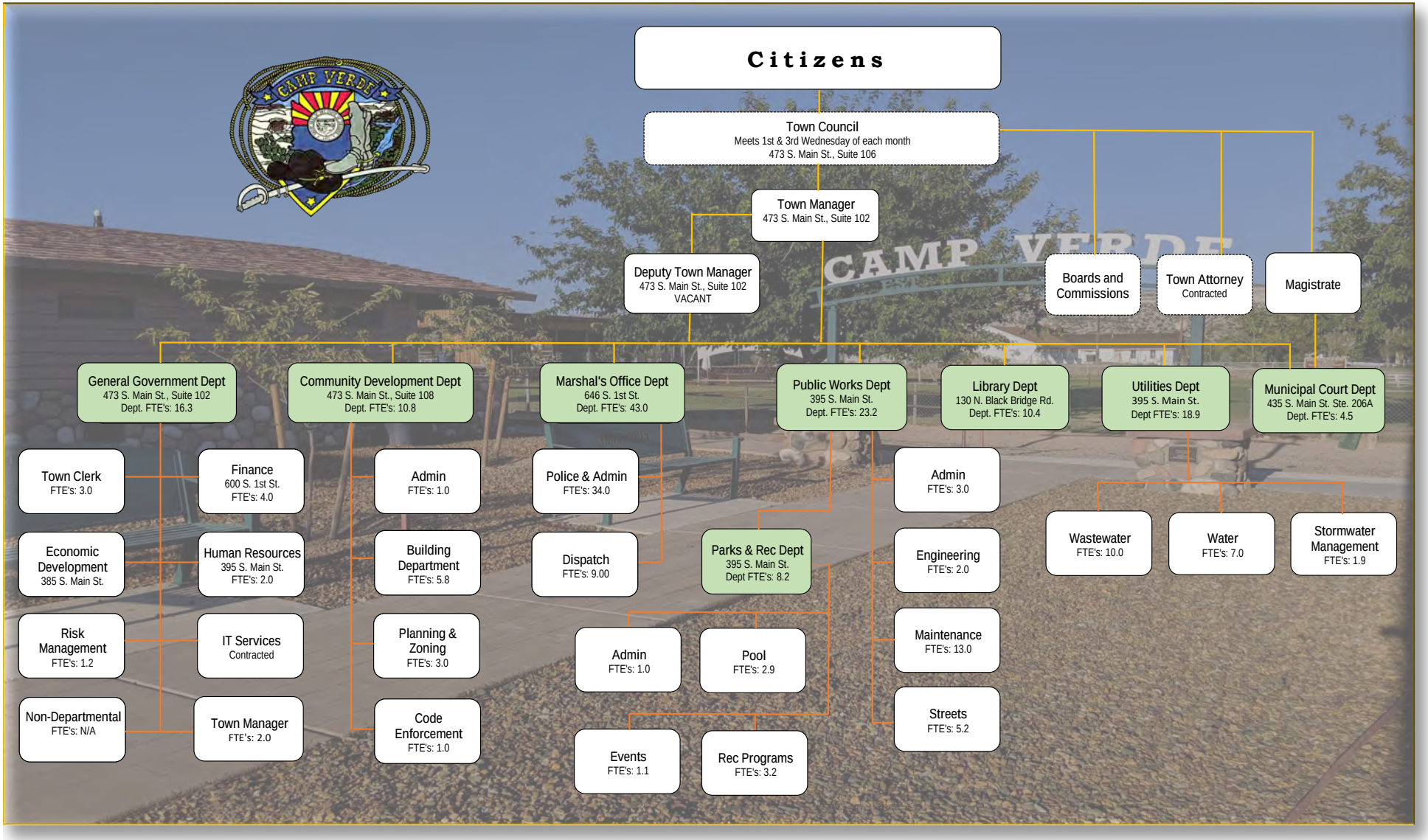
Mayor Dee Jenkins
Vice-Mayor Marie Moore
Councilor Wendy Escoffier
Councilor Robin Godwin
Councilor Cris McPhail
Councilor Jessie Murdock
Councilor Jackie Baker

Department Heads

Miranda Fisher, *Town Manager*
John Knight, *Community Development Director*
Virginia Jones, *Acting Town Clerk*
Ken Krebbs, *Public Works Director*
Mike Showers, *Finance Director*
Molly Davies, *Economic Development Director*
Corey Rowley, *Marshal*
Veronica Pineda, *Court Supervisor*
Kathy Hellman, *Library Director*
Heather Vinson, *Risk Management*
Gary Horton, *Presiding Magistrate*
Julia Kaiser, *Human Resources*
Jeff Low, *Utilities Director*

Town of Camp Verde, Arizona

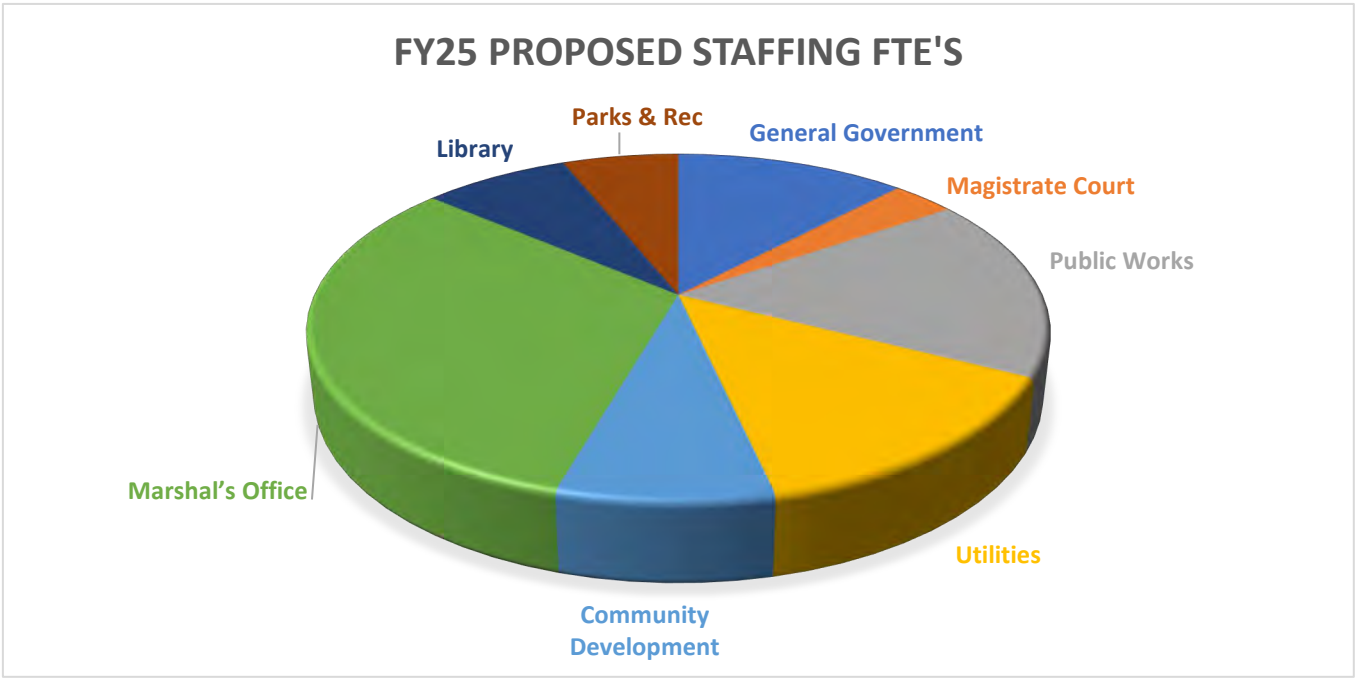
Town Budgetary Organization Chart

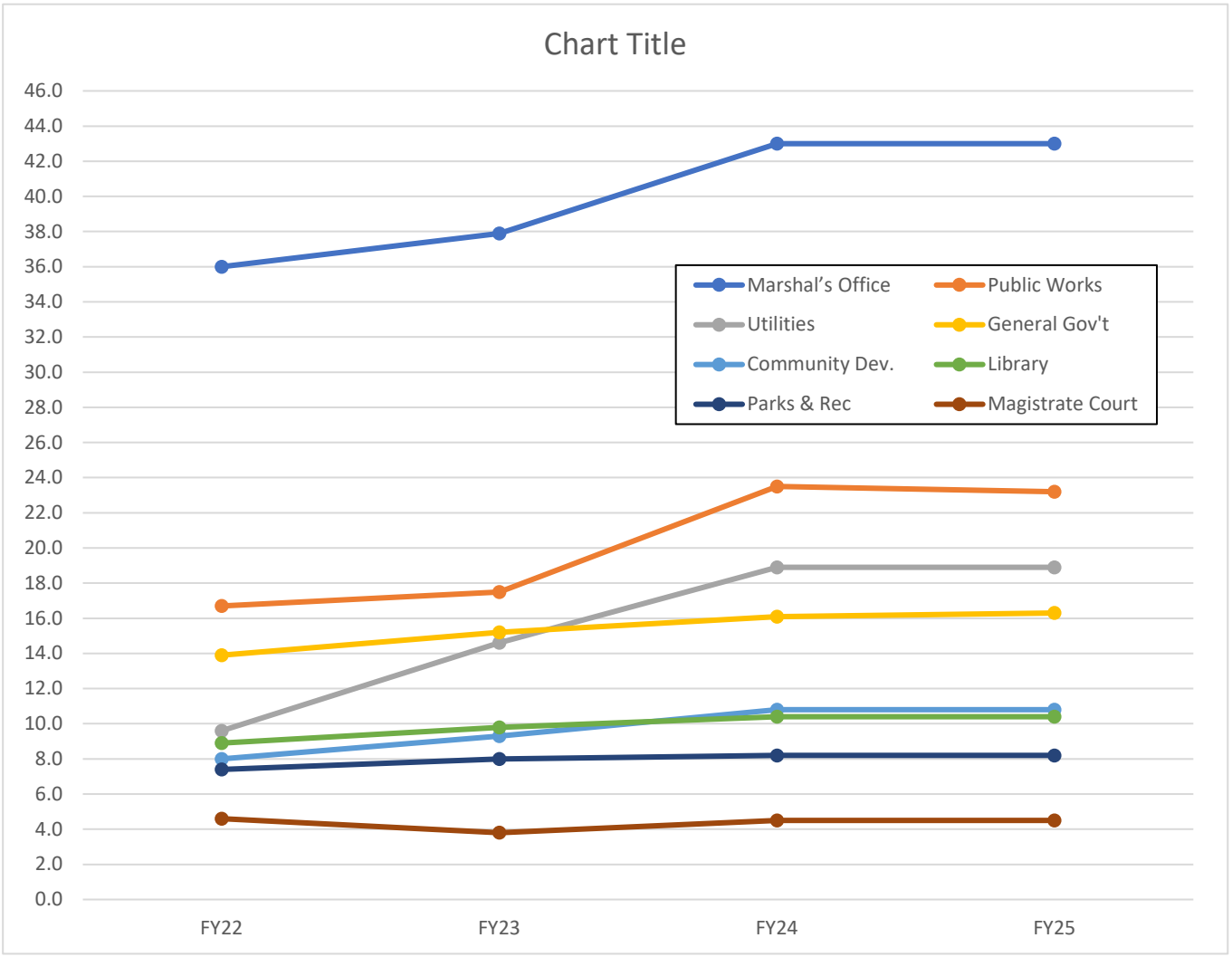


FTE Staffing Levels

Department / Division	FY22 Actual FTE's	FY23 Actual FTE's	FY24 **Appr'd FTE's**	FY25 **Proposed FTE's**
General Government	13.9	15.2	16.1	16.3
Town Council	N/A	N/A	N/A	N/A
Manager's Office	1.0	0.5	1.8	2.0
Clerk's Office	2.8	3.0	3.0	3.0
Finance Dept.	3.4	4.0	4.0	4.0
HR	1.3	2.0	2.0	2.0
Risk Management	1.6	1.7	1.2	1.2
Economic Development	3.8	4.0	4.1	4.1
IT Dept	N/A	N/A	N/A	N/A
Magistrate Court	4.6	3.8	4.5	4.5
Public Works	16.7	17.5	23.5	23.2
Engineering	0.0	0.6	2.0	2.0
Maintenance	9.9	11.0	13.0	13.0
Streets	5.8	4.6	5.5	5.2
Admin	1.0	1.3	3.0	3.0
Utilities	9.6	14.6	18.9	18.9
Stormwater	0.9	0.9	1.9	1.9
Wastewater	8.2	8.5	10.0	10.0
Water	0.5	5.2	7.0	7.0
Community Development	8.0	9.3	10.8	10.8
Building	4.1	5.1	5.8	5.8
Planning & Zoning	1.7	2.4	3.0	3.0
Code Enforcement	0.9	0.8	1.0	1.0
Admin	1.3	1.0	1.0	1.0
Marshal's Office	36.0	37.9	43.0	43.0
Sworn Officers	24.0	23.1	24.0	24.0
Dispatch	7.2	7.0	9.0	9.0
Admin	4.8	7.8	10.0	10.0
Library	8.9	9.8	10.4	10.4
Parks & Rec	7.4	8.0	8.2	8.2
Pool	2.8	2.9	2.9	3.0
Events	0.7	0.9	1.1	1.1
Rec Programs	2.9	2.8	3.2	3.1
Admin	1.0	1.4	1.0	1.0
Total FTE's	105.1	116.1	135.4	135.3

FTE Staffing Levels





Town of Camp Verde

Approved Budget Calendar for FY25

(July 2024 – June 2025)

Date	Task	Day/Time
Oct. 18th, 2023	Approve FY25 budget calendar.	Wed: 6:30 pm
Jan. 10th, 2024	Strategic Plan Development	Wed: 4:00 pm
Feb. 7th, 2024	Town fee proposal review	Wed: 5:00 pm
Mar. 6th, 2024	Approve Notice of Intent for potential Town fee increases	Wed: 5:30 pm
Mar. 27th, 2024	Present Revenue forecast, CIP, Debt & Grants to Council	Wed: 5:30 pm
Apr. 24th, 2024	Operations budget review	Wed: 5:30 pm
May 15th, 2024	Adoption of: 1) Town fees, 2) Sanitary Dist Levies 3) CFO Designation, 4) PSPRS Funding Plan	Wed: 6:30 pm
June 5th, 2024	Presentation/Adoption of Tentative Budget Presentaiton/Adoption of Capital Improvement Plan	Wed: 6:30 pm
July 3rd, 2024	Public hearing; Adoption of final budget	Wed: 6:00 pm

**Please note that dates are estimates only and may change if necessary.*

Chapter Two

Financial Structure, Policy & Process

Camp Verde
ARIZONA

Town of Camp Verde Strategic Plan FY25-FY30

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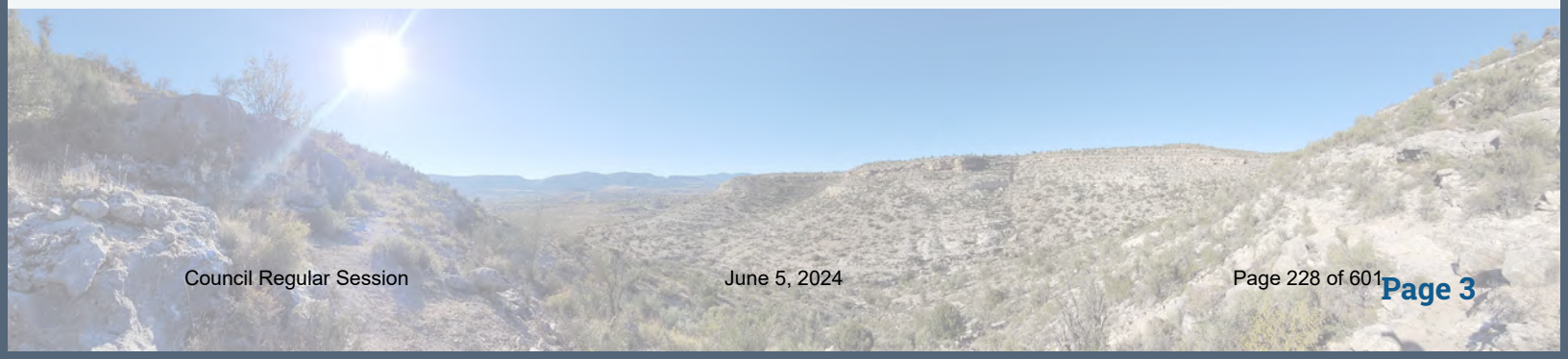
Strategic Plan

This strategic plan was created by the Town of Camp Verde Council and Staff in January 2024. Over a two-day work session, the group discussed key issues and future priorities for the community and identified clear strategic focus areas with specific and measurable goals. They also developed a "Year One Action Plan" and a list of "Beyond Year One" action items for future consideration.

The strategic plan is intended to highlight issues and areas of effort requiring strategic investment for a 3-5 year period. Strategic plans intentionally do not capture the full scope of operations for an organization, but rather they focus on key areas that require strategic efforts. This plan is meant to be a living document that evolves over time to meet the changing needs of the community. Action items will change annually. Focus areas or goals will evolve over the longer term as items get completed and new opportunities and needs become apparent.

Community vision, organizational mission and core values are essential elements that we've embedded in our Strategic Plan to ensure success in Camp Verde. Our Vision reflects our ambition for Camp Verde in 20 years. It describes our long-term goals, dreams and aspirations for the community. Our Mission shows the actions our municipal organization will take in support of realizing that vision. Our Core Values are the essential and enduring principles that guide our individual actions, our interactions and our decision-making in support of our organization's mission and the achievement of our community's vision.

The relationship between community vision, organizational mission, focus areas, goals and objectives, core values and operational decisions and actions are central to Camp Verde's success moving forward.



Vision

Camp Verde is welcoming; a safe community, a vibrant economy, thoughtfully growing, and offering an exceptional quality of life.

Mission

We serve by honoring our past and embracing our future.

Core Values

Respect, Sustainability, Accountability, Collaboration, Leadership, Integrity, Excellence, and Diversity.

Core Value Definitions

Accountability

We take responsibility for our actions. We value open and candid communication, access to information, and honesty and consistency between our words and actions. We take our role as stewards of public funds and resources seriously and manage them with transparency.

Collaboration

We work with individuals, teams and organizations to share knowledge and use our collective expertise to foster deeper engagement and shared responsibility. We value and promote civil discourse and focus on possibilities instead of problems. We create a culture that encourages teamwork, sharing of resources, and partnerships.

Diversity

We value the strengths that result from inclusion, respect, and tolerance for different perspectives, experiences, and identities. We expect a culture of humility and continuous learning where we reflect on lessons learned, question the status quo, and create an inclusive community where all feel supported and heard.

Excellence

We are dedicated to excellence and innovation. We set strategic and ambitious goals and approach every challenge with a determination to succeed. We embrace creativity and seek traditional and nontraditional solutions. We strive to improve every day.

Integrity

We align our values, work, and actions. We are honorable, trustworthy, reliable, responsive and transparent. We do what is right and strive for the highest moral and ethical behavior.

Leadership

We step forward, both as an organization and as individuals, to make a positive difference for our community. We exhibit professionalism, humility, and compassion. By collaborating with others, we move toward our goals.

Respect

We conduct Town business with courtesy and civility to create an environment of trust and safety. We are responsive and work actively to eliminate barriers, ensuring full participation in organizational and community life. We treat people as we would like to be treated.

Sustainability

We meet the economic, environmental, and social needs of the present without compromising the ability of future generations to meet their own needs. We measure progress through improvement to the health and well-being of our residents, environment, and economy.

Focus Areas

Resilient Economy

A diversified economy that supports the community's ability to grow, thrive, and adapt.

Recreation & Activities

Enhancing our unique location and historic culture through building, maintaining, and marketing amenities and events while engaging the community.

Community Infrastructure

The public structures and facilities that support community and economic development. Infrastructure expansion and maintenance is planned through fiscally responsible policies.

Effective Government

An awareness of citizen needs and providing necessary services through fiscal responsibility, transparency, innovative business practices, use of new technology, investing in employees, and leveraging Town partnerships.

Resilient Economy

A diversified economy that supports the community's ability to grow, thrive, and adapt.

1. Increase tourism-related revenue by 2029.
2. Define and adopt a unified vision for the downtown area by June 30, 2025.

Recreation and Activities

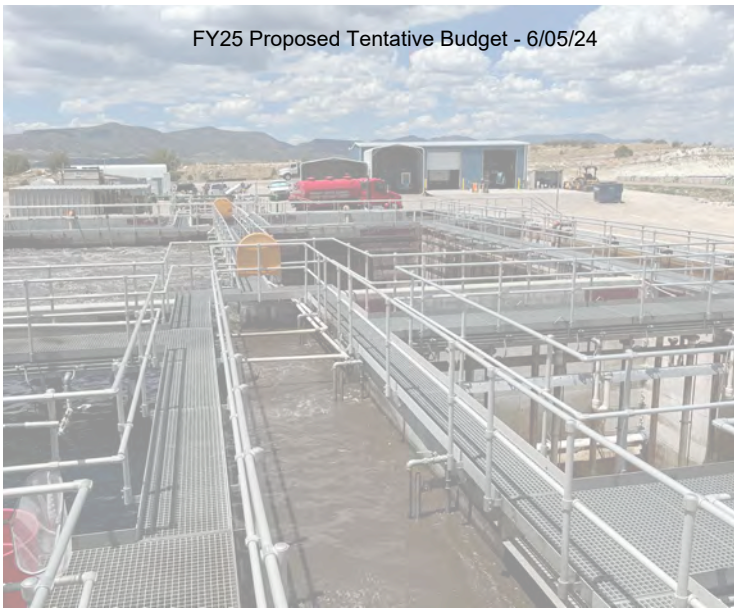
Enhancing our unique location and historic culture through building, maintaining, and marketing amenities and events while engaging the community.

1. Adopt a Parks & Recreation Master Plan with 50% funding for Priority #1 projects incorporated into the Capital Improvements Plan by June 30, 2026.
2. Annually retain Dark Sky Designation.
3. Increase total number of Town-sponsored annual community engagement events by June 30, 2027.

Community Infrastructure

The public structures and facilities that support community and economic development. Infrastructure expansion and maintenance is planned through fiscally responsible policies.

1. Adopt and maintain a funded 5-year Capital Improvements Plan by July 1, 2025.
2. Quantify total available water resources in order to support existing and future development by July 1, 2026.



Effective Government

An awareness of citizen needs and providing necessary services through fiscal responsibility, transparency, innovative business practices, use of new technology, investing in employees, and leveraging Town partnerships.

1. Increase citizens' satisfaction each year for 5 years.
2. Increase citizen applications to Boards, Commissions, and Council with an on-going target to have 40% more applicants than the number of seats available for each recruitment or election cycle.

Moving Forward with the Plan

- Create quarterly progress reports on the action plans with first report due by Oct. 15, 2024
- Annually revisit the action plan with the Town Council
- Conduct Year 1 review with a facilitator
- Connect items in staff reports to the Strategic Plan Focus Areas & Goals
- Communicate the Strategic Plan to the community

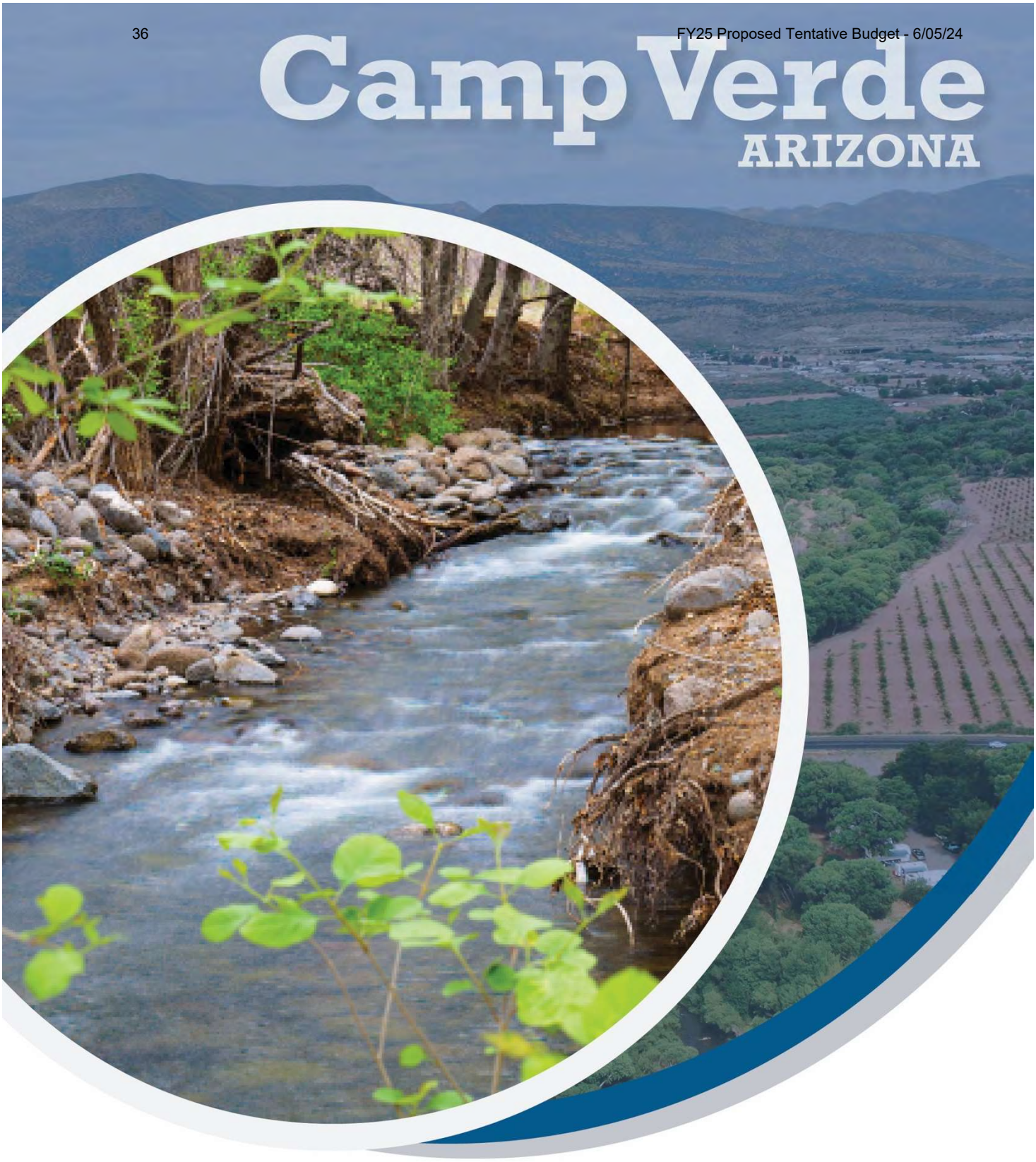
New Ideas or Opportunities

As Camp Verde progresses through its year working with the strategic plan priorities and the additional operational workload of Staff, it's common for additional ideas or desired initiatives to be proposed. In order to help the Camp Verde team stay on track towards strategic priorities, the Council and Staff team discussed how they want to work with the plan moving forward to ensure everyone is on the same page for what to expect in terms of reporting and what to do when new ideas or opportunities arise.

How we'll Evaluate Ideas not in the Plan

- How does this idea fit within our existing plan?
- How does this new idea rank among the existing strategic priorities?
- What will NOT get done in order to accommodate the new priority?
- Is this idea attainable with given available resources?

CAMP VERDE
THE OLDEST SETTLEMENT IN THE VERDE VALLEY. SITE OF HISTORIC FORT VERDE. THE FIRST SETTLERS CAME INTO THE VALLEY IN FEBRUARY, 1865. FOLLOWED BY THE MILITARY IN AUGUST, 1865. ORIGINAL MILITARY AND HISTORIC BUILDINGS STILL STAND.
Town of Camp Verde
CampVerde.az.gov



Town of Camp Verde Strategic Plan Supplemental Documents

- FY 2025 Action Plan -

Town of Camp Verde Strategic Plan
FY 2025 Action Plan
Resilient Economy

Goal: Increase Tourism Related Revenue by 2029

Year 1 Action Items	Responsible Party(ies)
Establish a baseline for current tourism-related revenue	Economic Development Finance
Identify and have Council adopt the specific percentage we want to increase from the baseline	Economic Development Finance
Create and implement a robust process for annual review and improvement of events	Public Works/Parks and Rec
Create a Tourism Advisory Team	Economic Development
Begin work on a 2-year Marketing Plan	Economic Development

Beyond Year 1 Action/Consideration Items
Gateway attractions
Signage (promotional & wayfinding)
Commercial kayak operations
Explore ways to promote and enhance the Farmer's Market
Include opportunities for Camp Verde to serve as a home base for regional tourism as part of our overall marketing and tourism efforts
Increase number of short-term "Stay and Play" opportunities
Strengthen partnerships with Yavapai-Apache Nation and others

Town of Camp Verde Strategic Plan
FY 2025 Action Plan
Resilient Economy

Goal: Adopt a Unified Vision for the Downtown Area by June 30, 2025

Year 1 Action Items	Responsible Party(ies)
Facilitate the creation of a downtown business/community alliance	Economic Development
Define the geographic boundaries and overall brand - "What is downtown?"	Economic Development Community Development

Beyond Year 1 Action/Consideration Items
Create a physical plan and drawing for community elements
Explore helpful partnerships such as Main Street USA
Identify ways to co-promote Fort Verde State Park
Explore promotional programs such as a Camp Verde Dollars/Gift Certificate program
Install way-finding signage
Research parking needs and implement appropriate strategies to address needs

Town of Camp Verde Strategic Plan
FY 2025 Action Plan
Recreation and Activities

Goal: Adopt a Parks and Recreation Master Plan with 50% funding for Priority #1 projects incorporated into the Capital Improvements Plan by June 30, 2026

Year 1 Action Items	Responsible Party(ies)
Determine existing resources/documents that will incorporate into the Master Plan, and identify gaps for completing the Plan	Public Works Parks and Recreation
Identify and budget for a consultant to assist with the creation of a Master Plan	Public Works Parks and Recreation

Beyond Year 1 Action/Consideration Items
Analyze usage of current parks system and amenities
Identify funding sources for capital improvements and expansion

Town of Camp Verde Strategic Plan
FY 2025 Action Plan
Recreation and Activities

Goal: Annually retain Dark Sky designation

Year 1 Action Items	Responsible Party(ies)
Educate Parks and Recreation Commission and Council about Dark Sky	Economic Development Community Development
Partner with Lowell Observatory, the Science Center, and other potential and existing Dark Sky partners	Library Parks and Recreation
Incorporate Dark Sky events into existing community events	Library Parks and Recreation

Beyond Year 1 Action/Consideration Items
Market Dark Sky through various sources

Town of Camp Verde Strategic Plan
FY 2025 Action Plan
Recreation and Activities

Goal: Increase total number of Town-sponsored annual community engagement events by June 30, 2027.

Year 1 Action Items	Responsible Party(ies)
Define "annual community engagement events" to set a baseline	Library Parks and Recreation
Assess workforce/labor needs to facilitate additional events	Public Works Parks and Recreation
Explore utilization of Verde Ranch RV Park electronic sign for advertising events	Public Works
Establish a series of concerts in the park events 1. Start with one per year, up to three by June 30, 2027 2. One should be youth-focused	Public Works Parks and Recreation

Beyond Year 1 Action/Consideration Items
Increase youth participation in events (develop measuring tool)
Create community contests that tie into events
Create citizens feedback survey about community events
Evaluate the placement of Parks and Recreation functions within the Town's organizational structure

Town of Camp Verde Strategic Plan
FY 2025 Action Plan
Community Infrastructure

Goal: Adopt and maintain a funded 5-year Capital Improvements Plan by July 1, 2025

Year 1 Action Items	Responsible Party(ies)
Identify and prioritize existing and future projects (and ongoing) as part of annual Capital Improvements Planning process	Finance Department with All Departments
Identify funding gaps (and ongoing)	Finance Department
Add longer-term (5+ years) projects into Capital Improvements Plan to assure longer term financial planning for significant infrastructure projects	Finance Department Town Manager
Complete Water and Wastewater Master Plans	Utilities Department
Utilize Development Agreements to expand infrastructure for new developments	Community Development Utilities Department

Beyond Year 1 Action/Consideration Items
Consider adoption of construction-related TPT as designated source to fund capital projects
Identify partnership options for leveraging resources and financing
Identify additional funding sources
Complete Facilities Master Plan
Consider Long-Term plans for other infrastructure (i.e. Streets, Broadband, Transit, etc.)
Complete comprehensive assessment of current infrastructure and needs

Town of Camp Verde Strategic Plan
FY 2025 Action Plan
Community Infrastructure

Goal: Quantify total available water resources in order to support existing and future development by December 31, 2025.

Year 1 Action Items	Responsible Party(ies)
Define and educate Council/Staff/Public on the importance of quantifying the Town's total available water resources	Utilities Department
Increase water education for Council/Staff/Community	Utilities Department
File for Assured Water Supply Designation from the Arizona Department of Water Resources by April 2024	Utilities Department
Hold work session with Council on Water Master Plan	Utilities Department
Pursue settlement of Water Rights Claims with Yavapai-Apache Nation	Town Manager Utilities Department

Beyond Year 1 Action/Consideration Items
Determine the buildout potential of Camp Verde
Engage with partners/community/YAN
Identify available water resources (surface water, groundwater, reclaimed water)
Determine GPCD (gallons per capital per day) water use, and continue to measure this statistic to monitor community water use over time

Town of Camp Verde Strategic Plan
FY 2025 Action Plan
Effective Government

Goal: Increase citizen satisfaction each year for five years.

Year 1 Action Items	Responsible Party(ies)
Develop a community survey 1. Budget Funding 2. Hire Survey Firm 3. Define Purpose 4. Educate Council/Staff/Community	Town Manager
Conduct survey and analyze results	Town Manager
Act on results (on-going)	Town Council Town Manager/Staff
Council adopts annual target for percentage of increase in citizen satisfaction for next five years on completion of 1st survey	Town Council

Beyond Year 1 Action/Consideration Items
Increase communications with the public 1. Monthly newsletter 2. Issue proactive press releases 3. Consider establishing informal community engagement activities (like Coffee with Council or Leadership Team)

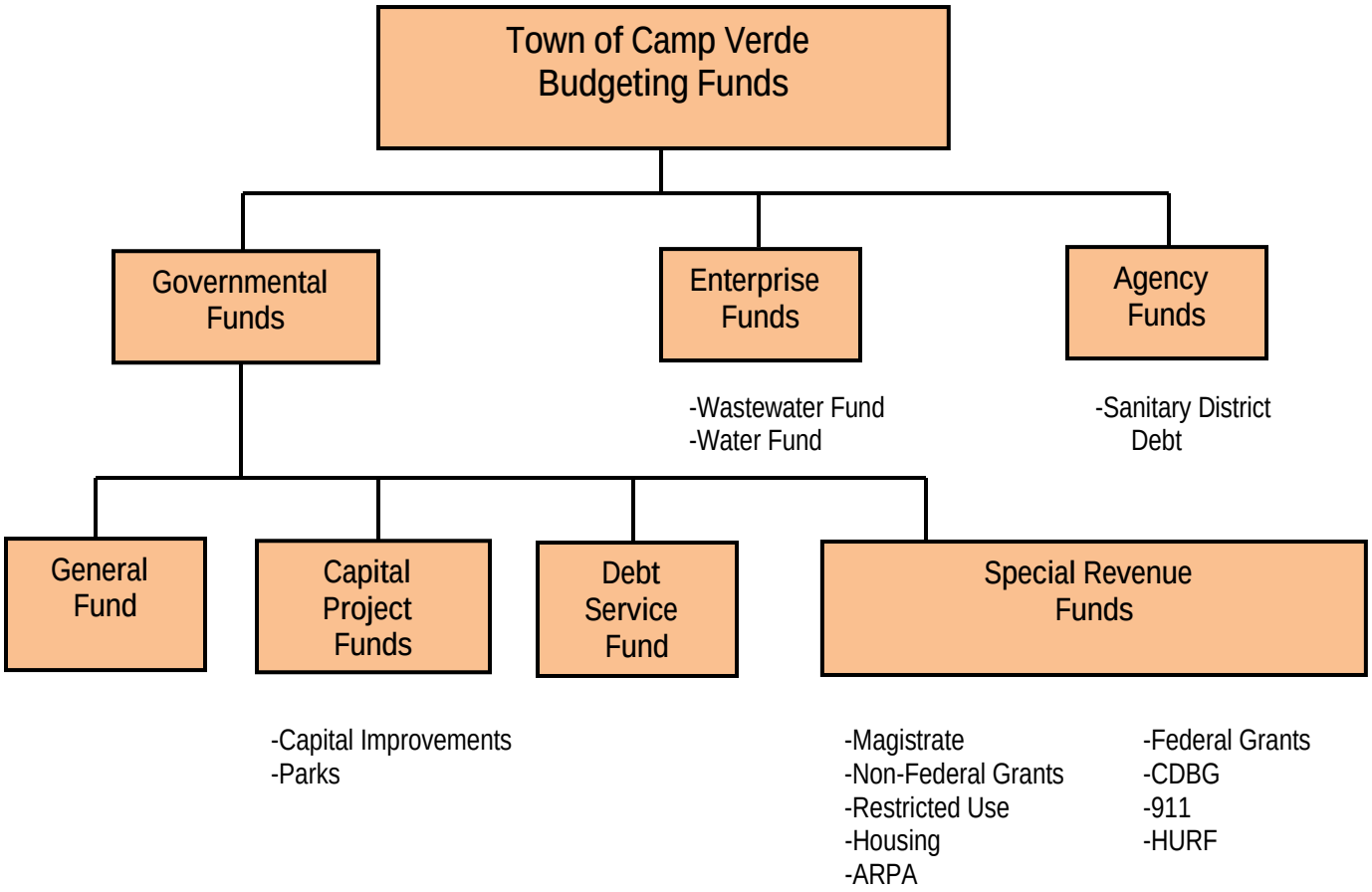
Town of Camp Verde Strategic Plan
FY 2025 Action Plan
Effective Government

Goal: Increase citizen applications to Boards, Commissions and Council with an on-going target to have 40% more applicants than the number of seats available for each recruitment or election cycle.

Year 1 Action Items	Responsible Party(ies)
Establish an Annual Citizens' Academy 1. Develop the education program 2. Engage all generations of community	Town Manager
Communicate information about the Citizens' Academy to the public	Town Manager

Beyond Year 1 Action/Consideration Items
Hold the first Citizens' Academy
Evaluate and recommend improvements to the Academy

Budget Fund Structure



Fund Types

Governmental Funds: Are used to account for activities primarily supported by taxes, grants and similar revenue sources.

- General Fund: The main operatng fund used to account for and report all financail resources not accounted for and reported in another fund.
- Capital Project Funds: Used to track the financial resources to be used for the acquisition, construction or major renovation of capital assets.
- Debt Service Funds: Used to account for the funding allocations and the payments of gneral long-term debt principal, interest and related costs.
- Special Revenue Funds: Used to account for and report the proceeds from special revenue sources that are restricted or committed for specific purposes other than debt or capital projects.

Enterprise Funds: Used to report any activity for which a fee is charged to external users for goods or services.

Agency Funds: Used to report resources held by the Town in a purely custodial capacity.

Major Funds

Major funds are those funds where expeditures or revenues are greater than 10% of the total budgeted expenditures or revenues for the Town. Major funds for budgetary purposes may differ from the major funds reported by the Town in the audited financial statements as major fund determination within the audit also considers assets and liabilities, where the budget document only considers revenues and expenses. The Town has 4 major funds in this FY25 budget document. The major budget funds presented here are the General, Federal Grants, Wastewater, & Water funds.

General Fund

The General Fund is the main operating fund for the Town. It receives all tax revenues and most fees, fines, permits and license revenue. It is also where the majority of payroll related costs are incurred. For the Town, the General Fund is the focal point for a *Balanced Budget*.

(Budget detail starts on page 75)

Federal Grants Fund

The Federal Grants Fund tracks all federal grant monies received by the Town.

(Budget detail starts on page 212)

Wastewater Fund

The Wastewater Fund contains all operating revenues and expenditures, capital expenditures, and debt service of the Town's wastewater operations. The Wastewater Fund is a self-sustaining enterprise fund charging fees to residential and commercial customers. Those fees pay for all operations within the fund.

(Budget detail starts on page 239)

Water Fund

The Water Fund contains all operating revenues and expenditures, capital expenditures, and debt service of the Town's water operations. The Water Fund is a self-sustaining enterprise fund charging fees to residential and commercial customers. Those fees pay for all operations within the fund.

(Budget detail starts on page 249)

Division / Fund Relationships

The following chart depicts which funds each division is budgeted within.

	Funds				
Depts	**General**	**Federal Grants**	**Wastewater**	**Water**	**Non-Major**
Mayor & Council	●				
Town Manager	●				
Town Clerk	●				
Finance	●				
HR	●				
Risk Management	●				●
Economic Development	●	●			●
IT	●				
Non-Departmental	●				●
Municipal Court	●				●
PW Admin	●				●
Engineering	●				
Maintenance	●				●
Streets	●				●
Stormwater	●				●
Community Development	●				●
Marshal's Office	●	●			●
Dispatch	●				
Library	●	●			●
Parks & Rec Admin	●	●			●
Events	●				
Pool	●				
Rec Programs	●				●
Wastewater			●		
Water				●	

Basis of Accounting & Budgeting

The *Basis of Accounting* and *Basis of Budgeting* determine when revenues and expenditures are recognized for the purposes of financial reporting and budget control. Accounting on a *cash basis* means that revenues and expenditures are recorded when cash is actually received or paid out. *Full accrual accounting* is where revenues are reported when earned, as opposed to when received. Expenditures are recognized when an obligation to pay is incurred, as opposed to when the payment is made. Capital purchases are recognized over the life of the asset through the use of depreciation.

Governments typically use a hybrid basis of accounting termed *modified accrual*. Under this system, revenues are recognized when they become measurable and available. Expenditures are recognized when the obligation to pay is incurred. However, capital expenditures are recognized at the time of purchase. This means that governments may expericence significant increases and decreases in total expenditures from year to year, since capital expenses can be large and unevenly timed. To help explain year to year expenditure trends, governments typically report capital expenditures separately from operating costs.

The Town of Camp Verde uses modified accrual accounting and budgeting for its governmental fund types. For enterprise funds (the Wastewater Fund), the Town uses full accrual accounting but budgets under the modified accrual accounting to show the purchases of capital assets and the use of other financing sources (ie loans) for a more transparent view of the use of funds within that enterprise fund.

Town of Camp Verde
Financial Policies

Fiscal Policies

ACCOUNTING
The Town's accounting and financial reporting systems will be maintained in conformance with Generally Accepted Accounting Principles and standards of the Government Accounting Standards Board. A fixed asset system will be maintained to identify all Town assets, their condition, historical cost, replacement value and useful life.

AUDIT
An annual audit will be performed by an independent public accounting firm with the subsequent issue of an official Comprehensive Annual Financial Report, including an audit opinion.

FINANCIAL
-To maintain a financially viable Town that can maintain an adequate level of municipal services.
-To maintain financial flexibility in order to be able to continually adapt to local and regional economic changes.
-To maintain and enhance the sound fiscal condition of the Town.
-To maintain a positive municipal credit rating.

RESERVES
The Town will maintain General Fund reserves of unrestricted monies in the amount of $500,000. The Finance Director will alert the Council any time Unrestricted General Fund reserves drop below $1,000,000 and will continue to update Council members until unrestricted General Fund reserves reach the $1,000,000 threshold or until directed by Council that the reporting is no longer necessary.
The Town will also maintain HURF Fund reserves in an amount equal to three (3) months of budgeted HURF expenditures. This reserve balance shall not be used without approval from the Council.

BUDGET POLICY

PURPOSE: To establish policies and procedures to carefully account for public funds, manage the finances wisely and plan for adequate funding of services that are desired by the public. The following budget policy provides guidance for preparing the Town of Camp Verde's annual budget (all funds) as well as adoption, implementation, and monitoring of the budget.

I. POLICIES

A. BUDGET PHILOSOPHY. The Town of Camp Verde's budget philosophy includes funding the service delivery system using the resources provided through current revenue collection while planning for future needs through capital funding and maintenance.

B. BALANCED BUDGET. Arizona law (Title 42 Arizona Revised Statutes) requires the Town Council to annually adopt a balanced budget. The Town of Camp Verde will develop a balanced budget by June 30th each year, where projected revenues meet or exceed projected expenditures. In the event that projected revenues are not adequate to sustain the service delivery system desired by the Town's citizens, a draw on fund balance may be authorized by the Town Council in accordance with Town Code Section 3-4-5 Fund Balance Policy. In addition, the Town will not use one-time (non-recurring) revenues to fund continuing (recurring) expenditures.

C. CONSERVATIVE PROJECTIONS. Revenues and Expenditures will be determined through conservative projections. Current revenues will be sufficient to support current operating expenditures allowing the Town to maintain a positive operating position.

D. USER FEES. User Fees will be adjusted as necessary to recover the full cost of services provided, except when the Town Council determines that a subsidy from the General Fund is in the public interest.

II. PROCEDURES

A. BUDGET PROCESS

1. The Town Manager will meet with all Department Directors to discuss his/her outlook for the coming year and give staff direction as to the financial direction of the new year’s budget.
2. Department Heads will develop the budgets for their departments based on the recommended direction of the Town Manager.
3. Department Heads will enter their completed budget requests into the computer accounting system with appropriate notes for review by the Town Manager. Individual meetings are held with each of the Department Heads to discuss their budget requests and to assure that the Departments' narratives are complete.
4. The compiled preliminary draft budget is distributed to Council Members and Department Heads. Budget Work Sessions are scheduled to present each budgetary unit to Council, answer questions that may arise, make adjustments as directed, and obtain Council's preliminary approval of the requests. The Finance Department, with the Town Manager’s direction, makes final adjustments to the budget and verifies that all information is properly included in the budget document.
5. In June, the Tentative Budget is approved by Council and the budget is advertised in the local newspapers for two consecutive weeks.
6. In July, Public Hearings on the Tentative Budget are held. If no changes have been directed, the Final Budget is adopted and implemented.

B. BUDGET AMENDMENT POLICY

1. Once the tentative budget is adopted, the expenditure limitation amount is set for the fiscal year. The Town Council may not approve additional appropriations above that amount.
2. Throughout the fiscal year, amendments may be made to the adopted budget. All budget amendments must be approved by the Town Council. Budget amendments include, but are not limited to, transfers of appropriations between departments, transfers of appropriations from the Contingency to departments and/or funds, and transfers of appropriations between funds.
3. The Town Manager may approve budget reallocations within functional department areas as follows:
   a. General Government – All "100 & 900" department account numbers
   b. Magistrate Court – All "300" department account numbers
   c. Public Works – All "400" department account numbers
   d. Community Development – All "500" department account numbers
   e. Marshal's Office – All "600" department account numbers
   f. Library – All "700" department account numbers
   g. Parks & Rec – All "800" department account numbers
4. A budget adjustment is requested with the Budget Change/Re-Appropriation Form. The form is submitted to the Finance Director for review.
5. The Finance Director shall submit the completed Budget Change/Re-Appropriation Form to Council for approval.
6. Approved changes to the budget shall be documented, signed and entered by the Finance Director and filed in an annual budget adjustment file.

C. BUDGET MONITORING

1. The Finance Department, along with each Department Head, monitors the budget continuously throughout the fiscal year. The Town focuses on the object level (total salary expenditures, total operational expenditures, etc.) of tracking rather than focusing on the sub-object level (each specific line item). This means that instead of tracking each line item to ensure that it remains within the budget appropriation, the focus is on whether the Department as a whole operates within its total budget appropriation.
2. Revenue projections are monitored monthly and statistically projected throughout the remainder of the fiscal year to determine the need to decrease expenditure appropriations in order to maintain a balanced budget.
3. Financial reports are given to the Town Council and Department Heads quarterly detailing the status of each department and the Town as a whole. Along with these reports, the Finance Department also presents a report to Council detailing the revenue projections through the end of the fiscal year and makes recommendations as needed to decrease appropriated expenditures, as a result of any shortfall in our revenue base, which may materialize.

D. BUDGET CALENDAR

1. In February of each year, the Finance Director shall obtain approval of the budget calendar for the following fiscal year.

E. CAPITAL IMPROVEMENTS

1. The Town will make all capital improvements in accordance with the adopted and funded Capital Improvement Plan (CIP). The CIP will provide for adequate design, construction, maintenance and replacement of the Town's capital assets over a five-year period.
2. The Town will use intergovernmental assistance to finance only those capital improvements that are consistent with the Capital Improvement Plan and Town priorities, and who's operating and maintenance costs have been included in the budget.

3. The Town will coordinate development of the CIP with the development of the operating budget.
4. If funding new facilities, special development impact funds may only be used if those new facilities are included in the Town's master plans.

F. FUND ACCOUNTING

1. The Town utilizes fund accounting, which is a method of tracking revenues and expenditures based on restrictions being placed on the revenues requiring that they be used for specific purposes only. Each fund is considered a separate accounting entity. All funds except agency funds are included in the budget document. Agency funds are not required to be included in the budget document as they are monies belonging to separate entities, which the Town holds in trust for them.

G. GOVERNMENTAL FUNDS

1. General Fund - The General Fund is the main operating fund of the Town of Camp Verde; it accounts for the majority of the departments within the Town.
2. Special Revenue Fund - Special Revenue Funds are separate accounting records used to track revenues (and the related expenditures) that are legally restricted for specific purposes.
3. Debt Service Fund - Debt Service Fund is used to account for the funding allocations and the payments of general long-term debt principal, interest and related costs.
4. Capital Project Fund - Capital Project Funds are used to track the financial resources to be used for the acquisition or construction of capital assets. A capital asset is defined by the Town as any item with an extended useful life whose purchase price (or value if donated) is $5,000 or more.
5. All Governmental Funds are accounted for using the modified accrual basis of accounting. Revenues are recognized when they become measurable and available. Measurable means that the amount of the transaction can be determined. Available means that the funds are collectible within the current period or soon thereafter to pay liabilities of the current period. Expenditures are recognized when the related liability is incurred.

H. FIDUCIARY FUNDS

1. Agency Fund - The Agency Fund is used to account for monies belonging to other agencies that the Town holds in a trustee capacity.
2. Fiduciary Funds - Fiduciary Funds are accounted for using the accrual basis of accounting. This method of accounting recognizes the financial effects of transactions and other events and circumstances that have cash consequences in the periods in which transactions, events, and circumstances occur, rather than only in the periods in which cash is received or paid by the government.

I. BUDGET BASIS

1. The Town maintains its financial records in accordance with Generally Accepted Accounting Principles (GAAP) for government entities. The budgets of General Government Funds are prepared on a modified accrual basis. This includes all fund types managed by the Town of Camp Verde.

DEBT POLICY

PURPOSE: To establish policies and procedures to provide for the preservation and eventual enhancement of the Town's bond ratings, the maintenance of adequate debt service reserves, compliance with debt instrument covenants and provisions and required disclosures to investors, underwriters, and rating agencies. These policy guidelines will also be used when evaluating the purpose, necessity, and condition under which debt will be issued. These polices are meant to supplement the legal framework of public debt laws provided by the Arizona Constitution, State Statutes, City Charter, federal tax laws, and the Town's current bond resolutions and covenants.

The Town utilizes long-term debt to finance capital projects with long useful lives. Financing capital projects with debt provides for an "intergenerational equity", as the actual users of the capital asset pay for its cost over time, rather than one group of users paying in advance for the cost of the asset.

All projects funded with General Obligation Bonds or Revenue Bonds can only be undertaken after voter approval through a town-wide bond election.

I. POLICIES/PROCEDURES

A. The overall debt management policy of the Town is to ensure that financial resources of Town are adequate in any general economic situation to not preclude the Town's ability to pay its debt when due.

B. The Town will not use long-term debt to fund current operations or projects that can be financed from current revenues or resources. The Town will first attempt "pay as you go" capital financing.

C. The Town does not intend to issue commercial paper (CP) or bond anticipation notes (BANs) for periods longer than two years or for the term of a construction project. If CP or a BAN is issued for a capital project, it will be converted to a long-term bond or redeemed at its maturity.

D. Whenever the Town finds it necessary to issue revenue bonds, the following guidelines will be adhered to:

1. Revenue Bonds are defined as bonds in which the debt service is payable from the revenue generated from the operation of the project being financed or a category of facilities, from other non-tax sources of the Town, or from other designated taxes such as Highway User's Revenues, excise tax, or special fees or taxes. For any bonds or lease-purchase obligations in which the debt service is paid from revenue generated by the project, that debt service is deemed to be revenue bonds and are excluded from the calculation of the annual debt service limitation.
2. Revenue Bonds of the Town will be analyzed carefully by the Finance Department for fiscal soundness. The issuance of Revenue Bonds will be subject to the most careful review and must be secured by covenants sufficient to protect the bondholders and the name of the Town.
3. Revenue Bonds should be structured to provide level annual debt service over the life of the issue.
4. Debt Service Reserve Funds should be provided when required by rating agencies, bond insurers, or existing bond covenants.
5. Interest earnings on the reserve fund balances will be used to pay debt service on the bonds unless otherwise committed for other uses or purposes of the project.
6. The term of any revenue bond or lease obligation issue will not exceed the useful life of the capital project, facility or equipment for which the borrowing is intended.
7. The target for the term of Revenue Bonds will typically be between twenty and thirty years. The target for the "average weighted maturities" for Revenue Bonds of the Town (except for those issued through the Arizona Water Infrastructure Finance Authority) will be twelve and one half (12 1/2) years.

E. Improvement District (ID) and Community Facility District (CFD) Bonds shall be issued only when the formation of the district demonstrates a clear and significant purpose for the Town. It is intended that Improvement District and Community Facility District Bonds will be primarily issued for neighborhoods and business districts desiring improvements to their property such as roads, water lines, sewer lines, streetlights, and drainage. The District must provide a specific benefit to the property owner(s). The Town will review each project through active involvement of Town staff and/or selected consultants to prepare projections, review pro-forma information and business plans, perform engineering studies, and analyze minimum debt coverage and value to debt ratios, and other analyses necessary to consider the proposal against specific criteria. Both ID and CFD Bonds will be utilized only when it is expected that they will be outstanding for their full term.

F. Refunding Bonds will be measured against a standard of the net present value debt service savings exceeding 5% of the debt service amount of the bonds being refunded, or if savings exceed $750,000, or for the purpose of modifying restrictive covenants or to modify the existing debt structure to the benefit of the Town.

G. The Town shall comply with all U.S. Internal Revenue Service arbitrage rebate requirements for bonded indebtedness.

H. The Town shall comply with all requirements of Title 15.1 Arizona Revised Statutes and other legal requirements regarding the issuance of bonds and certificates of the Town or its debt issuing authority.

I. The Town will maintain regular contact with rating agencies through meetings and visits on and off-site. The Town will secure ratings on all bonds issued if economically feasible.

II. SHORT-TERM DEBT

A. The Town may use short-term debt to cover temporary or emergency cash flow shortages. All short-term borrowing will be subject to Council approval by ordinance or resolution.

B. The Town may issue inter-fund loans, rather than outside debt instruments to meet short-term cash flow needs. Inter-fund loans will be permitted only if an analysis of the affected fund indicates excess funds are available and the use of these funds will not impact the fund's current operations.

III. LONG-TERM DEBT

A. The Town will confine long-term borrowing to capital improvements that cannot be funded from current revenues.

B. Where possible, the Town will use special assessment revenue or other self-supporting bonds instead of general obligation bonds.

INVESTMENT POLICIES

PURPOSE: To establish policies and procedures to create a guide for the investment of Town funds. The Town also desires to take advantage of resources not available to the Town through the Local Government Investment Pool.

Therefore, it is the investment policy of the Town and its designee, the Finance Director, to maintain the safety of principal, maintain liquidity to meet cash flow needs and provide competitive investment returns as identified below. The Finance Director will strive to invest with the judgment and care that prudent individuals would exercise in their own affairs.

I. POLICIES/PROCEDURES

A. GOVERNING AUTHORITY
1. The investment program of the Town shall be operated in conformance with Federal, State and other legal requirements, primarily outlined in A.R.S. §35–323.

B. APPROVAL OF THE INVESTMENT POLICY
1. The investment policy shall be formally approved and adopted by the Town Council and reviewed on or about July 1 of every odd numbered year by the Town Council or their designee.

C. SCOPE
1. The Town will consolidate cash and reserve balances from all funds in order to maximize investment earnings and to increase efficiencies with regard to investment management pricing, safekeeping costs and administration costs, except for cash in certain restricted and/or special funds, which are exempted from this policy.
2. Investment income will be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles.
3. The Finance Director will follow A.R.S. §35–323 and other investment guidelines mandated by statute. Investments that need to restrict yield for purposes of the Internal Revenue Service's Arbitrage Bond Regulations (Treasury Regulation Section 1.148-1 *et seq*.) will be deposited into a separate account and invested in a manner that meets arbitrage guidelines permitted by the IRS.

D. INVESTMENT POLICY OBJECTIVES
1. The primary investment objectives of the Town in order of priority are:
   a. Safety
   b. Liquidity
   c. Optimal yield
   d. Collateralization

2. These objectives are defined below:
   a. Safety - Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. The objective will be to prudently mitigate credit risk and interest rate risk. It is understood by the Town that no investment is completely free of risk.
      1) Credit Risk - The Town will seek to mitigate credit risk, which is defined as the risk of loss due to the failure of the security issuer or backer. Mitigating credit risk is to be accomplished by:
         a) Limiting investments in the portfolio to the asset classes designated as acceptable in A.R.S. §35-323;

b) Diversifying the investment portfolio so that the impact of potential losses from any one individual issuer held in the portfolio will be limited. Specific diversification parameters will be noted in Section VIII. Portfolio Criteria;
c) Utilizing external research and advice regarding the current global economic condition and its impact on the outlook for domestic corporate credit quality.

2) Interest Rate Risk - The Town will seek to mitigate interest rate risk, which is defined as the risk that the market value of securities held in the portfolio will decline due to increases in market interest rates subsequent to their purchase. This mitigation will be accomplished by:
a) Structuring the investment portfolio so that securities mature concurrent with the anticipated cash requirements for ongoing operations, thereby avoiding, as much as possible, the need to sell securities in an adverse market environment prior to maturity;
b) Investing funds primarily in shorter-term securities or similar investment pools and limiting the average maturity of the portfolio in accordance with the needs of the Town;
c) Utilizing external research and advice regarding the current interest rate outlook and global economic condition to optimize portfolio duration strategy.

b. Liquidity - The investment portfolio shall remain sufficiently liquid to meet anticipated cash flow requirements. This is to be accomplished by structuring the portfolio so that securities mature concurrent with anticipated cash flow needs (static liquidity). Furthermore, because all possible cash demands cannot be anticipated, the portfolio should consist of securities for which there exist active secondary markets (dynamic liquidity). Alternately, a portion of the portfolio may be placed in money market mutual funds or the Local Government Investment Pool, which offers same-day liquidity for short-term funds.
c. Optimal Yield - Return on investment is of lesser importance compared to the safety and liquidity objectives described above. The investment portfolio shall be designed to optimize the yield the Town obtains from the portfolio taking into account the criteria of the investment policy, the dynamic liquidity needs of the Town and the current interest rate outlook/economic condition.
d. Collateralization – Securities will be registered in the name of the Town of Camp Verde.

E. INVESTMENT MANAGEMENT AUTHORITY

1. Authority to manage internally or to delegate the management of the investment program of the Town to an external manager is granted to the Finance Director. If authority to manage all or a part of the investment program of the Town is delegated to an external manager, the Finance Director is responsible for:
a. Periodic investment portfolio reporting;
b. Evaluating the performance of the externally managed portfolio;
c. Monitoring manager compliance with the investment policy;
d. Conveying the investment needs of the Town to the external manager;
e. Developing investment strategy with the external manager.

F. BROKERS/DEALERS

1. When the Town is investing directly with Brokers/Dealers, investment transactions shall only be conducted with financial institutions that are licensed, as may be required by law, to do business in Arizona. Primary government securities dealers or broker-dealers, engaged in the business of selling government securities, shall be registered in compliance with section 15 or 15C of the Securities Exchange Act of 1934 and registered pursuant to A.R.S. §44-3101, as amended. In addition, investment transactions shall be conducted only with those direct issuers who meet both credit and capital requirements established by the Finance Director. It shall be the responsibility of the broker-dealer to provide the following:
a. Audited, most recent annual financial statements within six months of the close of the fiscal year;
b. Unaudited, most recent quarterly financial statements;
c. Proof of National Association of Security Dealers certification;
d. Proof of Arizona registration (as needed);
e. A signed letter acknowledging that they have read and agree to abide by the investment policy.

G. PORTFOLIO CRITERIA

1. Acceptable Asset Classes

As of 4/16/2007, A.R.S. §35-323A defines the acceptable asset classes available for the Town to invest in as follows:

a. Certificates of deposit in eligible depositories.
b. Certificates of deposit in one or more federally insured banks or savings and loan associations in accordance with the procedures prescribed in Section 35-323.01.
c. Interest-bearing savings accounts in banks and savings and loan institutions doing business in this state whose accounts are insured by federal deposit insurance for their industry, but only if deposits in excess of the insured amount are secured by the eligible depository to the same extent and in the same manner as required under this article.
d. Repurchase agreements with a maximum maturity of one hundred eighty days.
e. The pooled investment funds established by the state treasurer pursuant to § 35-326.
f. Obligations issued or guaranteed by the United States or any of the senior debt of its agencies, sponsored agencies, corporations, sponsored corporations or instrumentalities.
g. Bonds or other evidences of indebtedness of this state or any of its counties, incorporated cities or towns or school districts.
h. Bonds, notes or evidences of indebtedness of any county, municipal district, municipal utility or special taxing district within this state that are payable from revenues, earnings or a special tax specifically pledged for the payment of the principal and interest on the obligations, and for the payment of which a lawful sinking fund or reserve fund has been established and is being maintained, but only if no default in payment on principal or interest on the obligations to be purchased has occurred within five years of the date of investment, or, if such obligations were issued less than five years before the date of investment, no default in payment of principal or interest has occurred on the obligations to be purchased nor any other obligations of the issuer within five years of the investment.
i. Bonds, notes or evidences of indebtedness issued by any county improvement district or municipal improvement district in this state to finance local improvements authorized by law, if the principal and interest of the obligations are payable from assessments on real property within the improvement district. An investment shall not be made if:
    1) The face value of all such obligations, and similar obligations outstanding, exceeds fifty per cent of the market value of the real property, and if improvements on which the bonds or the assessments for the payment of principal and interest on the bonds are liens inferior only to the liens for general ad valorem taxes.
    2) A default in payment of principal or interest on the obligations to be purchased has occurred within five years of the date of investment, or, if the obligations were issued less than five years before the date of investment, a default in the payment of principal or interest has occurred on the obligations to be purchased or on any other obligation of the issuer within five years of the investment.
j. Commercial paper of prime quality that is rated "P1" by Moody's Investor Service or rated "A1" or better by Standard and Poor's rating service or their successors. All commercial paper must be issued by corporations organized and doing business in the United States.
k. Bonds, debentures and notes that are issued by corporations organized and doing business in the United States and that are rated "A" or better by Moody's Investor Service or Standard and Poor's rating service or their successors.
l. All other investments are thereby prohibited from consideration for investment. Furthermore, the Town may desire to be more conservative in its investment portfolio and restrict or prohibit certain of the investments listed above.

H. BENCHMARK

1. The performance of an actively managed portfolio on behalf of the Town will be expected to at least match the performance of the Local Government Investment Pool during any one-year period.

2. Occasionally, based on the liquidity needs and the portfolio strategy of the Town it may be reasonable and desirable to measure portfolio performance against a total return benchmark. The Finance Director shall define such a benchmark after consultation with professionals in the field of financial management and the Town Council.

I. MATURITY PARAMETERS

Funds Maximum Maturity:	3 Years
Maximum Maturity for Repurchase Agreements:	180 Days
Portfolio Duration Target:	To be defined by the Finance Director in consultation with the Town Council.
Portfolio Duration Range:	+ / – 20% of the Portfolio Duration Target

J. CONCENTRATION AND DIVERSIFICATION

1. At the time of purchase a maximum of 5% of the market value of the portfolio may be invested in debt issued by any single entity. Debt backed by the United States Treasury or GSE's are exempt from this concentration criterion.

K. MINIMUM ACCEPTABLE CREDIT QUALITY

1. As indicated in the table below, all corporate portfolio holdings at the time of purchase must have a minimum rating (*) by at least one of the Nationally Recognized Statistical Rating Organizations (NRSRO's).

	S & P	Moody's
Short Term Rating	Not lower than the Town of Camp Verde current G.O. Bond Rating or its commensurate short term rating * (see exhibit 1)	Not lower than the Town of Camp Verde current G.O. Bond Rating or its commensurate short term rating * (see exhibit 1)
Long Term Rating	One grade higher than the Town of Camp Verde current G.O. Bond Rating *	One grade higher than the Town of Camp Verde current G.O. Bond Rating *

*In no case shall the rating be lower than that required by A.R.S. §35-323, as amended.

L. SAFEKEEPING AND CUSTODY

1. Delivery vs. Payment - All trades of marketable securities will be executed by delivery vs. payment (DVP) to ensure that securities are deposited in an eligible financial institution prior to the release of funds.
2. Safekeeping - Securities will be held by a custodian selected by the Town and evidenced by custodial reports. The safekeeping institution shall annually provide a copy of their most recent report on internal controls (Statement of Auditing Standards No. 70, or SAS 70).

M. REPORTING

1. The Finance Director shall produce for the governing body of the Town or their designee a quarterly investment report.

N. CUSTODIAN RECONCILIATION

1. The report of investment holdings shall be reconciled within 30 days of the close of each month to the Finance Director's custodian bank. Discrepancies shall be reported to the Finance Director.

O. ETHICS AND CONFLICTS OF INTEREST

1. Officers and employees involved in the investment process shall refrain from personal business activities that could conflict with the proper execution and management of the investment program or that could impair their ability to make impartial decisions. Employees and investment officials shall disclose, within ten (10) days, any material interests in financial institutions with which they conduct business. They shall further disclose any personal financial/investment positions that could be related to the performance of the investment portfolio. Employees and officers shall refrain from undertaking personal investment transactions with the same individual with which business is conducted on behalf of the Town.

P. POLICY CONSIDERATIONS

1. Exemption – Any investment currently held that does not meet the guidelines of this policy shall be exempted from the requirements of this policy. At maturity or liquidation, such monies shall be reinvested only as provided by this policy. Any deviation from the preceding policy shall require the prior specific written authority of the Town Council.

Q. INVESTMENT TRAINING

1. Investment officials shall have a finance, accounting or related degree and knowledge of treasury functions. Investment training must take place not less than once in a two-year period and receive no less than ten hours of instruction relating to investment responsibilities from an independent source such as Government Finance Officers Association, Municipal Treasurers Association, American Institute of Certified Public Accountants, Government Finance Officers Association-Arizona, Arizona Society of Public Accounting or other professional organizations.
2. The Chief Financial Officer and all investment officials of the Town shall attend at least one training session relating to their cash management and investment responsibilities within 12 months of assuming these duties for the Town. Training must include education in investment controls, security risks, strategy risks, market risks, and compliance with state investment statutes.
3. A report of the training(s) attended shall be submitted to Council at the time of the bi-annual review of the Investment Policy subject to Section 3-4-4.3.

Budget Format Tutorial

The Budget Format Tutorial provides a brief explanation of the various components that comprise a budgetary unit's budget worksheet. This format is used throughout the detail sections of the budget document.

Department or Fund Name.

Ending Budget after Adjustments made during the fiscal year.

Department requests & manager recommendations for the upcoming year.

MUNICIPAL COURT

Data from the last 2 completed audits.

Estimated actual ending balances from previous year.

Final Council approved budget amount for the upcoming year.

Budget

EXPENSE TYPE	2017-18 AUDITED ACTUAL	2018-19 AUDITED ACTUAL	2019-20 ADJUSTED BUDGET	2019-20 EST'D ACTUAL	2020-21 DEPT REQUEST	2020-21 MANAGER RECMN'D	2020-21 COUNCIL APPROVED
Wages	$ 235,087	$ 264,632	$ 292,015	$ 257,170	$ 291,875	$ 293,955	$ 293,955
Taxes & Benefits			$ 117,785	$ 94,405	$ 123,840	$ 124,200	$ 124,200
Operations			$ 47,880	$ 40,033	$ 50,195	$ 50,195	$ 50,195
Capital			$ -	$ -	$ -	$ -	$ -
Net Expenses	$ 349,667	$ 399,550	$ 457,680	$ 391,608	$ 465,910	$ 468,350	$ 468,350
Revenues	$ 133,345	$ 177,237	$ 155,000	$ 155,274	$ 155,000	$ 165,000	$ 165,000
Total Department Cost	216,322	222,313	302,680	236,334	310,910	303,350	303,350

Expenditures are broken down into 4 or more general classifications.

Budgetary unit's total expenditures.

Revenues generated by the budgetary unit used to offset the unit's expenditures.

Amount of financial resources required from or (contributed to) the General Fund.

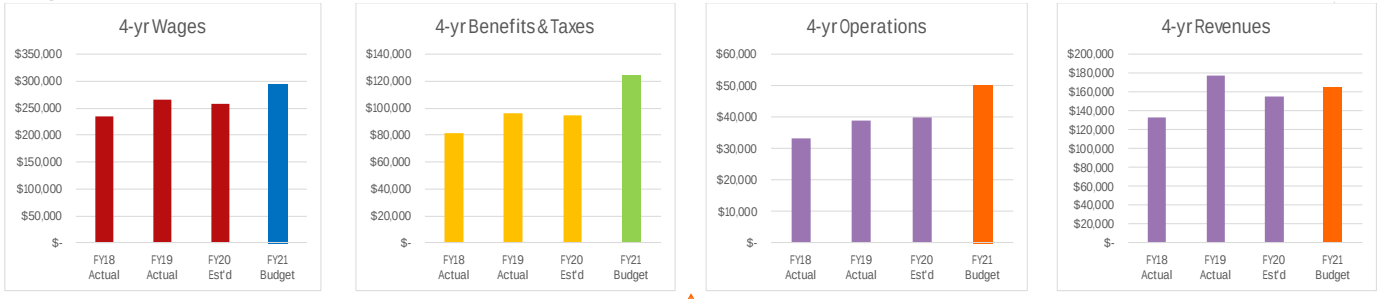
Staffing

	FY18 Act	*FY19 Act*	*FY20 Bud*	*FY20 Act*	*FY21 Dept*	*FY21 Mngr*	*FY21 Cncl*
FTE's	4.7	5.7	6.2	6.2	6.2	6.2	6.2
FT Positions	4	5	5	5	5	5	5
PT Positions	1	1	2	2	2	2	2
Seasonal	0	0	0	0	0	0	0

FTE's show the Full-time Equivelents for each section.

The total unique individuals that work in each department by Full-time, Part-time and sesonal categories.

Graphs



Graphical presentations of the expense categories listed above.

Chapter Three

Financial Overview

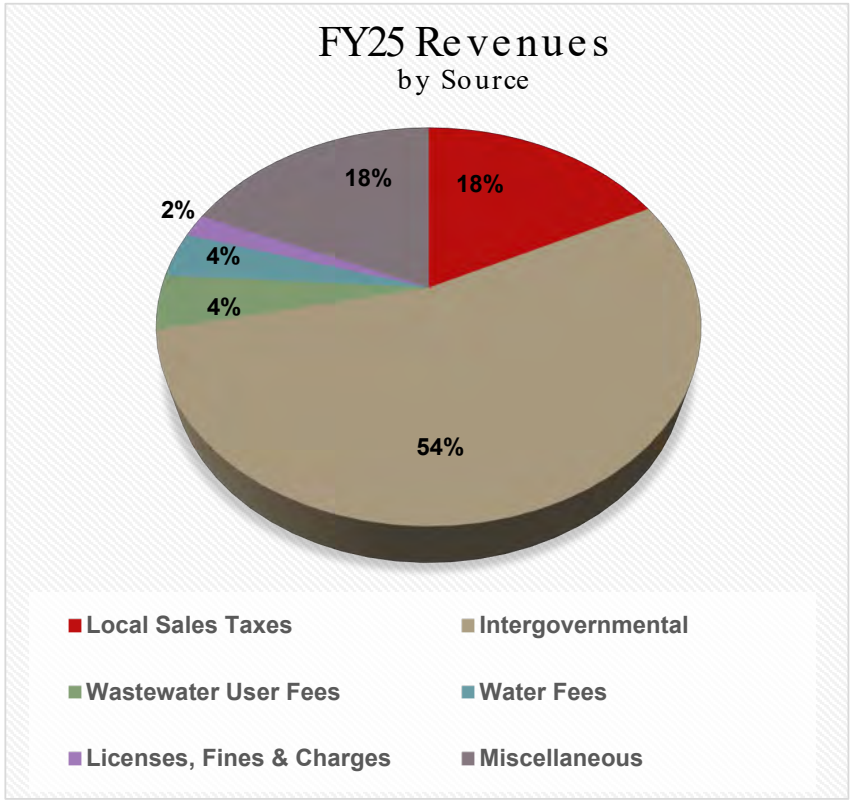
Revenue & Expense Summary
All Funds

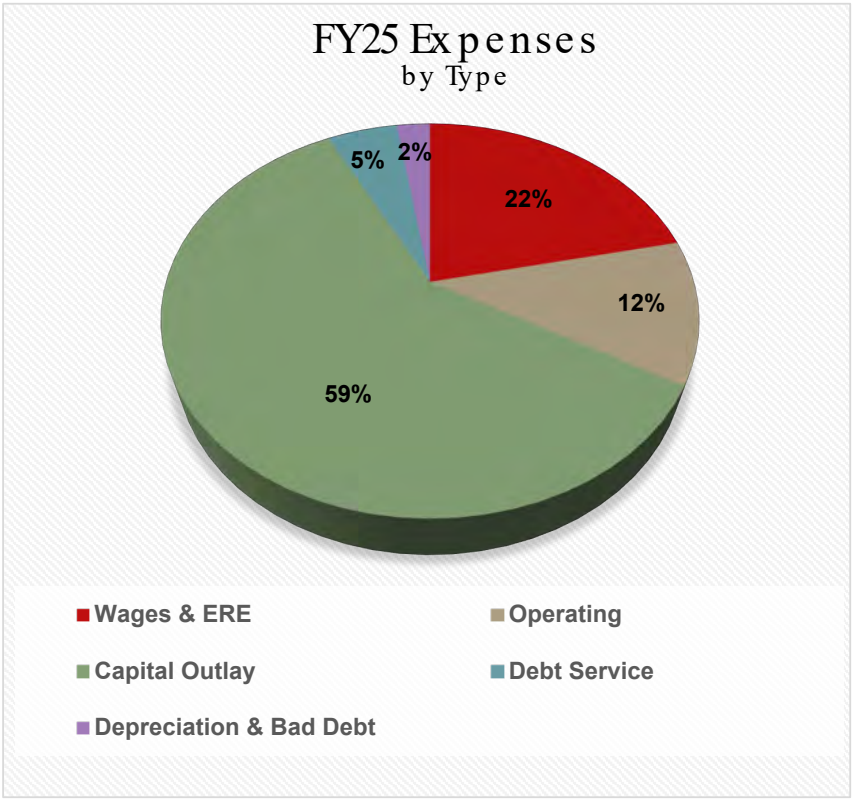
Revenues by Source

ACCOUNT TITLE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Local Sales Taxes	7,005,726	7,554,133	8,489,000	5,928,556	8,613,100	8,838,100	8,838,100
Franchise Fees	329,138	360,234	329,000	289,055	382,000	382,000	382,000
Intergovernmental Revenues	6,014,140	7,135,107	26,304,309	5,791,634	28,261,595	28,261,595	28,261,595
Licenses & Permits	352,093	388,634	446,500	393,676	448,450	486,450	486,450
Fines & Forfeitures	118,759	129,283	161,310	87,084	162,105	162,105	162,105
Charges for Services	243,216	414,425	294,010	259,395	311,910	338,210	339,410
Wastewater User Fees	1,901,439	1,967,566	2,068,040	1,299,075	2,315,500	2,315,500	2,315,500
Water User Fees	166,334	1,550,824	1,662,300	1,206,046	1,922,000	1,922,000	1,922,000
Grants & Donations	1,973,366	1,974,102	597,850	220,634	161,850	161,850	161,850
Debt Funds	10,276,541	0	7,031,250	120,240	8,480,000	8,480,000	8,480,000
Miscellaneous	372,301	711,423	626,420	410,031	992,705	997,545	997,545
Total Revenues	$ 28,753,053	$ 22,185,731	$ 48,009,989	$ 16,005,426	$ 52,051,215	$ 52,345,355	$ 52,346,555

Expenses by Type

ACCOUNT TITLE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Wages & ERE	8,444,106	9,825,650	12,497,260	8,246,089	13,561,610	12,540,765	12,549,660
Operating	3,932,177	4,987,920	6,454,846	4,164,909	7,823,474	6,916,589	6,816,589
Capital Outlay	24,711,774	2,347,625	32,704,040	3,084,681	34,468,015	34,459,635	34,559,635
Debt Service	1,578,502	1,849,028	2,434,520	2,385,983	2,945,060	2,945,060	2,945,060
Depreciation & Bad Debt	944,751	1,193,827	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000
Total Expenses	$ 39,611,310	$ 20,204,049	$ 55,490,666	$ 19,281,662	$ 60,198,159	$ 58,262,049	$ 58,270,944


FY25 Revenues
by Source
18%
18%
2%
4%
4%
54%
Local Sales Taxes
Intergovernmental
Wastewater User Fees
Water Fees
Licenses, Fines & Charges
Miscellaneous


FY25 Expenses
by Type
5%
2%
22%
12%
59%
Wages & ERE
Operating
Capital Outlay
Debt Service
Depreciation & Bad Debt

Complete Town Budget Overview
By Fund
FY 2024-25

	Major Budget Funds							
Revenues by Source	General Fund	Wastewater Fund	Federal Grants Fund	Water Fund	Parks Fund	Debt Service Fund	CIP Fund	ARPA Fund
Local Sales Taxes	8,838,100	0	0	0	0	0	0	0
Franchise Fees	382,000	0	0	0	0	0	0	0
Intergovernmental Revenues	5,793,750	0	19,086,110	0	0	0	0	0
Licenses & Permits	486,450	0	0	0	0	0	0	0
Fines & Forfeitures	132,100	0	0	0	0	0	0	0
Charges for Services	339,410	2,315,500	0	1,922,000	0	0	0	0
Grants & Donations	21,500	0	0	0	0	0	0	0
Debt Funds	0	2,750,000	0	5,730,000	0	0	0	0
Miscellaneous	408,940	41,500	0	312,300	47,000	0	50,000	0
Total Revenues	$ 16,402,250	$ 5,107,000	$ 19,086,110	$ 7,964,300	$ 47,000	$ -	$ 50,000	$ -
Expenses by Type								
Wages & ERE	10,622,420	865,405	10,000	601,030	0	0	0	0
Operating	3,576,170	1,074,260	65,000	514,580	0	0	0	9,645
Capital Outlay	10,000	11,233,790	3,514,450	12,955,000	2,901,845	0	1,980,550	208,000
Debt Service	0	471,125	0	837,675	0	1,636,260	0	0
Depreciation	0	1,100,000	0	300,000	0	0	0	0
Total Expenses	$ 14,208,590	$ 14,744,580	$ 3,589,450	$ 15,208,285	$ 2,901,845	$ 1,636,260	$ 1,980,550	$ 217,645
Operating Transfers								
Transfers Out	2,692,715	0	15,496,660	0	0	0	169,000	884,480
Transfers In	0	(8,283,790)	0	(7,225,000)	(1,471,660)	(1,636,260)	(1,215,845)	0
Total Transfers	$ 2,692,715	$ (8,283,790)	$ 15,496,660	$ (7,225,000)	$ (1,471,660)	$ (1,636,260)	$ (1,046,845)	$ 884,480
Net Increase/(Decrease) in Fund Balance	$ (499,055)	$ (1,353,790)	$ -	$ (18,985)	$ (1,383,185)	$ -	$ (883,705)	$ (1,102,125)
Changes in Fund Balance								
Beginning Fund Balance Estimate	5,000,000	15,621,000	0	480,000	1,383,185	0	953,715	1,102,125
Ending Fund Balance	$ 4,500,945	$ 14,267,210	$ -	$ 461,015	$ -	$ -	$ 70,010	$ -
Percentage change in Fund Balance	**10%**	**9%**	**0%**	**4%**	**100%**	**0%**	**93%**	**100%**

Complete Town Budget Overview
By Fund
FY 2024-25

Revenues by Source	HURF Fund	Non-Fed Fund	CDBG Fund	Magistrate Fund	911 Fund	Housing Fund	Rest'd Fund	Total Governmental Funds
Local Sales Taxes	0	0	0	0	0	0	0	8,838,100
Franchise Fees	0	0	0	0	0	0	0	382,000
Intergovernmental Revenues	1,269,035	1,734,700	376,000	2,000	0	0	0	28,261,595
Licenses & Permits	0	0	0	0	0	0	0	486,450
Fines & Forfeitures	0	0	0	22,000	0	0	8,005	162,105
Charges for Services	0	0	0	0	0	0	0	4,576,910
Grants & Donations	0	0	0	0	0	0	140,350	161,850
Debt Funds	0	0	0	0	0	0	0	8,480,000
Miscellaneous	0	0	0	0	0	50	137,755	997,545
Total Revenues	$ 1,269,035	$ 1,734,700	$ 376,000	$ 24,000	$ -	$ 50	$ 286,110	$ 52,346,555
Expenses by Type								
Wages & ERE	400,805	50,000	0	0	0	0	0	12,549,660
Operating	542,840	75,678	0	105,030	1,361	123,600	728,425	6,816,589
Capital Outlay	85,000	1,180,000	491,000	0	0	0	0	34,559,635
Debt Service	0	0	0	0	0	0	0	2,945,060
Depreciation	0	0	0	0	0	0	0	1,400,000
Total Expenses	$ 1,028,645	$ 1,305,678	$ 491,000	$ 105,030	$ 1,361	$ 123,600	$ 728,425	$ 58,270,944
Operating Transfers								
Transfers Out	250,000	448,700	0	60,000	0	0	0	20,001,555
Transfers In	0	0	(169,000)	0	0	0	0	(20,001,555)
Total Transfers	$ 250,000	$ 448,700	$ (169,000)	$ 60,000	$ -	$ -	$ -	$ -
Net Increase/(Decrease) in Fund Balance	$ (9,610)	$ (19,678)	$ 54,000	$ (141,030)	$ (1,361)	$ (123,550)	$ (442,315)	$ (5,924,389)
Changes in Fund Balance								
Beginning Fund Balance Estimate	1,200,000	19,678	(54,000)	143,319	1,361	273,550	442,315	26,566,248
Ending Fund Balance	$ 1,190,390	$ -	$ -	$ 2,289	$ -	$ 150,000	$ -	$ 20,641,859
Percentage change in Fund Balance	**1%**	**100%**	**0%**	**98%**	**100%**	**45%**	**100%**	**22%**

What is Fund Balance?

Fund balance reflects the net financial resources of a fund, in other words, assets minus liabilities. In simpler terms, it is dollars available to spend. If some of the funds' resources are not available to spend, this would be indicated by retricting or reserving a portion of the fund balance. Those restricted portions are broken into four separate categories, which when considering "unrestricted" funds, makes for five separate fund balance categories as efined below:

- Nonspendable: The net current financial resources that cannot be spent because they are either not in spendable form or are legally or contractyually required to be maintained intact. Generally, not in spendable form means that an item is not expected to be converted into cash.
- Restricted: The portion of fund balance on which constraints have been placed by creditors, grantors, contributors, laws or regulations of other governments, constitutional provisions or enabling legislation.
- Committed: The portion of fund balance that can only be used for specififc pruposes prsuant to constraints imposed by formal action of the highest level of decision-making authority; the Town Council. These amounts cannot be used for any other purpose unless the Town Council removes or changes the specified use by taking the same action it employed to previously commit the amounts.
- Assigned: The portion of fund balance this is intended to be used for specific purposes, but is neither restricted nor committed.
- Unassigned: The remaining portion of fundbalance that represents amounts that are not nonspendable, restricted, committed or assigned to specific purposes.

Explanation of Significant Changes In Fund Balances

Major Budget Funds

General Fund (10% decrease): The Town has budgeted to utilize $500,000 of General Fund reserves in FY25. $500K will be transferred into the CIP Fund to help cover the funding requirements outlined in the Capital Improvement Plan (listed on page 190).

Non-Major Budget Funds

CIP Fund: The CIP Fund is typically budgeted to fully expend its entire fund balance each year and it budgeted to do so this year.

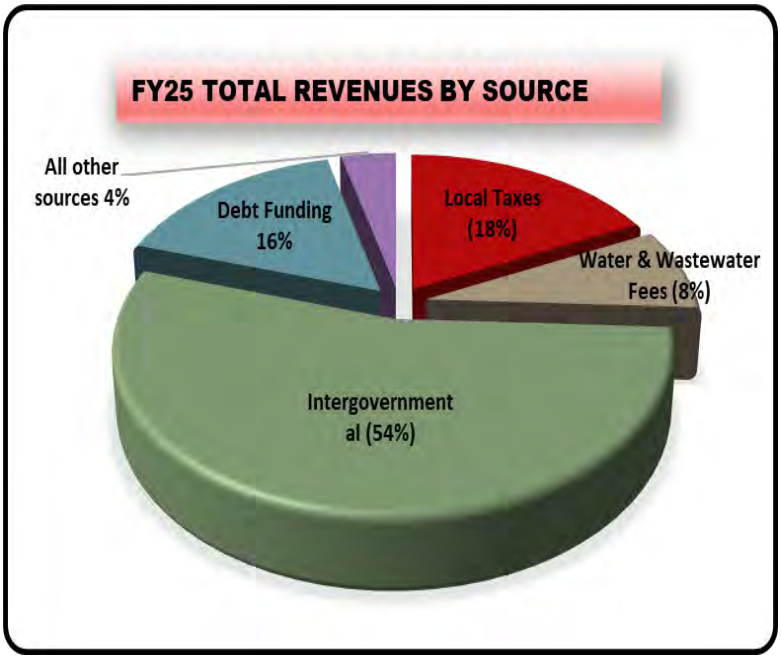
Parks Fund: The Parks Fund is budgeted to fully expend its entire fund balance each year and it budgeted to do so this year.

Magistrate, Non-Federal Grants, ARPA, 911, Housing & Restricted Use Funds: These special revenue funds are typically budgeted to significantly or fully expend any balances they have carried forward and any funding they expect to receive each year, thereby showing changes as high as 100%.

Revenues

Total Revenues

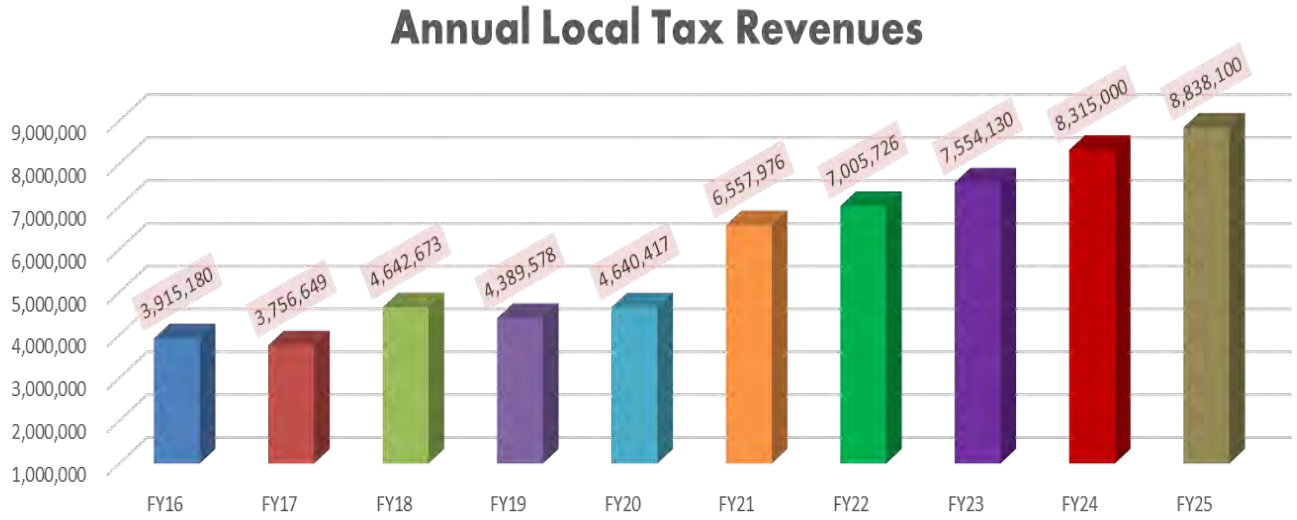
FY25 revenue sources can be broken down into 5 broad sections as seen in the graph to the right. Intergovernmental revenues are the largest component comprised most significantly of state and federal grant monies as well as state income and state sales taxes. FY25 Intergovernmental Revenues includes $19.1 million of potential federal grants. These grants focus on Wastewater expansion ($7.0 million) and Water improvements ($7.2 million). Another $1.27 million is in use to help fund the Sports Complex construction. The State tax components of Intergovernmental Revenues (Income tax, Sales tax and Vehicle License tax) total just under $5.6 million. State income tax revenues dropped $618K (19%) for this upcoming fiscal year due to the State instituting a new 2.5% flat tax for income. This cut had a tremendous impact on the FY25 budget. The State also took away Cities and Towns ability to tax long-term rentals which forced the Town to cut approximately $260,000 out of its local TPT collection estimate.



Total revenues for FY25 are budgeted to increase 9% to just over $52.3 million from FY24. The general purpose revenues within the General Fund are budgeted to decrease very slightly (less than 1%) due significantly to the cut in State income tax revenues. Aside from the State revenue cuts, FY25 is expected to be a relatively flat year for growth across the State. Local Taxes are budgeted to increase just 4% ($349K) over FY24's budgeted revenues to just over $8.8 million and are detailed further in the section below.

Local Transaction Privilege Tax

Local TPT revenues have shown tremendous growth increasing 9.8% year-over-year from FY16 to FY23. The town has seen 3 significant growth years in FY16, FY18 and FY21 with increases of 37%, 24% and 41% respectively. The budget for FY25 Local taxes, as mentioned above, is a 4% budgeted increase over FY24 budgeted revenues. FY24 actual revenues are estimated to be roughly $175K under budget, right around 2% short of budget.



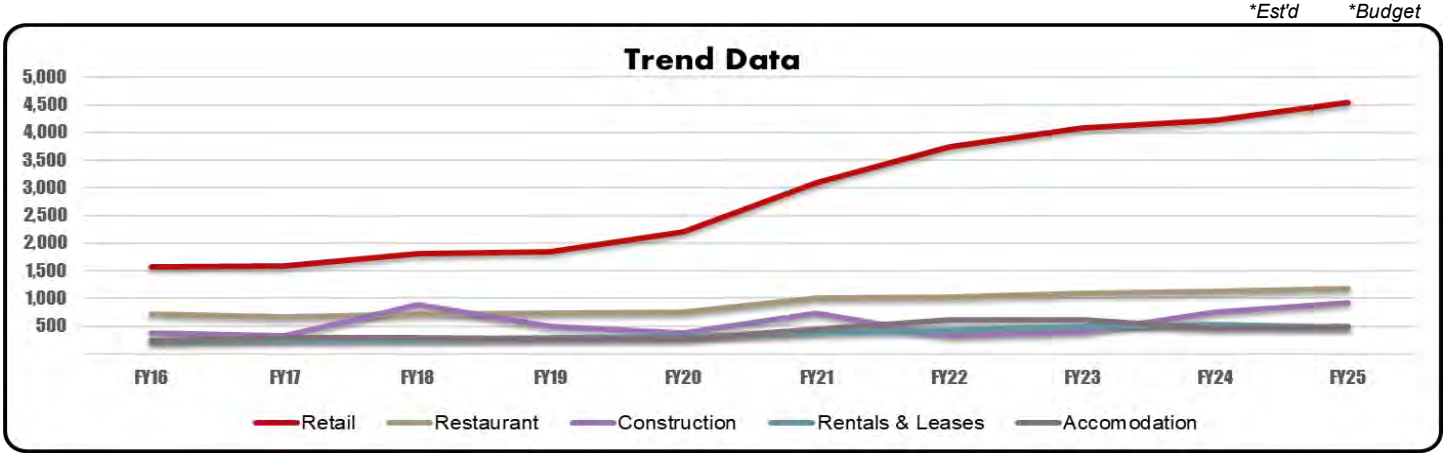
Revenues (Cont'd)

While those increases have been across the board in all tax categories, Retail has experienced the most growth as seen in the graph below. It can also be seen how fast Retail revenues have been outpacing the other categories when compared to FY20 revenues.

In FY25, Retail is expected to be 335% higher than the next highest category of Restaurants. Retail revenues grew by 9% from FY22 to FY23 to just under $4.1 million. Retail has slowed down though, with current revenues growing only 4% over FY23 through April. The Restaurant category has maintained a strong presence over the last 10 years as the Town's 2nd largest sales tax category. However, FY24 is seeing only a 1% growth in Restaurant taxes over FY23 through April. Construction is growing quickly becoming a solid #3 for the Town's top sales tax producers. We expect several projects to get "off the drawing board" in FY25 accounting for the continued growth in Construction tax revenues. The Town's TPT revenues are composed of numerous sub-categories, the most significant of which are detailed below for the 10-year period including this upcoming budget year.

Local Transaction Priviledge Tax Detail - Top 5 Categories (in Thousands)

Source	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Retail	1,569	1,596	1,806	1,843	2,206	3,091	3,737	4,082	4,217	4,673
Restaurant	709	659	713	737	758	1,004	1,030	1,085	1,135	1,201
Construction	367	320	883	495	369	729	323	398	750	942
Rentals & Leases	216	235	253	283	313	373	430	493	535	494
Accomodation	239	295	292	278	266	441	606	609	461	513
									*Est'd	*Budget



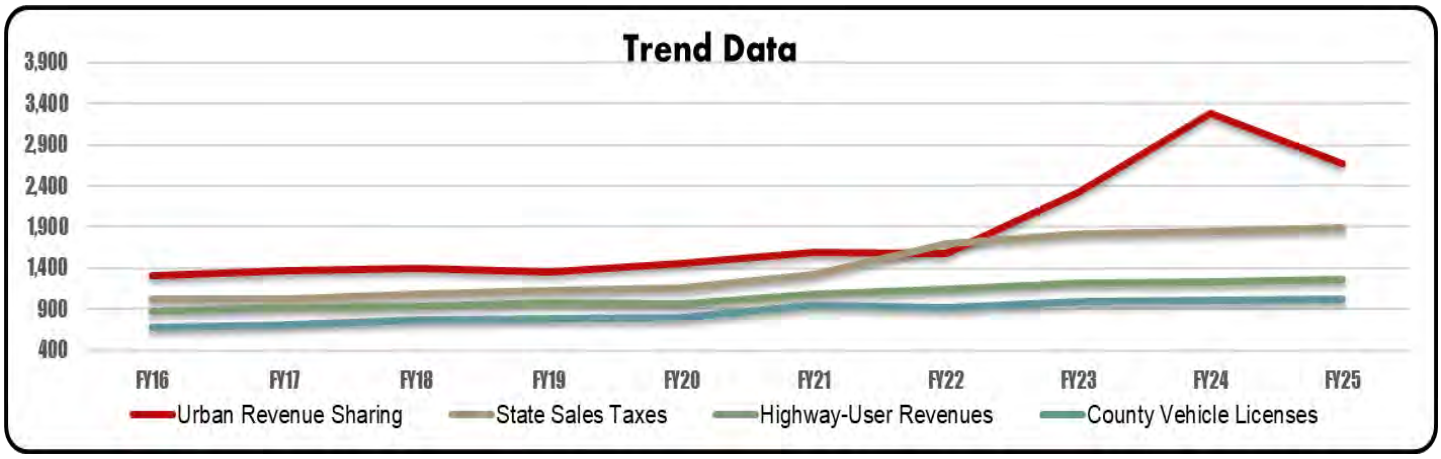
Revenues (Cont'd)

Intergovernmental Revenues

Intergovernmental revenues are comprised of state income tax revenues, state sales taxes, state highway user revenue funds and county vehicle license taxes as well as federal, state and county grants and other miscellaneous items. Normal recurring Intergovernmental revenues (those previously mentioned) are budgeted from estimates received from the state for the coming fiscal year. Total intergovernmental budget revenues are budgeted to increase 7% over FY24 budgeted revenues. Federal grants are the main driver of this budget line at $19.1 million. While the Town cannot predict which grants they will receive, we are in an excellent position to receive many of the grants we have applied for and must be prepared to cover those expenses within our approved budget. The main annual tax revenues (seen below) are expected to decrease 7% from FY24. As seen below, the State budget for sales tax revenues shows extremely flat growth for FY25.

State & County Tax Detail (in Thousands)

Source	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Urban Revenue Sharing	1,309	1,365	1,392	1,356	1,453	1,599	1,578	2,323	3,288	2,665
State Sales Taxes	1,028	1,022	1,079	1,127	1,160	1,327	1,704	1,810	1,843	1,893
Highway-User Revenues	881	924	937	981	956	1,076	1,147	1,223	1,236	1,269
County Vehicle Licenses	684	713	763	790	804	949	919	997	1,008	1,022
									*Est'd	*Budget



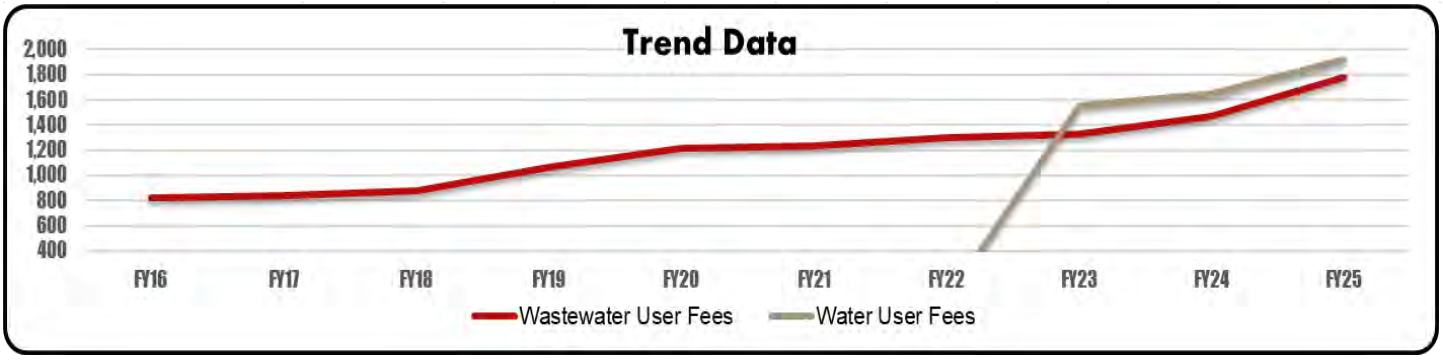
Wastewater and Water Fee Revenues

Wastewater revenues have been climbing at a steady 3% to 4% since the Town took over the wastewater operations of the Camp Verde Sanitary District in July of 2013. In FY19 and FY20 wastewater rates were increased 12% and 15% respectively creating the higher jumps in the table below for those years. Those increases were to cover debt payments for a WIFA loan in the amount of $2.5M which will finalize all original required construction and bring the plant into full regulatory compliance and producing A+ water for use at our new sports complex. The Town purchased a local water company in June of FY22 which saw its first full year of operations in FY23. In FY24, the Town Council approved rate increase for both Water and Wastewater rates to cover necessary improvements and expansion in both departments. Effective January 1, 2024, wastewater rates climbed 19% while water rates had mixed increases depending on newly established use categories. On average, the increase is expected to be around 20% with some lower-use accounts not seeing any increase but some higher-use accounts seeing a potential 64% increase on the amount over 10,000 gallons per month.

Revenues (Cont'd)

Enterprise Funds Fee Revenue (in Thousands)

Source	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Wastewater User Fees	816	842	873	1,063	1,213	1,234	1,297	1,325	1,468	1,782
Water User Fees	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1,555	1,642	1,922
									*Est'd	*Budget



Property Taxes

It is important to note that the Town of Camp Verde does not levy property taxes. The Council is charged as being the Trustees for the Camp Verde Sanitary District until all related debts of the Sanitary District are paid off. Those debts are paid through property taxes and assessments collected for the Camp Verde Sanitary District and not the Town.

Chapter Four

General Fund

General Fund
FY25 Summary

DEPARTMENTS	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
General Admin	2,750,354	3,529,626	4,017,235	2,868,328	71%	4,775,650	4,442,935	4,442,935	11%	425,700
Court	389,312	408,690	478,830	324,780	68%	544,520	476,315	476,315	-1%	-2,515
Public Works	1,137,376	1,280,632	1,995,595	1,377,588	69%	2,395,810	1,895,535	1,903,810	-5%	-91,785
Community Development	647,519	868,545	1,124,365	731,520	65%	1,327,420	1,094,705	1,094,705	-3%	-29,660
Marshal's Office	3,671,859	3,808,076	4,570,885	3,326,842	73%	4,850,295	4,483,930	4,467,585	-2%	-103,300
Library	630,156	723,647	838,130	603,427	72%	849,025	823,315	823,315	-2%	-14,815
Parks & Rec	562,897	685,011	786,535	546,858	70%	871,625	758,115	779,640	-1%	-6,895
Utilities	143,307	172,064	258,180	147,060	57%	260,975	220,285	220,285	-15%	-37,895
Total Expenses	9,932,780	11,476,290	14,069,755	9,926,403	71%	15,875,320	14,195,135	14,208,590	1%	138,835
REVENUES										
State Revenues	4,200,788	5,129,724	6,177,815	4,618,780	75%	5,580,750	5,580,750	5,580,750	-10%	-597,065
Local Taxes	7,005,726	7,554,133	8,489,000	5,928,556	70%	8,613,100	8,838,100	8,838,100	4%	349,100
Departmental	952,521	1,075,380	1,110,110	902,106	81%	1,129,160	1,193,460	1,194,660	8%	84,550
Other	463,877	775,517	593,070	575,796	97%	783,900	788,740	788,740	33%	195,670
Total Revenues	12,622,912	14,534,753	16,369,995	12,025,238	73%	16,106,910	16,401,050	16,402,250	0%	32,255
Net Operating Transfers Out	3,141,971	1,687,701	3,588,685	3,218,280	90%	2,858,160	2,733,160	2,692,715	-25%	(895,970)
Total General Fund	(451,839)	1,370,762	(1,288,445)	(1,119,445)		(2,626,570)	(527,245)	(499,055)		(310,446)

General Fund Expenditures

by Category

EXPENSE CATEGORY	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	% of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	% Chng	$ Chng
Salary Related Expenditures										
Wages	5,023,716	5,828,846	7,360,870	5,000,983	67.9%	7,841,670	7,320,305	7,333,250	0%	(27,620)
Taxes	288,414	335,943	446,520	263,458	59.0%	472,810	439,630	440,590	-1%	(5,930)
Benefits	2,057,883	2,064,742	2,761,525	1,753,227	63.5%	3,205,565	2,849,030	2,848,580	3%	87,055
Total Salary Related Expenditures	$ 7,370,013	$ 8,229,531	$ 10,568,915	$ 7,017,669	66.4%	$ 11,520,045	$ 10,608,965	$ 10,622,420	0.5%	53,505
Operational Expenditures										
Training	47,428	50,316	94,425	51,066	54.1%	95,965	75,715	75,715	-19.8%	(18,710)
Travel	31,242	34,110	50,280	31,789	63.2%	61,620	41,570	41,570	-17.3%	(8,710)
Uniforms	41,235	49,202	19,550	20,071	102.7%	26,350	18,200	18,200	-6.9%	(1,350)
Office Expenses	126,163	146,609	188,970	146,762	77.7%	212,005	183,980	183,980	-2.6%	(4,990)
Computer Services/Software	263,044	210,387	298,675	299,227	100.2%	320,320	294,670	294,670	-1.3%	(4,005)
Auto Repair/Maintenance	87,163	104,326	90,500	79,641	88.0%	81,200	73,200	73,200	-19.1%	(17,300)
Fuel	78,419	116,868	125,150	79,065	63.2%	125,850	85,850	85,850	-31.4%	(39,300)
Utilities	202,091	195,977	207,480	178,417	86.0%	223,900	209,200	209,200	0.8%	1,720
Waste Removal	14,416	14,358	16,775	13,456	80.2%	17,035	17,035	17,035	1.5%	260
Cell Phone	24,135	40,733	43,895	39,186	89.3%	57,830	55,680	55,680	26.8%	11,785
Pest Control	3,747	4,424	4,900	3,580	73.1%	5,200	5,200	5,200	6.1%	300
Consulting Services	93,524	167,264	362,320	172,619	47.6%	478,000	355,250	355,250	-2.0%	(7,070)
Legal Services	62,781	109,377	104,150	92,046	88.4%	148,500	142,000	142,000	36.3%	37,850
Contract Labor/Services	191,366	402,254	288,645	318,220	110.2%	307,250	282,550	282,550	-2.1%	(6,095)
Interpreters	794	1,210	1,500	258	17.2%	1,500	1,500	1,500	0.0%	0
Equipment & Maint	139,751	127,617	148,125	157,281	106.2%	222,820	130,370	130,370	-12.0%	(17,755)
Service Charges	7,925	2,400	2,000	4,842	242.1%	5,400	5,400	5,400	170.0%	3,400
Credit Card Processing Fees	8,441	12,754	8,800	11,137	126.6%	8,500	2,500	2,500	-71.6%	(6,300)
Liability Insurance	211,045	234,990	228,800	190,719	83.4%	253,860	253,860	253,860	11.0%	25,060
Safety / Security Program	1,137	3,673	1,500	3,272	218.2%	2,400	2,400	2,400	60.0%	900
Department Specific Expenditures	775,750	880,539	1,025,050	755,847	73.7%	1,311,390	975,040	975,040	-4.9%	(50,010)
Employee Term Payouts	108,558	203,999	45,000	0	0.0%	45,000	40,000	40,000	-11.1%	(5,000)
Potential Wage Increases	0	0	0	0	N/A	225,000	225,000	225,000	N/A	225,000
Contingency	0	0	98,185	0	0.0%	100,000	100,000	100,000	1.8%	1,815
Total Operational Expenditures	$ 2,520,155	$ 3,113,384	$ 3,454,675	$ 2,648,501	76.7%	$ 4,336,895	$ 3,576,170	$ 3,576,170	3.5%	121,495
Equipment/Capital Expenditures										
Vehicles & Equipment	15,307	45,936	19,005	33,452	176.0%	3,000	0	0	-100.0%	(19,005)
Structural	23,603	83,358	22,360	41,445	N/A	10,000	10,000	10,000	-55.3%	(12,360)
Equipment Lease	3,702	4,080	4,800	2,776	57.8%	5,380	0	0	-100.0%	(4,800)
Total Equipment/Capital Expenditures	$ 42,612	$ 133,374	$ 46,165	$ 77,673	168.2%	$ 18,380	$ 10,000	$ 10,000	-78.3%	(36,165)
Total General Fund Expenditures	$ 9,932,780	$ 11,476,290	$ 14,069,755	$ 9,743,842	69.3%	$ 15,875,320	$ 14,195,135	$ 14,208,590	1.0%	138,835

General Purpose Revenues

General Fund

ACCOUNT TITLE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	% of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	% Chng	$ Chng
Local Revenues										
Sales Taxes										
Town Sales Tax	5,890,991	6,358,821	7,143,580	4,985,568	70%	7,213,270	7,438,270	7,438,270	4.1%	$ 294,690
Est'd .65 Portion of Tax Rate	1,114,735	1,195,312	1,345,420	942,988	70%	1,399,830	1,399,830	1,399,830	4.0%	$ 54,410
Total Sales Taxes	$ 7,005,726	$ 7,554,133	$ 8,489,000	$ 5,928,556	70%	$ 8,613,100	$ 8,838,100	$ 8,838,100	4.1%	$ 349,100
Franchise Fees										
APS	300,149	329,072	300,000	267,461	89%	350,000	350,000	350,000	16.7%	$ 50,000
NPG Cable	19,288	19,604	20,000	14,077	70%	20,000	20,000	20,000	0.0%	$ -
UNS Gas	9,701	11,559	9,000	7,517	84%	12,000	12,000	12,000	33.3%	$ 3,000
Total Franchise Fees	$ 329,138	$ 360,234	$ 329,000	$ 289,055	88%	$ 382,000	$ 382,000	$ 382,000	16.1%	$ 53,000
Miscellaneous										
Yav-Apache Gaming Funds	15,981	8,556	12,000	8,481	71%	9,000	9,000	9,000	-25.0%	(3,000)
Enterprise Admin Fees	82,478	142,776	151,570	63,731	42%	171,900	176,740	176,740	16.6%	25,170
Refunds & Reimbursements	15,225	49,700	10,000	18,897	100%	15,000	15,000	15,000	50.0%	5,000
Miscellaneous	3,461	1,860	500	557	100%	1,000	1,000	1,000	100.0%	500
Surplus Property Sales	3,237	0	0	2,776	N/A	0	0	0	N/A	0
Proceeds from Sale of Assets	0	2	0	0	N/A	15,000	15,000	15,000	N/A	15,000
Interest	14,357	212,388	90,000	192,299	100%	190,000	190,000	190,000	111.1%	100,000
Total Miscellaneous	$ 134,739	$ 415,283	$ 264,070	$ 286,742	100%	$ 401,900	$ 406,740	$ 406,740	54.0%	$ 142,670
Total Local Revenues	$ 7,469,603	$ 8,329,650	$ 9,082,070	$ 6,504,352	72%	$ 9,397,000	$ 9,626,840	$ 9,626,840	6.0%	$ 544,770
State Tax Revenues										
Urban Revenue Sharing	1,578,263	2,322,706	3,283,430	2,466,210	75%	2,664,970	2,664,970	2,664,970	-18.8%	$ (618,460)
State Sales Tax	1,703,650	1,809,920	1,843,200	1,392,547	76%	1,893,300	1,893,300	1,893,300	2.7%	$ 50,100
Vehicle License Tax	918,875	997,098	1,051,185	760,022	72%	1,022,480	1,022,480	1,022,480	-2.7%	$ (28,705)
Total Intergovernmental Revenues	$ 4,200,788	$ 5,129,724	$ 6,177,815	$ 4,618,780	75%	$ 5,580,750	$ 5,580,750	$ 5,580,750	-9.7%	$ (597,065)
Total General Purpose Revenues	$ 11,670,391	$ 13,459,373	$ 15,259,885	$ 11,123,132	73%	$ 14,977,750	$ 15,207,590	$ 15,207,590	-0.3%	$ (52,295)

Operating Transfers
General Fund

ACCOUNT TITLE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUESTED	2024-25 MANAGER RECOMMEND	2024-25 COUNCIL PROPOSED
Non-Departmental Transfers							
Transfer In from Non-Fed Grants Fund	0	0	0	0	0	0	0
Transfer In from Fed Grants Fund	0	0	0	0	0	0	0
Transfer In from Housing Fund	0	0	(150,000)	0	0	0	0
Transfer Out to Housing Fund	0	0	300,000	150,000	0	0	0
Transfer Out to CIP Fund	1,888,557	250,000	1,113,075	1,113,075	1,221,900	1,096,900	856,455
Transfer Out to Parks Fund	125,000	0	789,000	789,000	0	0	200,000
Transfer Out to Debt Service Fund	1,128,414	1,437,701	1,536,610	1,175,105	1,636,260	1,636,260	1,636,260
Total Non-Departmental Transfers	$ 3,141,971	$ 1,687,701	$ 3,588,685	$ 3,227,180	$ 2,858,160	$ 2,733,160	$ 2,692,715
Net Effect on General Fund Balance							
General Revenues	(11,670,391)	(13,459,373)	(15,259,885)	(11,123,132)	(14,977,750)	(15,207,590)	(15,207,590)
Net Departmental Costs & Transfers	12,122,230	12,088,611	16,548,330	12,242,577	17,604,320	15,734,835	15,706,645
Use of / (Surplus to) Fund Balance	$ 451,839	$ (1,370,762)	$ 1,288,445	$ 1,119,445	$ 2,626,570	$ 527,245	$ 499,055

GENERAL GOVERNMENT SUMMARY

Divisions

Manager ◆ Clerk ◆ Council ◆ Finance ◆ HR ◆ IT

Risk Management ◆ Economic Development ◆ Non Departmental

	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Expenditures							
Wages & Related	$ 1,395,606	$ 1,741,604	$ 2,212,530	$ 1,491,443	$ 2,489,815	$ 2,306,995	$ 2,306,995
Operating Expenditures	$ 1,354,748	$ 1,742,086	$ 1,799,420	$ 1,325,464	$ 2,285,835	$ 2,135,940	$ 2,135,940
Equipment/Capital Expenditures	$ -	$ 45,936	$ 5,285	$ -	$ -	$ -	$ -
Total Expenditures	$ 2,750,354	$ 3,529,626	$ 4,017,235	$ 2,816,907	$ 4,775,650	$ 4,442,935	$ 4,442,935
Revenues							
Total Revenues	$ 43,008	$ 21,736	$ 27,200	$ 22,474	$ 29,150	$ 29,150	$ 29,150
Net Cost to General Fund	$ 2,707,346	$ 3,507,890	$ 3,990,035	$ 2,794,433	$ 4,746,500	$ 4,413,785	$ 4,413,785

MAYOR & COUNCIL

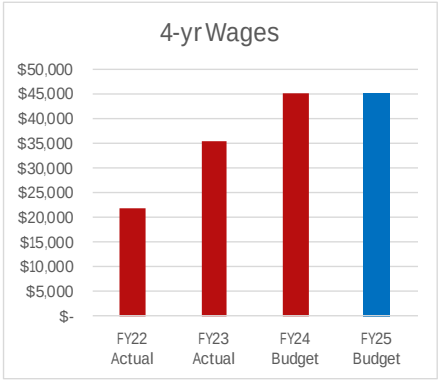
Budget

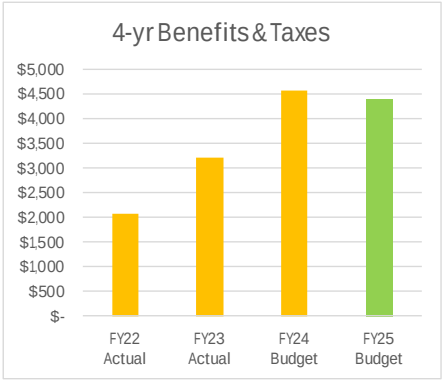
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ 21,950	$ 35,500	$ 45,000	$ 33,750	75%	$ 45,000	$ 45,000	$ 45,000	0%	$ -
Taxes & Benefits	$ 2,082	$ 3,224	$ 4,580	$ 3,070	67%	$ 4,405	$ 4,405	$ 4,405	-4%	$ (175)
Operations	$ 28,732	$ 46,055	$ 31,280	$ 24,810	79%	$ 31,870	$ 27,870	$ 27,870	-11%	$ (3,410)
Capital	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Net Expenses	$ 52,764	$ 84,779	$ 80,860	$ 61,629	76%	$ 81,275	$ 77,275	$ 77,275	-4%	$ (3,585)
Revenues	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Total Department Cost	52,764	84,779	80,860	61,629	76%	81,275	77,275	77,275	-4%	$ (3,585)

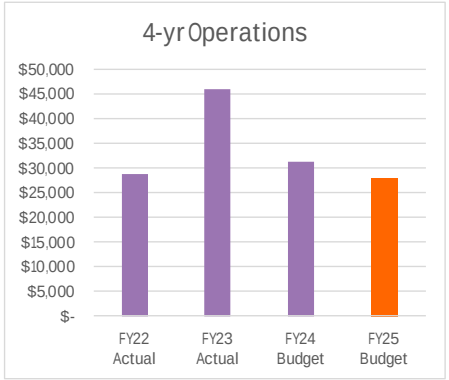
Staffing

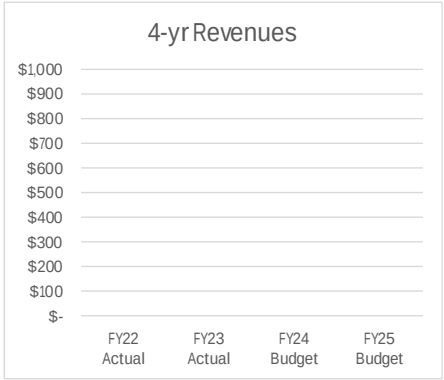
	FY22 Act	FY23 Act	FY24 Bud	FY24 Act	FY25 Dept	FY25 Mngr	FY25 Cncl
Council Members	7	7	7		7	7	7

Graphs









Mayor & Council Division

473 S. Main St. - (928) 554-0000

Mission

Vision: Camp Verde is welcoming; a safe community, a vibrant economy, thoughtfully growing, and offering an exceptional quality of life.

Mission: We serve by honoring our past and embracing our

FY24 Highlights

❖ Completed a successful Town Manager recruitment with Columbia, Ltd., resulting in the hiring of Miranda Fisher as th Town Manager, effective May 28, 2024.

❖ Finalized and adopted new water conservation-based utlity rate structure, and added capacity fees to help new development offset its impacts to our water infrastructure.

❖ Adopted the Town's first 5-year Strategic Plan, which includes a Vision, Mission and Core Values, Focus Areas and a short-term action plan.

❖ Actively engaged in ongoing negotiations with the Yavapai-Apache Nation for settlement of the Town's long-term water rights.

❖ Adopted a Water Master Plan and Area Master Drainage Study to guide long-term infrastructure development and investment.

❖ Adopted a new Utilities section, Chapter 17, for the Town Code.

❖ Placed Proposition 476 on July 30, 2024 ballot seeking voter authorization for a $950,000 Permanent Base Adjustment.

The Numbers

	FY22	FY23	FY24
Resolutions & Ord's	21	21	29
Liquor Permits	28	21	27
Total Council Meetings	47	75	57

Progress Towards Current Goals

Short-term (1-2 years)

❖ Finalilze Water Settlement with Yavapai-Apache Nation
- **Status:** In Progress

❖ Utilize Strategic Planning Outcome Statements adopted in Jan. 2023 to guide budget planning
- **Status:** Completed

❖ Hire permanent Town Manager and support their successful transition to the organization and community.
- **Status:** Completed. Two recruitments undertaken, with successful placement of Miranda Fisher beginning in May, 2024.

❖ Review and update Town Code, including sections of Water and Wastewater.
- Status: Completed water and wastewater sections. Several other sections have also been updated.

❖ Develop Master Plans for Facilities, Water System and Wastewater Systems.
- Status: Water Master Plan complete and Wastewater Master Plan is underway. Facilities Master plan scheduled for FY26.

Goals for the Future

Short-term (1-2 years)

❖ Finalize water settlement with Yavapai Apache Nation.

❖ Successfully transition new Town Manager to the organization and community. Work with new Town Manager to agree on an effective annual evaluation process for the Manager.

❖ Imbed Strategic Planning into organization, and work with Town Manager to ensure that decision making continues to be guided by Strategic Plan, including the Vision, Mission and Core Values. Conduct a facilitated 1-year Strategic Planning review in January, 2025 to update current strategic plan and incorporate input from new Town Manager and any new members of the Town Council.

❖ Utilize results from 2025 Community Survey to help guide decision making in the future.

❖ Ensure effective onboarding of new members of Town Council, including attendance at Newly Elected Officials training, and development of a formal internal onboarding process through the Town Manager and Town Clerk's offices.

TOWN MANAGER

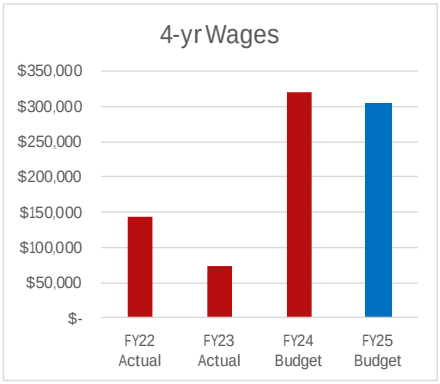
Budget

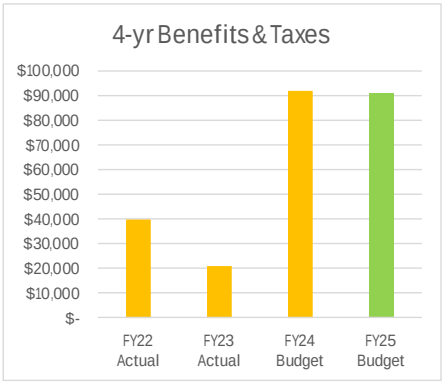
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ 143,030	$ 74,297	$ 320,670	$ 153,605	48%	$ 304,990	$ 304,990	$ 304,990	-5%	$ (15,680)
Taxes & Benefits	$ 40,020	$ 21,081	$ 91,980	$ 46,004	50%	$ 92,840	$ 90,795	$ 90,795	-1%	$ (1,185)
Operations	$ 2,643	$ 171,512	$ 27,280	$ 108,973	399%	$ 55,250	$ 39,650	$ 39,650	45%	$ 12,370
Capital	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Net Expenses	$ 185,693	$ 266,889	$ 439,930	$ 308,582	70%	$ 453,080	$ 435,435	$ 435,435	-1%	$ (4,495)
Revenues	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Total Department Cost	185,693	266,889	439,930	308,582	70%	453,080	435,435	435,435	-1%	$ (4,495)

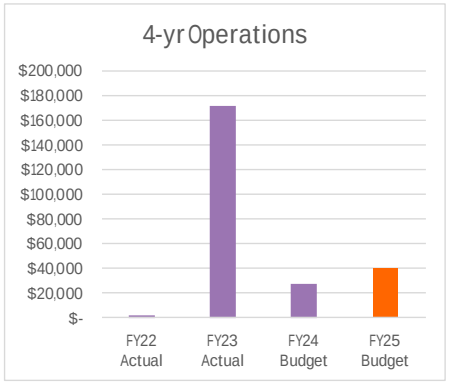
Staffing

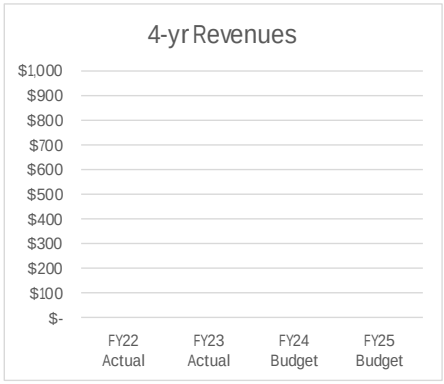
	FY22 Act	*FY23 Act*	*FY24 Bud*	*FY24 Act*	*FY25 Dept*	*FY25 Mngr*	*FY25 Cncl*
FTE's	1.0	0.5	2.0		2.0	2.0	2.0
FT Positions	1	1	2		2	2	2
PT Positions	0	0	0		0	0	0
Seasonal	0	0	0		0	0	0

Graphs









Town Manager Division

473 S. Main St. - (928) 554-0001

Mission

To serve the citizens of Camp Verde in ways that will demonstrate our commitment to excellence and to ensure that the day-to-day operations of the Town Government are carried out in an efficient and effective manner.

CAMP VERDE
THE CENTER OF IT ALL — ARIZONA

FY24 Highlights

Improved communications between Town Manager, Council and Staff through consistent Weekly Reports.

Completed a successful recruitment, culminating in the hiring of Miranda Fisher as the Town Manager.

Updated several sections of the Town Code relating to the Acting Town Manager, residency requirements, and required notice for resignations.

Completed a 2-day Strategic Planning Retreat resulting in the March 2024 adoption of a 5-Year Strategic Plan.

Actively represented the Town during the ongoing negotiations with the Yavapai-Apache Nation for water rights settlement.

Actively engaged in efforts to institute the use of Development Agreements to ensure mutual benefits for the Town and developers, and strive to ensure new growth contributes towards the cost of its impacts to the community.

Fun Facts

Camp Verde was designated as Arizona's official 2012 Centennial "Center of Arizona" City on February 15, 2012. A monument displaying related information can be visited at Rezzonico Park.

Progress Towards Current Goals

Short-term (1-2 years)

❖ Develop Effective Means of Communicating with Council, the Organization, and the Community.

o **Status:** On-going efforts. Town Manager's Weekly Reports are consistently produced and appreciated. Town Manager has issued numerous pro-active Press Releases and assisted departments in doing the same. Recruitment and placement of a Deputy Town Manager who can spearhead and centralize communication outreach is a goal for the future.

❖ Assess the Organizational Chart and Make Recommendations for Changes as Appropriate

o **Status:** This goal will be included for FY 25 for the new, permanent Town Manager

❖ By October, 2023, contract with a Facilitator who will assist in the development of a multi-year Strategic Plan

o **Status:** Complete

❖ Identify opportunities to streamline operations and processes within departments.

o **Status:** On-Going

❖ Complete Phase I of Sports Complex

o **Status:** Tierra Verde contract will be complete by end of FY 24. Concession stand/restrooms with Central Plaza projected completion is expected in April 2025

Goals for the Future

Short-term (1-2 years)

❖ Work with Council, Staff, Residents, Businesses and YAN to Integrate New Town Manager into the Town's Organization and the Community

❖ Assess the Organizational Chart and Make Recommendations for Changes as Appropriate

❖ Institute a Community Newsletter, Enhance Use of Proactive Press Releases and Conduct a Community Satisfaction Survey.

❖ Develop a Citizen's Academy and hold the first Academy beginning in Calendar Year 2025.

❖ Develop onboarding process for new members of the Town Council.

TOWN CLERK

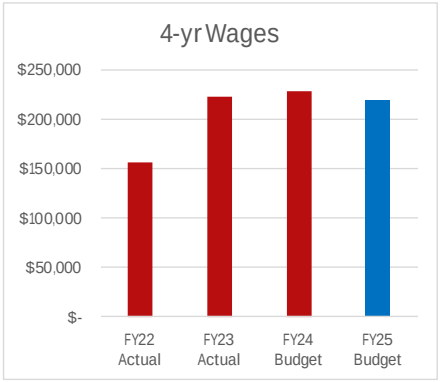
Budget

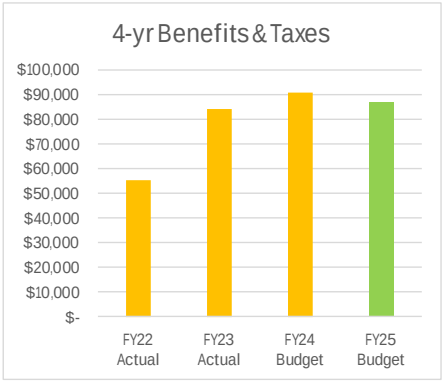
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ 156,893	$ 223,262	$ 227,895	$ 184,959	81%	$ 227,885	$ 218,830	$ 218,830	-4%	$ (9,065)
Taxes & Benefits	$ 55,480	$ 84,014	$ 90,715	$ 64,910	72%	$ 93,065	$ 86,835	$ 86,835	-4%	$ (3,880)
Operations	$ 15,516	$ 44,594	$ 31,620	$ 23,023	73%	$ 59,950	$ 56,450	$ 56,450	79%	$ 24,830
Capital	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Net Expenses	$ 227,889	$ 351,870	$ 350,230	$ 272,892	78%	$ 380,900	$ 362,115	$ 362,115	3%	$ 11,885
Revenues	$ 27,257	$ 21,736	$ 27,000	$ 18,825	70%	$ 28,950	$ 28,950	$ 28,950	7%	$ 1,950
Total Department Cost	200,632	330,134	323,230	254,067	79%	351,950	333,165	333,165	3%	$ 9,935

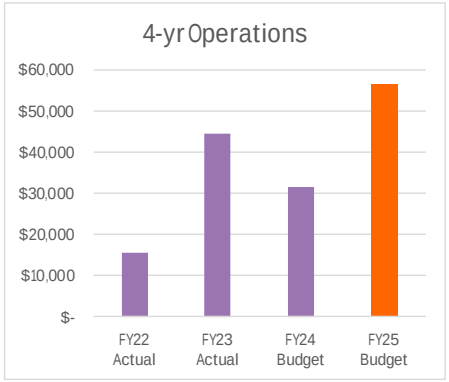
Staffing

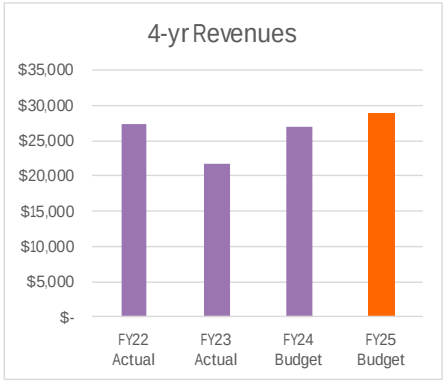
	FY22 Act	*FY23 Act*	*FY24 Bud*	*FY24 Act*	*FY25 Dept*	*FY25 Mngr*	*FY25 Cncl*
FTE's	2.8	3.0	3.0		3.0	3.0	3.0
FT Positions	3	3	3		3	3	3
PT Positions	0	0	0		0	0	0
Seasonal	0	0	0		0	0	0

Graphs









Town Clerk Division

473 S. Main St. - (928) 554-0021

Mission

We succeed when we meet or exceed the expectations of our citizens. We have a passion for excellence and endeavor to set and deliver the highest standards of service, value, integrity, and fairness. We celebrate the diversity and power of our democracy through its people, ideas, and cultures. We lead by examples of creativity, enthusiasm, and loyalty to our community in which we are honored to serve.

FY24 Highlights

❖ Continued working towards streamlining a better system to submit Agenda Items.

❖ Continue working towards updating the Town Code.

❖ Successful Mayor-Candidate Election combined with Permanent Base Adjustment Election at the July 30, 2024 Election

The Numbers

	FY22	FY23	FY24/Dec
Business Licenses on File	706	803	851
Records Requests	59	125	49

Progress Towards Current Goals

Goals for Fiscal Year 2023-24

❖ Working with Civic Plus for Agenda Management - in progress.

❖ Update the Town Code - in Progress.

Goals for the Future

Short-term (1-2 years)

❖ Work with other Departments to Establish Citizens' Academy-Education program.

❖ Implement system for Agenda Management.

❖ Continue Succession planning for Assistant Clerk including Elections Training and CMC Certification.

Long-term (3-5 years)

❖ Records Specialist for Clerk's Office to assist all Departments.

FINANCE

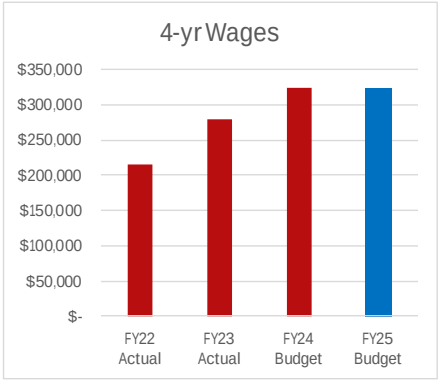
Budget

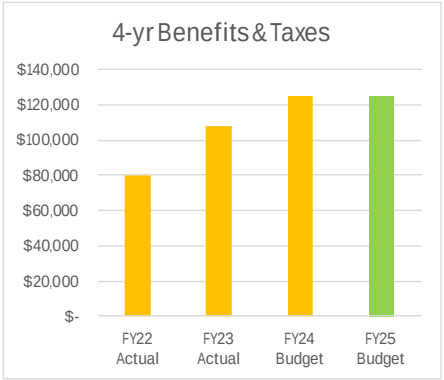
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ 215,358	$ 278,607	$ 323,485	$ 232,250	72%	$ 413,505	$ 323,505	$ 323,505	0%	$ 20
Taxes & Benefits	$ 79,776	$ 107,961	$ 124,910	$ 89,846	72%	$ 161,885	$ 124,985	$ 124,985	0%	$ 75
Operations	$ 73,778	$ 94,105	$ 118,020	$ 100,352	85%	$ 128,770	$ 109,270	$ 109,270	-7%	$ (8,750)
Capital	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Net Expenses	$ 368,912	$ 480,673	$ 566,415	$ 422,448	75%	$ 704,160	$ 557,760	$ 557,760	-2%	$ (8,655)
Revenues	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Total Department Cost	368,912	480,673	566,415	422,448	75%	704,160	557,760	557,760	-2%	$ (8,655)

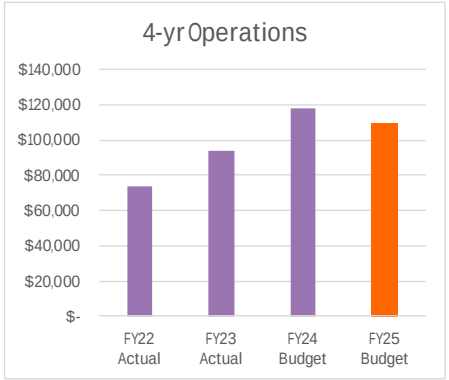
Staffing

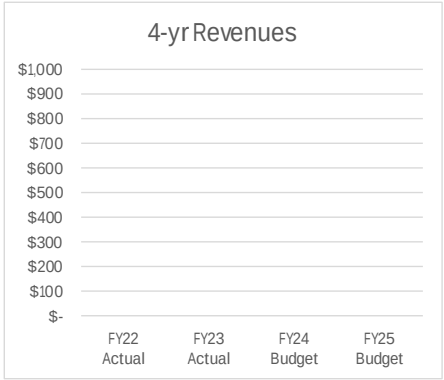
	FY22 Act	*FY23 Act*	*FY24 Bud*	*FY24 Act*	*FY25 Dept*	*FY25 Mngr*	*FY25 Cncl*
FTE's	3.4	4.0	4.0		5.0	4.0	4.0
FT Positions	4	4	4		5	4	4
PT Positions	0	0	0		0	0	0
Seasonal	0	0	0		0	0	0

Graphs







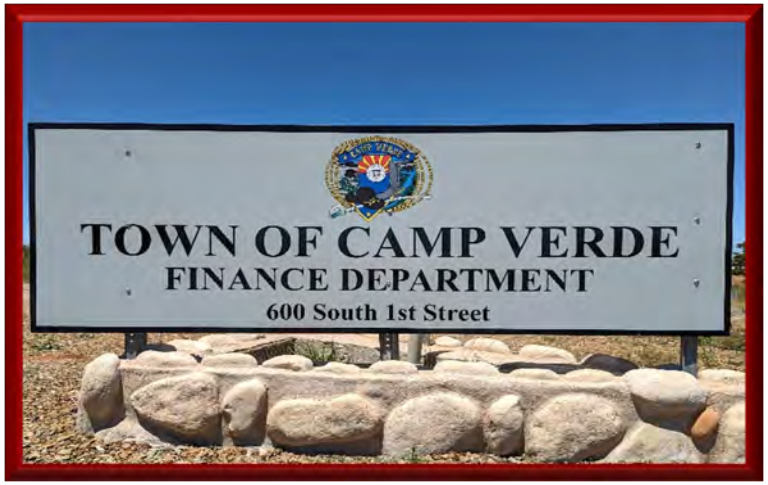


Finance Division

600 S. 1st St. - (928) 554-0813

Mission

To administer the Town's financial affairs in a manner which comports with all Governmental Accounting and Auditing Standards and to provide a broad array of financial services to the departments which make up the Town's service delivery system.



FY24 Highlights

❖ Received another unqualified opinion for the FY23 ACFR.

❖ Received the GFOA ACFR award for the FY22; 10-time recipient.

❖ Received the GFOA Budget award for FY23; 8-time recipient.

❖ Moved the Finance office to a new location without service interuption.

❖ Made several improvments to the monthly Council Report including a narrative review of operations and visual tracking of CIP and ARPA projects.

The Numbers

	FY22	FY23	FY24/Dec
Total AP Checks	2,438	2,620	1,366
Total AP Credit Card Use	1,118	1,767	985
Total AP Bank Drafts	387	573	307

Progress Towards Current Goals

Short-term (1-2 years)

❖ Receive the FY22 GFOA ACFR award.
o **Status:** Completed.

❖ Incorporate more detailed analysis of sale tax numbers for the Town.
o **Status:** In-process. Reviewing accounts, summarizing information and identifying incomplete or incorrect reporting. Still need to document the process and combine with business license tracking.

❖ Continue to make enhancements to the budget process and final document.
o **Status:** Updated the CIP process and Project sheets, updated the division narrative documents, rolling out new goal tracking and development for divisions. Still working on 5-yr summaries for Water and Wastewater Funds for this current year.

Long-term (3-5 years)

❖ Develop process to review and match business licenses and sales tax reporting with actual business locations.
o **Status:** Not yet started.

Goals for the Future

Short-term (1-2 years)

❖ Receive the GFOA awards for the Town's ACFR (FY24) and budget (FY25) documents.

❖ Include 5-yr forward looking statements of the Town's Water, Wasterwater and General Funds, including detail for revenues, wages and debt service, into the Town's annual budget docuement.

❖ Prepare for Finance to fully take on Purchasing and Grant management services with the support of a new Accounting Manager position.

❖ Develop procedures for periodic review or the status of all Town grants and communicating that information with appropriate staff in charge of those grants.

Long-term (3-5 years)

❖ Rollout and document procedures for sales tax review, summarized reports, late and improper payments and tie to the Town's business license information.

HUMAN RESOURCES

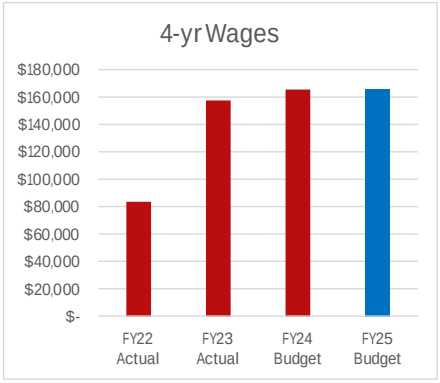
Budget

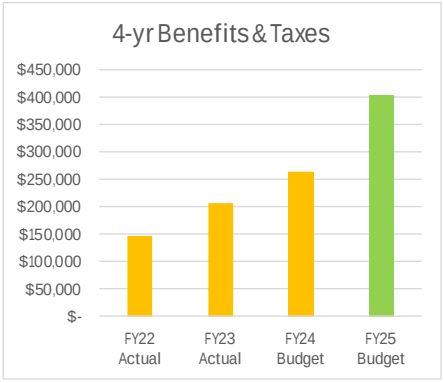
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ 83,948	$ 157,478	$ 165,770	$ 117,151	71%	$ 165,780	$ 165,780	$ 165,780	0%	$ 10
Taxes & Benefits	$ 146,870	$ 205,897	$ 263,265	$ 213,845	81%	$ 404,835	$ 403,810	$ 403,810	53%	$ 140,545
Operations	$ 39,388	$ 74,049	$ 56,510	$ 17,423	31%	$ 46,780	$ 38,480	$ 38,480	-32%	$ (18,030)
Capital	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Net Expenses	$ 270,206	$ 437,424	$ 485,545	$ 348,419	72%	$ 617,395	$ 608,070	$ 608,070	25%	$ 122,525
Revenues	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Total Department Cost	270,206	437,424	485,545	348,419	72%	617,395	608,070	608,070	25%	$ 122,525

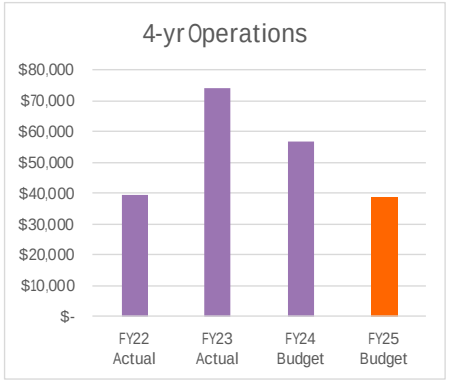
Staffing

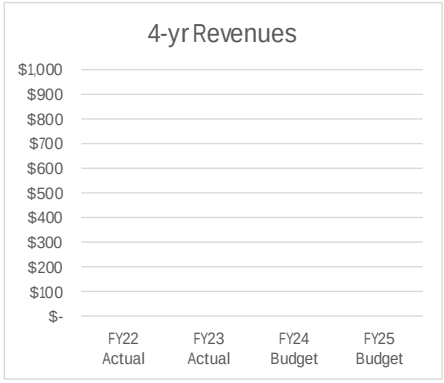
	FY22 Act	FY23 Act	FY24 Bud	FY24 Act	FY25 Dept	FY25 Mngr	FY25 Cncl
FTE's	1.3	2.0	2.0		2.0	2.0	2.0
FT Positions	1	2	2		2	2	2
PT Positions	1	0	0		0	0	0
Seasonal	0	0	0		0	0	0

Graphs









Human Resources Division

395 S. Main St. - (928) 554-0011

Mission

As a trusted partner, we enhance and develop leaders and employees by providing expertise and outstanding customer service, supporting organizational goals and values and cultivating a diverse, collaborative and engaging environment.

FY24 Highlights

- ❖ Updated and restructured the Permanent Salary Range Table.
- ❖ Completed market wage study.
- ❖ Assisted in the application and processing of market wage adjustments and COLA wage increases for all employees.
- ❖ Updated background check process by implementing digital fingerprinting.
- ❖ Revamped annual health insurance enrollment process.
- ❖ Provided necessary analysis of insurance benefits in support of increase of dependent share coverage.
- ❖ Expanded employee value proposition by adding an option of Dependent Care Flexible Spending Account (DCFSA).
- ❖ Created process of collecting data required for EEO-4 Report (mandatory biennial data collection that requires all State and local governments with 100 or more employees to submit demographic workforce data, including data by race/ethnicity, sex, job category, and salary band) and sucsessfully submitted the required reporting.
- ❖ Updated Personnel Manual.
- ❖ Conducted customer service and harassment prevention training for all staff.

JOIN CAMP VERDE
THE HEART OF THE COMMUNITY

The Numbers

	FY22	FY23	FY24/Dec
Applications Processed	321	416	175
New Hires	57	40	24
Terminations	35	32	17
Retention Rate	84.8%	95.6%	85.2%
Turnover Rate	29.2%	27.1%	11.6%

Progress Towards Current Goals

Short-term (1-2 years)

- ❖ Establish quarterly new hire orientation employee training program.
  - o **Status:** Completed.
- ❖ Conduct a comprehensive salary and benefits study for the Town of Camp Verde.
  - o **Status:** Completed.

Long-term (3-5 years)

- ❖ Revitalize employee engagement surveys.
  - o **Status:** 25% Complete: Sample questions are drafted.
- ❖ Establish employee communication portal through employee intranet.
  - o **Status:** 30% Complete: SOP on recruitment, best practices, and guidelines for timekeeping records have been created.
- ❖ Research tools & programs to improve and mainstream the onboarding process.
  - o **Status:** 60% Complete. Further progress will be determined by the new Departmental strategic plan.

Goals for the Future

Efficient & effective operations

1. Maximize the value of technology to the HR operations.
2. Assist in the Implementation of the Town's strategic plan.

Employee Engagement & Rewards

1. Provide recommendations to ensure competitiveness and financial viability of total regards program (including, but not limited to pay, benefits, health & well-being programs, discounts, etc.)
2. Improve internal labor equity. Complete a review of the current classification program and job architecture and make updates to obtain internal equity determinations and ensure consistency across titles and job families more easily.

Stewardship & Compliance

1. Meet employee file recordkeeping compliance obligation.

Talent recruitment, development & retention

1. Increase the retention rate of the newly hired employees in their first year of employment.
2. Establish a framework to identify and prepare a leadership pipeline to fill gaps created by retirements and turnover.
3. Increase our social media presence to improve the applicant pool.

RISK MANAGEMENT

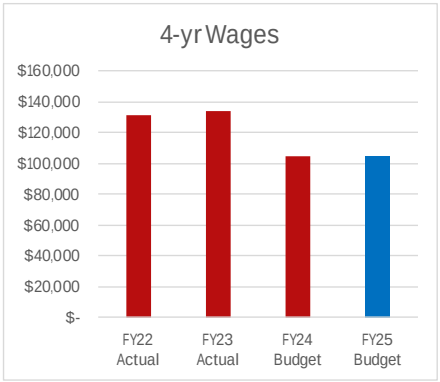
Budget

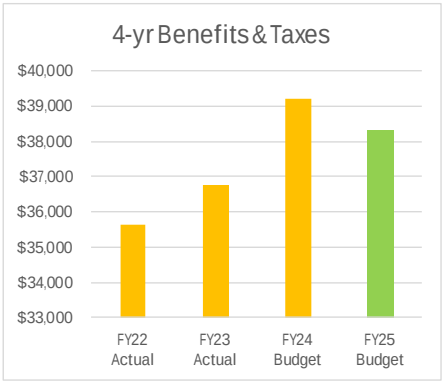
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ 131,342	$ 133,687	$ 104,750	$ 71,751	68%	$ 104,245	$ 104,245	$ 104,245	0%	$ (505)
Taxes & Benefits	$ 35,645	$ 36,754	$ 39,195	$ 26,116	67%	$ 40,045	$ 38,315	$ 38,315	-2%	$ (880)
Operations	$ 272,379	$ 301,218	$ 292,450	$ 225,250	77%	$ 324,515	$ 321,120	$ 321,120	10%	$ 28,670
Capital	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Net Expenses	$ 439,366	$ 471,659	$ 436,395	$ 323,117	74%	$ 468,805	$ 463,680	$ 463,680	6%	$ 27,285
Revenues	$ 2,500	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Total Department Cost	436,866	471,659	436,395	323,117	74%	468,805	463,680	463,680	6%	$ 27,285

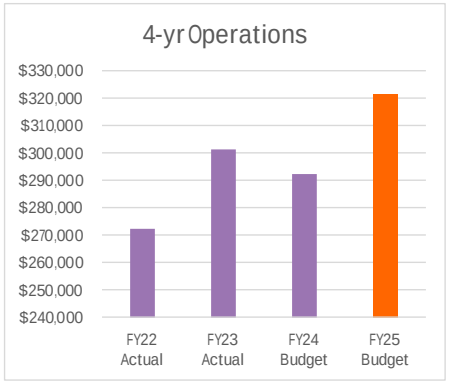
Staffing

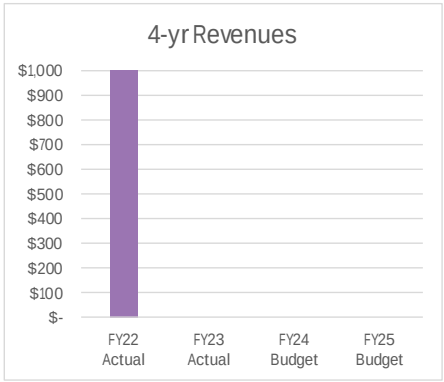
	FY22 Act	*FY23 Act*	*FY24 Bud*	*FY24 Act*	*FY25 Dept*	*FY25 Mngr*	*FY25 Cncl*
FTE's	1.6	1.7	1.2		1.2	1.2	1.2
FT Positions	3	3	2		2	2	2
PT Positions	0	0	0		0	0	0
Seasonal	0	0	0		0	0	0

Graphs









Risk Management Division

473 S. Main St. - (928) 554-0003

Mission

To ensure effective management of the town's resources, assets, and liabilities, by maintaining an integrated, multi-disciplinary risk management program. This program safeguards the town of Camp Verde employees, property, and citizens from potential risks, allowing us to achieve our primary goal of enhancing the quality of life in Camp Verde through exceptional service to our community.

FY24 Highlights

1. Emergency Operation Center was effectively activated in March of 2023 for a flooding event. Resulting operations ensured a collaborative response that provided citizens with appropriate resources, including sheltering support.
2. Risk Register: Updated and recorded solutions for mitigating potential exposures to update current Risk and Safety Policy for the town.
3. Continuity Of Operations Plan document update and training.
4. Development and implementation of Genasys EVAC platform use and pre-planned evacuation zones within town limits.
5. Core Documents for Emergency Incidents: Continued review and update of essential Core Documents.
6. ARM Designation process initiated; overall timeline to complete is 10 -12 months.
7. Restructured the town's Safety Team creating a stronger resource for employees; Facilitated certification of 5 town employees as ALICE Active Shooter Trainers; ATSSA Flagger training for Public Works Employees; Created a partnership with Cliff Castle Casino personnel to offer quarterly OSHA 10 Certification courses for all of Yavapai County.

The Numbers

	FY22	FY23	FY24/Dec
Work Comp Claims Filed	22	20	26
WC Clamis Closed $0 Paid	14	12	15
P & C Claims Filed	4	5	6

Progress Towards Current Goals

Short-term (1-2 years)

- Complete the Risk and Safety Policy for adoption by Town council. (Recent version was approved in 2011)
- Explore Implementing an Intern program for Safety related projects.
- Obtain ARM Designation.

Long-term (3-5 years)

- Continued improvement of the town's internal policies and education of employees to lower long-term risk in all departments.
- Continual Increase in Community Outreach for all Safety related programs.
- Obtain less than 15 workman's compensation claims per 150 employees per year on average by 2028.

Goals for the Future

Short-term (1-2 years)

- Seek to hire an intern position to focus on maintenance of safety assets.
- Continue to align Risk Mitigation and Safety Services to Council priorities and Camp Verde's strategic plan.

Long-term (3-5 years)

- New Risk/Safety Database or platform being utilized by all town employees.
- Create new application for emergency resource reporting.

ECONOMIC DEVELOPMENT

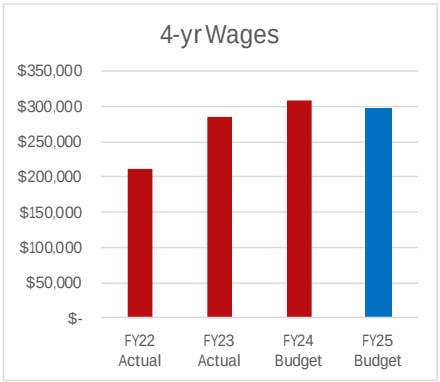
Budget

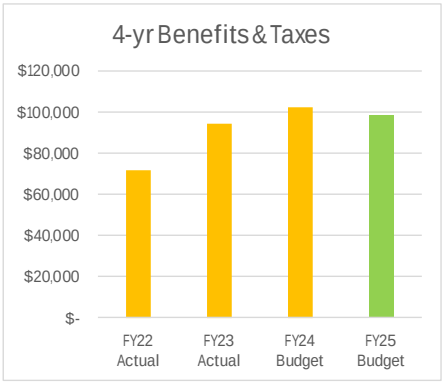
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ 211,754	$ 285,564	$ 307,980	$ 190,636	62%	$ 324,120	$ 297,030	$ 297,030	-4%	$ (10,950)
Taxes & Benefits	$ 71,458	$ 94,279	$ 102,335	$ 63,551	62%	$ 107,215	$ 98,470	$ 98,470	-4%	$ (3,865)
Operations	$ 156,999	$ 151,925	$ 264,460	$ 147,295	56%	$ 241,700	$ 195,600	$ 195,600	-26%	$ (68,860)
Capital	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Net Expenses	$ 440,211	$ 531,768	$ 674,775	$ 401,481	59%	$ 673,035	$ 591,100	$ 591,100	-12%	$ (83,675)
Revenues	$ 13,251	$ -	$ 200	$ 3,649	N/A	$ 200	$ 200	$ 200	0%	$ -
Total Department Cost	426,960	531,768	674,575	397,833	59%	672,835	590,900	590,900	-12%	$ (83,675)

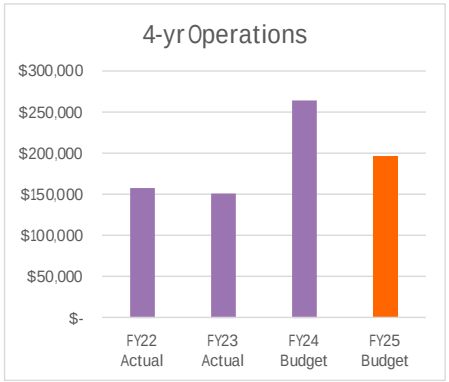
Staffing

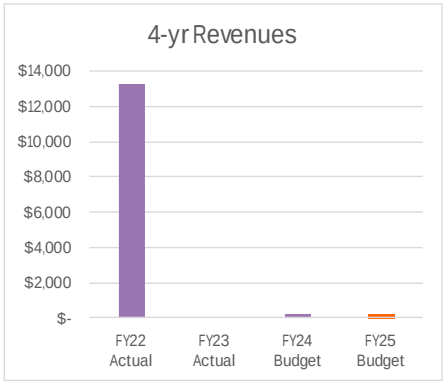
	FY22 Act	*FY23 Act*	*FY24 Bud*	*FY24 Act*	*FY25 Dept*	*FY25 Mngr*	*FY25 Cncl*
FTE's	3.8	4.0	4.1		4.3	4.1	4.1
FT Positions	3	3	3		3	3	3
PT Positions	3	3	3		3	3	3
Seasonal	0	0	0		0	0	0

Graphs









Economic Development Division

385 S. Main St. - (928) 554-0009

Mission

Through business assistance and tourism promotion, we facilitate a resilient economy in alignment with the the Town's strategic plan.

FY24 Highlights

- ❖ Received the Golden Prospector Award for our Business Resource and Innovation Center (BRIC).
- ❖ Increased and improved digital tourism marketing. This includes the creation of new marketing campaigns focused on things like Pecan & Wine Fest, Turquoise Circuit Final Rodeo, and Downtown; and investing in target audiences around the Phoenix, Prescott, and Flagstaff regions.
- ❖ Partnered with the Verde Valley Chamber of Commerce to promote business development and tourism in Camp Verde. This has resulted in increased exposure, networking, and the ability to bring more resources to Camp Verde.
- ❖ Increased business attraction, expansion, and retention, efforts through the creation of the Select Camp Verde website (not live until Summer of 2024), Arizona Commerce Authority and partner tours and business meetings, and outreach on workforce development.
- ❖ Provided assistance that led to the Low-Income Housing Tax Credit award for an affordable housing project in Camp Verde.
- ❖ Secured grants that will total over $2,550,000. This includes grants funding for Dickison Drainage project and Arsenic Removal project.
- ❖ Continued to support job-creating recruitment and infrastructure projects such as UA's meat processing facility, FrameTec, and the APS substation.

The Numbers

	FY22	FY23	FY24/Dec
CV Visitors Center Visits	4,787	5,713	2247
Visit CV Website Total Visitors	101,123	79,700	45,800
Visit CV Website Unique Visitors	84,512	64,500	38,500
Visit CV Social Media Followers	461	1,490	1,590
BRIC Social Media Followers	N/A	N/A	30
BRIC Classes and Events	N/A	25	25
People Assisted at BRIC (non-staff)	N/A	300	350

Progress Towards Current Goals

❖ Tourism Marketing:
o **Status:** Two updated contracts for marketing services are in place. Data is analyzed for targeted investments. State-wide advertising and digital marketing has increased inclusive of marketing campaigns. A partnership with the Verde Valley Chamber of Commerce is in place to help promote tourism.

❖ Expand business recruitment and expansion through updated policies and marketing:
o **Status:** The Select Camp Verde website is 40% completed and is anticipated to be live by the summer of 2024. The department has done research regarding the economic impacts of a marijuana dispensary.

❖ Grown BRIC partnerships and programming:
o **Status:** Completed and ongoing. In the first half of FY24, the BRIC hosted more than 25 classes/events serving over 300 people. The Small Business Development Center and the Northern Arizona Council of Governments meets businesses and job seekers one-on-one at the BRIC as well.

❖ Identify and employ solutions to improve and expand access to quality broadband:
o **Status:** 50% Complete. The department is working with a broadband consultant to attract internet service providers (ISPs). A request for information (RFI) yielded eight responses. Currently, the consultant and broadband team are evaluating four ISPs.

❖ Collect and report on key metrics including job creation, wages, private investment, businesses assisted, trainings, social media information, etc:
o **Status:** 25% Complete. A standard operating document is drafted regarding how to collect, track, and understand data and metrics. Recent economy and community data was collected in partnership with Yavapai College.

❖ Wayfinding Signage:
o **Status:** 50% Complete. A request for proposals yielded six responses. Staff will be recommending a firm to work for council's decision in March.

Goals for the Future

Short-term (1-2 years)

❖ Promote tourism with the purpose of increasing tourism-related revenue by 2029. Establish revenue baseline and a process for measuring it. Create a tourism advisory team to better inform Town-related tourism marketing strategies/investments. Develop a two-year marketing plan by June 30, 2025. Increase social media presence. Grow relationships/partners to further promote the community.
❖ Foster downtown development engagement. Work with Community Development to define the boundaries. Support the establishment of a downtown group for the purpose of creating a downtown brand and vision.
❖ Maintain Dark Sky Place designation.
❖ Assist with priority infrastructure needs through grant writing and opportunity identification. Continue to seek broadband solutions.
❖ Grow business attraction, retention, expansion, and assistance opportunities through BRIC and resource promotion; increased business outreach, site/property inventory development; report generation, workforce development, and special programs.

Long-term (3-5 years)

❖ Establish a tourism program for continued promotion of tourism anchored by an updated marketing plan.
❖ Implement projects in alignment with the downtown development vision.
❖ Adopt an updated business attraction, retention, and expansion plan.

INFORMATION TECHNOLOGY

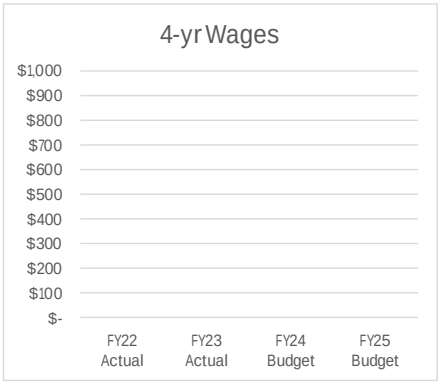
Budget

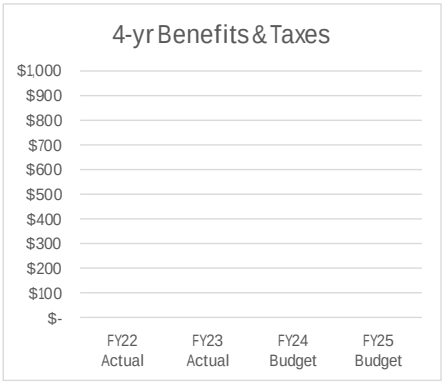
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Taxes & Benefits	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Operations	$ 276,210	$ 251,463	$ 367,770	$ 193,505	53%	$ 458,730	$ 442,730	$ 442,730	20%	$ 74,960
Capital	$ -	$ 45,936	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Net Expenses	$ 276,210	$ 297,398	$ 367,770	$ 193,505	53%	$ 458,730	$ 442,730	$ 442,730	20%	$ 74,960
Revenues	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Total Department Cost	276,210	297,398	367,770	193,505	53%	458,730	442,730	442,730	20%	$ 74,960

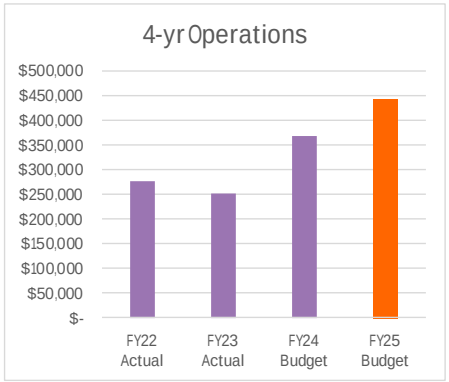
Staffing

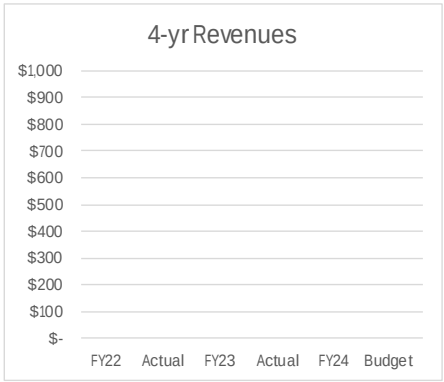
	FY22 Act	FY23 Act	FY24 Bud	FY24 Act	FY25 Dept	FY25 Mngr	FY25 Cncl
FTE's	Outsourced	Outsourced	Outsourced	Outsourced	Outsourced	Outsourced	Outsourced
FT Positions							
PT Positions							
Seasonal							

Graphs









IT Services Division

600 S. 1st St. - (928) 554-0813

Mission

To provide the highest quality technology-based services, in the most cost-effective manner, to facilitate the town's mission as it applies to the management, staff support, and community service.

FY24 Highlights

- ❖ Replaced 18 workstations throughout the Town.
- ❖ No security breaches for the fiscal year.
- ❖ In-house complaints about IT service issues haved dropped dramactically.

The Numbers

	FY22	FY23	FY24/Dec
Servers			18
Workstations			141
Service tickets			802

Progress Towards Current Goals

Short-term (1-2 years)

❖ Keep Town IT systems up-to-date and functional.

o **Status:** IT systems are consistently up and running, backups are maintained and failing workstations are replaced.

❖ Continue upgrades of Town workstations and systems.

o **Status:** Replaced 18 workstations through December.

❖ Work to implement 2 FT staff members in the IT department.

o **Status:** This goal has been put on hold and is currently under review by staff.

Long-term (3-5 years)

❖ Continue connecting local park areas with broadband service for community members.

o **Status:** This goal is being reassessed. Currently the Town is looking for more broadband support through various grants.

Goals for the Future

Short-term (1-2 years)

❖ Update and replace all needed workstations to allow for Windows 11 upgrade by FY26.

❖ Secure updated contract for our IT services.

❖ Complete and maintain a detailed listing of Town workstations, locations and users/uses by year-end FY25.

Long-term (3-5 years)

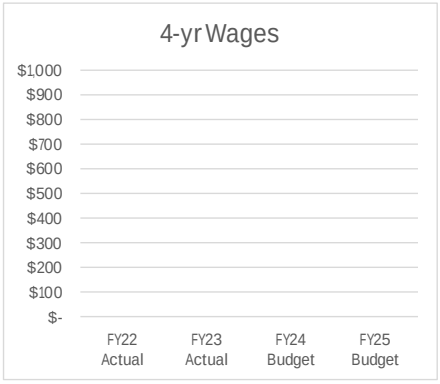
❖ Develop plans for backup computer availability and use during emergency situations.

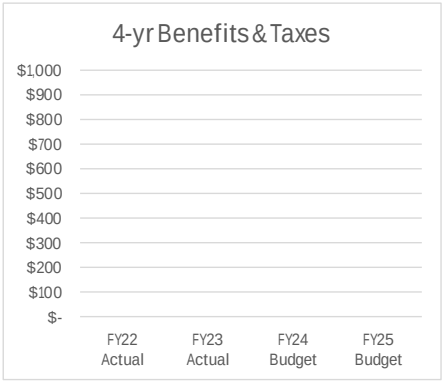
NON-DEPARTMENTAL

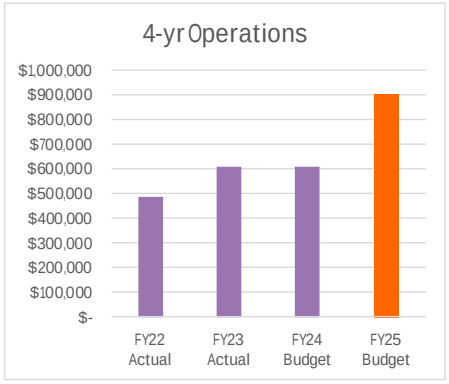
Budget

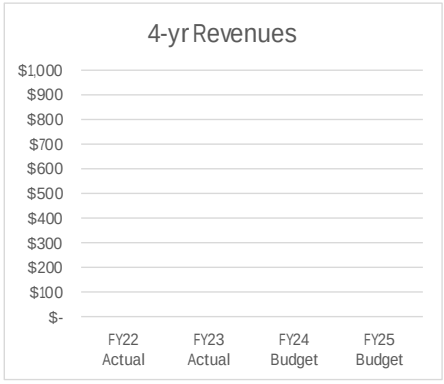
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Taxes & Benefits	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Operations	$ 489,103	$ 607,165	$ 610,030	$ 484,834	79%	$ 938,270	$ 904,770	$ 904,770	48%	$ 294,740
Capital	$ -	$ -	$ 5,285	$ -	N/A	$ -	$ -	$ -	N/A	$ (5,285)
Net Expenses	$ 489,103	$ 607,165	$ 615,315	$ 484,834	79%	$ 938,270	$ 904,770	$ 904,770	47%	$ 289,455
Revenues	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Total Department Cost	489,103	607,165	615,315	484,834	79%	938,270	904,770	904,770	47%	$ 289,455

Graphs





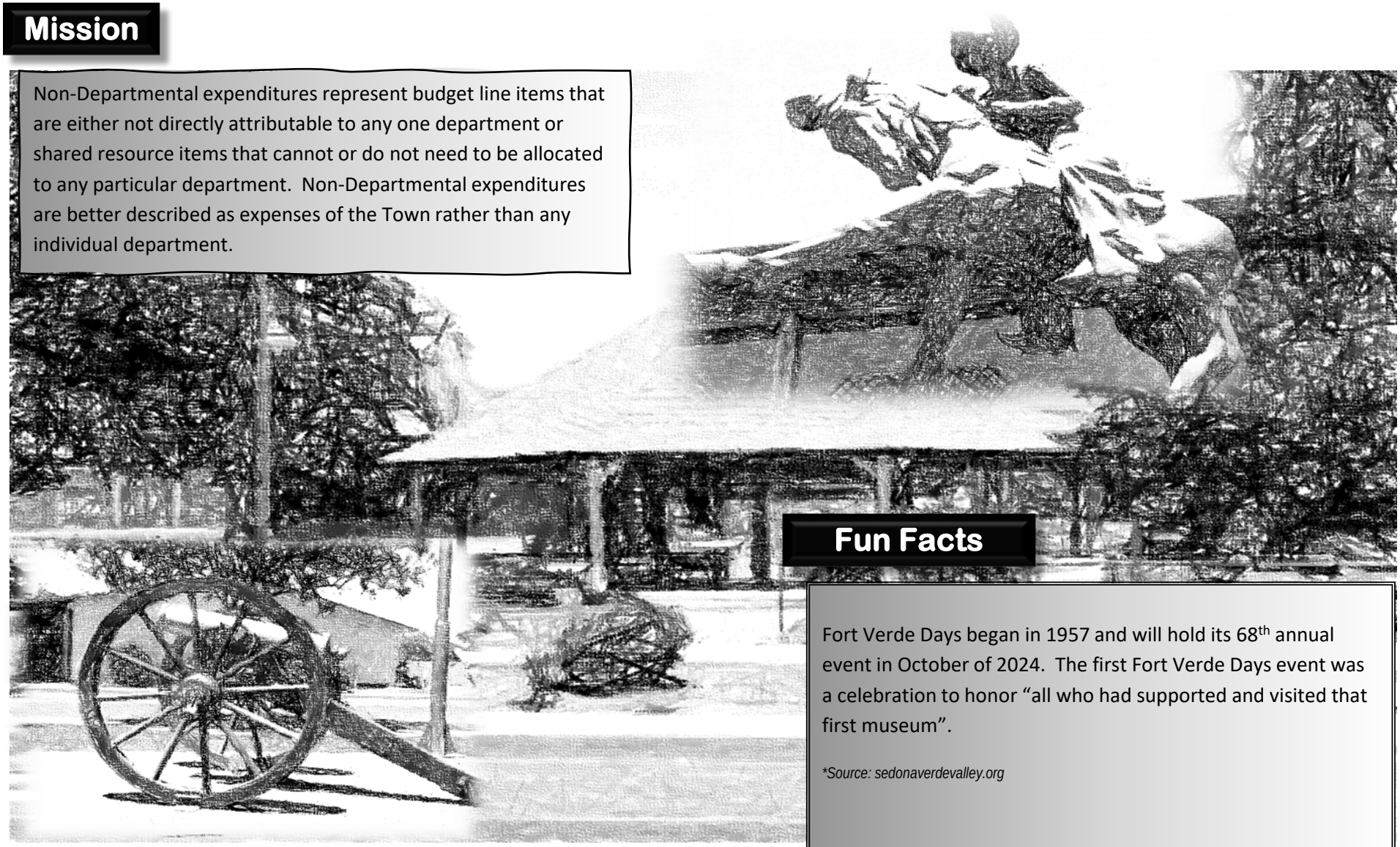




Non-Departmental

Mission

Non-Departmental expenditures represent budget line items that are either not directly attributable to any one department or shared resource items that cannot or do not need to be allocated to any particular department. Non-Departmental expenditures are better described as expenses of the Town rather than any individual department.



Fun Facts

Fort Verde Days began in 1957 and will hold its 68th annual event in October of 2024. The first Fort Verde Days event was a celebration to honor "all who had supported and visited that first museum".

**Source: sedonaverdevalley.org*

Progress Towards Current Goals

Short-term (1-2 years)

❖ Keep Town IT systems up-to-date and functional.

o **Status:** IT systems are consistently up and running, backups are maintained and failing workstations are replaced.

❖ Continue upgrades of Town workstations and systems.

o **Status:** Replaced 18 workstations through December.

❖ Work to implement 2 FT staff members in the IT department.

o **Status:** This goal has been put on hold is is currently under review by staff.

Long-term (3-5 years)

❖ Continue connecting local park areas with broadband service for community members.

o **Status:** This goal is being re-assessed. Currently the Town is looking for more broadband support through various grants.

Goals for the Future

Short-term (1-2 years)

❖ Update and replace all needed computers to allow for WIN11 upgrade by FY26.

❖ Secure updated contract for our IT services.

❖ Complete and maintain a detailed listing of Town computers, locations and users/uses by year-end FY25.

Long-term (3-5 years)

❖ Develop plans for backup computer availability and use during emergency situations.

MUNICIPAL COURT SUMMARY

Divisions

Municipal Court

	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Expenditures							
Wages & Related	$ 300,993	$ 287,291	$ 349,780	$ 234,555	$ 413,965	$ 346,340	$ 346,340
Operating Expenditures	$ 88,319	$ 121,399	$ 129,050	$ 90,225	$ 130,555	$ 129,975	$ 129,975
Equipment/Capital Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Expenditures	$ 389,312	$ 408,690	$ 478,830	$ 324,780	$ 544,520	$ 476,315	$ 476,315
Revenues							
Total Revenues	$ 101,611	$ 117,005	$ 135,000	$ 67,651	$ 135,000	$ 137,500	$ 137,500
Net Cost to General Fund	$ 287,701	$ 291,685	$ 343,830	$ 257,130	$ 409,520	$ 338,815	$ 338,815

MUNICIPAL COURT

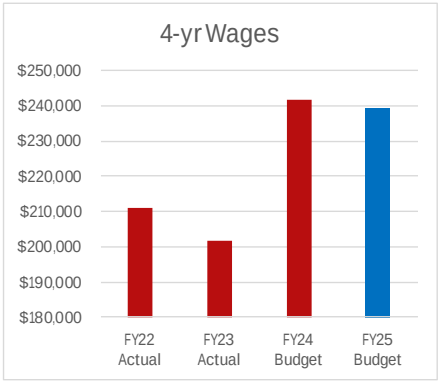
Budget

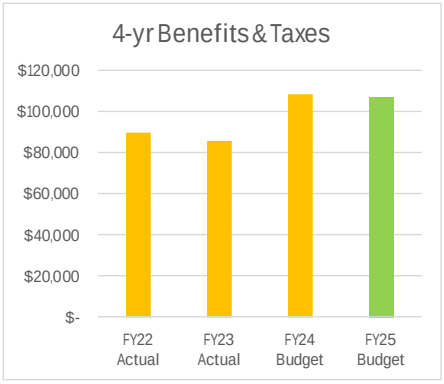
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	% of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	% Chng	$ Chng
Wages	$ 211,057	$ 201,818	$ 241,560	$ 161,754	67%	$ 279,290	$ 239,475	$ 239,475	-1%	$ (2,085)
Taxes & Benefits	$ 89,936	$ 85,473	$ 108,220	$ 72,802	67%	$ 134,675	$ 106,865	$ 106,865	-1%	$ (1,355)
Operations	$ 88,319	$ 121,399	$ 129,050	$ 90,225	70%	$ 130,555	$ 129,975	$ 129,975	1%	$ 925
Capital	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Net Expenses	$ 389,312	$ 408,690	$ 478,830	$ 324,780	68%	$ 544,520	$ 476,315	$ 476,315	-1%	$ (2,515)
Revenues	$ 101,611	$ 117,005	$ 135,000	$ 67,651	50%	$ 135,000	$ 137,500	$ 137,500	2%	$ 2,500
Total Department Cost	287,701	291,685	343,830	257,130	75%	409,520	338,815	338,815	-1%	$ (5,015)

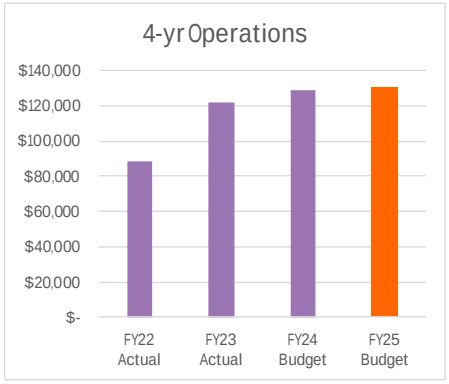
Staffing

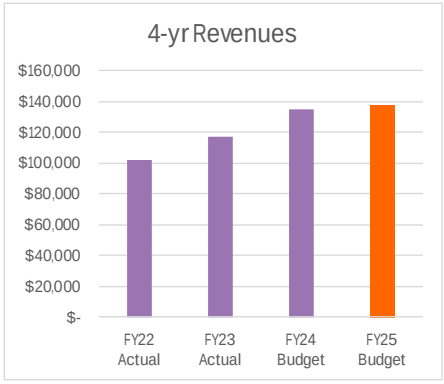
	FY22 Act	*FY23 Act*	*FY24 Bud*	*FY24 Act*	*FY25 Dept*	*FY25 Mngr*	*FY25 Cncl*
FTE's	4.6	3.8	4.5		5.5	4.5	4.5
FT Positions	5	4	4		5	4	4
PT Positions	1	1	1		1	1	1
Seasonal	0	0	0		0	0	0

Graphs









Municipal Court Division

435 S. Main St., Ste. 206A - (928) 554-0030

Mission

To contribute to the quality of life in our community by fairly and impartially administering justice in the most effective, efficient, and professional manner possible.

FY24 Highlights

- ❖ All staff completed the required 16 hours plus in continuing judicial education to fulfill the yearly requirement
- ❖ The Court concluded its Court Operational Audit (done every 10 years)
- ❖ The Court complied with State mandated external-triennial financial audit of the Court (every 3 years).
- ❖ Staff attended and certified as Civil Traffic Hearing Officers

Court filled the Court Security Officer position to comply with the State standards for Court Security

The Numbers

	FY22	FY23	FY24/Dec
Misdemeanor/FTA	309	561	233
DUI's	98	103	42
Serious Traffic	12	9	6
Criminal Traffic	36	56	42
Civil Traffic	455	620	379
Harassment Injunction	9	15	10
Order of Protection	12	12	11

Progress Towards Current Goals

Short-term (1-2 years)

❖ Completion of the Court Security screening entryway.

o **Status:** 40-50% Complete: Community Development review and out to bid in the next month.

❖ Completion of the Court policies for both Case management and financial Court operations.

o **Status:** 25% complete

❖ Continue to align Court services to Council priorities and strategic plan.

o **Status:** 75% Complete:

Long-term (3-5 years)

Goals for the Future

Short-term (1-2 years)

❖ Comply with Court Security Screening audit.

❖ Seek to hire a full-time clerk to assist with Post-Adjudicated collection efforts and mandates.

❖ Comply with the Court Security Standards which require the Court to have a Court Security and Emergency Preparedness Committee (SEPC) and hold bi-annual meetings with local stakeholders.

Long-term (3-5 years)

❖ Create an AZPoint Kiosk desk in our lobby- for ease and safety.

PUBLIC WORKS SUMMARY

Divisions

Admin ◆ Engineering ◆ Maintenance ◆ Streets

	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Expenditures							
Wages & Related	$ 775,425	$ 933,658	$ 1,548,680	$ 1,010,930	$ 1,767,605	$ 1,550,530	$ 1,558,805
Operating Expenditures	$ 340,088	$ 316,461	$ 424,555	$ 325,213	$ 618,205	$ 335,005	$ 335,005
Equipment/Capital Expenditures	$ 21,863	$ 30,514	$ 22,360	$ 41,445	$ 10,000	$ 10,000	$ 10,000
Total Expenditures	$ 1,137,376	$ 1,280,632	$ 1,995,595	$ 1,377,588	$ 2,395,810	$ 1,895,535	$ 1,903,810
Revenues							
Total Revenues	$ 15,895	$ 25,732	$ 28,000	$ 14,250	$ 25,000	$ 25,000	$ 25,000
Operating Transfers							
Total Transfers	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net Cost to General Fund	$ 1,121,481	$ 1,254,900	$ 1,967,595	$ 1,363,338	$ 2,370,810	$ 1,870,535	$ 1,878,810

PUBLIC WORKS ADMIN

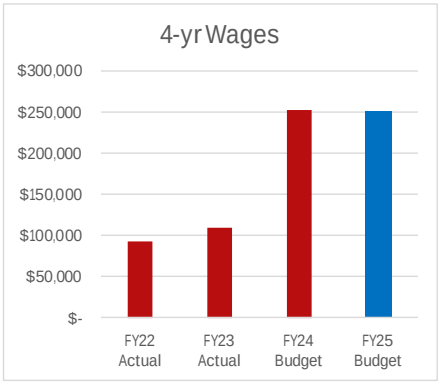
Budget

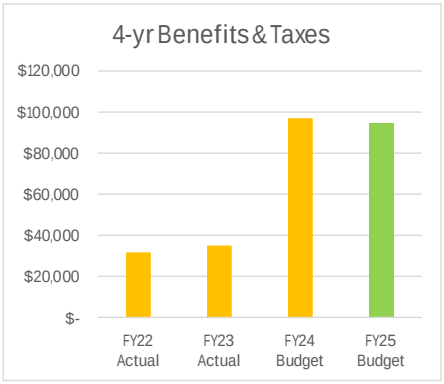
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ 93,468	$ 109,785	$ 251,790	$ 172,096	68%	$ 250,070	$ 250,070	$ 250,540	0%	$ (1,250)
Taxes & Benefits	$ 31,963	$ 35,102	$ 96,700	$ 65,827	68%	$ 98,710	$ 94,380	$ 94,475	-2%	$ (2,225)
Operations	$ 7,961	$ 14,564	$ 14,150	$ 15,465	109%	$ 20,200	$ 11,450	$ 11,450	-19%	$ (2,700)
Capital	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Net Expenses	$ 133,392	$ 159,450	$ 362,640	$ 253,388	70%	$ 368,980	$ 355,900	$ 356,465	-2%	$ (6,175)
Revenues	$ 15,895	$ 25,732	$ -	$ 13,550	N/A	$ -	$ -	$ -	N/A	$ -
Total Department Cost	117,497	133,718	362,640	239,838	66%	368,980	355,900	356,465	-2%	$ (6,175)

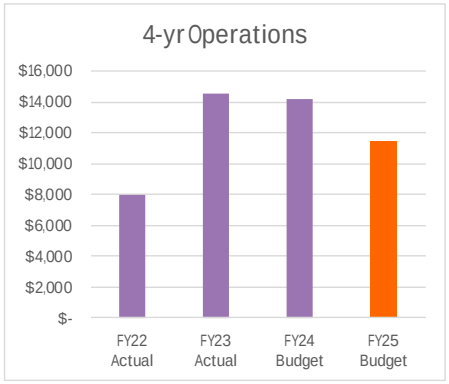
Staffing

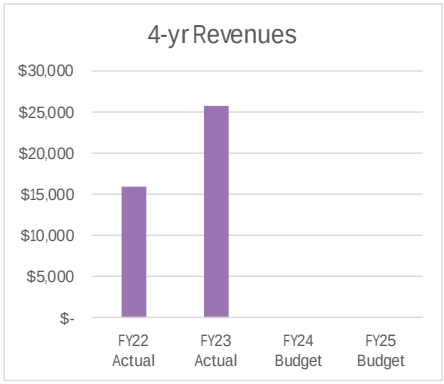
	FY22 Act	*FY23 Act*	*FY24 Bud*	*FY24 Act*	*FY25 Dept*	*FY25 Mngr*	*FY25 Cncl*
FTE's	1.0	1.3	3.0		3.0	3.0	3.0
FT Positions	3	3	4		4	4	4
PT Positions	0	0	0		0	0	0
Seasonal	0	0	0		0	0	0

Graphs









Public Works Admin Division

395 S. Main St. - (928) 554-0820

Mission

The primary mission of the Camp Verde Public Works Department is to provide and maintain, within the Town's available resources, adequate and safe transportation infrastructure in a fair and equitable manner while supporting the Town's economic agenda. The department provides engineering services and reviews and inspects public projects for the Town.

FY24 Highlights

- Completed enhancements at Verde Lakes Ponds.
- Completed Matforce remodel and Finance move.
- Completed School Road project.
- Completed Grief Hill Trailhead.
- Completed Chip Seal project.
- Responded and mitigated monsoon flooding.
- Installed lighting at Sports Complex.

The Numbers

	FY22	FY23	FY24/Dec
CIP Projects completed			7
CIP Projects In Process			10
CIP Projects Pending			10

Progress Towards Current Goals

Short-term (1-2 years)

❖ Completed lighting at Sports Complex.
- o **Status:** 100% complete

❖ Completed restructure placing water, sewer, and stormwater under new Utilities Department.
- o **Status:** Completed

❖ Completed traffic study and construction of new turn lane for Camp Verde School District improving traffic flow.
- o **Status:** 100% complete

Long-term (3-5 years)

❖ Continued advancement of Sports Complex completion.
- o **Status:** Active

❖ SMART Grant
- o **Status:** Active, beginning design status

Goals for the Future

Short-term (1-2 years)

❖ Complete Sports Complex water supply.

❖ Complete 7th Street sidewalk project.

❖ Complete Court addition.

Long-term (3-5 years)

❖ Main Street construction project.

❖ Create new events through Parks and Recreation.

ENGINEERING

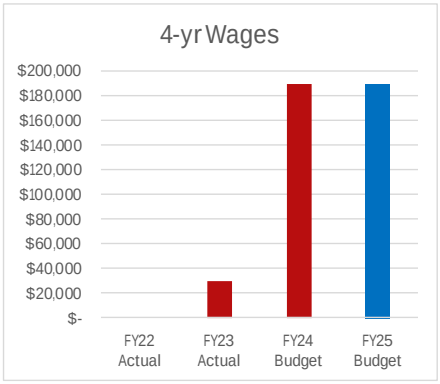
Budget

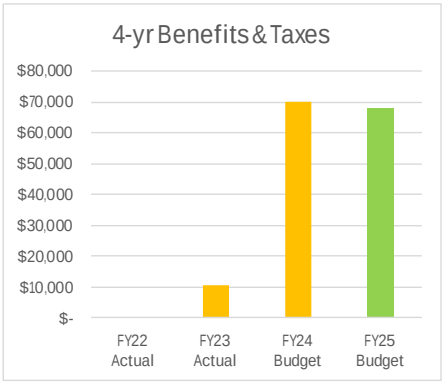
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ -	$ 29,967	$ 189,390	$ 134,266	71%	$ 189,385	$ 189,385	$ 193,025	2%	$ 3,635
Taxes & Benefits	$ -	$ 10,658	$ 70,225	$ 48,317	69%	$ 71,850	$ 67,775	$ 68,545	-2%	$ (1,680)
Operations	$ -	$ 1,217	$ 10,200	$ 8,865	87%	$ 14,000	$ 6,975	$ 6,975	-32%	$ (3,225)
Capital	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Net Expenses	$ -	$ 41,841	$ 269,815	$ 191,449	71%	$ 275,235	$ 264,135	$ 268,545	0%	$ (1,270)
Revenues	$ -	$ -	$ 28,000	$ 700	3%	$ 25,000	$ 25,000	$ 25,000	-11%	$ (3,000)
Total Department Cost	0	41,841	241,815	190,749	79%	250,235	239,135	243,545	1%	$ 1,730

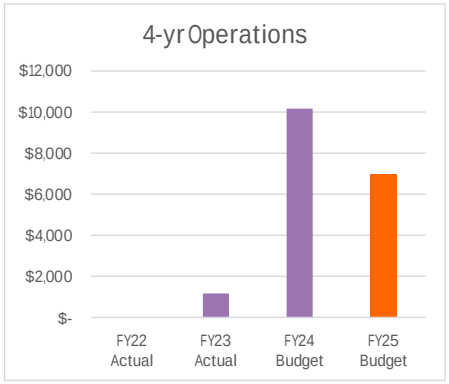
Staffing

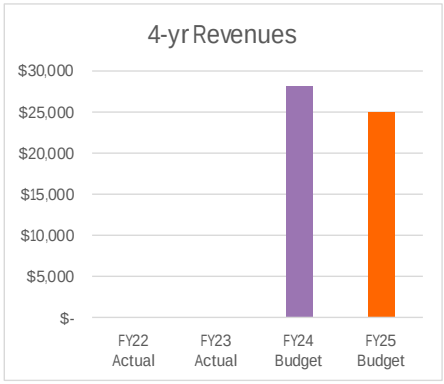
	FY22 Act	FY23 Act	FY24 Bud	FY24 Act	FY25 Dept	FY25 Mngr	FY25 Cncl
FTE's	0.0	0.6	2.0		2.0	2.0	2.0
FT Positions	0	2	2		2	2	2
PT Positions	0	0	0		0	0	0
Seasonal	0	0	0		0	0	0

Graphs









Engineering Division

395 S. Main St. - (928) 554-0820

Mission

Development of both in-house and contract engineering design, plans, project documents, bidding, project management, and construction oversight for the development of public works projects. Public Works Projects include right-of-way infrastructure, stormwater/drainage, sewer and water utilities, facilities & grounds and our parks to promote public health, safety, and the public welfare of the Town of Camp Verde

FY24 Highlights

❖ Completed the design of the Sports Complex Lift Station and the remaining Force Main to the Treatment Plant. Secured an Approval to Construct from Yavapai County. Awaiting Funding for Construction.

❖ Progressed on the design of Main Street Sewer Replacement, Storm Sewer, etc. to 90% plan stage. Awaiting plans for 90% review.

❖ Wastewater Treatment Projects are 100% complete with only one small final project remaining to close out the 2018 WIFA Loan.

❖ Preliminary In-House design for Verde Lakes Drive crossing at Clear Creek.

❖ Completed TOCV Standard Details for Water, Wastewater, and Standard Notes for General Engineering, Water, Wastewater, Grading & Drainage, & Storm Water Pollution Prevention.

❖ Inventory Town Maintained Roads in GIS.

The Numbers

	FY22	FY23	FY24/Dec
# of Reviews	90	84	55
In-House Design Projects		Outside Engineer Equiv Cost	
Sports Complex Lift Station			$115,000
Sports Complex Force Main			$36,000
Sludge Drying Lagoon Liner Plan			$71,000
Reclaim Irrigation Pump Sta (30%)			$30,000

Progress Towards Current Goals

Short-term (1-2 years)

❖ Completed the design of the Sports Complex Lift Station and the remaining Force Main to the Treatment Plant. Secured an Approval to Construct from Yavapai County. Awaiting Funding for Construction.

o **Status:** Design 100% Complete: Awaiting funding for construction.

❖ Complete design of Main Street Sewer Replacement, Storm Sewer, etc.

o **Status:** Design at 90% Plan Stage. Awaiting 90% Plans for review

❖ Complete design and construction of all remaining ARPA Projects.

o **Status:** (4) Projects 100% complete, (1) Project funding has been removed, (1) Project 90% designed-construction is yet to commence, (1) Project 50% complete, (1) Project remains unstarted.

❖ Complete design & commence construction on remaining wastewater treatment projects.

o **Status:** 100% complete with only 1 small final project remaining to close out the 2018 WIFA Loan.

❖ Complete design of Old Highway 279 and Cherry Creek Crossing.

o **Status:** Project on hold due to change in Public Works Director.

❖ Assimilate Camp Verde Water Company into the Public Works Department (Utilities Division).

o **Status:** 100% complete.

Long-term (3-5 years)

❖ Commence Construction on the Northbound Sewer Expansion Project.

o **Status:** Project placed on hold for most of FY 23-24. Moving towards implementing partial plans and commencement of bidding and construction for Phase 1. Expect completion.

`

Goals for the Future

Short-term (1-2 years)

❖ Commence and complete construction of Sports Complex Lift Station and remaining Force Main once funded.

❖ Complete design of newly located Irrigation Pump Station & Reclaim Connection Line at Wastewater Treatment Plant duck pond. Commence construction once design is complete and project is funded.

❖ Complete design of Main Street Sewer replacement, Storm Sewer, etc. (ARPA Project). Current plan status 90% complete. Remaining 10% to design completion.

❖ Complete design and construction of all ARPA Projects.

❖ Complete design & construction of one remaining wastewater treatment project (clarifier modification) to finish out the 2018 WIFA loan.

❖ Commence & complete construction of Phase 1 Northbound Sewer Expansion Project from lift station 2 to Horseshoe Bend Road. Continue with completion of Northbound Sewer Extension Plan.

Long-term (3-5 years)

❖ Achieve 100% Design and Construction of Northbound Sewer Extension Project.

❖ Complete design and construction of West Clear Creek Crossing at Verde Lakes Drive.

❖ Complete remediation of West Clear Creek from Highway 260 Bridge to downstream boundary of Verde Lakes Subdivision via grant funding sources.

❖ Complete Phase 2 Water Reuse Facility Plans to double treatment plant capacity when flows deem it necessary.

MAINTENANCE

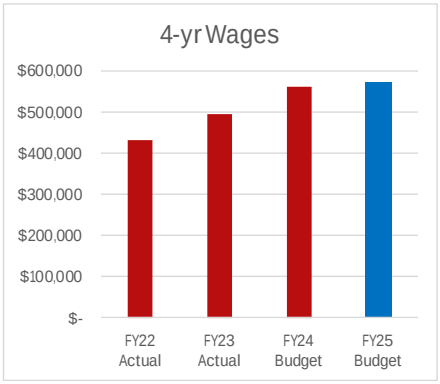
Budget

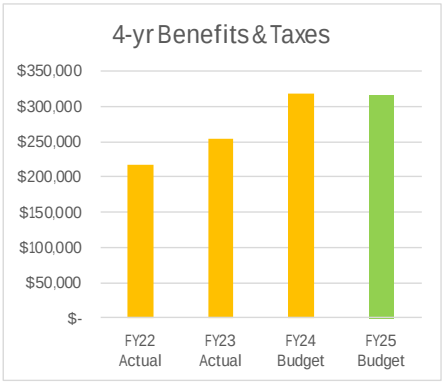
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ 433,048	$ 495,142	$ 561,235	$ 354,436	63%	$ 687,295	$ 571,375	$ 574,055	2%	$ 12,820
Taxes & Benefits	$ 216,946	$ 253,005	$ 317,415	$ 193,337	61%	$ 407,715	$ 315,710	$ 316,330	0%	$ (1,085)
Operations	$ 332,127	$ 300,681	$ 400,205	$ 300,882	75%	$ 584,005	$ 316,580	$ 316,580	-21%	$ (83,625)
Capital	$ 21,863	$ 30,514	$ 22,360	$ 41,445	N/A	$ 10,000	$ 10,000	$ 10,000	-55%	$ (12,360)
Net Expenses	$ 1,003,984	$ 1,079,341	$ 1,301,215	$ 890,101	68%	$ 1,689,015	$ 1,213,665	$ 1,216,965	-6%	$ (84,250)
Revenues	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Total Department Cost	1,003,984	1,079,341	1,301,215	890,101	68%	1,689,015	1,213,665	1,216,965	-6%	$ (84,250)

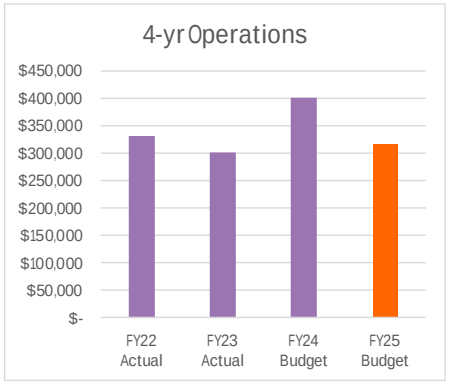
Staffing

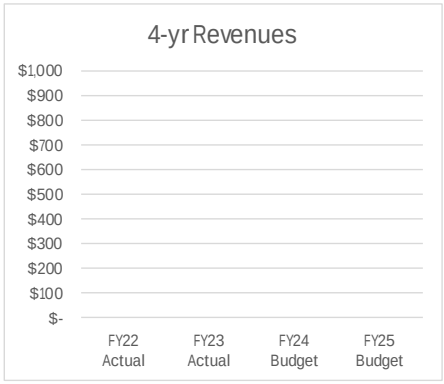
	FY22 Act	*FY23 Act*	*FY24 Bud*	*FY24 Act*	*FY25 Dept*	*FY25 Mngr*	*FY25 Cncl*
FTE's	9.9	11.0	13.0		16.0	13.0	13.0
FT Positions	13	13	13		16	13	13
PT Positions	0	0	0		0	0	0
Seasonal	0	1	1		1	1	1

Graphs









Maintenance Division

395 S. Main St. - (928) 554-0820

Mission

To keep all facilities, parks, landscape, and outdoor recreational amenities in good and safe working order. Our goal is to do this with a framework of safety, quality service, environmental sensitivity, and operational efficiency.

FY24 Highlights

- Completed the MatFroce Remodel and moved Finance. Prepped and painted the old finance office.
- Completed Spray licensing for CORE, right of way, and institutional and industrial for 3 out of 4 grounds crew members. Built herbicide containment area.
- Completed our 10-year Tree City Award.
- Replaced five old HVAC units and one mini split.
- Rebuilt the pitching plates and batter boxes for baseball fields. Repaired in field clay and new top dressing and edged at the Sports Complex and Butler Park.
- Fixed up and cleared out Verde Lakes ponds
- Set up, worked, and cleaned up multiple town events.

The Numbers

	FY22	FY23	FY24/Dec
Work Orders Completed	370	412	168
Work Oder Man Hours	833	989	475
Maintained Park Acreage	178	178	200

Progress Towards Current Goals

Short-term (1-2 years)

❖ Replacement of Town Community Park playground.
- o **Status:** 10% completed. I have playground options but need approval to purchase a playground.

❖ Installation of a new sprinkler system at the Town Community Park.
- o **Status:** 10% completed. Waiting on CIP funding.

❖ Replacement fall material at four playgrounds.
- o **Status:** 10%completed. Waiting on CIP funding.

Long-term (3-5 years)

❖ Build a maintenance shop at the Sports Complex
- o **Status 0%**

Goals for the Future

Short-term (1-2 years)

❖ Increase the grounds crew to three more employees to work at the Sports Complex on a rotating schedule seven days a week.

❖ Fixing/updating safety issues at all town-owned locations. Fire extinguishers, backup lighting, trip hazards, lighting, etc..

❖ Continue first responders training for the maintenance crew.

Long-term (3-5 years)

❖ Move into the Sports complex maintenance new building.

❖ Town Tree canopy assessment.

STREETS

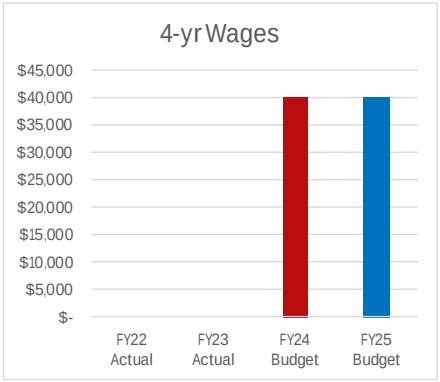
Budget

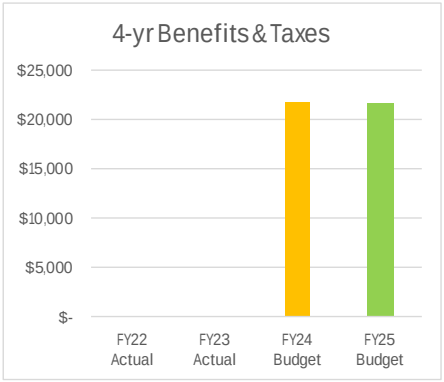
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ -	$ -	$ 40,245	$ 27,890	69%	$ 40,245	$ 40,245	$ 40,245	0%	$ -
Taxes & Benefits	$ -	$ -	$ 21,680	$ 14,760	68%	$ 22,335	$ 21,590	$ 21,590	0%	$ (90)
Operations	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Capital	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Net Expenses	$ -	$ -	$ 61,925	$ 42,650	69%	$ 62,580	$ 61,835	$ 61,835	0%	$ (90)
Revenues	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Total Department Cost	0	0	61,925	42,650	69%	62,580	61,835	61,835	0%	$ (90)

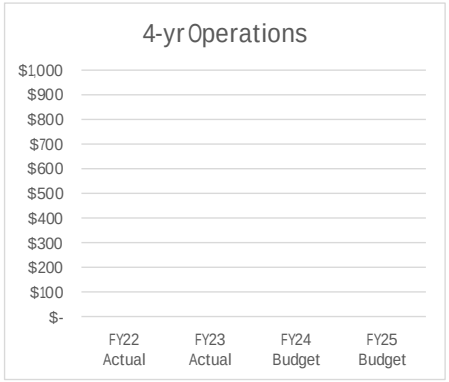
Staffing

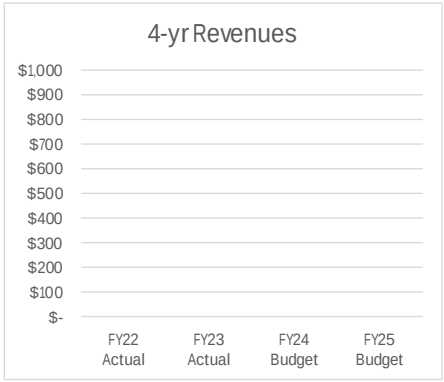
	FY22 Act	*FY23 Act*	*FY24 Bud*	*FY24 Act*	*FY25 Dept*	*FY25 Mngr*	*FY25 Cncl*
FTE's	0.0	0.0	0.7		0.7	0.7	0.7
FT Positions	0	0	6		6	6	6
PT Positions	0	0	0		0	0	0
Seasonal	0	0	0		0	0	0

Graphs









Streets Division

395 S. Main St. - (928) 554-0820

Mission

To provide the highest quality public roads through the prudent use of resources, technology, innovations, teamwork and coordination with Town employees and public agencies. We recognize the importance of preserving the Town's major investments in streets infrastructure.

FY24 Highlights

- ❖ Removed dirt and repaired stormwater damage to drainage areas at the Sports Complex during and following monsoon season.
- ❖ Cleaned up Middle Verde drainage areas during and following monsoon season.
- ❖ Annually trimmed trees on right of ways of Arena Del Loma area and Quarterhorse area.
- ❖ Repaired shoulders and fixed potholes among Area 5 for chip seal in coordination with Project Manager Martin Smith.
- ❖ Cleaned Faulkner Wash upstream and downstream and removed 2500 tons of waste dirt to Wastewater yard.
- ❖ Installed 120ft of culvert at Rodeo Arena.
- ❖ Cleaned up Grief Hill trailhead by grubbing all vegetation and installed a millings parking lot, along with 2 Cattleguards.

The Numbers

	FY22	FY23	FY24/Dec
Work Orders Created	74	165	145
Right of Way Permits Issued	30	51	57
Culvert Permits Issued	29	0	1
Striped Roads in Linear ft	x	x	248,000 ft
Crack Seal In lbs	x	x	50,000 lbs

Progress Towards Current Goals

Short-term (1-2 years)

❖ Continue to complete road and roadside repairs with millings and/or concrete as needed, crack seal, procure a contractor and manage the chip seal project.

o **Status:** Applied 50,000 lbs. of crack seal material for next year's Chip seal project.

❖ Continue to smooth the surface on Old HWY 279.

o **Status:** Bladed HWY 279 5 times in the year.

❖ Work with Storm Water Division and Yavapai County Flood Control to repair Verde Lakes Drive.

o **Status:** Cleared culverts of debris keeping Verde Lakes Drive open after storm events.

Long-term (3-5 years)

❖ Maintain striping and restripe Town Roads as needed.

❖ Crack Seal all roads as needed per chip seal project.

❖ Clean debris and Maintain all major washes in Town.

Goals for the Future

Short-term (1-2 years)

❖ Continue to maintain roads and shoulder repairs with millings and coldpatch as needed.

❖ Continue to work with the Project Manager on annual funding for chip Seal Projects.

❖ Continue to blade and maintain all unpaved Town-owned roads.

❖ Work with Storm Water to clean out all major ditches/washes including Faulkner wash, Gaddis wash, and Yavapai wash as required by Towns ms4 permit.

Long-term (3-5 years)

❖ Maintain all right of ways to be free of trees and weeds.

❖ Work with Storm Water to clean all Town-owned Culverts and drainages.

UTILITIES SUMMARY

Divisions

Stormwater

	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Expenditures							
Wages & Related	$ 111,190	$ 94,110	$ 169,780	$ 103,908	$ 157,125	$ 155,685	$ 155,685
Operating Expenditures	$ 30,377	$ 25,110	$ 88,400	$ 43,151	$ 100,850	$ 64,600	$ 64,600
Equipment/Capital Expenditures	$ 1,740	$ 52,844	$ -	$ -	$ 3,000	$ -	$ -
Total Expenditures	$ 143,307	$ 172,064	$ 258,180	$ 147,060	$ 260,975	$ 220,285	$ 220,285
Revenues							
Total Revenues	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net Cost to General Fund	$ 143,307	$ 172,064	$ 258,180	$ 147,060	$ 260,975	$ 220,285	$ 220,285

STORMWATER

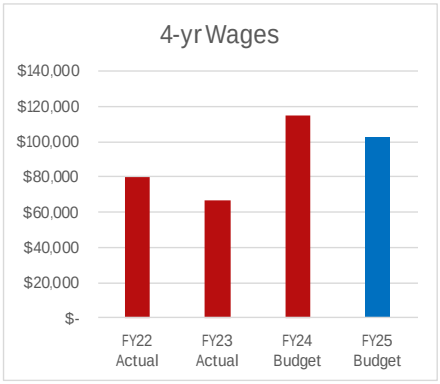
Budget

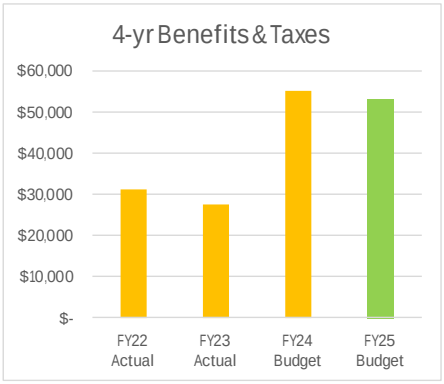
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ 79,925	$ 66,423	$ 114,590	$ 69,446	61%	$ 102,630	$ 102,630	$ 102,630	-10%	$ (11,960)
Taxes & Benefits	$ 31,265	$ 27,688	$ 55,190	$ 34,462	62%	$ 54,495	$ 53,055	$ 53,055	-4%	$ (2,135)
Operations	$ 30,377	$ 25,110	$ 88,400	$ 43,151	49%	$ 100,850	$ 64,600	$ 64,600	-27%	$ (23,800)
Capital	$ 1,740	$ 52,844	$ -	$ -	N/A	$ 3,000	$ -	$ -	N/A	$ -
Net Expenses	$ 143,307	$ 172,064	$ 258,180	$ 147,060	57%	$ 260,975	$ 220,285	$ 220,285	-15%	$ (37,895)
Revenues	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Total Department Cost	143,307	172,064	258,180	147,060	57%	260,975	220,285	220,285	-15%	$ (37,895)

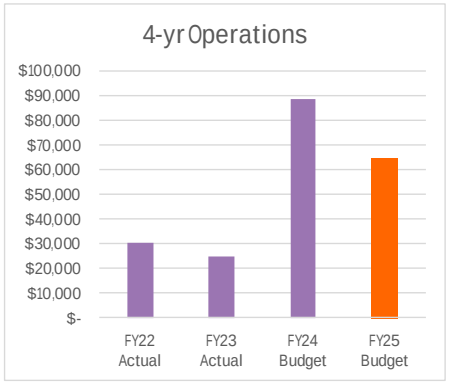
Staffing

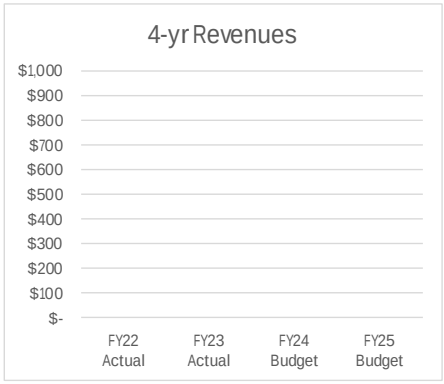
	FY22 Act	FY23 Act	FY24 Bud	FY24 Act	FY25 Dept	FY25 Mngr	FY25 Cncl
FTE's	0.9	0.9	1.9		1.9	1.9	1.9
FT Positions	9	9	8		8	8	8
PT Positions	0	0	0		0	0	0
Seasonal	0	0	0		0	0	0

Graphs









Stormwater Division

395 S. Main St. - (928) 554-0826

Mission

Minimize adverse impacts to citizens, public and private property due to flooding and sediment runoff. Promote public health and safety through the implementation of stormwater regulations, public education, policies and best practices. Keep Town owned stormwater infrastructure maintained.

FY24 Highlights

- ❖ Hired a full-time Stormwater Specialist.
- ❖ Finalized the Stormwater Management Plan.
- ❖ Finalize the Town Area Drainage Master Study, which includes 2-dimensional flood mapping for the entire town and new aerial topography.
- ❖ Applied for 1 Million Dollar Grant to study and design drainage issues at Verde Lakes

The Numbers

	FY22	FY23	FY24/Dec
Illicit Discharge Complaints	N/A	2	4
Public Outreach Events	N/A	1	6
Wet Monitoring	N/A	3	12
Dry Monitoring	N/A	2	10

Progress Towards Current Goals

Short-term (1-2 years)

❖ Complete design and construction of the Dickison Circle project.
- o **Status:** 60% plans and easements have been obtain for the project. Working with ADOT on the design.

❖ Obtain FEMA BRIC Grant and begin the design for Verde Lakes Drive and West Clear Creek Flood Mitigation.
- o **Status:** Grant application has been finalized. The Town is in line to obtain the Grant from Arizona Department of Emergency Management.

❖ Prioritize drainage projects based on the Town Area Drainage Master Study.
- o **Status:** Study complete and Drainage Areas of Concerns outlined in the report.

Long-term (3-5 years)

❖ Main Street drainage project implementation.
- o **Status:** Design 90% Complete. Will need to determine funding for the project.

Goals for the Future

Short-term (1-2 years)

❖ Working with The Nature Conservancy to secure funds for water quality and conservation projects.

❖Hire a Stormwater Maintenance Crew or contract out work to clean out culverts and re-establish ditches throughout the Town.

❖ Finish construction of Dickison Circle erosion repair and channel.

❖ Finalize design for Verde Lakes Drive and West Clear Creek Flood Mitigation.

❖ Find funding and install top-priority drainage projects as identified in the Town Area Drainage Master Study.

Long-term (3-5 years)

❖ Continue working on drainage issues as identified in the Town Area Drainage Master Study.

❖ Start construction and implement the design for Verde Lakes Drive and West Clear Creek Flood Mitigation.

COMMUNITY DEVELOPMENT SUMMARY

Divisions

Community Development

	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Expenditures							
Wages & Related	$ 583,967	$ 752,854	$ 958,705	$ 638,436	$ 1,058,540	$ 967,225	$ 967,225
Operating Expenditures	$ 62,289	$ 114,049	$ 157,110	$ 91,798	$ 266,080	$ 127,480	$ 127,480
Equipment/Capital Expenditures	$ 1,263	$ 1,641	$ 8,550	$ 1,286	$ 2,800	$ -	$ -
Total Expenditures	$ 647,519	$ 868,545	$ 1,124,365	$ 731,520	$ 1,327,420	$ 1,094,705	$ 1,094,705
Revenues							
Total Revenues	$ 434,796	$ 538,047	$ 557,900	$ 546,763	$ 567,000	$ 630,000	$ 630,000
Net Cost to General Fund	$ 212,723	$ 330,498	$ 566,465	$ 184,758	$ 760,420	$ 464,705	$ 464,705

COMMUNITY DEVELOPMENT

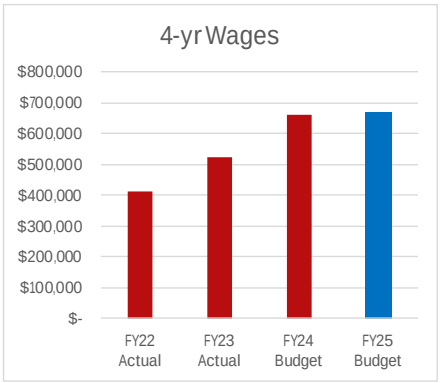
Budget

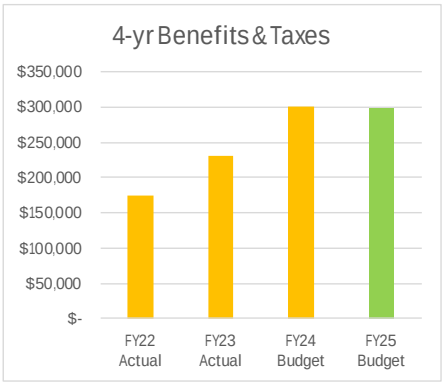
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ 410,191	$ 521,249	$ 658,140	$ 436,991	66%	$ 720,230	$ 667,860	$ 667,860	1%	$ 9,720
Taxes & Benefits	$ 173,776	$ 231,605	$ 300,565	$ 201,445	67%	$ 338,310	$ 299,365	$ 299,365	0%	$ (1,200)
Operations	$ 62,289	$ 114,049	$ 157,110	$ 91,799	58%	$ 266,080	$ 127,480	$ 127,480	-19%	$ (29,630)
Capital	$ 1,263	$ 1,641	$ 8,550	$ 1,286	15%	$ 2,800	$ -	$ -	-100%	$ (8,550)
Net Expenses	$ 647,519	$ 868,545	$ 1,124,365	$ 731,521	65%	$ 1,327,420	$ 1,094,705	$ 1,094,705	-3%	$ (29,660)
Revenues	$ 434,796	$ 538,047	$ 557,900	$ 546,763	N/A	$ 567,000	$ 630,000	$ 630,000	N/A	$ 72,100
Total Department Cost	212,723	330,498	566,465	184,758	33%	760,420	464,705	464,705	-18%	######

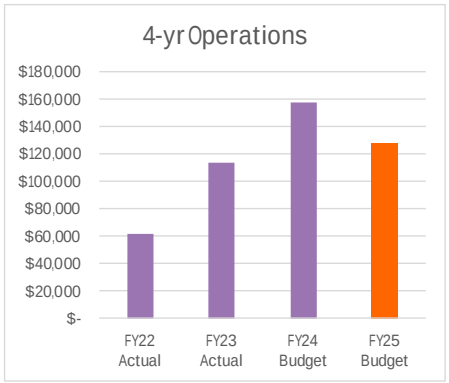
Staffing

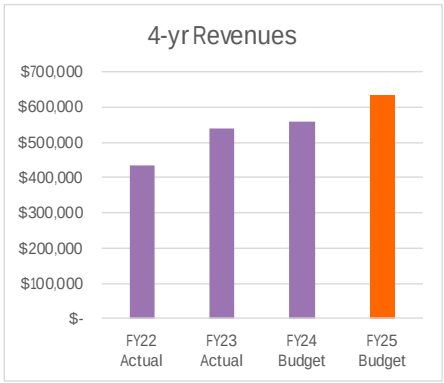
	FY22 Act	*FY23 Act*	*FY24 Bud*	*FY24 Act*	*FY25 Dept*	*FY25 Mngr*	*FY25 Cncl*
FTE's	8.0	9.3	10.8		11.8	10.8	10.8
FT Positions	10	11	11		12	11	11
PT Positions	0	0	0		0	0	0
Seasonal	0	0	0		0	0	0

Graphs







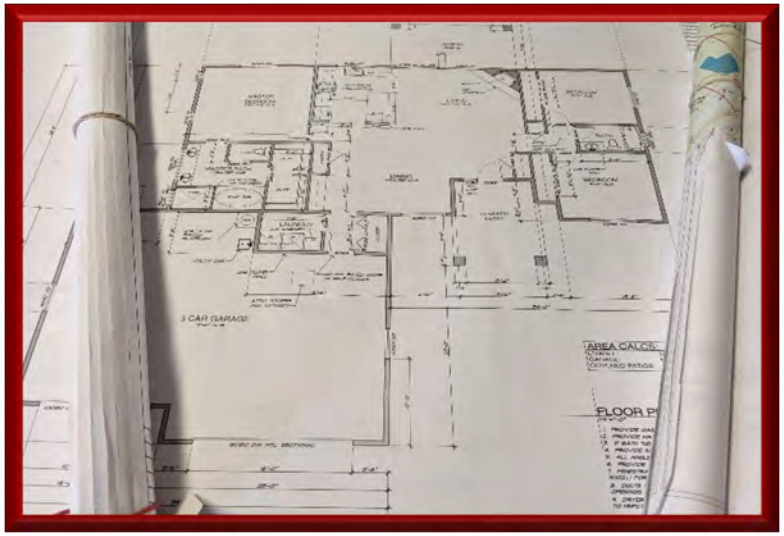


Community Development Admin Division

473 S. Main St. - (928) 554-0050

Mission

To manage growth through planning, zoning and building services and protect the enjoyment of private property owners while providing professional, competent, and consistent service to the public in order to enhance the community and the lives of the residents.



FY24 Highlights

- ❖ Restructured the Planning Division to create a Career Ladder. Hired former Code Officer Cliff Bryson as a Planner I.
- ❖ Hired former Permit Tech II Jessica Bolton as our new Code Officer.
- ❖ Hired new Permit Tech I Leah Johnson to replace Ms. Bolton.
- ❖ Beginning the process of switching to a new permitting software system.

The Numbers

	FY22	FY23	FY24
Planning & Zoning Sessions	8	8	13
Board of Adjustments and Appeals Sessions	3	13	2
Council Planning and Zoning Sessions	1	2	1

Progress Towards Current Goals

Short-term (1-2 years)

- ❖ Train new staff and work to improve processing timelines and efficiences.
  - o **Status:** 50% Complete: New staff are hired and in the process of being trained.

- ❖ Updated application forms and submittal requirements.
  - o **Status:** 90% complete. This is a process of continual improvement.

Goals for the Future

Short-term (1-2 years)

- ❖ Continue to update job descriptions, processes, procedures, applications and codes/ordinances.

Long-term (3-5 years)

- ❖ Implement the Goals and Implementation Stategies of the General Plan.

BUILDING

Budget

EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages Taxes & Benefits Operations Capital Net Expenses Revenues	Merged with Community Dev Dept	Merged with Community Dev Dept	Merged with Community Dev Dept	Merged with Community Dev Dept		Merged with Community Dev Dept	Merged with Community Dev Dept	Merged with Community Dev Dept		
Total Department Cost	0	0	0	0		0	0	0		

Staffing

	FY22 Act	*FY23 Act*	*FY24 Bud*	*FY24 Act*	*FY25 Dept*	*FY25 Mngr*	*FY25 Cncl*
FTE's							
FT Positions							
PT Positions							
Seasonal							

Building Division

473 S. Main St. - (928) 554-0050

Mission

To provide the public with excellent customer service through our professionalism, dedication and commitment to excellence. We are committed to providing our customers the most successful permitting experience possible before, during and after construction with expedient permit processing, plan review and inspection services.

FY24 Highlights

- ❖ Chris Biggs obtained his Residential Plans Examiner Certification.
- ❖ Jon Rivero became a certified stormwater inspector.
- ❖ Jon Rivero became a certified ALICE instructor.
- ❖ Josh obtained his Residential Building Inspector Certification.
- ❖ Increased employee knowledge and skill base and provided cross-training opportunities.
  - o Efforts in this area grew documented employee training hours by 325% when comparing quarters 1 and 2 year-over-year. The increased availability of applicable web and classroom-based training opportunities played a big part in helping us achieve this goal.
- ❖ Increased revenue year-over-year (July 1- December 31) by 61.92%

The Numbers

	FY22	FY23	FY24/Dec
Permits Applied For	771	701	298
Permits Issued	752	636	274
Inspections	1,767	1,771	872

Progress Towards Current Goals

Short-term (1-2 years)

❖ Implement Plans Examiner Career Ladder
- **Status:** 95% Career Ladder and Job Descriptions were developed and are awaiting final comments and approval for implementation.

❖ Implement a Volunteer Program for the Community Development Department to assist with the retention and digitization of records.
- **Status:** 50% Spoke with HR and the Library about the volunteer program, policies, and software, and created interview questions for applicants. We now need to get an account set up and complete the build-out for our department to start accepting volunteer applications.

❖ Adopt 2024 I-Codes and 2023 NEC
- **Status:** 5% Currently members of our Department are signed up for classes with the ICC, by the end of February 2024, to identify key changes between the 2018 and 2024 codes. The goal for adoption is January of 2025.

❖ Implement a Home of My Own program. This program would help bring down the costs associated with permitting a single-family-home, by providing a handful of pre-engineered plans to choose from. The plans would be free to citizens and would have a deeply discounted plan review cost, per the adopted fee schedule for subsequent plans provided against a master plan review. Yavapai County is willing to share their pre-engineered plans for free, however; we would need to invest money to obtain foundation plans appropriate for our frost depth/soil types.
- **Status:** 10% Still in the conversation stage and approval phase of this project.

Goals for the Future

Short-term (1-2 years)

❖ Obtain New Software - Community Development as a whole is looking for new permitting, land use, and code enforcement software to enhance workflows, increase efficiency, improve collaboration across departments, and help citizens access essential services that are easy to use and provide a level of transparency that we cannot currently offer.
- **Status:** 75% After countless hours of demos and research, we have decided on the software that we would like to move forward with, and we are now at the approval and budgeting stage. Once approved, the build-out and migration will take two to three months.

❖ Integrate with SolarApp+ to provide expedited solar plan review.
- **Status:** 50% The initial research and leg work is complete. Waiting to obtain and roll out new permitting software before moving forward.

❖ Create additional resources for owner/builders trying to obtain permits for things such as accessory structures.
- **Status:** 20% We are still in the planning and research stage.

❖ Provide external and/or focused citizen and contractor awareness and training opportunities. My initial thoughts would be to hold 2 to 4 per year.
- **Status:** 25% This is still in the planning and calendaring phase.

PLANNING & ZONING

Budget

EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages Taxes & Benefits Operations Capital Net Expenses Revenues	Merged with Community Dev Dept	Merged with Community Dev Dept	Merged with Community Dev Dept	Merged with Community Dev Dept		Merged with Community Dev Dept	Merged with Community Dev Dept	Merged with Community Dev Dept		
Total Department Cost	0	0	0	0		0	0	0		

Staffing

	FY22 Act	FY23 Act	FY24 Bud	FY24 Act	FY25 Dept	FY25 Mngr	FY25 Cncl
FTE's							
FT Positions							
PT Positions							
Seasonal							

Planning & Zoning Division

473 S. Main St. - (928) 554-0050

Mission

To manage growth through current and long-range planning processes while providing professional, competent and consistent service to the public in order to enhance the community and the lives of the residents and protecting the heritage and natural surroundings in a manner that will maintain a balance between the quality of life and the economic stability of the Town.

FY24 Highlights

❖ Worked with Utilities, Legal and the property owner of the High View PAD to prepare a Development Agreement to bring a new well into the Town Water System.

❖ Facilitated a Town Manager appointed Work Group to draft an update of the Animal Ordinance.

❖ Worked closely with the developer of a Low Income Housing project, Sycamore Vistas, to bring several hundred new rental units into the Town's housing inventory.

❖ Working with the Planning and Zoning Commission to process a Comprehensive Update of the Zoning Ordinance.

The Numbers

	FY22	FY23	FY24
Permits Issued	112	173	203
Ord's & Resolutions	7	1	11
Residential Zoning Clearances	214	142	131
Comm. Zoning Clearanaces	25	29	2
Dev. Standards Reviews	N/A	15	15
Zoning Inspections	N/A	431	407

Progress Towards Current Goals

Short-term (1-2 years)

❖ Complete the rezone of High View PAD, the Development Agreement and the two subdivision plats.
- o **Status:** 90% Complete: Anticipated to be before Council in June/July of '24.

Complete the update to the Animal Ordinance.
- o **Status:** 80% complete. A draft has been prepared by the Work Group.

❖ Process the update to the Sign Ordinance.
- o **Status:** 75% Complete: A Draft has been prepared by the Workgroup.

❖ Work with Economic Development to define the Geographic Boundaries and overall brand - "What is downtown?"
- o **Status:** 0% Complete

❖ Work with Economic Development to Educate Parks and Recreation and the Council about Dark Sky.
- o **Status:** 0% Complete

Goals for the Future

Short-term (1-2 years)

❖ Update the General Plan by 2026.

❖ Complete the Comprehensive Update of the Zoning Ordinance, including the Sign Ordinance and the Animal Ordinance.

❖ Work with the Utility Department to utilize Development Agreements to expand infrastructure for new Developments.

Long-term (3-5 years)

❖ Create a Downtown Area Plan

❖ Implement the Goals and Implementation strategies identified in the new General Plan.

CODE ENFORCEMENT

Budget

EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages Taxes & Benefits Operations Capital Net Expenses Revenues	Merged with Community Dev Dept	Merged with Community Dev Dept	Merged with Community Dev Dept	Merged with Community Dev Dept		Merged with Community Dev Dept	Merged with Community Dev Dept	Merged with Community Dev Dept		
Total Department Cost	0	0	0	0		0	0	0		

Staffing

	FY22 Act	FY23 Act	FY24 Bud	FY24 Act	FY25 Dept	FY25 Mngr	FY25 Cncl
FTE's							
FT Positions							
PT Positions							
Seasonal							

Code Enforcement Division

473 S. Main St. - (928) 554-0050

Mission

To manage code enforcement with the intent of preserving the peaceful enjoyment of private properties within the Town while providing professional, competent, courteous and consistent service to the public.

CODE ENFORCEMENT DIVISION

FY24 Highlights

❖ Developed and implemented the Town's Adminsitrative Hearing Officer program to address code violation throught the civil process.

❖ Partnered with Yavapai County Adult Probation Work staff to conduct several clean up projects throuhgout the Town.

❖ Drafted, revised and implemented new code compliance forms and notices.

The Numbers

	FY22	FY23	FY24/Dec
Cases	195	413	145
Open Cases	23	132	145
Closed Cases	172	281	112
Total Violations	257	413	164

Progress Towards Current Goals

Short-term (1-2 years)

❖ Increase edcuational awareness of the Town Code and Planning & Zoning Ordinance provisions to the Community. Target number is 2-4 per year on various topics.

o **Status:** Not started

❖ Decrease compliance rate for closing cases by 20%

o **Status:** 10%

❖ Continue to align Code Enforcement efforts and services and to Council priorities and strategic plan.

o **Status:** 25% Complete:

Long-term (3-5 years)

Goals for the Future

Short-term (1-2 years)

❖ Increase edcuational awareness of the Town Code and Planning & Zoning Ordinance provisions to the Community. Target number is 2-4 per year on various topics.

❖ Decrease compliance rate to close cases by 20%.

❖ Continue to align code enforcement efforts and opportunities to Council priorities and strategic plan.

Long-term (3-5 years)

❖ Develop and implement a neigborhood clean up program with various stakeholders and businesses througout the Community and Region.

❖ Devleopment and implement various marketing avenues to edcuate the community on code compliance.

MARSHAL'S OFFICE SUMMARY

Divisions

Marshal's Office ◆ Dispatch

	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Expenditures							
Wages & Related	$ 3,275,422	$ 3,302,934	$ 4,053,650	$ 2,811,979	$ 4,291,970	$ 4,039,285	$ 4,022,940
Operating Expenditures	$ 378,691	$ 502,703	$ 507,265	$ 479,921	$ 555,745	$ 444,645	$ 444,645
Equipment/Capital Expenditures	$ 17,746	$ 2,439	$ 9,970	$ 34,941	$ 2,580	$ -	$ -
Total Expenditures	$ 3,671,859	$ 3,808,076	$ 4,570,885	$ 3,326,842	$ 4,850,295	$ 4,483,930	$ 4,467,585
Revenues							
Total Revenues	$ 172,773	$ 153,715	$ 159,000	$ 135,034	$ 156,300	$ 156,300	$ 156,300
Net Cost to General Fund	$ 3,499,086	$ 3,654,361	$ 4,411,885	$ 3,191,808	$ 4,693,995	$ 4,327,630	$ 4,311,285

MARSHAL'S OFFICE

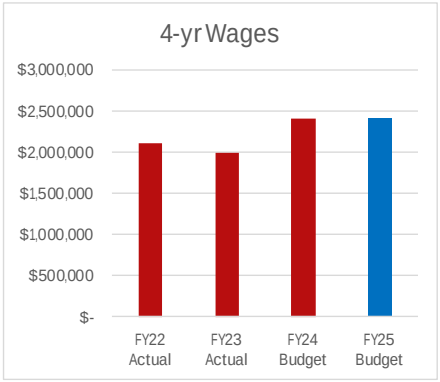
Budget

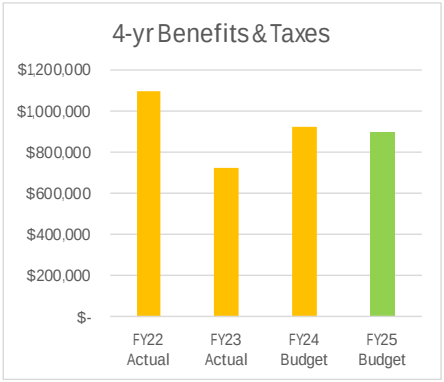
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ 2,107,452	$ 1,998,654	$ 2,404,595	$ 1,730,999	72%	$ 2,542,230	$ 2,408,830	$ 2,411,015	0%	$ 6,420
Taxes & Benefits	$ 1,097,564	$ 722,954	$ 926,400	$ 627,390	68%	$ 1,008,820	$ 900,265	$ 900,275	-3%	$ (26,125)
Operations	$ 373,091	$ 486,571	$ 420,400	$ 391,557	93%	$ 468,595	$ 360,995	$ 360,995	-14%	$ (59,405)
Capital	$ 17,746	$ 2,439	$ 9,970	$ 34,941	N/A	$ 2,580	$ -	$ -	-100%	$ (9,970)
Net Expenses	$ 3,595,853	$ 3,210,617	$ 3,761,365	$ 2,784,888	74%	$ 4,022,225	$ 3,670,090	$ 3,672,285	-2%	$ (89,080)
Revenues	$ 170,703	$ 63,715	$ 60,000	$ 37,534	63%	$ 57,300	$ 57,300	$ 57,300	-5%	$ (2,700)
Total Department Cost	3,425,150	3,146,902	3,701,365	2,747,355	74%	3,964,925	3,612,790	3,614,985	-2%	$ (86,380)

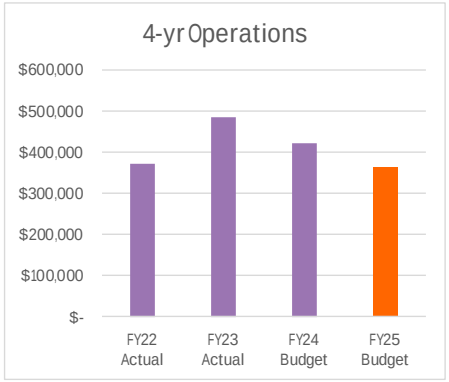
Staffing

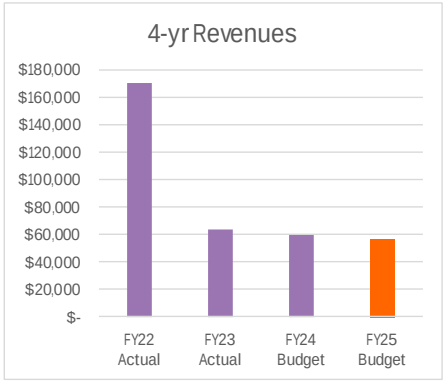
	FY22 Act	FY23 Act	FY24 Bud	FY24 Act	FY25 Dept	FY25 Mngr	FY25 Cncl
FTE's	35.0	30.9	34.0		37.0	34.0	34.0
Officers	24	24	25		27	25	25
Admin	11	8	9		10	9	9
Part-time	0	0	0		0	0	0

Graphs









Marshal's Office Division

646 S. First St. - (928) 554-8300

Mission

To provide the highest level of service for the public in their time of need by serving as the critical communications link between the citizens of Camp Verde, the Yavapai Apache Nation and public safety personnel.

FY24 Highlights

- ❖ Obtained a $6,000 AED Grant from the 100 Club Grant.
- ❖ Implemented monthly in-service training for patrol officers.
- ❖ Completed a total refresh and deployment on all MDCs.
- ❖ Hired a second Detective. The position was filled by one of our deputies.
- ❖ Our Lieutenant was accepted and attended FBI Training for 8 weeks.
- ❖ We are fully staffed in Patrol.
- ❖ Have obtained a traffic control vehicle equipped with a License Plate Reader patrol car.

The Numbers

	FY22	FY23	FY24/Dec
Reports Taken	7,063	8,132	4,146
Arrests	258	150	181
Traffic Citations	635	874	362
Traffic Collisions Investigated	180	164	84
Domestic Violence Calls	179	239	139
Thefts			96
DUIs			21
Narcotics Investigations			49

Progress Towards Current Goals

Short-term (1-2 years)

❖ Implement PetData (online dog license purchasing)
- o **Status:** PetData, Inc. has been fully operational beginning July 1, 2023, and as of January 1, 2024, all dog licenses will be purchased through them.

❖ Implement IT Systems Admin Position.
- o **Status: 100 % Completed. We have a Civilian in this position.**

❖ Implement QRT (Quick Response Team).
- o **Status: 25% Complete.**

❖ Conduct Active Shooter Training at CVUSD.
- o **Status: 75% Complete.**

❖ Obtain DT (Defensive Tactics) Instructor.
- o **Status: 100% Completed. We now have 2 DT Instructors.**

Long-term (3-5 years)

Goals for the Future

Short-term (1-2 years)

❖ Transition to Electronic Field and Communications Training Platform.

❖ To increase staffing in patrol by 2 and records department by 1.

❖ Resume Coffee with a Cop program

❖ Establish an annual community interactive event.

❖ Review all department job descriptions.

Long-term (3-5 years)

❖ Create full-time traffic and 2 full-time designated K-9 Unit.

DISPATCH

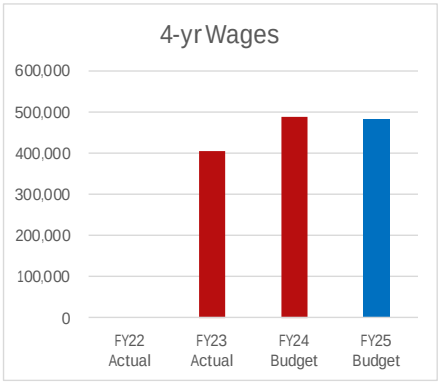
Budget

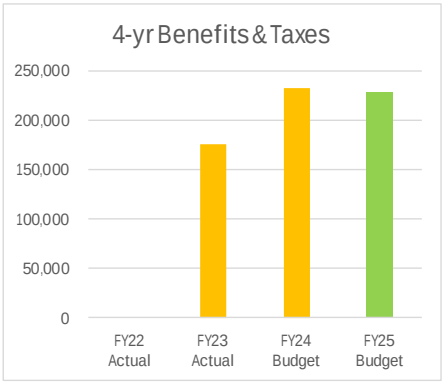
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	New in FY23	$ 405,902	$ 489,595	$ 314,650	64%	$ 498,905	$ 498,905	$ 483,470	-1%	$ (6,125)
Taxes & Benefits		$ 175,425	$ 233,060	$ 138,940	60%	$ 242,015	$ 231,285	$ 228,180	-2%	$ (4,880)
Operations		$ 16,132	$ 86,865	$ 88,364	102%	$ 87,150	$ 83,650	$ 83,650	-4%	$ (3,215)
Capital		$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Net Expenses		$ 597,459	$ 809,520	$ 541,953	67%	$ 828,070	$ 813,840	$ 795,300	-2%	$ (14,220)
Revenues		$ 90,000	$ 99,000	$ 97,500	98%	$ 99,000	$ 99,000	$ 99,000	0%	$ -
Total Department Cost	0	507,459	710,520	444,453	63%	729,070	714,840	696,300	-2%	$ (14,220)

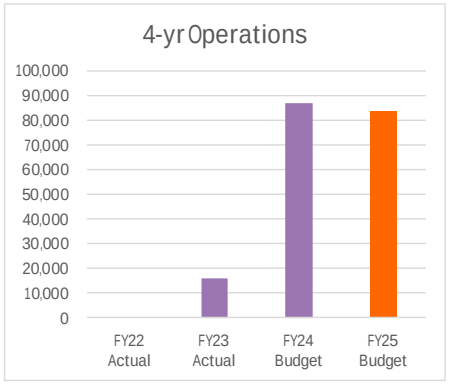
Staffing

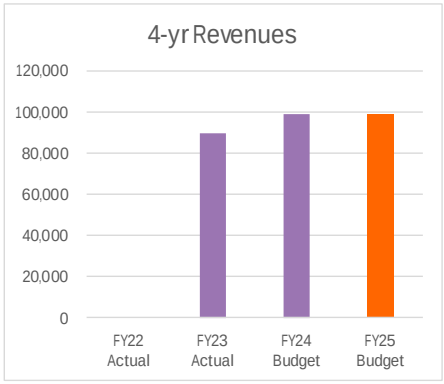
	FY22 Act	*FY23 Act*	*FY24 Bud*	*FY24 Act*	*FY25 Dept*	*FY25 Mngr*	*FY25 Cncl*
FTE's	0.0	7.0	9.0		9.0	9.0	9.0
FT Positions	0	9	9		9	9	9
PT Positions	0	0	0		0	0	0
Seasonal	0	0	0		0	0	0

Graphs









Dispatch Division

646 S. First St. - (928) 554-8300

Mission

To provide the highest level of service for the public in their time of need by serving as the critical communications link between the citizens of Camp Verde, the Yavapai Apache Nation and public safety personnel.

FY24 Highlights

- In cooperation with AZDOA, all 911 systems were upgraded to the NG911 Platform.
- All dispatchers completed the NG911 training sessions.
- 3 dispatchers completed the "Communications Training Officer" Certification program.
- Transitioned to the Arizona Department of Public Safety State Link 2.0.
- Started review and update of the Communications SOPs
- All dispatchers completed RAVE emergency alert training and implementation protocols.

The Numbers

	FY22	FY23	FY24/Dec
Total # 911 Calls Answered	8,144	8,904	4,616
Abandon / Hang-Ups	516	468	316
Admin Calls Answered	24,296	23,129	13,273
Average Call Answer Time	4.06 Sec	4.13 sec	4.91 sec
% of Calls Answered in less than 30 secs	99.93%	99.17%	99.71%

Progress Towards Current Goals

Short-term (1-2 years)

❖ In cooperation with AZDOA, all 911 systems were upgraded to the NG911 Platform.
- o **Status:** 100% Complete:

❖All dispatchers completed the NG911 training sessions.
- o **Status:** 100% Completed

❖ 3rd working dispatch console with CAD and Radio accessibility.
- o **Status:** 0% Complete: Due to funding sources, moved this goal to the 3-5 year plan

❖ Implement 2 lead dispatch duty assignments.
- o **Status:** 100% Completed

Long-term (3-5 years)

N/A

Goals for the Future

Short-term (1-2 years)

❖ Replace the carpet in the communication center.

❖ Upgrade current chairs with 24/7 heavy-duty communication chairs.

❖ Upgrade/Refresh computers and monitors.

❖ Work collaboratively with Yavapai County and other regional partners to explore the development of a regional 9-11 dispatch center.

Long-term (3-5 years)

❖ Add 3rd working dispatch console with CAD and Radio accessibility.

❖ Upgrade the 911 audio recorder.

❖ At the 5-year mark, upgrade/refresh computers and monitors.

ANIMAL CONTROL

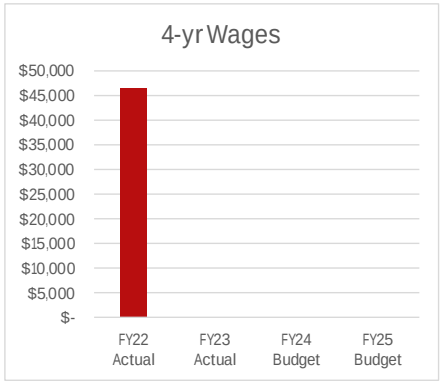
Budget

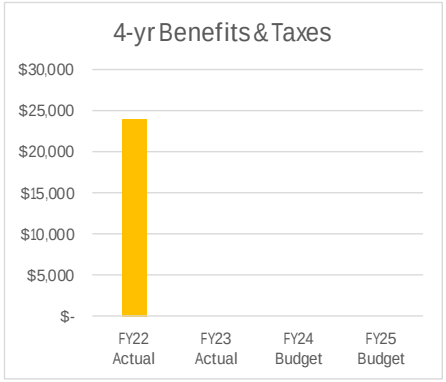
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ 46,526									
Taxes & Benefits	$ 23,880									
Operations	$ 5,600	Merged with Marshal Dept in FY23	Merged with Marshal Dept in FY23	Merged with Marshal Dept in FY23		Merged with Marshal Dept in FY23	Merged with Marshal Dept in FY23	Merged with Marshal Dept in FY23		
Capital	$ -									
Net Expenses	$ 76,006									
Revenues	$ 2,070									
Total Department Cost	73,936	0	0	0		0	0	0		

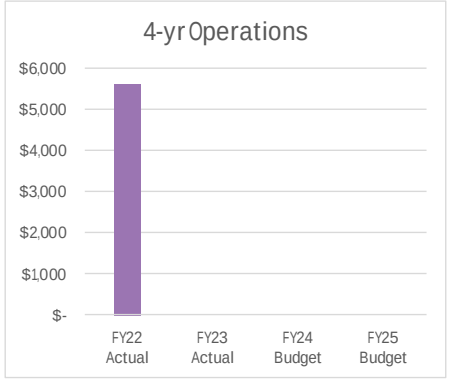
Staffing

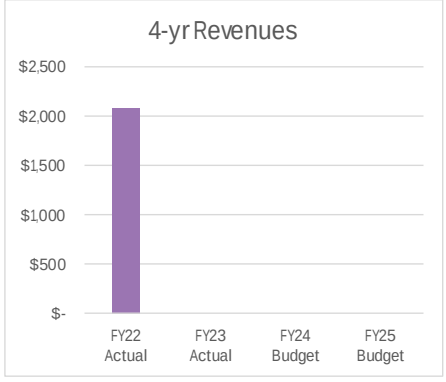
	FY22 Act	FY23 Act	FY24 Bud	FY24 Act	FY25 Dept	FY25 Mngr	FY25 Cncl
FTE's	1.0	0.0	0.0	0.0	0.0	0.0	0.0
FT Positions	1	0	0	0	0	0	0
PT Positions	0	0	0	0	0	0	0
Seasonal	0	0	0	0	0	0	0

Graphs









COMMUNITY LIBRARY SUMMARY

Divisions

Community Library

	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Expenditures							
Wages & Related	$ 530,391	$ 629,751	$ 723,950	$ 507,065	$ 728,865	$ 718,155	$ 718,155
Operating Expenditures	$ 99,765	$ 93,896	$ 114,180	$ 96,362	$ 120,160	$ 105,160	$ 105,160
Equipment/Capital Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Expenditures	$ 630,156	$ 723,647	$ 838,130	$ 603,427	$ 849,025	$ 823,315	$ 823,315
Revenues							
Total Revenues	$ 83,212	$ 96,754	$ 71,300	$ 43,656	$ 70,000	$ 70,000	$ 70,000
Net Cost to General Fund	$ 546,944	$ 626,893	$ 766,830	$ 559,770	$ 779,025	$ 753,315	$ 753,315

LIBRARY

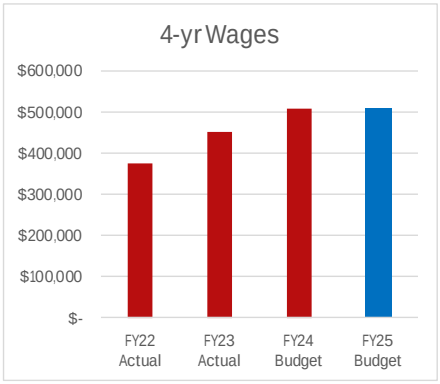
Budget

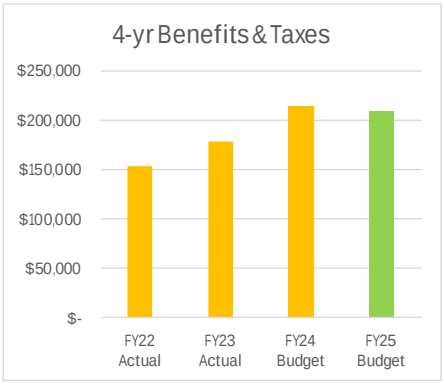
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ 376,742	$ 450,696	$ 509,690	$ 358,162	70%	$ 509,095	$ 509,095	$ 509,095	0%	$ (595)
Taxes & Benefits	$ 153,649	$ 179,054	$ 214,260	$ 148,903	69%	$ 219,770	$ 209,060	$ 209,060	-2%	$ (5,200)
Operations	$ 99,765	$ 93,896	$ 114,180	$ 96,362	84%	$ 120,160	$ 105,160	$ 105,160	-8%	$ (9,020)
Capital	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Net Expenses	$ 630,156	$ 723,647	$ 838,130	$ 603,427	72%	$ 849,025	$ 823,315	$ 823,315	-2%	$ (14,815)
Revenues	$ 83,212	$ 96,754	$ 71,300	$ 43,656	61%	$ 70,000	$ 70,000	$ 70,000	-2%	$ (1,300)
Total Department Cost	546,944	626,893	766,830	559,770	73%	779,025	753,315	753,315	-2%	$ (13,515)

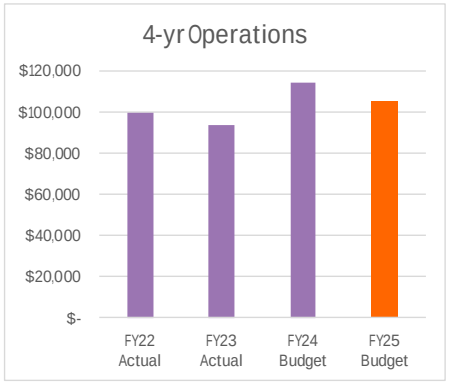
Staffing

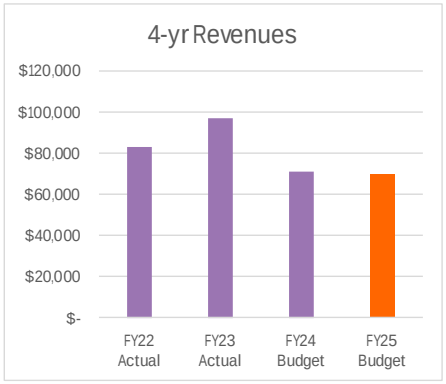
	FY22 Act	*FY23 Act*	*FY24 Bud*	*FY24 Act*	*FY25 Dept*	*FY25 Mngr*	*FY25 Cncl*
FTE's	8.9	9.8	10.4		10.4	10.4	10.4
FT Positions	7	8	8		8	8	8
PT Positions	5	5	5		5	5	5
Seasonal	0	0	0		0	0	0

Graphs









Library Division

130 N Black Bridge Road - (928) 554-8380

Mission

Camp Verde Community Library dedicates its resources to providing library services that are forward-thinking while honoring the tradition of warm hospitality and the can-do attitude that built the library and the Town of Camp Verde.

FY24 Highlights

- Selected AmeriCorps VISTA worker to focus on expanding STEAM opportunities through the Mobile STEM lab/Makerspace and collaborate with local schools and events.
- Partnered with Camp Verde Elementary School and a dozen+ volunteers to launch a successful tutoring program for third graders recommended for one-on-one reading assistance by their teachers.
- Using grant funds and donations purchased and installed a 10,000-gallon rainwater catchment cistern on the east side of the library property as the first step in the installation of a Pollinator Learning Garden.
- Library & PECPAF partnered to sponsor the second annual Community Engagement Event, el Dia de los Muertos Festival at the Phillip England Center for Performing Arts.
- Library sponsored the 4th Annual Verde Valley GameCon, a Community Engagement Event held the Saturday after Thanksgiving.

The Numbers

	FY22	FY23	FY24/Dec
Public PC Access	17,429	28,033	4,284
Traffic Count	78,247	86,910	47,290
Total Circulation	116,088	115,705	59,939
E-Material Use	9,594	10,825	7,470
Total New Items	2,623	2,709	1,377
Programs	1,840	1,596	1,261
Program Attendance	14,786	16,864	8,824
Volunteer Hours	4,313	4,905	2,593

Progress Towards Current Goals

Short-term (1-2 years)

- ❖ Increase support for youth education and access to learning opportunities through the expansion of STEM programming and collaboration with local schools
  - o **Status:** Completed. Plus the addition of a 3rd-grade tutoring program, but never complete, ongoing and, always growing.
- ❖ Seek to hire an AmeriCorps VISTA Worker to focus on the Historic Preservation of Camp Verde assets.
  - o **Status:** Incomplete. Due to unexpected changes in the program, we hired an AmeriCorps VISTA worker with a focus on STEM programming this year instead of historical preservation.

Long-term (3-5 years)

- ❖ Continue to align library services and opportunities to Council priorities and strategic plan.
  - o **Status:** Complete. But never complete. Ongoing, adapting,and growing as new priorities and strategies are identified.

Goals for the Future

Short-term (1-2 years)

- ❖ Effective Government: Library staff are fully trained and confident in the operations of the new Integrated Library System, Koha, having completed a historical migration away from SirsiDynix.
- ❖ Community Infrastructure: Complete the next phase of the Pollinator Learning Garden on the library's east side and begin programming that models, teaches, and supports sustainable water use and gardening practices.
- ❖ Recreation and Activities: Utilizing existing electrical connection, purchase and install a digital sign at the corner of Mosher Lane and Montezuma Castle Highway.
- ❖ Recreation and Activities: Work with Parks & Recreation and supporting partners to bring one annual Dark Sky Festival to Camp Verde and participate in more Community Outreach events.
- ❖ Effective Government: Expand opportunities to partner with Verde Valley Archaeology Center to meet their goals for library services.
- ❖ Recreation and Activities: Digitize and organize the library's historic documents as a model for future preservation of historic information.
- ❖ Effective Government: Support the facilitation of a Citizen's Academy through promotion, use of library space, active participation, etc.

Long-term (3-5 years)

- ❖ Recreation and Activities: Purchase and install Children's playground equipment at Rezzonico Family Park as library programs for families and children expand outside the building.
- ❖ Community Infrastructure: Create safe pedestrian access between the Children's Library and Rezzonico Family Park.
- ❖ Community Infrastructure: Develop a plan for efficient use of space in the library building and surrounding grounds to better serve the growing/changing needs and expectations of the community.

PARKS & REC SUMMARY

Divisions

Administration ◆ Events ◆ Heritage Pool ◆ Programs

	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Expenditures							
Wages & Related	$ 397,019	$ 487,330	$ 551,840	$ 370,418	$ 612,160	$ 524,750	$ 546,275
Operating Expenditures	$ 165,878	$ 197,681	$ 234,695	$ 176,440	$ 259,465	$ 233,365	$ 233,365
Equipment/Capital Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Expenditures	$ 562,897	$ 685,011	$ 786,535	$ 546,858	$ 871,625	$ 758,115	$ 779,640
Revenues							
Total Revenues	$ 101,226	$ 122,391	$ 131,710	$ 72,279	$ 146,710	$ 145,510	$ 146,710
Net Cost to General Fund	$ 461,671	$ 562,620	$ 654,825	$ 474,579	$ 724,915	$ 612,605	$ 632,930

PARKS & REC ADMIN

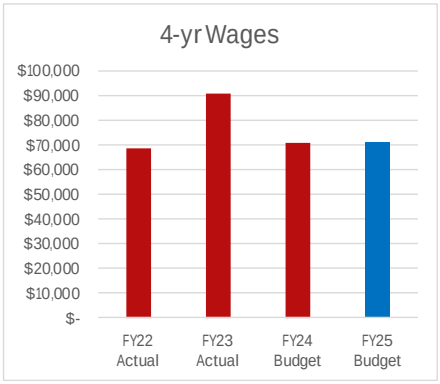
Budget

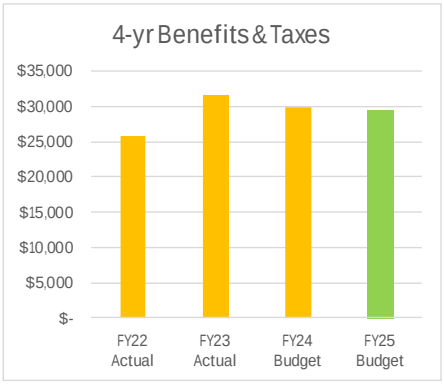
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	% of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	% Chng	$ Chng
Wages	$ 68,757	$ 90,894	$ 70,710	$ 57,502	81%	$ 75,290	$ 70,710	$ 70,710	0%	$ -
Taxes & Benefits	$ 25,846	$ 31,502	$ 29,825	$ 22,105	74%	$ 33,400	$ 29,370	$ 29,370	-2%	$ (455)
Operations	$ 59,447	$ 53,761	$ 83,870	$ 56,798	68%	$ 91,590	$ 73,640	$ 73,640	-12%	$ (10,230)
Capital	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Net Expenses	$ 154,050	$ 176,156	$ 184,405	$ 136,405	74%	$ 200,280	$ 173,720	$ 173,720	-6%	$ (10,685)
Revenues	$ 9,515	$ 4,233	$ 6,000	$ 3,734	62%	$ 6,000	$ 6,000	$ 6,000	0%	$ -
Total Department Cost	144,535	171,924	178,405	132,671	74%	194,280	167,720	167,720	-6%	$ (10,685)

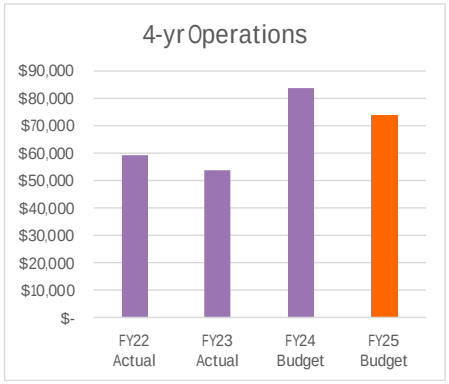
Staffing

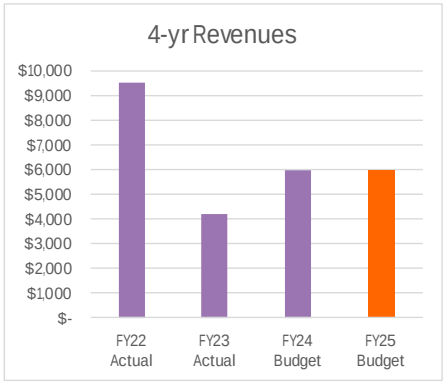
	FY22 Act	FY23 Act	FY24 Bud	FY24 Act	FY25 Dept	FY25 Mngr	FY25 Cncl
FTE's	1.0	1.4	1.0		1.0	1.0	1.0
FT Positions	5	5	3		3	3	3
PT Positions	0	0	0		0	0	0
Seasonal	0	0	0		0	0	0

Graphs









Parks & Rec Admin Division

395 S. Main St. - (928) 554-0828

Mission

To provide quality recreational, educational, cultural, fitness, social and environmental opportunities that meet the diverse needs of the community.

FY24 Highlights

- ❖ The Parks & Recreation Commission completed its first year of operation.
- ❖ Adult co-ed soccer was added to our programming line-up. Grasshopper Basketball and Adult Co-Ed Softball continue to grow, and Special Events continue to expand.
- ❖ Two additional baseball fields came online at the Sports Complex with lighting and scoreboards and construction of a Disc Golf course has begun.
- ❖ Additional public events and uses at the Sports Complex have been added including Northern AZ Youth Football Jamboree, a girls empowerment running event - Girls on the Run.

The Numbers

	FY22	FY23	FY24/Dec
Sports Field Usage	1,101	1,047	1,054
Meeting Room Usage	633	670	422
Gym Usage (Non-Program)	615	679	427
Kitchen Usage	191	252	95
Ramadas Usage	241	243	163
Public Shower Usage	403	293	199

Progress Towards Current Goals

Short-term (1-2 years)

❖ Continue to expand programming

o **Status:** In progress: Programming continues to expand with the addition of a new adult soccer league, increased Grasshopper basketball & Adult Softball registration, and growth in Special Event size, sponsorship, and vendor numbers.

❖ Complete, with Public Works Engineer, the construction and opening of fields, sports courts and support facilities at the Sports Complex.

o **Status:** In progress: Two baseball fields came online, lighting and scoreboards for all four fields, the batting cage constructed, Disc Golf course is under construction.

❖ Manage new Sports Complex for additional public use including tournaments and activities to benefit the Town and its partners.

o **Status:** In progress: Hosted Nothern AZ Youth Football Jamboree for the first time, added girls empowerment running event, significantly increased other partner sports uses and tournaments.

❖ **Long-term (3-5 years)**

❖ Continue to pursue grant opportunities for Sports Complex, to expand funding and special events funding.

o **Status:** In progress: Researched tennis grants for when authorized, began fundraising and construction for Disc Golf, doubled sponsorship for Touch a Truck event.

Goals for the Future

Short-term (1-2 years)

❖ Work with Parks & Recreation Commission, contractor, and others to develop Parks & Recreation Master Plan for submission to Council for June 30, 2026 adoption.

❖ Work with Parks & Recreation Commission to develop and implement strategic plan for Commission to meet Council's Strategic Plan.

❖ Research, purchase, and implement Facility Management software. Note: This is a high-priority, immediate need.

Long-term (3-5 years)

❖ Submit 50% of funding for Priority #1 projects identified in the Parks & Recreation Master Plan for FY 2027, 5-year Capital Improvement Plan.

❖ Continue to align Recreation programming and opportunities to Council priorities and strategic plan.

EVENTS

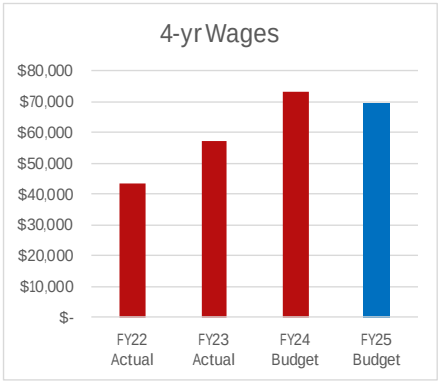
Budget

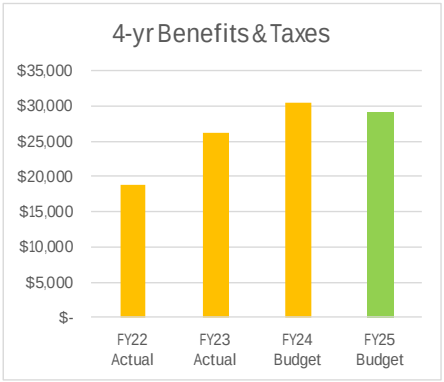
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ 43,395	$ 56,942	$ 72,885	$ 50,865	70%	$ 90,815	$ 69,445	$ 69,505	-5%	$ (3,380)
Taxes & Benefits	$ 18,711	$ 26,079	$ 30,445	$ 24,857	82%	$ 41,325	$ 29,080	$ 29,090	-4%	$ (1,355)
Operations	$ 57,528	$ 60,934	$ 83,400	$ 75,569	91%	$ 90,350	$ 85,000	$ 85,000	2%	$ 1,600
Capital	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Net Expenses	$ 119,634	$ 143,955	$ 186,730	$ 151,290	81%	$ 222,490	$ 183,525	$ 183,595	-2%	$ (3,135)
Revenues	$ 43,354	$ 50,316	$ 53,460	$ 51,110	96%	$ 68,460	$ 68,460	$ 68,460	28%	$ 15,000
Total Department Cost	76,280	93,639	133,270	100,180	75%	154,030	115,065	115,135	-14%	$ (18,135)

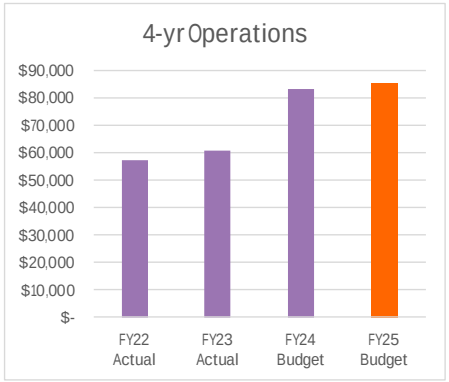
Staffing

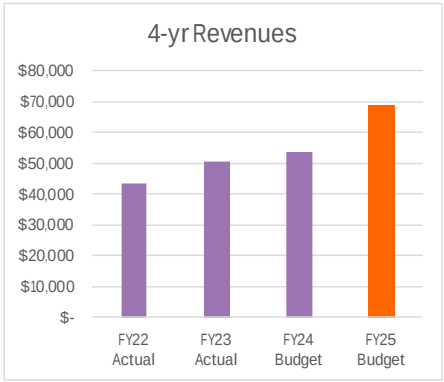
	FY22 Act	*FY23 Act*	*FY24 Bud*	*FY24 Act*	*FY25 Dept*	*FY25 Mngr*	*FY25 Cncl*
FTE's	0.7	0.9	1.1	1.1	1.3	1.1	1.1
FT Positions	3	5	5	5	6	5	5
PT Positions	1	1	0	0	0	0	0
Seasonal	Flexible	Flexible	Flexible	Flexible	Flexible	Flexible	Flexible

Graphs









Events Division

395 S. Main St. - (928) 554-0828

Mission

To provide accessible, positive events for residents and visitors to experience our community and culture while providing opportunity for organizations, businesses, and residents to showcase their programs and products for their benefit while being fiscally responsible.

FY24 Highlights

❖ Implemented operation of new event registration and management software (Eventeny).

❖ Our Christmas event saw significant expansion with the addition of Breakfast with Santa, a Gingerbread House Decorating contest, an ornament decorating workshop, and the largest number of Parade of Lights entries.

❖ All events continue to grow with Fort Verde Days at 52 parade entries and 95 vendors, Touch a Truck with nearly 4,000 visitors and Pecan & Wine with over 100 vendors plus 15 wineries.

❖ Trunk or Treat is our "largest" event with over 6,000 attendees in two hours.

❖ Added a new monthly Food truck Night for 9 months, some with companion activities like a Dark Sky event and a Western Dance night.

The Numbers

	FY22	FY23	FY24
Corn Fest Attendance	6,245	5,500	4,500
Corn Fest Vendors	65	75	84
Fort Verde Days Attend.	6,100	6,500	6,650
Fort Verde Days Vendors	68	72	95
Pecan / Wine Festival Attend.	7,000	6,000	4,500
Pecan / Wine Festival Vendors	110	127	124
Trunk or Treat Attendance	5,000	7,000	6,600

Progress Towards Current Goals

Short-term (1-2 years)

❖ Continue to institute positive improvements to Special Events based on experience and feedback.

o **Status:** In progress: Events are increasing in vendor numbers and event components, and the vendor registration process has improved in ease and reduced errors with our new Eventeny registration software

❖ Continue to improve community involvement and support for non-profits with Special Events.

o **Status:** In progress: Non-profit groups and partners like Camp Verde High School Clubs, Verde Valley Rangers, Kiwanis Club of Camp Verde and Verde Valley Wine Consortium, and others benefit from significant revenue from our events.

Long-term (3-5 years)

Goals for the Future

Short-term (1-2 years)

❖ Improve supervision, coordination and operation of events by hiring a full-time Events/Aquatics Coordinator.

❖ Develop and implement a sustainable event schedule and staffing plan that does not require 100% of staff availabillity presence to successfully operate events.

Long-term (3-5 years)

❖ Increase the number of annual community engagement events based on Town Council strategic plan

POOL

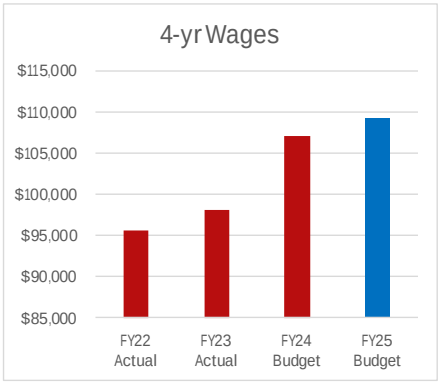
Budget

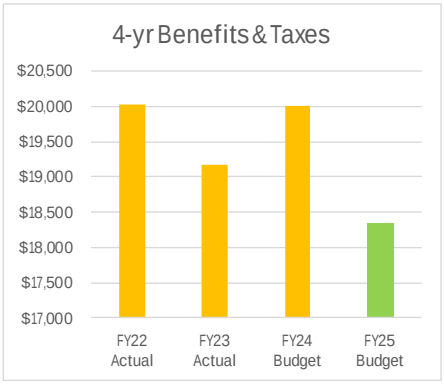
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ 95,651	$ 98,176	$ 107,045	$ 56,140	52%	$ 109,890	$ 91,105	$ 109,300	2%	$ 2,255
Taxes & Benefits	$ 20,029	$ 19,177	$ 20,000	$ 11,624	58%	$ 26,785	$ 15,975	$ 18,335	-8%	$ (1,665)
Operations	$ 35,631	$ 58,747	$ 36,225	$ 26,908	74%	$ 44,325	$ 41,525	$ 41,525	15%	$ 5,300
Capital	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Net Expenses	$ 151,311	$ 176,100	$ 163,270	$ 94,672	58%	$ 181,000	$ 148,605	$ 169,160	4%	$ 5,890
Revenues	$ 21,383	$ 20,871	$ 21,000	$ 6,098	29%	$ 21,000	$ 19,800	$ 21,000	0%	$ -
Total Department Cost	129,928	155,229	142,270	88,574	62%	160,000	128,805	148,160	4%	$ 5,890

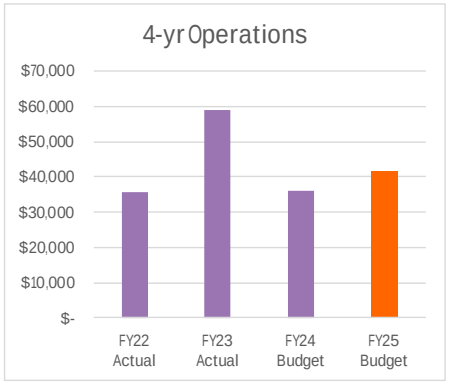
Staffing

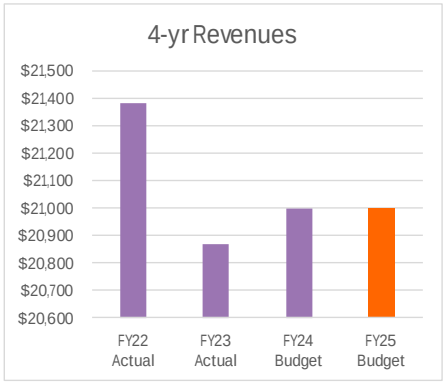
	FY22 Act	*FY23 Act*	*FY24 Bud*	*FY24 Act*	*FY25 Dept*	*FY25 Mngr*	*FY25 Cncl*
FTE's	2.8	2.9	2.9		2.9	2.1	3.0
FT Positions	6	2	2		2	2	3
PT Positions	0	0	0		0	0	0
Seasonal	Flexible	Flexible	Flexible		Flexible	Flexible	Flexible

Graphs









Heritage Pool Division

290 W. Apache Trail - (928) 567-0288

Mission

To provide an aquatic facility that is safe and affordable while providing recreational programs and services that enhance the physical, social and emotional well-being of all residents.

FY24 Highlights

❖ Opened the Heritage Pool Party Patio allowing reservations for pool parties during normal pool hours with a grant from AARP. Still working on finalizing the construction of the shade structure.

❖ CIP purchase of new lane lines, lane line reel, and cover, along with new thermal covers for the pool.

❖ Hosted our first swim meet.

The Numbers

	Summer FY22	Summer FY23	Summer FY24
Pool Attenance	5,242	7,300	7,200
Swim Lesson Attenance	160	220	193

Progress Towards Current Goals

Short-term (1-2 years)

❖ Improve swim lessons program with the addition of Starfish Aquatics and Swim America programs.
- **Status:** In progress: Began to review and implement standards.

❖ Continue to improve administrative and operational support to Pool staff as part of increased capacity because of the requested additional full-time staff person.
- **Status:** Incomplete: Position was not approved

❖ Continue Work to add additional programming such as masters swim team, water polo, snorkeling, kayak lessons, and other aquatic activities requested by the public including pursuing grant opportunities.
- **Status:** Incomplete: Position was not approved

Long-term (3-5 years)

Goals for the Future

Short-term (1-2 years)

❖ Improve supervision, coordination, and programming at the Pool by hiring a full-time Aquatics/Events Coordinator.

Long-term (3-5 years)

❖ Work to implement a staffing structure to support additional programming such as masters swim team, water polo, snorkeling, kayak lessons, triathlon, and other aquatic activities requested by the public including pursuing grant opportunities.

PROGRAMS

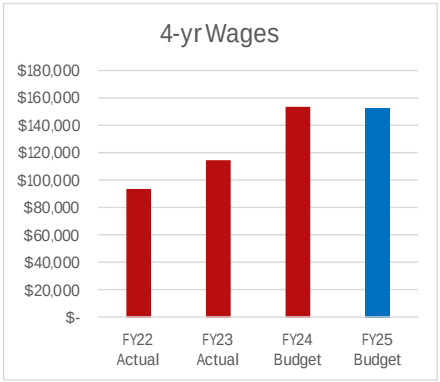
Budget

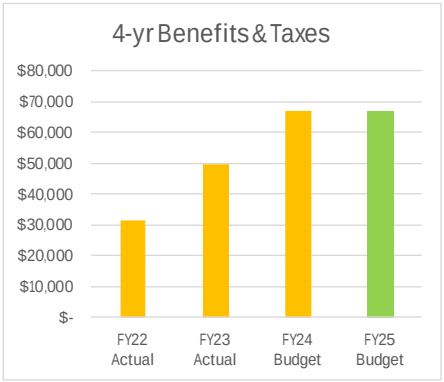
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ 93,229	$ 114,806	$ 153,850	$ 100,835	66%	$ 160,775	$ 151,795	$ 152,945	-1%	$ (905)
Taxes & Benefits	$ 31,401	$ 49,754	$ 67,080	$ 46,490	69%	$ 73,880	$ 67,270	$ 67,020	0%	$ (60)
Operations	$ 13,272	$ 24,239	$ 31,200	$ 17,166	55%	$ 33,200	$ 33,200	$ 33,200	6%	$ 2,000
Capital	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -	N/A	$ -
Net Expenses	$ 137,902	$ 188,800	$ 252,130	$ 164,490	65%	$ 267,855	$ 252,265	$ 253,165	0%	$ 1,035
Revenues	$ 26,974	$ 46,972	$ 51,250	$ 20,237	39%	$ 51,250	$ 51,250	$ 51,250	0%	$ -
Total Department Cost	110,928	141,828	200,880	144,254	72%	216,605	201,015	201,915	1%	$ 1,035

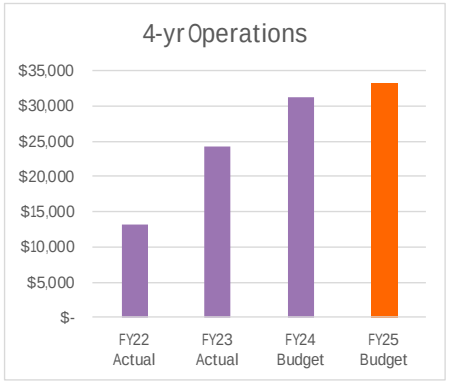
Staffing

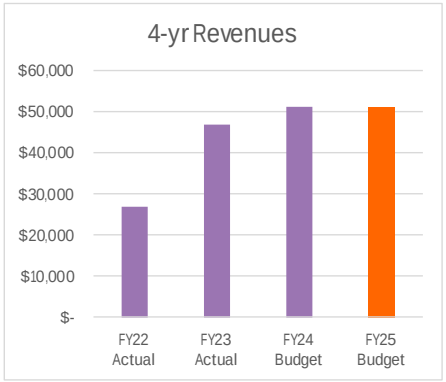
	FY22 Act	*FY23 Act*	*FY24 Bud*	*FY24 Act*	*FY25 Dept*	*FY25 Mngr*	*FY25 Cncl*
FTE's	2.9	2.8	3.2		3.9	3.2	3.1
FT Positions	3	4	5		6	5	5
PT Positions	2	0	1		1	0	0
Seasonal	Flexible	Flexible	Flexible		Flexible	Flexible	Flexible

Graphs









Programming Division

395 S. Main St. - (928) 554-0828

Mission

To provide a variety of affordable opportunities and positive programs for residents of all ages to have fun while developing physically, emotionally and socially.

FY24 Highlights

- ❖ Increased number of children playing Grasshopper basketball with the highest number in 5th - 8th grade Division in many years.
- ❖ Increased the number of summer day camp attendees and improved staffing plan.
- ❖ Community Day trips are seeing a steady increase in attendance post- COVID.
- ❖ Added Adult Co-ed soccer with 2 seasons in the first year.
- ❖ Added a weekly Corn Hole league in cooperation with AB Corn Hole.
- ❖ Adult Co-Ed softball leagues increased by 30%.

The Numbers

Participants	FY22	FY23	FY24/Dec
Grasshopper B-Ball	160	180	115
Adult Softball	221	280	315
Pickelball	2,712	2,907	1,820
Diamondback Trips	0	63	67
Day Trips	144	45	80
Summer Camp	1,129	1,204	261

Progress Towards Current Goals

Short-term (1-2 years)

❖ Continue to significantly increase Summer Day Camp participation with up to 45 campers per day and control cost recovery.
- o **Status:** Complete: The target was changed to 43 due to logistical constraints and camp was full nearly every day.

❖ Develop and implement new Partner Agreements with youth sports groups and other partners.
- o **Status:** 50% Complete: Draft agreements are ready and the plan is for implementation as seasons come online.

❖ Continue to grow Pickle Ball including 1 or more fundraiser tournaments
- o **Status:** In progress: The total number of days for pickleball in the Gym has been increased. Tournaments are still to be scheduled.

❖ Expand program offerings in conjunction with the new Sports Complex.
- o **Status**: In progress: Total Town field use has nearly doubled including hosting Northern Arizona Youth Football Jamboree Day, regional AYSO Tournament, and Girls on the Run event.

Long-term (3-5 years)

❖ Obtain the “Better Sports for Quality Program Provider” designation through National Alliance for Youth Sports.

Goals for the Future

Short-term (1-2 years)

❖ Continue to Develop and implement new Partner Agreements with youth sports groups and other partners.

❖ Continue to grow Pickle Ball including 1 or more fundraiser tournaments.

❖ Continue to expand program offerings in conjunction with the new Sports Complex.

Long-term (3-5 years)

❖ Continue to work to obtain the “Better Sports for Quality Program Provider” designation through the National Alliance for Youth Sports.

❖ Work to implement programming goals from Camp Verde Parks & Recreation Master Plan.

Chapter Five

Capital Project Funds

Capital Project Funds

The Town of Camp Verde's Capital Improvement Projects Fund (CIP Fund) is used for expenditures that are for a structure, improvement, equipment or other major project having a useful life of at least two years. The Town has a $5,000 threshold for capitalizing assets.

The CIP Fund is used primarily for all capital purchases/projects of the Town. Non-capitalized expenses are also sometimes managed within the CIP Fund. These are typically large one-time maintenance projects that do not qualify for capitalization under GAAP but are large enough to distort annual comparisons of the General Fund expenses.

The Parks Fund is being utilized to manage the construction of a 110 acre, $14 million sports complex project.

A critical piece in the Town's ability to budget for these types of expenditures is the Capital Improvements Plan (CIP). It is an important implementation tool of the General Plan. The CIP is a multi-year plan that outlines current capital and infrastructure needs, future anticipated needs, current projects and future costs to the community. It addresses both repair and replacement of existing infrastructure as well as the development of new facilities to accommodate future growth and/or improve services. The CIP covers 5 years, which includes the current budget year and 4 years into the future. The entire CIP is considered a part of the current budget in that where monies are budgeted into the CIP Fund based on the first year of the plan, if any projects within that first year become unable to start or complete, they can be replaced with projects from the following plan years. In this way, if a project becomes delayed, current year budget funds can still be made available for use without requiring council approval, as Council has already approved those projects within the CIP. The FY25 Capital Improvement Plan lists all major capital projects for the Town from across 10 different funds, including the funding sources for those projects. The 5-year CIP is fully funded except in FY26.

Town of Camp Verde
FY25 Capital Improvements Plan
Proposed Projects

Governmental Funds

Funding

		Appv'd FY24		YR1 - FY25	YR2 - FY26	YR3 - FY27	YR4 - FY28	YR5 - FY29	5 Year Funding Total
Funding Source									
	ARPA Funds	$ 1,356,355		$ 257,390					$ 257,390
	Grants	$ 5,828,150		$ 5,229,760	$ 10,583,740	$ 15,700,000	$ 200,000	$ 1,362,500	$ 33,076,000
	Interest	$ 35,000		$ 47,000					$ 47,000
	Debt Financing	$ 625,000			$ 225,000				$ 225,000
	Court Enhancment Funds	$ 60,000		$ 60,000					$ 60,000
	Parks Fund Carry-forward Balance	$ 1,469,400		$ 1,383,185					$ 1,383,185
	CIP Carry-forward Balance	$ 887,955		$ 953,715	$ 70,010	$ 9,000	$ 119,446	$ 115,399	$ 953,715
	HURF Fund Transfers	$ -		$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 1,250,000
	General Fund Transfers	$ 2,777,570		$ 1,859,830	$ 1,903,640	$ 1,421,326	$ 1,492,388	$ 1,567,010	$ 8,244,194
	FY24 URS 1-Time Rev's / FY25 Rental Rev's reduction	*$ 143,150*		*$ 100,000*					*$ 100,000*
	Current Revenues	*$ 1,345,420*		*$ 1,259,830*	*$ 1,353,640*	*$ 1,421,322*	*$ 1,492,388*	*$ 1,567,010*	*$ 7,094,190*
	General Fund Reserves	*$ 1,289,000*		*$ 500,000*	*$ 550,000*				*$ 1,050,000*
Total Potential Funding		***$ 13,039,430***		***$ 10,040,880***	***$ 13,032,390***	***$ 17,380,326***	***$ 2,061,833***	***$ 3,294,909***	***$ 45,496,484***

Expenditures

Functions	Project	Appv'd FY24	Status	YR1 - FY25	YR2 - FY26	YR3 - FY27	YR4 - FY28	YR5 - FY29	5 Year Funding Total
Parks & Public Use Facilities	Sports Complex Construction	$ 4,304,450	In-Progress	$ 2,901,845					$ 2,901,845
	Commercial Kitchen Project	$ 500,000	Removed						$ -
	Sports complex Turf Equipment	$ 148,500	Complete						$ -
	Sports Complex Broadband	$ 48,510	Removed						$ -
	Bldg 300 Entry Doors	$ 30,000	Removed						$ -
	Gazebo Repair	$ 42,800	Complete						$ -
	Parsons Riverfront Preserve	$ 45,000	In-Progress	$ 45,000					$ 45,000
	Pool Imprvmnts	$ 30,000	?						$ -
	Rodeo Arena Consession & Restrooms	$ 28,305	?						$ -
	Wilshire & Industrial Round-a-bouts	$ 15,015	Removed						$ -
	Grief Hill Trailhead	$ 220,600	Complete						$ -
	Verde Lakes Park Improvements	$ 27,585	Removed						$ -
	Annual Outdoor Rec & Park Improvements	$ 50,000	Adjusted			$ 50,000	$ 50,000	$ 50,000	$ 150,000
	Pool Filtration System				$ 150,000				$ 150,000
	Playground Fall Material			$ 33,000					$ 33,000
	Community Center Playground Replacement			$ 150,000					$ 150,000
	Town Soccer Field Sprinkler System			$ 75,350					$ 75,350
	Gym Restroom Improvements						$ 150,000		$ 150,000
	Oasis Trailhead							$ 350,000	$ 350,000
	400 Meter Training Track							$ 900,000	$ 900,000
	Drainage Master Plan Phase II Sports Complex				$ 100,000	$ 600,000			$ 700,000
	Family Advocacy Facility			$ 44,700					$ 44,700
	Parks & Rec Master Plan			$ 25,000	$ 75,000	$ 20,000			$ 120,000
	Total Public Use Facilities:	$ 5,490,765		$ 3,274,895	$ 325,000	$ 670,000	$ 200,000	$ 1,300,000	$ 5,769,895

Functions	Project	Appv'd FY24		YR1 - FY25	YR2 - FY26	YR3 - FY27	YR4 - FY28	YR5 - FY29	5 Year Project Total
Public Use Infrastructure	Chip Seal Program	$ 600,000	Complete	$ 570,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 2,570,000
	Town-Wide Floodplain Studies	$ 250,000	Complete						$ -
	School Road Project	$ 175,000	Complete						$ -
	Broadband Expansion Project	$ 2,000,000	RFP Out	$ 2,000,000					$ 2,000,000
	Wayfinding Signage	$ 173,600	In-Progress	$ 358,000	$ 200,000				$ 558,000
	CDBG Sidewalk Project	$ 169,000	In-Progress	$ 550,000					$ 550,000
	Finnie Flat Rd & Montezuma Castle Hwy Improvement	$ 926,500	In-Progress	$ 926,500	$ 5,000,000	$ 8,000,000			$ 13,926,500
	Main Street Reconstruction				$ 5,000,000	$ 7,000,000			$ 12,000,000
	Town General Plan			$ 100,000					$ 100,000
	Town Floodplain Studies				$ 50,000	$ 50,000			$ 100,000
	Gaddis Wash Crossing at Industrial Drive						$ 300,000		$ 300,000
	Glenrose and Quarterhorse Drainage							$ 330,000	$ 330,000
	Middle Verde Area Drainage Update					$ 50,000			$ 50,000
	Verde Lakes Flood Control Planning			$ 650,600	$ 433,740				$ 1,084,340
	Park Verde Road Irrigation Crossing			$ 77,500					$ 77,500
	Total Public Use Infrastructure:	$ 4,294,100		$ 5,232,600	$ 11,183,740	$ 15,600,000	$ 800,000	$ 830,000	$ 33,646,340
Town Facilities	MatForce Bldg Remodel	$ 75,000	In-Progress						$ -
	Facilities Master Plan	$ 300,000		$ 100,000	$ 200,000				$ 300,000
	Facility Expansion	$ 780,000	Complete						$ -
	Court Security Checkpoint	$ 240,000	In-Progress	$ 400,000					$ 400,000
	Building 300 Roof Work - Rebudget for Contractor	$ 120,000	Complete						$ -
	Lower Maint Building Addition				$ 100,000				$ 100,000
	AC Unit Replacements			$ 60,000					$ 60,000
	CVMO Evidence Freezer			$ 60,000					$ 60,000
	Economic Development Metal Roofing				$ 40,000				$ 40,000
	Digital Sign at Library						$ 40,000		$ 40,000
	Potential Future Capital Projects					$ 100,000	$ 100,000	$ 100,000	$ 300,000
	Total Town Facilities:	$ 1,515,000		$ 620,000	$ 340,000	$ 100,000	$ 140,000	$ 100,000	$ 1,300,000
Town Systems & Equipment	WildKat Mower	$ 84,000	Ordered						$ -
	Comm Center Backup Battery	$ 23,800	Complete						$ -
	911 Software for 3rd Dispatch Console		Removed						$ -
	Patrol Rifles			$ 40,000	$ 30,000				$ 70,000
	Toro Pro 6040 Infield Groomer				$ 45,000				$ 45,000
	Crack Seal Machine				$ 110,000				$ 110,000
	New Roller Compactor				$ 70,000				$ 70,000
	New Wood Chipper							$ 90,000	$ 90,000
	Cellebrite Evidence Software					$ 27,000			$ 27,000
	Total Town Systems & Equipment:	$ 107,800		$ 40,000	$ 255,000	$ 27,000	$ -	$ 90,000	$ 412,000
Town Fleet Vehicles	Patrol Vehicle Replace/Upgrade	$ 253,000	Complete						$ -
	CVMO Vehicles - 5	$ 350,000	In-Progress						$ -
	Maint Vehicles	$ 47,000	Complete						$ -
	Total Town Systems & Equipment:	$ 650,000		$ -	$ -	$ -	$ -	$ -	$ -
CIP Related Debt Payments	Enterprise Lease Equipment	$ 334,030		$ 313,045	$ 266,545	$ 211,475	$ 156,175	$ 42,000	$ 989,240
	Sports Complex Bond	$ 487,665		$ 490,330	$ 653,105	$ 652,405	$ 650,260	$ 650,000	$ 3,096,100
	Total Det Payments:	$ 821,695		$ 803,375	$ 919,650	$ 863,880	$ 806,435	$ 692,000	$ 4,085,340
Total Projected Cost		***$ 12,879,360***		***$ 9,970,870***	***$ 13,023,390***	***$ 17,260,880***	***$ 1,946,435***	***$ 3,012,000***	***$ 45,213,575***
Net Total		***$ 160,070***		***$ 70,010***	***$ 9,000***	***$ 119,446***	***$ 115,398***	***$ 282,909***	***$ 282,909***

Wastewater Fund

Funding

		Appv'd FY24		YR1 - FY25	YR2 - FY26	YR3 - FY27	YR4 - FY28	YR5 - FY29	5 Year Funding Total
Funding Source									
	Grant Funds / Donations	$ 6,498,700		$ 448,700	$ 50,000				$ 498,700
	ARPA Funds	$ 1,089,600		$ 451,300					$ 451,300
	Debt Financing	$ 3,715,000		$ 1,231,250	$ 922,000	$ 700,000	$ 4,224,000		$ 7,077,250
	Current Revenues & Transfers			$ 200,000					$ 200,000
	Private Development Funds				$ 5,500,000	$ 300,000	$ 6,000,000	$ 5,000,000	$ 16,800,000
Total Aniticipated Funding		***$ 11,303,300***		***$ 2,331,250***	***$ 6,472,000***	***$ 1,000,000***	***$ 10,224,000***	***$ 5,000,000***	***$ 25,027,250***

Expenditures

Functions	Project	Appv'd FY24	Status	YR1 - FY25	YR2 - FY26	YR3 - FY27	YR4 - FY28	YR5 - FY29	5 Year Project Total
Improvements									
	Wastewater Master Plan	$ 250,000	InProcess	$ 100,000					$ 100,000
	WWTP Control Panels Upgrade	$ 206,250		$ 206,250					$ 206,250
	Northbound Sewer Collection System	$ 7,500,000	InProcess	$ 200,000	$ 5,500,000	$ 300,000	$ 6,000,000	$ 5,000,000	$ 17,000,000
	Blower Addition Building & Installation	$ 207,500		$ 190,000					$ 190,000
	Treatment Plant Administrative Building	$ 200,000		$ 85,000					$ 85,000
	Contruction Lift Station #5 Rezzonico Park	$ 700,000	Removed						$ -
	Construct Sewer Lines - Black Bridge Loop Area	$ 575,000		$ 200,000	$ 800,000	$ 700,000			$ 1,700,000
	Main St. Sewer Line Replacement	$ 437,630	InProcess						$ -
	Dickison Erosion Repair	$ 862,765	InProcess	$ 800,000	$ 50,000				$ 850,000
	Hauler Station Upgrades	$ 235,510	InProcess						$ -
	3rd St. Residential Imprvmnts	$ 52,395	InProcess						$ -
	Equalization Basin						$ 4,000,000		$ 4,000,000
	Sludge Drying Bed Liner Installation			$ 550,000					$ 550,000
	John Deere 335 P Compact TrackLoader				$ 122,000				$ 122,000
	WW JLG 1055 Forklift						$ 224,000		$ 224,000
Total Projected Cost - Wastewater Projects		***$ 11,227,050***		***$ 2,331,250***	***$ 6,472,000***	***$ 1,000,000***	***$ 10,224,000***	***$ 5,000,000***	***$ 25,027,250***
Net Total - Wastewater Projects		***$ 76,250***		***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***

Water Fund

Funding

		Appv'd FY24		YR1 - FY25	YR2 - FY26	YR3 - FY27	YR4 - FY28	YR5 - FY29	5 Year Funding Total
Funding Source	Grant Funds / Donations	$ 3,000,000		$ 3,100,000	$ 1,225,000				$ 4,325,000
	Debt Financing	$ 3,167,500		$ 2,250,000	$ 3,660,000	$ -	$ 1,700,000	$ 1,750,000	$ 9,360,000
	Current Revenues & Transfers	$ 57,500		$ 55,000	$ 45,000	$ 400,000	$ 500,000	$ 600,000	$ 1,600,000
Total Aniticipated Funding		***$ 6,225,000***		***$ 5,405,000***	***$ 4,930,000***	***$ 400,000***	***$ 2,200,000***	***$ 2,350,000***	***$ 15,285,000***

Expenditures

Functions	Project	Appv'd FY24	Status	YR1 - FY25	YR2 - FY26	YR3 - FY27	YR4 - FY28	YR5 - FY29	5 Year Project Total
Improvements	Design/Contruct Arsenic Removal Syst-Mongini Well	$ 1,500,000		$ 2,000,000	$ 1,500,000				$ 3,500,000
	Design/Contruct Arsenic Removal Syst-Verde River Est's	$ 430,000	Combined						$ -
	Water System Master Plan	$ 183,500	Complete						$ -
	SCADA & Communication Tower Relocation	$ 68,720	Complete						$ -
	Potential Water Project	$ 3,000,000	Closed						$ -
	Hydro Vac Trailer	$ 50,000		$ 80,000					$ 80,000
	Backhoe	$ 100,000			$ 180,000				$ 180,000
	Water Main Annual Replacement	$ 400,000	In-Progress	$ 1,500,000	$ 1,600,000	$ 400,000	$ 500,000	$ 600,000	$ 4,600,000
	Vehicle	$ 90,000		$ 150,000					$ 150,000
	Additional Well / Pump Station		Removed						$ -
	Additional 2M Gallon Storage Facilities		Removed						$ -
	ADWR Adequate Water Supply Study			$ 100,000	$ 50,000				$ 150,000
	New High View Production Wells			$ 225,000			$ 1,500,000	$ 1,500,000	$ 3,225,000
	New Mongini Replacement Well			$ 1,000,000	$ 1,000,000				$ 2,000,000
	Verde Commercial Tank and Pump Station			$ 200,000	$ 600,000				$ 800,000
	Verde River Estates New Well and Storage Tanks			$ 150,000			$ 200,000	$ 250,000	$ 600,000
Total Projected Cost - Water Projects		***$ 5,822,220***		***$ 5,405,000***	***$ 4,930,000***	***$ 400,000***	***$ 2,200,000***	***$ 2,350,000***	***$ 15,285,000***
Net Total - Water Projects		***$ 402,780***		***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***
Total Projected Cost - All Projects		***$ 29,928,630***		***$ 17,707,120***	***$ 24,425,390***	***$ 18,660,880***	***$ 14,370,435***	***$ 10,362,000***	***$ 85,525,825***
Net Total - All Projects		***$ 639,100***		***$ 70,010***	***$ 9,000***	***$ 119,446***	***$ 115,398***	***$ 282,909***	***$ 282,909***

Town of Camp Verde
FY25 Capital Improvements Plan
Governmental Funds Projects by Funding Source

General Fund

Funding

			FY25 Budget
Funding Source			
		ARPA Funds	$ 257,390
		Grants	$ 5,229,760
		Interest	$ 47,000
		Debt Financing	$ -
		Court Enhancment Funds	$ 60,000
		Parks Fund Carry-forward Balance	$ 1,383,185
		CIP Carry-forward Balance	$ 953,715
		HURF Fund Transfers	$ 250,000
		General Fund Transfers	$ 1,859,830
Total Potential Funding			***$ 10,040,880***

Expenditures

				Funding Source					
Functions	**Bud Fund**	**Project**	**FY25 Budget**	**ARPA**	**Grants & Int**	**CIP Carry-fwd**	**Transfers**	**Debt**	**Fund Balance**
Parks & Public Use Facilities	Parks	Sports Complex Construction	$ 2,901,845		$ 1,318,660		$ 200,000		$ 1,383,185
	CIP	Parsons Riverfront Preserve	$ 45,000			$ 45,000			
	CIP	Playground Fall Material	$ 33,000				$ 33,000		
	ARPA	Community Center Playground Replacement	$ 150,000	$ 150,000					
	CIP	Town Soccer Field Sprinkler System	$ 75,350				$ 75,350		
	CIP	Family Advocacy Facility	$ 44,700			$ 29,815	$ 14,885		
	CIP	Parks & Rec Master Plan	$ 25,000				$ 25,000		
		Total Public Use Facilities:	$ 3,274,895	$ 150,000	$ 1,318,660	$ 74,815	$ 348,235	$ -	$ 1,383,185
Public Use Infrastructure	CIP	Chip Seal Program	$ 570,000				$ 570,000		
	Fed	Broadband Expansion Project	$ 2,000,000		$ 2,000,000				
	CIP/ARPA	Wayfinding Signage	$ 358,000	$ 58,000			$ 300,000		
	CDBG	CDBG Sidewalk Project	$ 550,000		$ 381,000	$ 169,000			
	Fed	Finnie Flat Rd & Montezuma Castle Hwy Improvement	$ 926,500		$ 926,500				
	CIP	Town General Plan	$ 100,000			$ 81,790	$ 18,210		
	Fed/NFed	Verde Lakes Flood Control Planning	$ 650,600		$ 650,600				
	CIP	Park Verde Road Irrigation Crossing	$ 77,500			$ 77,500			
		Total Public Use Infrastructure:	$ 5,232,600	$ 58,000	$ 3,958,100	$ 328,290	$ 888,210	$ -	$ -

General Fund

Expenditures *(Cont'd)*

Functions	Bud Fund	Project	FY25 Budget	Funding Source: ARPA	Grants	CIP Carry-fwd	Transfers	Debt	Fund Balance
Town Facilities									
	CIP	Facilities Master Plan	$ 100,000			$ 100,000			
	CIP	Court Security Checkpoint	$ 400,000			$ 340,000	$ 60,000		
	CIP	AC Unit Replacements	$ 60,000			$ 60,000			
	CIP	CVMO Evidence Freezer	$ 60,000	$ 49,390		$ 10,610			
		Total Town Facilities:	$ 620,000	$ 49,390	$ -	$ 510,610	$ 60,000	$ -	$ -
Town Systems & Equipment									
	CIP	Patrol Rifles	$ 40,000			$ 40,000			
		Total Town Systems & Equipment:	$ 40,000	$ -	$ -	$ 40,000	$ -	$ -	$ -
CIP Related Debt Payments									
	Debt	Enterprise Lease Equipment	$ 313,045				$ 313,045		
	Debt	Sports Complex Bonds 2017 & 2020	$ 490,330				$ 490,330		
		Total Det Payments:	$ 803,375	$ -	$ -	$ -	$ 803,375	$ -	$ -
Total Projected Cost - CIP Fund			***$ 9,970,870***	***$ 257,390***	***$ 5,276,760***	***$ 953,715***	***$ 2,099,820***	***$ -***	***$ 1,383,185***
Net Total - CIP Fund			***$ 70,010***	***$ -***	***$ -***	***$ -***	***$ 70,010***	***$ -***	***$ -***

Town of Camp Verde
FY25 Capital Improvements Plan
Utility Projects by Funding Source

Wastewater Fund

Funding

		FY25 Budget
Funding Source		
	Grants	$ 448,700
	ARPA Funds	$ 451,300
	Debt Financing	$ 1,231,250
	Current Revenues & Transfers	$ 200,000
	Private Development Funds	
Total Potential Funding		***$ 2,331,250***

Expenditures

			Funding Source				
Functions	**Project**	**FY25 Budget**	**ARPA**	**Grants & Int**	**Current Revs**	**Debt**	**Development**
	Wastewater Master Plan	$ 100,000	$ 100,000				
	WWTP Control Panels Upgrade	$ 206,250				$ 206,250	
	Northbound Sewer Collection System	$ 200,000			$ 200,000		
	Blower Addition Building & Installation	$ 190,000				$ 190,000	
	Treatment Plant Administrative Building	$ 85,000				$ 85,000	
	Construct Sewer Lines - Black Bridge Loop Area	$ 200,000				$ 200,000	
	Dickison Erosion Repair	$ 800,000	$ 351,300	$ 448,700			
	Sludge Drying Bed Liner Installation	$ 550,000				$ 550,000	
	Total Public Use Facilities:	$ 2,331,250	$ 451,300	$ 448,700	$ 200,000	$ 1,231,250	$ -
Net Total - CIP Fund		***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***

Water Fund

Funding

		FY25 Budget
Funding Source		
	Grants	$ 3,100,000
	Debt Financing	$ 2,250,000
	Current Revenues & Transfers	$ 55,000
	Private Development Funds	
Total Potential Funding		***$ 5,405,000***

Expenditures

			Funding Source				
Functions	**Project**	**FY25 Budget**	**ARPA**	**Grants & Int**	**Current Revs**	**Debt**	**Development**
	Design/Contruct Arsenic Removal Syst-Mongini Well	$ 2,000,000		$ 2,000,000			
	Hydro Vac Trailer	$ 80,000				$ 80,000	
	Water Main Annual Replacement	$ 1,500,000		$ 1,100,000	$ 55,000	$ 345,000	
	Vehicle	$ 150,000				$ 150,000	
	ADWR Adequate Water Supply Study	$ 100,000				$ 100,000	
	New High View Production Wells	$ 225,000				$ 225,000	
	New Mongini Replacement Well	$ 1,000,000				$ 1,000,000	
	Verde Commercial Tank and Pump Station	$ 200,000				$ 200,000	
	Verde River Estates New Well and Storage Tanks	$ 150,000				$ 150,000	
	Total Public Use Facilities:	$ 5,405,000	$ -	$ 3,100,000	$ 55,000	$ 2,250,000	$ -
Net Total - CIP Fund		***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***

CAPITAL FUNDS SUMMARY

Funds

Capital Improvement Projects ◆ Parks

	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 CARRY FORWARD	2024-25 NEW REQUESTS
Expenditures									
Buildings & Improvements	$ 64,415	$ 93,790	$ 776,105	$ 90,323	$ 444,700	$ 444,700	$ 444,700	$ 240,000	$ 204,700
Vehicles	$ 433,271	$ 42,317	$ 650,000	$ 167,222	$ 50,000	$ 50,000	$ 50,000	$ -	$ 50,000
Equipment	$ 144,503	$ 235,292	$ 12,055	$ 5,399	$ 160,000	$ 160,000	$ 160,000	$ -	$ 160,000
Land & Improvements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Streets & Structural	$ 768,123	$ 60,775	$ 790,015	$ 830,768	$ 1,147,500	$ 1,147,500	$ 1,147,500	$ -	$ 1,147,500
Community Parks	$ 1,246,059	$ 1,327,623	$ 4,427,035	$ 236,840	$ 3,080,195	$ 3,080,195	$ 3,080,195	$ 2,946,845	$ 133,350
Total Expenditures	$ 2,656,371	$ 1,759,797	$ 6,655,210	$ 1,330,552	$ 4,882,395	$ 4,882,395	$ 4,882,395	$ 3,186,845	$ 1,695,550
Funding									
Fund Transfers	$ 2,045,417	$ 638,952	$ 4,344,125	$ 1,974,314	$ 2,524,560	$ 2,524,560	$ 2,518,505	$ 1,362,660	$ 1,155,845
Debt	$ 337,175	$ -	$ 625,000	$ 120,240	$ -	$ -	$ -	$ -	$ -
Interest, Grants & Miscellaneous	$ 1,788	$ 41,496	$ 35,000	$ 195,328	$ 97,000	$ 97,000	$ 97,000	$ -	$ 97,000
Total Funding	$ 2,384,380	$ 680,448	$ 5,004,125	$ 2,289,882	$ 2,621,560	$ 2,621,560	$ 2,615,505	$ 1,362,660	$ 1,252,845
Net Current Year Shortage / (Overage)	$ 271,991	$ 1,079,349	$ 1,651,085	$ (959,330)	$ 2,260,835	$ 2,260,835	$ 2,266,890	$ 1,824,185	$ 442,705
Fund Balance									
Prior Year Ending Balance	$ 2,898,340	$ 2,626,349	$ 1,757,355	$ 1,557,242	$ 2,336,900	$ 2,336,900	$ 2,336,900	$ 2,336,900	$ -
Current Year Ending Balance	$ 2,626,349	$ 1,547,000	$ 106,270	$ 2,516,572	$ 76,065	$ 76,065	$ 70,010	$ 512,715	$ (442,705)

CIP Fund

ACCOUNT TITLE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 CARRY FORWARD	2024-25 NEW REQUESTS
Expenditures									
Capital Expenditures									
Buildings & Improvements	64,415	93,790	776,105	90,323	444,700	444,700	444,700	240,000	204,700
Vehicles	433,271	42,317	650,000	167,222	50,000	50,000	50,000	0	50,000
Equipment	144,503	235,292	12,055	5,399	160,000	160,000	160,000	0	160,000
Land & Improvements	0	0	0	0	0	0	0	0	0
Streets & Structural	768,123	60,775	790,015	830,768	1,147,500	1,147,500	1,147,500	0	1,147,500
Community Parks	106,517	40,346	122,585	80,101	178,350	178,350	178,350	45,000	133,350
Total Capital Expenditures	$ 1,516,829	$ 472,520	$ 2,350,760	$ 1,173,813	$ 1,980,550	$ 1,980,550	$ 1,980,550	$ 285,000	$ 1,695,550
Revenues									
Lease Financing	337,175	0	625,000	120,240	0	0	0	0	0
Insurance Claims		0	0	0	50,000	50,000	50,000	0	50,000
Donation Rev	0	0	0	142,147	0	0	0	0	0
Total Revenues	$ 337,175	$ -	$ 625,000	$ 262,387	$ 50,000	$ 50,000	$ 50,000	$ -	$ 50,000
Operating Transfers									
Transfer In from General Fund	0	(250,000)	(613,075)	(1,113,075)	(721,900)	(721,900)	(356,455)	0	(356,455)
Transfer In from Magistrate Fund		0	0	0	0	0	(60,000)	(60,000)	0
Transfer In from ARPA Fund	0	0	0	0	0	0	(49,390)	0	(49,390)
Transfer In from HURF Fund		0	0	0	0	0	(250,000)	0	(250,000)
Transfer Out to CDBG Fund	0	0	169,000	0	169,000	169,000	169,000	169,000	0
General Fund Reserves	(1,888,557)	0	(500,000)	0	(500,000)	(500,000)	(500,000)	0	(500,000)
Total Operating Transfers	$ (1,888,557)	$ (250,000)	$ (944,075)	$ (1,113,075)	$ (1,052,900)	$ (1,052,900)	$ (1,046,845)	$ 109,000	$ (1,155,845)
Net Effect on Fund	$ (708,903)	$ 222,520	$ 781,685	$ (201,649)	$ 877,650	$ 877,650	$ 883,705	$ 394,000	$ 489,705
Prior Year Ending Fund Balance	$ 201,459	$ 910,362	$ 887,955	$ 687,842	$ 953,715	$ 953,715	$ 953,715	$ 953,715	$ -
Estimated Ending Fund Balance	$ 910,362	$ 687,842	$ 106,270	$ 889,491	$ 76,065	$ 76,065	$ 70,010	$ 559,715	$ (489,705)

Parks Fund

ACCOUNT TITLE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Expenditures							
Project Expenditures							
Camp Verde Sports Complex	1,139,542	1,287,277	4,304,450	156,740	2,901,845	2,901,845	2,901,845
Total Project Expenditures	$ 1,139,542	$ 1,287,277	$ 4,304,450	$ 156,740	$ 2,901,845	$ 2,901,845	$ 2,901,845
Revenues							
Interest	1,788	41,496	35,000	53,181	47,000	47,000	47,000
Total Revenues	$ 1,788	$ 41,496	$ 35,000	$ 53,181	$ 47,000	$ 47,000	$ 47,000
Operating Transfers							
Transfer In fm General	(125,000)	0	(789,000)	(789,000)	(200,000)	(200,000)	(200,000)
Transfer In fm Non-Fed Grants	(50,000)	0	0	0			
Transfer In fm Fed Grants	0	(388,952)	(2,611,050)	(72,239)	(1,271,660)	(1,271,660)	(1,271,660)
Transfer Out to Debt Service Fund	18,140	0	0	0			
Total Operating Transfers	$ (156,860)	$ (388,952)	$ (3,400,050)	$ (861,239)	$ (1,471,660)	$ (1,471,660)	$ (1,471,660)
Net Effect on Fund	$ 980,894	$ 856,829	$ 869,400	$ (757,680)	$ 1,383,185	$ 1,383,185	$ 1,383,185
Prior Year Ending Fund Balance	$ 2,696,881	$ 1,715,987	$ 869,400	$ 869,400	$ 1,383,185	$ 1,383,185	$ 1,383,185
Estimated Ending Fund Balance	$ 1,715,987	$ 859,158	$ -	$ 1,627,080	$ -	$ -	$ -

Chapter Six

Special Revenue Funds

Special Revenue Funds

The Town of Camp Verde's Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specific purposes or resources dedicated for specific purposes. The Town's Special Revenue funds are as follows:

1. Magistrate: Accounts for Local JCEF, Fill the Gap and court Enhancement revenues.
2. Non-Federal Grants: Accounts for all non-federal grants received by the Town.
3. Federal Grants: Accounts for all federal grants received by the Town.
4. ARPA Grant: Funds received through the federal American Rescue Plan Act.
5. Community Development Block Grants (CDBG): Accounts for the CDBG specific grants received by the Town.
6. 9-1-1: Accounts for 9-1-1 distributions.
7. Housing: Accounts for both Home Grant and Revolving Loan Funds
8. Restricted Use: Accounts for gifts and special funds with expenditure restrictions.
9. Highway Users Revenue (HURF): Accounts for all Highway Users Revenue received from the state.

SPECIAL REVENUE FUNDS SUMMARY

Funds

HURF ◆ Magistrate ◆ Federal Grants ◆ Non-Federal Grants

Housing ◆ Restricted Use ◆ CDBG ◆ 911 ◆ ARPA

	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Expenditures							
Wages & Releated	$ 396,077	$ 400,448	$ 417,295	$ 284,570	$ 465,405	$ 460,805	$ 460,805
Operating Expenditures	$ 515,779	$ 488,953	$ 1,462,661	$ 467,384	$ 1,751,579	$ 1,751,579	$ 1,651,579
Equipment/Capital Expenditures	$ 582,306	$ 454,454	$ 6,573,315	$ 955,631	$ 5,378,450	$ 5,378,450	$ 5,478,450
Operating Transfers	$ 455,309	$ 956,264	$ 15,051,260	$ 106,396	$ 16,970,840	$ 16,970,840	$ 16,970,840
Total Expenditures	$ 1,949,471	$ 2,300,119	$ 23,504,531	$ 1,813,981	$ 24,566,274	$ 24,561,674	$ 24,561,674
Revenues							
Total Revenues	$ 3,651,794	$ 3,857,558	$ 20,584,404	$ 1,103,080	$ 22,776,005	$ 22,776,005	$ 22,776,005
Net Dec/(Inc) in Fund Balances	$ (1,702,323)	$ (1,557,440)	$ 2,920,127	$ 710,901	$ 1,790,269	$ 1,785,669	$ 1,785,669

HURF / STREETS

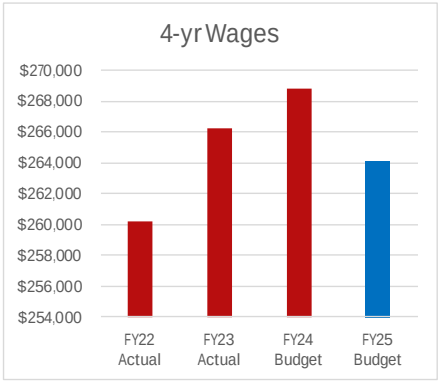
Budget

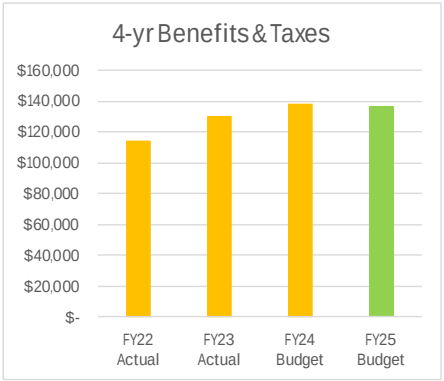
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ 260,198	$ 266,190	$ 268,765	$ 180,793	67%	$ 264,110	$ 264,110	$ 264,110	-2%	$ (4,655)
Taxes & Benefits	$ 114,170	$ 130,294	$ 138,530	$ 97,132	70%	$ 141,295	$ 136,695	$ 136,695	-1%	$ (1,835)
Operations	$ 336,620	$ 290,772	$ 538,535	$ 237,820	44%	$ 542,840	$ 542,840	$ 542,840	1%	$ 4,305
Capital	$ 10,103	$ 5,228	$ 85,460	$ 16,250	N/A	$ 85,000	$ 85,000	$ 85,000	-1%	$ (460)
Net Expenses	$ 721,091	$ 692,484	$ 1,031,290	$ 531,996	52%	$ 1,033,245	$ 1,028,645	$ 1,028,645	0%	$ (2,645)
Revenues	$ 1,148,961	$ 1,223,156	$ 1,270,444	$ 823,314	65%	$ 1,269,035	$ 1,269,035	$ 1,269,035	0%	$ (1,409)
Operating Transfers	$ (200,105)	$ (231,515)	$ (169,610)	$ (165,156)	97%	$ (250,000)	$ (250,000)	$ (250,000)	47%	$ (80,390)
Total Fund Cost	(227,765)	(299,157)	(69,544)	(126,162)	181%	14,210	9,610	9,610	-114%	$ 79,154

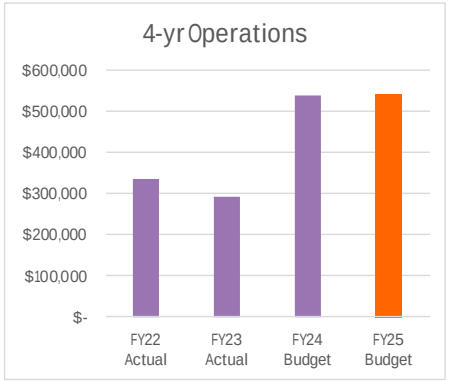
Staffing

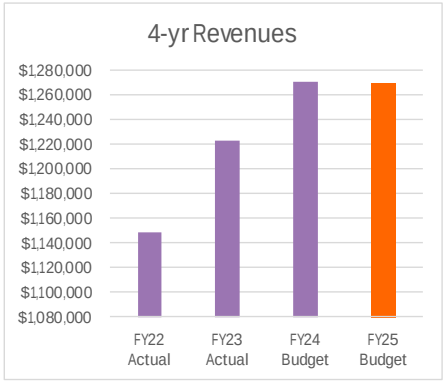
	FY22 Act	*FY23 Act*	*FY24 Bud*	*FY24 Act*	*FY25 Dept*	*FY25 Mngr*	*FY25 Cncl*
FTE's	5.8	4.6	4.5		4.5	4.5	4.5
FT Positions	8	8	6		6	6	6
PT Positions	0	0	0		0	0	0
Seasonal	1	1	1		1	1	1

Graphs









Streets Division

395 S. Main St. - (928) 554-0820

Mission

To provide the highest quality public roads through the prudent use of resources, technology, innovations, teamwork and coordination with Town employees and public agencies. We recognize the importance of preserving the Town's major investments in streets infrastructure.

FY24 Highlights

- ❖ Removed dirt and repaired stormwater damage to drainage areas at the Sports Complex during and following monsoon season.
- ❖ Cleaned up Middle Verde drainage areas during and following monsoon season.
- ❖ Annually trimmed trees on right of ways of Arena Del Loma area and Quarterhorse area.
- ❖ Repaired shoulders and fixed potholes among Area 5 for chip seal in coordination with Project Manager Martin Smith.
- ❖ Cleaned Faulkner Wash upstream and downstream and removed 2500 tons of waste dirt to Wastewater yard.
- ❖ Installed 120ft of culvert at Rodeo Arena.
- ❖ Cleaned up Grief Hill trailhead by grubbing all vegetation and installed a millings parking lot, along with 2 Cattleguards.

The Numbers

	FY22	FY23	FY24/Dec
Work Orders Created	74	165	145
Right of Way Permits Issued	30	51	57
Culvert Permits Issued	29	0	1
Striped Roads in Linear ft	x	x	248,000 ft
Crack Seal In lbs	x	x	50,000 lbs

Progress Towards Current Goals

Short-term (1-2 years)

❖ Continue to complete road and roadside repairs with millings and/or concrete as needed, crack seal, procure a contractor and manage the chip seal project.

o **Status:** Applied 50,000 lbs. of crack seal material for next year's Chip seal project.

❖ Continue to smooth the surface on Old HWY 279.

o **Status:** Bladed HWY 279 5 times in the year.

❖ Work with Storm Water Division and Yavapai County Flood Control to repair Verde Lakes Drive.

o **Status:** Cleared culverts of debris keeping Verde Lakes Drive open after storm events.

Long-term (3-5 years)

❖ Maintain striping and restripe Town Roads as needed.

❖ Crack Seal all roads as needed per chip seal project.

❖ Clean debris and Maintain all major washes in Town.

Goals for the Future

Short-term (1-2 years)

❖ Continue to maintain roads and shoulder repairs with millings and coldpatch as needed.

❖ Continue to work with the Project Manager on annual funding for chip Seal Projects.

❖ Continue to blade and maintain all unpaved Town-owned roads.

❖ Work with Storm Water to clean out all major ditches/washes including Faulkner wash, Gaddis wash, and Yavapai wash as required by Towns ms4 permit.

Long-term (3-5 years)

❖ Maintain all right of ways to be free of trees and weeds.

❖ Work with Storm Water to clean all Town-owned Culverts and drainages.

Magistrate Fund

ACCOUNT TITLE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Local JCEF							
Operating Expenditures							
Expenditures	1,550	1,621	25,000	974	25,130	25,130	25,130
Total Operating Expenditures	$ 1,550	$ 1,621	$ 25,000	$ 974	$ 25,130	$ 25,130	$ 25,130
Revenues							
Local JCEF	1,794	1,539	2,500	1,634	2,000	2,000	2,000
Current Year Net Use	$ (244)	$ 82	$ 22,500	$ (660)	$ 23,130	$ 23,130	$ 23,130
Program Balance							
Beginning Program Balance	22,787	22,787	22,500	22,705	23,365	23,365	23,365
Ending Program Balance	$23,031	$22,705	$0	$23,365	$235	$235	$235
Fill the GAP							
Operating Expenditures							
Fill the GAP	0	0	25,500	0	25,350	25,350	25,350
Total Operating Expenditures	$ -	$ -	$ 25,500	$ -	$ 25,350	$ 25,350	$ 25,350
Revenues							
Fill the GAP	1,741	1,376	2,500	715	2,000	2,000	2,000
Current Year Net Use	$ (1,741)	$ (1,376)	$ 23,000	$ (715)	$ 23,350	$ 23,350	$ 23,350
Program Balance							
Beginning Program Balance	21,263	21,263	23,000	22,639	23,354	23,354	23,354
Ending Program Balance	$23,004	$22,639	$0	$23,354	$4	$4	$4

Magistrate Fund (Cont'd)

ACCOUNT TITLE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Court Enhancement							
Operating Expenditures							
Legal	0	0	1,500		1,500	1,500	1,500
Court Enhancement	1,862	2,362	99,500	1,167	113,050	113,050	113,050
Total Operating Expenditures	$ 1,862	$ 2,362	$ 101,000	$ 1,167	$ 114,550	$ 114,550	$ 114,550
Revenues							
Court Enhancement	12,666	11,513	15,000	11,011	20,000	20,000	20,000
Total Department Revenues	$ 12,666	$ 11,513	$ 15,000	$ 11,011	$ 20,000	$ 20,000	$ 20,000
Current Year Net Use	$ (10,804)	$ (9,151)	$ 86,000	$ (9,845)	$ 94,550	$ 94,550	$ 94,550
Program Balance							
Beginning Program Balance	77,604	77,604	86,000	86,755	96,600	96,600	96,600
Ending Program Balance	$88,408	$86,755	$0	$96,600	$2,050	$2,050	$2,050
Net Effect on Fund	$ (12,789)	$ (10,446)	$ 131,500	$ (11,220)	$ 141,030	$ 141,030	$ 141,030

Non-Federal Grants Fund

ACCOUNT TITLE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Expenditures							
Infrastructure	15,435	324,883	1,185,000	29,833	1,180,000	1,180,000	1,180,000
Wages & ERE	0	0	0	0	50,000	50,000	50,000
Operating	10,670	13,626	19,550	5,455	75,678	75,678	75,678
Total Grant Expenditures	$ 26,105	$ 338,508	$ 1,204,550	$ 35,288	$ 1,305,678	$ 1,305,678	$ 1,305,678
Revenues							
100 Club Grant	0	0	10,000	6,000	6,000	6,000	6,000
ACA Development Grant	0	0	500,000	0	0	0	0
ADOT	0	0	0	0	448,700	448,700	448,700
Animal Control Grant	4,000	0	0	0	0	0	0
Az Community Foundation Grant	0	3,303	5,000	5,000	0	0	0
Az Office of Tourism	0	0	0	0	50,000	50,000	50,000
NACOG OJT Grant	0	0	0	0	50,000	50,000	50,000
Nature Conservancy Grant	33,000	0	0	0	0	0	0
Parks & Rec Grant	6,670	15,936	0	0	0	0	0
RICO Grant	0	0	15,000	0	0	0	0
Yavapai County Flood Control Grant	45,200	0	170,000	64,719	180,000	180,000	180,000
Potential Grants	0	0	1,000,000	6,677	1,000,000	1,000,000	1,000,000
Total Grant Revenues	$ 88,870	$ 19,239	$ 1,700,000	$ 82,396	$ 1,734,700	$ 1,734,700	$ 1,734,700
Operating Transfers							
Transfer Out to Parks	50,000	0	0	0	0	0	0
Transfer Out to HURF	29,765	0	0	0	0	0	0
Transfer Out to Wastewater	0	0	500,000	0	448,700	448,700	448,700
Total Operating Transfers	$ 79,765	$ -	$ 500,000	$ -	$ 448,700	$ 448,700	$ 448,700
Net Change in Fund	$ 17,000	$ 319,269	$ 4,550	$ (47,108)	$ 19,678	$ 19,678	$ 19,678

Federal Grants Fund

ACCOUNT TITLE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUESTED	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Expenditures							
Equipment	45,782	1,273	0	0	100,000	100,000	100,000
Buildings & Improvements	0	0	500,000	0	0	0	0
Infrastructure	0	0	2,926,500	0	3,414,450	3,414,450	3,414,450
Wages & ERE	18,743	1,987	10,000	6,645	10,000	10,000	10,000
Operating	79,831	49,682	15,000	5,653	65,000	65,000	65,000
Total Grant Expenditures	$ 144,356	$ 52,941	$ 3,451,500	$ 12,298	$ 3,589,450	$ 3,589,450	$ 3,589,450
Revenues							
Az Smart Grants	0	0	926,500	0	926,500	926,500	926,500
Az State Forestry UCF Grant	0	0	0	0	0	0	0
Az State Parks Grants	233,377	495,475	2,611,050	77,285	1,271,660	1,271,660	1,271,660
Congressional Directed Spending	0	0	2,000,000	0	10,225,000	10,225,000	10,225,000
EDA Grants	0	0	5,000,000	0	0	0	0
FEMA Flood Control Grants	0	0	0	0	487,950	487,950	487,950
Gov's Office of Highway Safety Grant	2,063	0	10,000	0	10,000	10,000	10,000
Library Grants	50,185	10,098	0	2,047	0	0	0
Library SGIA Grant	45,782	3,208	0	0	0	0	0
Library Services & Technology Grant	14,979	8,251	0	7,265	50,000	50,000	50,000
NACOG Grants	16,680	966	0	4,431	0	0	0
NTIA Grant	0	0	0	0	2,000,000	2,000,000	2,000,000
Opiod Distribution Settlement	0	11,825	15,000	6,677	15,000	15,000	15,000
PANT Grant	0	1,021	0	4,728	0	0	0
USDA Grant	10,000	535	500,000	497	100,000	100,000	100,000
Welfare Avoidance Grants	0	0	2,000,000	0	0	0	0
WIFA Grants	0	0	4,000,000	0	4,000,000	4,000,000	4,000,000
Total Grant Revenues	$ 373,066	$ 531,380	$ 17,062,550	$ 102,930	$ 19,086,110	$ 19,086,110	$ 19,086,110

Operating Transfers							
Transfer Out to Parks	0	485,475	2,611,050	72,239	1,271,660	1,271,660	1,271,660
Transfer Out to Wastewater	0	0	6,000,000	0	7,000,000	7,000,000	7,000,000
Transfer Out to Water	0	0	5,000,000	0	7,225,000	7,225,000	7,225,000
Total Operating Transfers	$ -	$ 485,475	$ 13,611,050	$ 72,239	$ 15,496,660	$ 15,496,660	$ 15,496,660
Net Change in Fund	$ (228,710)	$ 7,037	$ -	$ (18,393)	$ -	$ -	$ -

ARPA Funds

ACCOUNT TITLE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Expenditures							
Project Expenditures							
Capital Projects	509,590	119,343	1,326,355	850,548	257,390	257,390	257,390
Maint Projects	28,253	2,519	4,280	114,653	9,645	9,645	9,645
Total Project Expenditures	$ 537,843	$ 121,862	$ 1,330,635	$ 965,201	$ 267,035	$ 267,035	$ 267,035
Revenues							
Federal Grant Funds	1,868,118	1,868,118	0	0	0	0	0
Total Revenues	$ 1,868,118	$ 1,868,118	$ -	$ -	$ -	$ -	$ -
Operating Transfers							
Transfers Out to Wastewater Fund	175,439	239,274	1,089,600	19,000	835,090	835,090	835,090
Total Operating Transfers	$ 175,439	$ 239,274	$ 1,089,600	$ 19,000	$ 835,090	$ 835,090	$ 835,090
Net Effect onFund	$ (1,154,836)	$ (1,506,982)	$ 2,420,235	$ 984,202	$ 1,102,125	$ 1,102,125	$ 1,102,125

CDBG Grants Fund

ACCOUNT TITLE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Expenditures							
Project Expenditures							
Street Project	1,396	5,000	550,000	59,000	491,000	491,000	491,000
Total Project Expenditures	$ 1,396	$ 5,000	$ 550,000	$ 59,000	$ 491,000	$ 491,000	$ 491,000
Revenues							
Street Project	1,396	0	381,000	5,000	376,000	376,000	376,000
Total Revenues	$ 1,396	$ -	$ 381,000	$ 5,000	$ 376,000	$ 376,000	$ 376,000
Operating Transfers							
Transfers In from Fed Grants Fund	0	0	(169,000)	0	(169,000)	(169,000)	(169,000)
Total Operating Transfers	$ -	$ -	$ (169,000)	$ -	$ (169,000)	$ (169,000)	$ (169,000)
Net Effect onFund	$ -	$ 5,000	$ -	$ 54,000	$ (54,000)	$ (54,000)	$ (54,000)

Housing Fund

ACCOUNT TITLE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Home Grant Funds							
Expenditures							
Project Expenditures	0	0	123,610	0	123,600	123,600	123,600
Net Project Expenditures	$ -	$ -	$ 123,610	$ -	$ 123,600	$ 123,600	$ 123,600
Revenues							
Interest	57	53	50	38	50	50	50
Total Departmental Revenues	$ 57	$ 53	$ 50	$ 38	$ 50	$ 50	$ 50
Current Year Net Use	$ (57)	$ (53)	$ 123,560	$ (38)	$ 123,550	$ 123,550	$ 123,550
Program Balance							
Beginning Program Balance	$ 123,451	$ 123,508	$ 123,560	$ 123,560	$ 123,598	$ 123,598	$ 123,598
Ending Program Balance	$ 123,508	$ 123,561	$ -	$ 123,598	$ 48	$ 48	$ 48
Affordable Housing Funds							
Operating Transfers							
Op Transfer in from GF	0	0	(300,000)	(150,000)	0	0	0
Op Transfer Out to GF	0	0	150,000		0	0	0
Net Operating Transfers	$ -	$ -	$ (150,000)	$ (150,000)	$ -	$ -	$ -
Current Year Net Use	$ -	$ -	$ (150,000)	$ (150,000)	$ -	$ -	$ -
Program Balance							
Beginning Program Balance	$ -	$ -	$ -	$ -	$ 150,000	$ 150,000	$ 150,000
Ending Program Balance	$ -	$ -	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000
Net Effect on Fund	$ (57)	$ (53)	$ (26,440)	$ (150,038)	$ 123,550	$ 123,550	$ 123,550

911 Fund

ACCOUNT TITLE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Expenditures							
Project Expenditures							
911 Expenditures	0	0	1,361	0	1,361	1,361	1,361
Total Project Expenditures	$ -	$ -	$ 1,361	$ -	$ 1,361	$ 1,361	$ 1,361
Net Effect on 911 Fund	$ -	$ -	$ 1,361	$ -	$ 1,361	$ 1,361	$ 1,361
Prior Year Ending Fund Balance		$ 1,361	$ 1,361	$ 1,361	$ 1,361	$ 1,361	$ 1,361
Estimated Ending Fund Balance	$ -	$ 1,361	$ -	$ 1,361	$ -	$ -	$ -

Restricted Use Fund

ACCOUNT TITLE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
CVMO Safety Equipment Program							
Fee Revenue	2,906	1,823	4,000	6,288	4,500	4,500	4,500
Expenses	0	0	28,000	0	32,950	32,950	32,950
Current Year Net Use	$ (2,906)	$ (1,823)	$ 24,000	$ (6,288)	$ 28,450	$ 28,450	$ 28,450
Program Balance							
Beginning Program Balance	19,069	21,975	24,000	23,798	30,086	30,086	30,086
Ending Program Balance	$ 21,975	$ 23,798	$ -	$ 30,086	$ 1,636	$ 1,636	$ 1,636
Code Enforcement Safety Equipment Program							
Fee Revenue	2	3	10	4	5	5	5
Expenses	0	0	625	0	620	620	620
Current Year Net Use	$ (2)	$ (3)	$ 615	$ (4)	$ 615	$ 615	$ 615
Program Balance							
Beginning Program Balance	608	610	615	613	617	617	617
Ending Program Balance	$ 610	$ 613	$ -	$ 617	$ 2	$ 2	$ 2
Legal Defense							
Interest & Rebates	99,869	110,194	68,000	5,997	137,755	137,755	137,755
Expenses	0	29,494	435,000	38,873	467,700	467,700	467,700
Current Year Net Use	$ (99,869)	$ (80,700)	$ 367,000	$ 32,876	$ 329,945	$ 329,945	$ 329,945
Program Balance							
Beginning Program Balance	182,325	282,194	367,000	362,894	330,018	330,018	330,018
Ending Program Balance	$282,194	$362,894	$0	$330,018	$73	$73	$73

Restricted Use Fund *(Cont'd)*

ACCOUNT TITLE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 COUNCIL BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUESTED	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Volunteers in Police Services							
Donations	0	100	250	0	250	250	250
Expenses	0	0	6,255	0	6,250	6,250	6,250
Current Year Net Use	$ -	$ (100)	$ 6,005	$ -	$ 6,000	$ 6,000	$ 6,000
Program Balance							
Beginning Program Balance	5,903	5,903	6,005	6,003	6,003	6,003	6,003
Ending Program Balance	$5,903	$6,003	$0	$6,003	$3	$3	$3
General CVMO							
Donations	13,504	4,048	10,000	9,270	10,000	10,000	10,000
Expenses	8,702	11,798	10,000	6,870	12,400	12,400	12,400
Current Year Net Use	$ (4,802)	$ 7,750	$ -	$ (2,400)	$ 2,400	$ 2,400	$ 2,400
Program Balance							
Beginning Program Balance	2,914	7,716	0	0	2,400	2,400	2,400
Ending Program Balance	$ 7,716	$ (34)	$ -	$ 2,400	$ 0	$ 0	$ 0
Vehicle Impounds							
Fees	0	3,150	3,000	4,800	3,500	3,500	3,500
Expenses	3,585	9,277	7,000	0	8,300	8,300	8,300
Current Year Net Use	$ 3,585	$ 6,127	$ 4,000	$ (4,800)	$ 4,800	$ 4,800	$ 4,800
Program Balance							
Beginning Program Balance	9,712	6,127	4,000	0	4,800	4,800	4,800
Ending Program Balance	$ 6,127	$ 0	$ -	$ 4,800	$ -	$ -	$ -

Restricted Use Fund *(Cont'd)*

ACCOUNT TITLE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 COUNCIL BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUESTED	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
K-9							
Donations	0	0	0	0	0	0	0
Expenses	13,017	6,596	1,700	0	1,695	1,695	1,695
Current Year Net Use	$ 13,017	$ 6,596	$ 1,700	$ -	$ 1,695	$ 1,695	$ 1,695
Program Balance							
Beginning Program Balance	21,311	8,294	1,700	1,698	1,698	1,698	1,698
Ending Program Balance	$ 8,294	$ 1,698	$ -	$ 1,698	$ 3	$ 3	$ 3
Women in Law Enforcement							
Donations	2,175	3,945	0	0	0	0	0
Expenses	730	3,418	1,975	1,972	0	0	0
Current Year Net Use	$ (1,445)	$ (527)	$ 1,975	$ 1,972	$ -	$ -	$ -
Program Balance							
Beginning Program Balance	0	1,445	1,975	1,972	0	0	0
Ending Program Balance	$ 1,445	$ 1,972	$ -	$ (0)	$ -	$ -	$ -
Animal Shelter							
Donations	100	10	100	124	100	100	100
Expenses	0	0	210	0	210	210	210
Current Year Net Use	$ (100)	$ (10)	$ 110	$ (124)	$ 110	$ 110	$ 110
Program Balance							
Beginning Program Balance	0	100	110	110	234	234	234
Ending Program Balance	$ 100	$ 110	$ -	$ 234	$ 124	$ 124	$ 124

Restricted Use Fund *(Cont'd)*

ACCOUNT TITLE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUESTED	2024-25 DEPT REQUESTED	2024-25 COUNCIL PROPOSED
General Library							
Donations	30,549	57,115	35,000	43,809	110,000	110,000	110,000
Operating Trans In fm Fed Grants	0	0	0		0	0	0
Expenditures	30,313	54,126	75,000	31,107	149,000	149,000	149,000
Current Year Net Use	$ (236)	$ (2,989)	$ 40,000	$ (12,702)	$ 39,000	$ 39,000	$ 39,000
Program Balance							
Beginning Program Balance	23,418	23,654	40,000	26,643	39,345	39,345	39,345
Ending Program Balance	$ 23,654	$ 26,643	$ -	$ 39,345	$ 345	$ 345	$ 345
Economic Development							
Donations	0	11,896	15,000	1,500	10,000	10,000	10,000
Operating Trans In fm Fed Grants	0	0	0		0	0	0
Expenditures	646	9,787	26,240	21,208	26,000	26,000	26,000
Current Year Net Use	$ 646	$ (2,110)	$ 11,240	$ 19,708	$ 16,000	$ 16,000	$ 16,000
Program Balance							
Beginning Program Balance	16,668	16,022	11,240	18,132	16,136	16,136	16,136
Ending Program Balance	$ 16,022	$ 18,132	$ -	$ (1,576)	$ 136	$ 136	$ 136
Parks & Rec							
Donations	20	8,900	15,000	4,250	10,000	10,000	10,000
Expenditures	0	2,604	16,820	1,631	23,300	23,300	23,300
Current Year Net Use	$ (20)	$ (6,296)	$ 1,820	$ (2,619)	$ 13,300	$ 13,300	$ 13,300
Program Balance							
Beginning Program Balance	4,404	4,424	1,820	10,720	13,339	13,339	13,339
Ending Program Balance	$4,424	$10,720	$0	$13,339	$39	$39	$39

Restricted Use Fund *(Cont'd)*

ACCOUNT TITLE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
GFOAz Scholarship							
Donations	6,000	0	0	0	0	0	0
Wages	2,966	1,977	0	0	0	0	0
Current Year Net Use	$ (3,034)	$ 1,977	$ -	$ -	$ -	$ -	$ -
Program Balance							
Beginning Program Balance	0	3,034	1,057	0	0	0	0
Ending Program Balance	$3,034	$1,057	$1,057	$0	$0	$0	$0
Net Effect on Fund	$ (95,166)	$ (72,109)	$ 458,465	$ 25,620	$ 442,315	$ 442,315	$ 442,315

Chapter Seven

Other Funds

Town Debt

The Town of Camp Verde has nine separate debt liabilities outstanding as of June 30th, 2024, which are detailed below. The first six below are maintained within the Town's Debt Fund. Of the remaining three, WIFA loan 910173-18 and WIFA loan 710191-21 are maintained within the Town's Wastewater Enterprise Fund and WIFA loan 920338-22 is maintained within the Town's Water Fund.

2009 Sanitary District IGA

The Town entered into an IGA with the Camp Verde Sanitary District in July of 2009. That IGA shows the Town's pledge to cover the debt payments of the Sanitary Districts WIFA loan, 910123-10. The debt payments are budgeted out of the Town's Debt Service Fund but the debt is not the Town's and is not included on the annual audit as such. It is included here to show actual upcoming obligations. The debt has a current balance of $918,020 and will be retired in July of 2032.

Pledged Revenue & Revenue Refunding Obligation, series 2014

This pledged revenue issue is a private placement of tax-exempt bonds secured by excise tax and state shared revenues. The loan is through Chase bank and is serviced by US Bank. The $4,904,000 issue went to finance the construction of a new library for $3,441,804.65, refinance the Marshal's Office GADA loan for $1,372,950.00 and loan fees of $89,245.35. This debt has a current balance of $1,979,000 and will be retired in July of 2030.

Pledged Revenue Obligation, series 2017

This pledged revenue issue is a public offering of tax-exempt bonds secured by excise tax and state shared revenues. The loan is through BNY Mellon bank and is serviced by US Bank. The $6,835,000 issue went to finance the construction of the new Camp Verde Sports Complex. This debt has a current balance of $5,830,000 and will be retired in July of 2044.

Pledged Revenue Obligation, series 2020

This pledged revenue issue is a public offering of tax-exempt bonds secured by excise tax and state shared revenues. The loan is through US Bank. The $6,835,000 issue went to finance further construction of the new Camp Verde Sports Complex and to re-finance the 2011 series debt for the Town public works yard. This debt has a current balance of $2,842,000 and will be retired in August of 2035.

Town Debt (Continued)

2022 PSPRS Unfunded Liability Funding

This pledged revenue issue is a public offering of tax-exempt bonds secured by excise tax and state shared revenues. The loan is through Zions Bank and serviced by US Bank. The $3,015,000 issue went to fund the unfunded PSPRS balance of Approximately $2.5 million with nearly $413 thousand deposited into an investment account to cover any future shortages that occur with the PSPRS liability. This debt has a current balance of $2,675,000 and will be retired in August of 2035.

Enterprise Equipment Lease Plan

In August of 2018, the Town entered into an equity lease agreement with Enterprise Fleet Management to finance future automobile leases. Each vehicle lease has its own term, typically 5-years, and payment structure. At the end of fiscal year 2024, the Town had $887,836 of outstanding lease debt for 27 vehicles. Currently, the last 3 vehicles would be fully paid-off in February of 2029.

WIFA Loan, 910173-18 (Wastewater Fund)

This $2,487,210.00 loan issued in April of 2018 is backed by wastewater fees. It also included a $1 million forgivable principal component for a total of $3,487,210 of funds to draw on. The loan will complete original plant specifications and add increased functionality as well as efficiencies including a solar power project. As of June 30, 2024, $3,125,743 of the loan funds have been drawn down by the Town. This debt will be retired in July of 2042.

WIFA Loan, 710191-21 (Wastewater Fund)

This $1,200,000.00 loan issued in January of 2021 is backed by wastewater fees. The loan is for the design and engineering of approximately 7 miles of sewer lines extending sewer services northward along Highway 260. As of June 30, 2024, $1,036,541 of the loan funds have been drawn down by the Town. This debt was originally scheduled to mature in July of 2023, however, the Town was granted an extension for full payment in July of 2025. The Town is working through various possibilities, including a possible Improvement District, that would convert the outstanding principle into the construction loan. However, there is a good possibility that the Town will simply have to refinance the loan in FY26.

WIFA Loan, 920338-22 (Water Fund)

This $10,175,000.00 loan issued in December of 2021 is backed by water fees. This loan also has forgivable principal component for $900 thousand. The loan is for the purchase of a local water company within the Town of Camp Verde. The purchase of the water company was effective 5/31/22. This debt has a current balance of $8,653,023 and will be retired in August of 2046.

Debt Limits

The Town of Camp Verde has just over $27.0 million of debt & obligations at June 30th, 2024. $3.3 million of that amount is held within the Wastewater Enterprise Fund and another $8.6 million held within the Water Fund leaving $15.1 million within the Town's governmental funds. Cities in Arizona are subject to a $10 million debt limit on GO Bonds. None of the debt listed above is from GO Bonds and as such not subject to the legal debt limit. The Governmental Fund's debt service coverage ratio is 1.23.

DEBT SERVICE SUMMARY

Funds

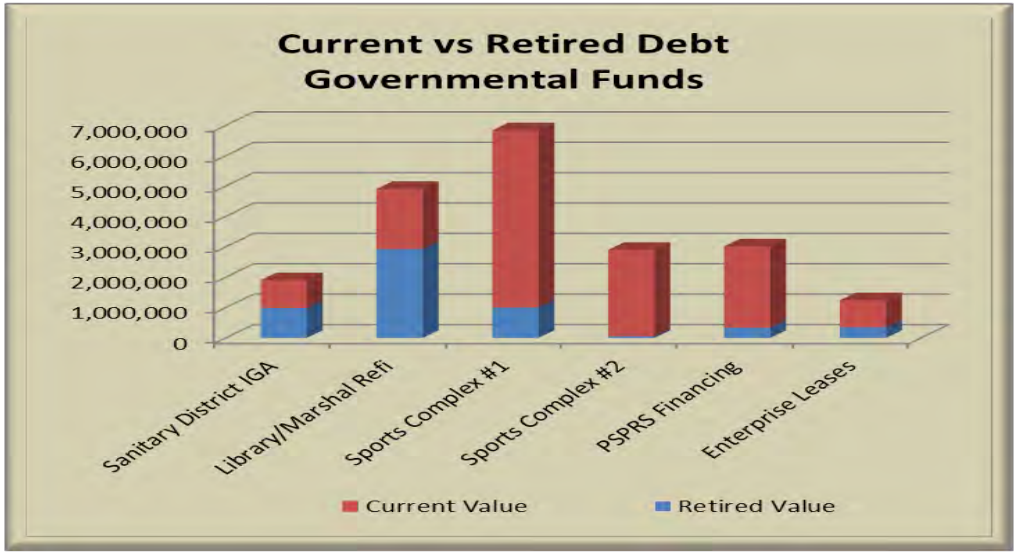
Debt Service

	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Expenditures							
Principal	$ 889,150	$ 1,120,518	$ 1,193,250	$ 1,127,792	$ 1,141,085	$ 1,141,085	$ 1,141,085
Interest & Charges	$ 487,274	$ 548,698	$ 512,970	$ 529,891	$ 495,175	$ 495,175	$ 495,175
Total Expenditures	$ 1,376,424	$ 1,669,216	$ 1,706,220	$ 1,657,683	$ 1,636,260	$ 1,636,260	$ 1,636,260
Funding							
Transfers from General Fund	$ 1,128,414	$ 1,437,701	$ 1,536,610	$ 1,175,105	$ 1,636,260	$ 1,636,260	$ 1,636,260
Other Financing Sources	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfers from HURF Fund	$ 229,870	$ 231,515	$ 169,610	$ 165,156	$ -	$ -	$ -
Total Funding	$ 1,376,424	$ 1,669,216	$ 1,706,220	$ 1,340,262	$ 1,636,260	$ 1,636,260	$ 1,636,260
Net Fund Balance	$ -	$ 0	$ -	$ 317,421	$ -	$ -	$ -

Debt Service Fund

Debt	Fund	Budget		Maturity	Current Balance
Entreprise Leases	General, HURF, WW	$ 313,045		Rolling 5 years	$ 887,836
Sports Complex #1	General	$ 385,425		7/1/2044	$ 5,830,000
Sports Complex #2	General	$ 104,905		8/1/2035	$ 2,842,000
New Library / CVMO Refi	General	$ 452,025	**	7/1/2030*	$ 1,979,000
PRPRS Refinace	General	$ 262,570		8/1/2035	$ 2,675,000
Sanitary District IGA	General	$ 118,290		7/1/2032	$ 918,020
	Total Debt Payments -	*$ 1,636,260*			*$ 15,131,856*

Funding Source	Fund	Budget
FY24 General Revenues	General Fund	$ 1,636,260
FY24 General Revenues	HURF Fund	$ -
	Total Debt Funding -	*$ 1,636,260*



Debt Service Coverage Ratio 1.23
(NOI / Debt Service)

Debt per Resident $ 1,196
(WolrdPopulationReview.com)

Avg. Time to Maturity 8.4 yrs

Median Time to Maturity 8.0 yrs

*The CVMO building refinance portion of the New Library/CVMO Refi debt will be paid off reducing the annual debt payment at the original timeline of 7/1/2024.

**The Library's portion of the Library/CVMO Refi Budget is approx. $281K while the CVMO portion is approx. $170K.

Debt Service Fund

ACCOUNT TITLE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
2020 Sports Complex							
Principal	15,000	20,000	20,000	20,000	20,000	20,000	20,000
Interest	85,529	85,011	84,420	84,419	83,830	83,830	83,830
Misc. Charges	950	950	950	1,075	1,075	1,075	1,075
Total Chase Loan Expenditures	$ 101,479	$ 105,961	$ 105,370	$ 105,494	$ 104,905	$ 104,905	$ 104,905
2017 Sports Complex							
Principal	170,000	175,000	180,000	180,000	190,000	190,000	190,000
Interest	212,900	207,725	201,500	201,500	194,100	194,100	194,100
Misc. Charges	795	795	795	1,325	1,325	1,325	1,325
Total Chase Loan Expenditures	$ 383,695	$ 383,520	$ 382,295	$ 382,825	$ 385,425	$ 385,425	$ 385,425
2022 PSPRS Funding							
Principal	0	155,000	185,000	185,000	190,000	190,000	190,000
Interest	0	75,105	76,660	76,660	71,470	71,470	71,470
Misc. Charges	0	1,000	1,000	1,000	1,100	1,100	1,100
Total Chase Loan Expenditures	$ -	$ 231,105	$ 262,660	$ 262,660	$ 262,570	$ 262,570	$ 262,570
2014 New Library							
Principal	370,000	378,000	392,000	392,000	400,000	400,000	400,000
Interest	83,326	72,704	61,770	61,770	50,525	50,525	50,525
Misc. Charges	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Total Chase Loan Expenditures	$ 454,826	$ 452,204	$ 455,270	$ 455,270	$ 452,025	$ 452,025	$ 452,025

Debt Service Fund *(Cont'd)*

ACCOUNT TITLE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Sanitary District IGA							
Principal	80,766	83,462	86,250	86,248	89,130	89,130	89,130
Interest	37,656	34,916	32,090	32,083	29,160	29,160	29,160
Total Sanitary District Expenditures	$ 118,422	$ 118,378	$ 118,340	$ 118,331	$ 118,290	$ 118,290	$ 118,290
Enterprise Lease Payments							
Principal	152,384	205,056	277,000	211,544	251,955	251,955	251,955
Interest	57,651	65,075	51,485	67,766	61,090	61,090	61,090
Total Lease Expenditures	$ 210,035	$ 270,131	$ 328,485	$ 279,310	$ 313,045	$ 313,045	$ 313,045
2018 Equipment Lease Purchases (NB)							
Principal	101,000	104,000	53,000	53,000	0	0	0
Interest	6,967	3,917	800	793	0	0	0
Total Lease Expenditures	$ 107,967	$ 107,917	$ 53,800	$ 53,793	$ -	$ -	$ -
Total Debt Expenditures	$ 1,376,424	$ 1,669,216	$ 1,706,220	$ 1,657,683	$ 1,636,260	$ 1,636,260	$ 1,636,260
Operating Transfers							
Transfers In from GF	(1,128,414)	(1,437,701)	(1,536,610)	(1,175,105)	(1,636,260)	(1,636,260)	(1,636,260)
Transfers In from Park Fund	(18,140)				0	0	0
Transfers In from HURF	(229,870)	(231,515)	(169,610)	(165,156)	0	0	0
Total Operating Transfers	$ (1,376,424)	$ (1,669,216)	$ (1,706,220)	$ (1,340,262)	$ (1,636,260)	$ (1,636,260)	$ (1,636,260)
Net Effect on Fund	$ -	$ 0	$ -	$ 317,421	$ -	$ -	$ -

2018 Equipment Lease/Purchase

DEBT SERVICE SCHEDULE

Interest Rate: 2.99%

Payment No.	Due Date	Principal	Interest	Payment
1	2/1/2019	$ 49,000.00	$ 4,609.58	$ 53,609.58
2	8/1/2019	$ 47,000.00	$ 6,742.45	$ 53,742.45
3	2/1/2020	$ 48,000.00	$ 6,039.80	$ 54,039.80
4	8/1/2020	$ 49,000.00	$ 5,322.20	$ 54,322.20
5	2/1/2021	$ 49,000.00	$ 4,589.65	$ 53,589.65
6	8/1/2021	$ 50,000.00	$ 3,857.10	$ 53,857.10
7	2/1/2022	$ 51,000.00	$ 3,109.60	$ 54,109.60
8	8/1/2022	$ 52,000.00	$ 2,347.15	$ 54,347.15
9	2/1/2023	$ 52,000.00	$ 1,569.75	$ 53,569.75
10	8/1/2023	$ 53,000.00	$ 792.35	$ 53,792.35
	TOTALS:	$ 500,000.00	$ 38,979.63	$ 538,979.63

Prepared by US Bank

Bond Debt Service - Sports Complex #1

TOWN OF CAMP VERDE, ARIZONA
Pledged Revenue Obligations, Series 2017

12/27/2017

Year	Period	Payment Dates	Principal	Coupon	Interest	Debt Service	Annual Debt Service
1	1	7/1/2018	155,000.00	2.000%	115,025.56	270,025.56	
1	2	1/1/2019			110,975.00	110,975.00	381,000.56
2	3	7/1/2019	160,000.00	2.000%	110,975.00	270,975.00	
2	4	1/1/2020			109,375.00	109,375.00	380,350.00
3	5	7/1/2020	165,000.00	2.000%	109,375.00	274,375.00	
3	6	1/1/2021			107,725.00	107,725.00	382,100.00
4	7	7/1/2021	170,000.00	3.000%	107,725.00	277,725.00	
4	8	1/1/2022			105,175.00	105,175.00	382,900.00
5	9	7/1/2022	175,000.00	3.000%	105,175.00	280,175.00	
5	10	1/1/2023			102,550.00	102,550.00	382,725.00
6	11	7/1/2023	180,000.00	4.000%	102,550.00	282,550.00	
6	12	1/1/2024			98,950.00	98,950.00	381,500.00
7	13	7/1/2024	190,000.00	4.000%	98,950.00	288,950.00	
7	14	1/1/2025			95,150.00	95,150.00	384,100.00
8	15	7/1/2025	195,000.00	4.000%	95,150.00	290,150.00	
8	16	1/1/2026			91,250.00	91,250.00	381,400.00
9	17	7/1/2026	205,000.00	4.000%	91,250.00	296,250.00	
9	18	1/1/2027			87,150.00	87,150.00	383,400.00
10	19	7/1/2027	210,000.00	4.000%	87,150.00	297,150.00	
10	20	1/1/2028			82,950.00	82,950.00	380,100.00
11	21	7/1/2028	220,000.00	4.000%	82,950.00	302,950.00	
11	22	1/1/2029			78,550.00	78,550.00	381,500.00
12	23	7/1/2029	230,000.00	4.000%	78,550.00	308,550.00	
12	24	1/1/2030			73,950.00	73,950.00	382,500.00
13	25	7/1/2030	240,000.00	4.000%	73,950.00	313,950.00	
13	26	1/1/2031			69,150.00	69,150.00	383,100.00
14	27	7/1/2031	250,000.00	4.000%	69,150.00	319,150.00	
14	28	1/1/2032			64,150.00	64,150.00	383,300.00
15	29	7/1/2032	260,000.00	4.000%	64,150.00	324,150.00	
15	30	1/1/2033			58,950.00	58,950.00	383,100.00
16	31	7/1/2033	270,000.00	3.000%	58,950.00	328,950.00	
16	32	1/1/2034			54,900.00	54,900.00	383,850.00
17	33	7/1/2034	275,000.00	3.000%	54,900.00	329,900.00	
17	34	1/1/2035			50,775.00	50,775.00	380,675.00
18	35	7/1/2035	285,000.00	3.000%	50,775.00	335,775.00	
18	36	1/1/2036			46,500.00	46,500.00	382,275.00
19	37	7/1/2036	295,000.00	3.000%	46,500.00	341,500.00	
19	38	1/1/2037			42,075.00	42,075.00	383,575.00
20	39	7/1/2037	305,000.00	3.000%	42,075.00	347,075.00	
20	40	1/1/2038			37,500.00	37,500.00	384,575.00
21	41	7/1/2038	310,000.00	3.125%	37,500.00	347,500.00	
21	42	1/1/2039			32,656.25	32,656.25	380,156.25
22	43	7/1/2039	320,000.00	3.125%	32,656.25	352,656.25	
22	44	1/1/2040			27,656.25	27,656.25	380,312.50
23	45	7/1/2040	330,000.00	3.125%	27,656.25	357,656.25	
23	46	1/1/2041			22,500.00	22,500.00	380,156.25
24	47	7/1/2041	345,000.00	3.125%	22,500.00	367,500.00	
24	48	1/1/2042			17,109.38	17,109.38	384,609.38
25	49	7/1/2042	355,000.00	3.125%	17,109.38	372,109.38	
25	50	1/1/2043			11,562.50	11,562.50	383,671.88
26	51	7/1/2043	365,000.00	3.125%	11,562.50	376,562.50	
26	52	1/1/2044			5,859.38	5,859.38	382,421.88
27	53	7/1/2044	375,000.00	3.125%	5,859.38	380,859.38	380,859.38
			6,835,000.00		3,485,213.08	10,320,213.08	10,320,213.08

Prepared by Stifel

Bond Debt Service - Sports Complex #2

TOWN OF CAMP VERDE, ARIZONA
Pledged Revenue & Revenue Refunding Obligation, Series 2020

7/1/2020

Payment Dates	Principal	Interest	Debt Service	Annual Debt Service
2/1/2021		46,686.77	46,686.77	46,686.77
8/1/2021	15,000.00	42,875.60	57,875.60	
2/1/2022		42,653.60	42,653.60	100,529.20
8/1/2022	20,000.00	42,653.60	62,653.60	
2/1/2023		42,357.60	42,357.60	105,011.20
8/1/2023	20,000.00	42,357.60	62,357.60	
2/1/2024		42,061.60	42,061.60	104,419.20
8/1/2024	20,000.00	42,061.60	62,061.60	
2/1/2025		41,765.60	41,765.60	103,827.20
8/1/2025	191,000.00	41,765.60	232,765.60	
2/1/2026		38,938.80	38,938.80	271,704.40
8/1/2026	194,000.00	38,938.80	232,938.80	
2/1/2027		36,067.60	36,067.60	269,006.40
8/1/2027	201,000.00	36,067.60	237,067.60	
2/1/2028		33,092.80	33,092.80	270,160.40
8/1/2028	207,000.00	33,092.80	240,092.80	
2/1/2029		30,029.20	30,029.20	270,122.00
8/1/2029	213,000.00	30,029.20	243,029.20	
2/1/2030		26,876.80	26,876.80	269,906.00
8/1/2030	218,000.00	26,876.80	244,876.80	
2/1/2031		23,650.40	23,650.40	268,527.20
8/1/2031	290,000.00	23,650.40	313,650.40	
2/1/2032		19,358.40	19,358.40	333,008.80
8/1/2032	313,000.00	19,358.40	332,358.40	
2/1/2033		14,726.00	14,726.00	347,084.40
8/1/2033	323,000.00	14,726.00	337,726.00	
2/1/2034		9,945.60	9,945.60	347,671.60
8/1/2034	331,000.00	9,945.60	340,945.60	
2/1/2035		5,046.80	5,046.80	345,992.40
8/1/2035	341,000.00	5,046.80	346,046.80	346,046.80
	2,897,000.00	902,703.97	3,799,703.97	3,799,703.97

Prepared by US Bank

Bond Debt Service - PSPRS Funding

TOWN OF CAMP VERDE, ARIZONA
Pledged Revenue Obligations, Series 2022

2/28/2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
2/28/2022					
8/1/2022	155,000.00	2.770%	35,494.09	190,494.09	
2/1/2023			39,611.00	39,611.00	230,105.09
8/1/2023	185,000.00	2.770%	39,611.00	224,611.00	
2/1/2024			37,048.75	37,048.75	261,659.75
8/1/2024	190,000.00	2.770%	37,048.75	227,048.75	
2/1/2025			34,417.25	34,417.25	261,466.00
8/1/2025	195,000.00	2.770%	34,417.25	229,417.25	
2/1/2026			31,716.50	31,716.50	261,133.75
8/1/2026	200,000.00	2.770%	31,716.50	231,716.50	
2/1/2027			28,946.50	28,946.50	260,663.00
8/1/2027	205,000.00	2.770%	28,946.50	233,946.50	
2/1/2028			26,107.25	26,107.25	260,053.75
8/1/2028	215,000.00	2.770%	26,107.25	241,107.25	
2/1/2029			23,129.50	23,129.50	264,236.75
8/1/2029	220,000.00	2.770%	23,129.50	243,129.50	
2/1/2030			20,082.50	20,082.50	263,212.00
8/1/2030	225,000.00	2.770%	20,082.50	245,082.50	
2/1/2031			16,966.25	16,966.25	262,048.75
8/1/2031	230,000.00	2.770%	16,966.25	246,966.25	
2/1/2032			13,780.75	13,780.75	260,747.00
8/1/2032	240,000.00	2.770%	13,780.75	253,780.75	
2/1/2033			10,456.75	10,456.75	264,237.50
8/1/2033	245,000.00	2.770%	10,456.75	255,456.75	
2/1/2034			7,063.50	7,063.50	262,520.25
8/1/2034	250,000.00	2.770%	7,063.50	257,063.50	
2/1/2035			3,601.00	3,601.00	260,664.50
8/1/2035	260,000.00	2.770%	3,601.00	263,601.00	263,601.00
	3,015,000.00		621,349.09	3,636,349.09	3,636,349.09

Prepared by Stifel Nicholas

Chase Bank Loan

DEBT SERVICE SCHEDULE

Pledged Revenue and Revenue Refunding Obligation, Series 2014 (Private Placement)

Interest Rate: 2.84%

Year	Period	Payment Dates	Principal	Annual Interest Payment	Debt Service	Annual Total Repayment
1	2	7/1/2015	$ 93,000.00	$ 99,425.88	$ 192,425.88	$ 260,742.08
2	3	1/1/2016		$ 68,316.20	$ 68,316.20	
2	4	7/1/2016	$ 320,000.00	$ 68,316.20	$ 388,316.20	$ 452,088.40
3	5	1/1/2017		$ 63,772.20	$ 63,772.20	
3	6	7/1/2017	$ 329,000.00	$ 63,772.20	$ 392,772.20	$ 451,872.60
4	7	1/1/2018		$ 59,100.40	$ 59,100.40	
4	8	7/1/2018	$ 337,000.00	$ 59,100.40	$ 396,100.40	$ 450,415.40
5	9	1/1/2019		$ 54,315.00	$ 54,315.00	
5	10	7/1/2019	$ 346,000.00	$ 54,315.00	$ 400,315.00	$ 449,716.80
6	11	1/1/2020		$ 49,401.80	$ 49,401.80	
6	12	7/1/2020	$ 360,000.00	$ 49,401.80	$ 409,401.80	$ 453,691.60
7	13	1/1/2021		$ 44,289.80	$ 44,289.80	
7	14	7/1/2021	$ 370,000.00	$ 44,289.80	$ 414,289.80	$ 453,325.60
8	15	1/1/2022		$ 39,035.80	$ 39,035.80	
8	16	7/1/2022	$ 378,000.00	$ 39,035.80	$ 417,035.80	$ 450,704.00
9	17	1/1/2023		$ 33,668.20	$ 33,668.20	
9	18	7/1/2023	$ 392,000.00	$ 33,668.20	$ 425,668.20	$ 453,770.00
10	19	1/1/2024		$ 28,101.80	$ 28,101.80	
10	20	7/1/2024	$ 400,000.00	$ 28,101.80	$ 428,101.80	$ 450,523.60
11	21	1/1/2025		$ 22,421.80	$ 22,421.80	
11	22	7/1/2025	$ 245,000.00	$ 22,421.80	$ 267,421.80	$ 286,364.60
12	23	1/1/2026		$ 18,942.80	$ 18,942.80	
11	22	7/1/2026	$ 252,000.00	$ 18,942.80	$ 270,942.80	$ 286,307.20
12	23	1/1/2027		$ 15,364.40	$ 15,364.40	
11	22	7/1/2027	$ 259,000.00	$ 15,364.40	$ 274,364.40	$ 286,051.00
12	23	1/1/2028		$ 11,686.60	$ 11,686.60	
11	22	7/1/2028	$ 267,000.00	$ 11,686.60	$ 278,686.60	$ 286,581.80
12	23	1/1/2029		$ 7,895.20	$ 7,895.20	
11	22	7/1/2029	$ 274,000.00	$ 7,895.20	$ 281,895.20	$ 285,899.60
12	23	1/1/2030		$ 4,004.40	$ 4,004.40	
11	22	7/1/2030	$ 282,000.00	$ 4,004.40	$ 286,004.40	$ 286,004.40
			$ 4,904,000.00	$ 1,140,058.68	$ 6,044,058.68	$ 6,044,058.68

Per Second Purchase Agreement (10/1/14) with US Bank

Camp Verde Sanitary District IGA

Section 2: Loan Repayment Schedule
Camp Verde Sanitary District
7/22/2009

Year	Period	Semi-Annual Payment Dates	Combined Interest and Fee Rate	Semi-Annual Combined Interest and Fee Payment	Annual Principal Repayment	Total Annual Payment
1	1	1/1/2010	3.338%	27,688.15		
1	2	7/1/2010	3.338%	31,744.38	56,282.02	115,714.55
2	3	1/1/2011	3.338%	30,805.03		
2	4	7/1/2011	3.338%	30,805.03	58,160.72	119,770.78
3	5	1/1/2012	3.338%	29,834.33		
3	6	7/1/2012	3.338%	29,834.33	60,102.12	119,770.78
4	7	1/1/2013	3.338%	28,831.22		
4	8	7/1/2013	3.338%	28,831.22	62,108.34	119,770.78
5	9	1/1/2014	3.338%	27,794.64		
5	10	7/1/2014	3.338%	27,794.64	64,181.50	119,770.78
6	11	1/1/2015	3.338%	26,723.45		
6	12	7/1/2015	3.338%	26,723.45	66,323.88	119,770.78
7	13	1/1/2016	3.338%	25,616.50		
7	14	7/1/2016	3.338%	25,616.50	68,537.78	119,770.78
8	15	1/1/2017	3.338%	24,472.61		
8	16	7/1/2017	3.338%	24,472.61	70,825.56	119,770.78
9	17	1/1/2018	3.338%	23,290.53		
9	18	7/1/2018	3.338%	23,290.53	73,189.72	119,770.78
10	19	1/1/2019	3.338%	22,068.99		
10	20	7/1/2019	3.338%	22,068.99	75,632.80	119,770.78
11	21	1/1/2020	3.338%	20,806.68		
11	22	7/1/2020	3.338%	20,806.68	78,157.42	119,770.78
12	23	1/1/2021	3.338%	19,502.24		
12	24	7/1/2021	3.338%	19,502.24	80,766.30	119,770.78
13	25	1/1/2022	3.338%	18,154.25		
13	26	7/1/2022	3.338%	18,154.25	83,462.28	119,770.78
14	27	1/1/2023	3.338%	16,761.26		
14	28	7/1/2023	3.338%	16,761.26	86,248.26	119,770.78
15	29	1/1/2024	3.338%	15,321.78		
15	30	7/1/2024	3.338%	15,321.78	89,127.22	119,770.78
16	31	1/1/2025	3.338%	13,834.25		
16	32	7/1/2025	3.338%	13,834.25	92,102.28	119,770.78
17	33	1/1/2026	3.338%	12,297.06		
17	34	7/1/2026	3.338%	12,297.06	95,176.66	119,770.78
18	35	1/1/2027	3.338%	10,708.55		
18	36	7/1/2027	3.338%	10,708.55	98,353.68	119,770.78
19	37	1/1/2028	3.338%	9,067.03		
19	38	7/1/2028	3.338%	9,067.03	101,636.72	119,770.78
20	39	1/1/2029	3.338%	7,370.72		
20	40	7/1/2029	3.338%	7,370.72	105,029.34	119,770.78
21	41	1/1/2030	3.338%	5,617.78		
21	42	7/1/2030	3.338%	5,617.78	108,535.22	119,770.78
22	43	1/1/2031	3.338%	3,806.32		
22	44	7/1/2031	3.338%	3,806.32	112,158.14	119,770.78
23	45	1/1/2032	3.338%	1,934.41		
23	46	7/1/2032	3.338%	1,934.41	115,902.04	119,770.86
				848,671.79	1,902,000.00	2,750,671.79

ENTERPRISE FUND SUMMARY

Funds

Wastewater Fund ◆ Water Fund

	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED
Expenditures							
Wages & Releated	$ 678,016	$ 1,195,670	$ 1,511,050	$ 943,850	$ 1,576,160	$ 1,470,995	$ 1,466,435
Operating Expenditures	896,243	1,385,583	1,537,510	1,049,024	1,735,000	1,588,840	1,588,840
Equipment/Capital Expenditures	11,255,485	-	19,429,350	720,825	24,240,090	24,240,090	24,240,090
Depreciation, Debt, Other	1,146,829	1,373,638	2,128,300	521,487	2,708,800	2,708,800	2,708,800
Total Expenditures	$ 13,976,573	$ 3,954,891	$ 24,606,210	$ 3,235,187	$ 30,260,050	$ 30,008,725	$ 30,004,165
Revenues							
Monthly User Fees	$ 1,463,780	$ 2,878,544	$ 3,191,300	$ 2,137,489	$ 3,704,000	$ 3,704,000	$ 3,704,000
Other Revenues	$ 1,638,026	$ 782,927	$ 798,040	$ 424,051	$ 887,300	$ 887,300	$ 887,300
Debt Funds	$ 9,939,366	$ -	$ 6,406,250	$ -	$ 8,480,000	$ 8,480,000	$ 8,480,000
Operating Transfers (Net)	$ 175,439	$ 312,201	$ 12,589,600	$ 19,000	$ 15,560,090	$ 15,560,090	$ 15,560,090
Net Dec/(Inc) in Fund Balances	$ 759,962	$ (18,781)	$ 1,621,020	$ 654,647	$ 1,628,660	$ 1,377,335	$ 1,372,775

WASTEWATER

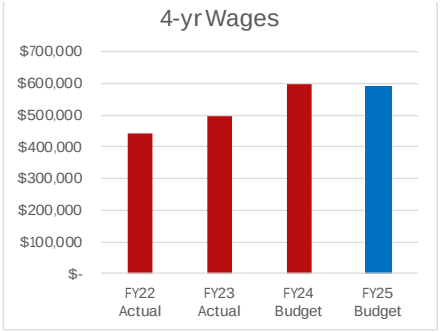
Budget

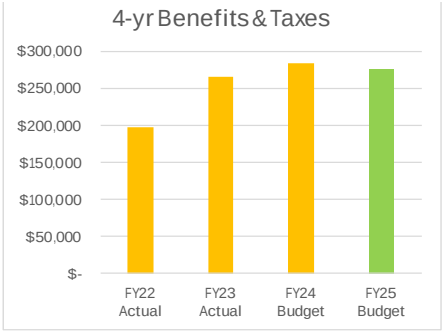
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ 443,548	$ 497,268	$ 597,550	$ 406,334	68%	$ 614,215	$ 588,660	$ 588,895	-1%	$ (8,655)
Taxes & Benefits	$ 197,679	$ 265,156	$ 283,345	$ 190,549	67%	$ 302,800	$ 276,460	$ 276,510	-2%	$ (6,835)
Operations	$ 812,176	$ 928,641	$ 1,047,270	$ 651,799	62%	$ 1,115,460	$ 1,074,260	$ 1,074,260	3%	$ 26,990
Capital	$ 1,080,485	$ -	$ 11,469,350	$ 357,909	3%	$ 11,285,090	$ 11,285,090	$ 11,285,090	-2%	$ (184,260)
Depreciation & Debt	$ 937,784	$ 977,573	$ 1,312,150	$ 114,173	9%	$ 1,571,125	$ 1,571,125	$ 1,571,125	20%	$ 258,975
Net Expenses	$ 3,471,672	$ 2,668,639	$ 14,709,665	$ 1,720,764	12%	$ 14,888,690	$ 14,795,595	$ 14,795,880	1%	$ 86,215
REVENUES										$ -
Monthly User Fees	$ 1,297,446	$ 1,327,719	$ 1,529,000	$ 931,443	61%	$ 1,782,000	$ 1,782,000	$ 1,782,000	17%	$ 253,000
Other Revenues	$ 735,406	$ 672,901	$ 739,440	$ 389,039	53%	$ 575,000	$ 575,000	$ 575,000	-22%	$ (164,440)
Debt Funds	$ 664,366	$ -	$ 3,638,750	$ -		$ 2,750,000	$ 2,750,000	$ 2,750,000	-24%	$ (888,750)
Operating Transfers In	$ 175,439	$ 312,201	$ 7,589,600	$ 19,000	0%	$ 8,335,090	$ 8,335,090	$ 8,335,090	10%	$ 745,490
Net Revenues & Transfers	2,872,657	2,312,822	13,496,790	1,339,482	10%	13,442,090	13,442,090	13,442,090	0%	$ (54,700)
Total Fund Cost	599,015	355,817	1,212,875	381,282	31%	1,446,600	1,353,505	1,353,790	12%	$ 140,915

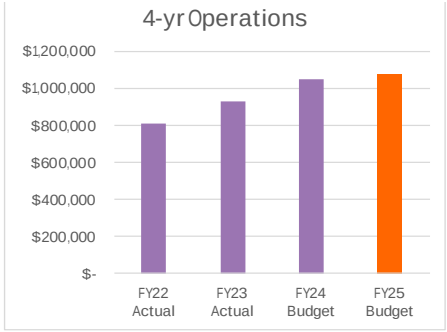
Staffing

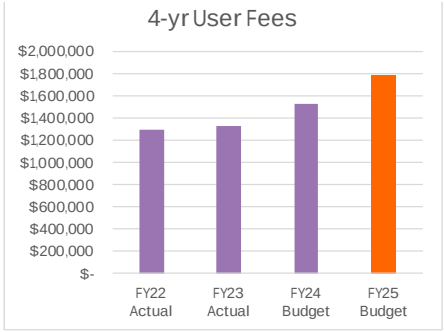
	FY22 Act	*FY23 Act*	*FY24 Bud*	*FY24 Act*	*FY25 Dept*	*FY25 Mngr*	*FY25 Cncl*
FTE's	8.2	8.3	10.0		10.5	10.0	10.0
FT Positions	10	10	13		14	13	13
PT Positions	0	0	0		0	0	0
Seasonal	0	0	0		0	0	0

Graphs









Wastewater Department

395 S. Main St. - (928) 554-0850

Mission

The Wastewater Division's mission is to protect public health and the environment for our community by collecting, transporting, recycling, and treating wastewater in a safe, dependable, effective, and environmentally responsible manner, while providing excellent service to our customers.

FY24 Highlights

- ❖ 4 Operators went to RWAA in Tucson for Professional Development Hours.
- ❖ 4 Operators went to TRI-STATE for the first time. Received 19-21 PDHs.
- ❖ Maintained the plant and collection system to ensure safe and efficient operations for A+ reclaimed water.
- ❖ Hired an additional Operator, Bryce Menge. Bryce has tested and has acquired his ADEQ Treatment and Collection Certificate Level 1.
- ❖ 3 of our Operators tested/passed and got certified in (2 - Treatment, 2 - Collection)
- ❖ Refurbished 6 existing Manholes.
- ❖ Scanned an additional 100 existing Manholes.
- ❖ We finalized new utilitiy user rates.

The Numbers

	FY22	FY23	FY24/Dec
Sewer Connections	1,008	1,166	1,225
Annual Processed Sewage (in millions of gallons)	88	95	100.8
Miles of Sewer Pipe	23.93	23.93	23.93
Tons of BOD Removed (Biochemical Oxygen Demand)	112.22	120.40	128.9
Tons of Ammonia Removed	16.59	18.00	19.0

Progress Towards Current Goals

❖ Increase the operation of Vac Truck and Camera Van by 40%.
o **Status:** We have Started the Ziptilities program with iPads in the field, to create work orders to achieve our goals.
Short-term (1-2 years)

❖ Finish ARPA Project - Dickison Circle, 3rd Street and Maryvale Siphon.
o **Status:** Plans for 3rd Street and Dickson Complete. Dickison Circle to be completed next budget year.
Short-term (1-2 years)

❖ Continue to get PDHs for all Certified Operators.
o **Status:** Schedule Operators to go to RWAA Conferences and/or TRI-STATE.
Long-term (1-2 years)

❖ Refurbish another 5-6 Existing Manholes
o **Status:** Schedule to have work done after approval of new Budget.
Long-term (3-5 years)

❖ Scan an additional 100 - 300 existing Manholes.
o **Status:** Schedule to have work done after approval of new Budget.
Long-term (3-5 years)

Goals for the Future

❖ Install Lift Station at Sports Complex.
o **Status:** Ordering Material as soon as Council approves. Wastewater staff to construct the lift station.
Short-term (1-2 years)

❖ Start Wastewater Master Plan.
o **Status:** Wastewater Master Plan and wastewater model for collections system to be completed within the Budget year.
Short-term (1-2 years)

❖ Update Capacity Fees.
o **Status:** After completion of the Wastewater Master Plan, new capacity fees will be studied.
Short-term (1-2 years)

❖ Obtain Easements for the Highway 260 Sewer Main Expansion Project and start construction.
o **Status:** Working to obtain easements, plans are 90% complete.
Short-term (1-2 years)

❖ Plan for a wastewater equalization Basin.
o **Status:** Need to schedule scope and design project.
Long-term (3-5 years)

❖ Expand Sewer Service Areas within the original Improvement District.
o **Status:** Complete design plans and start construction.
Short-term (3 - 5 years)

Wastewater Fund User Fees

5-Year Projection

	FY25	FY26	FY27	FY28	FY29
March Billing	$ 133,663	$ 163,831	$ 195,745	$ 205,650	$ 216,056
Jul - Dec	$ 801,978	$ 982,985	$ 1,174,470	$ 1,233,898	$ 1,296,333
Jan % incr	19.0%	16.0%	2.0%	2.0%	2.0%
FY25 2nd half est:	$ 954,354	$ 1,140,262	$ 1,197,959	$ 1,258,576	$ 1,322,260
FY25 Total Rate est:	$ 1,756,332	$ 2,123,247	$ 2,372,429	$ 2,492,474	$ 2,618,593
Growth %:	3.0%	3.0%	3.0%	3.0%	3.0%
Total w/Growth:	$ 1,782,677	$ 2,155,095	$ 2,408,016	$ 2,529,861	$ 2,657,872

Wastewater Fund Debt

5-Year Projection

ACCOUNT TITLE	FY25 Budget	FY26 Budget	FY27 Budget	FY28 Budget	FY29 Budget
New Debt					
FY25 Upgrades	$ 2,750,000 (3.0%, 25 yrs)				
Principal	160,000	160,000	160,000	160,000	160,000
Interest					
Total	$ 160,000	$ 160,000	$ 160,000	$ 160,000	$ 160,000
FY26 WIFA Refi		$ 1,197,000 (3.0%, 25 yrs)			
Principal		70,000	70,000	70,000	70,000
Interest					
Total	$ -	$ 70,000	$ 70,000	$ 70,000	$ 70,000
FY26 Trackloader		$ 122,000 (5.0%, 5 years)			
Principal		28,000	28,000	28,000	28,000
Interest					
Total	$ -	$ 28,000	$ 28,000	$ 28,000	$ 28,000
FY28 Equalization Basin				$ 4,000,000 (4.0%, 25 yrs)	
Principal				256,000	256,000
Interest					
Total	$ -	$ -	$ -	$ 256,000	$ 256,000
FY26 Forklift				$ 224,000 (5.0%, 5 years)	
Principal				52,000	52,000
Interest					
Total	$ -	$ -	$ -	$ 52,000	$ 52,000
Total New Debt Service	$ 160,000	$ 258,000	$ 258,000	$ 566,000	$ 566,000
Current Debt					
2018 WIFA	$ 2,069,635	$ 1,980,570	$ 1,889,560	$ 1,796,565	$ 1,701,540
Principal	89,065	91,010	92,995	95,025	97,100
Interest	44,210	42,245	40,235	38,185	36,085
Total	$ 133,275	$ 133,255	$ 133,230	$ 133,210	$ 133,185
WIFA Engineering	$ 1,199,000	$ -	$ -	$ -	$ -
Principal	1,000	1,000	0	0	0
Interest	12,000	1,000	0	0	0
Total	$ 13,000	$ 2,000	$ -	$ -	$ -
Enterprise Lease Payments	$ 16,617	$ 12,042	$ 7,382	$ 2,641	$ -
Principal	4,575	4,660	4,747	2,641	0
Interest	275	186	98	16	0
Total	$ 4,850	$ 4,846	$ 4,845	$ 2,657	$ -
TOTAL DEBT	$ 6,035,252				
Principal	254,640	256,670	257,742	257,666	257,100
Interest	56,485	43,431	40,333	38,201	36,085
New Debt Service	160,000	258,000	258,000	566,000	566,000
Total Debt Service	$ 471,125	$ 558,101	$ 556,075	$ 861,867	$ 859,185

Wastewater Fund Cash Flow

5-Year Projection

	FY25	Grwth	1-time	FY26	Grwth	1-time	FY27	Grwth	1-time	FY28	Grwth	1-time	FY29
Operations													
Revenues		Grwth			Grwth			Grwth			Grwth		
User Fees	$ 1,782,000	21%		$ 2,155,095	12%		$ 2,408,016	5%		$ 2,529,861	5%		$ 2,657,872
Other	$ 533,500	2%		$ 544,170	2%		$ 555,053	2%		$ 566,154	2%		$ 577,478
Total Revenues	$ 2,315,500			$ 2,699,265			$ 2,963,069			$ 3,096,016			$ 3,235,350
Expenses		Grwth	1-time		Grwth	1-time		Grwth	1-time		Grwth	1-time	
Wages & ERE	$ 865,405	5%		$ 908,675	5%		$ 954,109	5%		$ 1,001,814	5%		$ 1,051,905
Operating Exps	$ 1,074,260	4%		$ 1,117,230	4%		$ 1,161,920	4%		$ 1,208,396	4%		$ 1,256,732
Total Operating Exps	$ 1,939,665			$ 2,025,906			$ 2,116,029			$ 2,210,211			$ 2,308,637
Debt Service	$ 471,125			$ 558,101			$ 556,075			$ 861,867			$ 859,185
Net Cash Flow from Ops	$ (95,290)			$ 115,259			$ 290,966			$ 23,938			$ 67,527
Other		Grwth	1-time		Grwth	1-time		Grwth	1-time		Grwth	1-time	
Connection Fees	$ 40,000			$ 40,000			$ 40,000			$ 40,000			$ 40,000
Capital (Non-Debt)	$ (200,000)		200,000	$ -			$ -			$ -			$ -
Interest	$ 1,500			$ 1,500			$ 1,500			$ 1,500			$ 1,500
Special Reserve Funding	$ -			$ -			$ -			$ -			$ -
Total Other	$ (158,500)			$ 41,500			$ 41,500			$ 41,500			$ 41,500
TOTAL Net													
Annual General Reserve Change	$ (253,790)			$ 156,759			$ 332,466			$ 65,438			$ 109,027
Beginning General Reserve	$ 800,000			$ 546,210			$ 702,969			$ 1,035,434			$ 1,100,872
Ending General Reserve	**$ 546,210**			**$ 702,969**			**$ 1,035,434**			**$ 1,100,872**			**$ 1,209,900**

WIFA Wastewater Improvements/Completion

Section 2: Loan Repayment Schedule
Town of Camp Verde
4/18/2018

Year	Period	Semi-Annual Payment Dates	Combined Interest and Fee Rate	Semi-Annual Combined Interest and Fee Payment	Annual Principal Repayment	Total Annual Payment
1	1	1/1/2018	2.183%	-		
1	2	7/1/2018	2.183%	10,708.34	-	10,708.34
2	3	1/1/2019	2.183%	27,147.90		
2	4	7/1/2019	2.183%	27,147.90	79,947.56	134,243.36
3	5	1/1/2020	2.183%	26,275.27		
3	6	7/1/2020	2.183%	26,275.27	81,692.82	134,243.36
4	7	1/1/2021	2.183%	25,383.59		
4	8	7/1/2021	2.183%	25,383.59	83,476.18	134,243.36
5	9	1/1/2022	2.183%	24,472.45		
5	10	7/1/2022	2.183%	24,472.45	85,298.46	134,243.36
6	11	1/1/2023	2.183%	23,541.41		
6	12	7/1/2023	2.183%	23,541.41	87,160.54	134,243.36
7	13	1/1/2024	2.183%	22,590.06		
7	14	7/1/2024	2.183%	22,590.06	89,063.24	134,243.36
8	15	1/1/2025	2.183%	21,617.93		
8	16	7/1/2025	2.183%	21,617.93	91,007.50	134,243.36
9	17	1/1/2026	2.183%	20,624.59		
9	18	7/1/2026	2.183%	20,624.59	92,994.18	134,243.36
10	19	1/1/2027	2.183%	19,609.55		
10	20	7/1/2027	2.183%	19,609.55	95,024.26	134,243.36
11	21	1/1/2028	2.183%	18,572.37		
11	22	7/1/2028	2.183%	18,572.37	97,098.62	134,243.36
12	23	1/1/2029	2.183%	17,512.54		
12	24	7/1/2029	2.183%	17,512.54	99,218.28	134,243.36
13	25	1/1/2030	2.183%	16,429.56		
13	26	7/1/2030	2.183%	16,429.56	101,384.24	134,243.36
14	27	1/1/2031	2.183%	15,322.96		
14	28	7/1/2031	2.183%	15,322.96	103,597.44	134,243.36
15	29	1/1/2032	2.183%	14,192.19		
15	30	7/1/2032	2.183%	14,192.19	105,858.98	134,243.36
16	31	1/1/2033	2.183%	13,036.74		
16	32	7/1/2033	2.183%	13,036.74	108,169.88	134,243.36
17	33	1/1/2034	2.183%	11,856.06		
17	34	7/1/2034	2.183%	11,856.06	110,531.24	134,243.36
18	35	1/1/2035	2.183%	10,649.62		
18	36	7/1/2035	2.183%	10,649.62	112,944.12	134,243.36
19	37	1/1/2036	2.183%	9,416.84		
19	38	7/1/2036	2.183%	9,416.84	115,409.68	134,243.36
20	39	1/1/2037	2.183%	8,157.14		
20	40	7/1/2037	2.183%	8,157.14	117,929.08	134,243.36
21	41	1/1/2038	2.183%	6,869.94		
21	42	7/1/2038	2.183%	6,869.94	120,503.48	134,243.36
22	43	1/1/2039	2.183%	5,554.64		
22	44	7/1/2039	2.183%	5,554.64	123,134.08	134,243.36
23	45	1/1/2040	2.183%	4,210.64		
23	46	7/1/2040	2.183%	4,210.64	125,822.08	134,243.36
24	47	1/1/2041	2.183%	2,837.29		
24	48	7/1/2041	2.183%	2,837.29	128,568.78	134,243.36
25	49	1/1/2042	2.183%	1,433.96		
25	50	7/1/2042	2.183%	1,433.96	131,375.28	134,243.20
				745,338.82	2,487,210.00	3,232,548.82

Loan Schedule

Borrower: Camp Verde, Town of
Loan Number: 710191-21

Print Date: 8/29/2023
Loan Amount: 1,200,000.00
Interest rate: 0.0000%
Administrative Fee: 1.0000%
Term: 3 Years

Ref Num	Due Date	Date Received	Beginning Balance	Principal Payment	DSR Payment	Interest Payment	Interest Rate %	Administrative Fees	Total Payment	Ending Balance
1	7/1/2021		0.00	0.00	0.00	0.00	0.0000	0.00	0.00	0.00
2	1/1/2022		0.00	0.00	0.00	0.00	0.0000	0.00	0.00	0.00
3	7/1/2022	7/1/2022	441,666.50	0.00	0.00	0.00	0.0000	196.30	196.30	441,666.50
4	1/1/2023	12/30/2022	441,666.50	0.00	0.00	0.00	0.0000	2,208.33	2,208.33	441,666.50
5	7/1/2023		941,198.60	1,000.00	0.00	0.00	0.0000	4,109.33	5,109.33	940,198.60
6	1/1/2024		940,198.60	0.00	0.00	0.00	0.0000	4,700.99	4,700.99	940,198.60
7	7/1/2024		940,198.60	1,000.00	0.00	0.00	0.0000	4,700.99	5,700.99	939,198.60
8	1/1/2025		939,198.60	0.00	0.00	0.00	0.0000	4,695.99	4,695.99	939,198.60
9	7/1/2025		939,198.60	939,198.60	0.00	0.00	0.0000	4,695.99	943,894.59	0.00
				941,198.60	**0.00**	**0.00**		**25,307.92**	**966,506.52**	

WATER

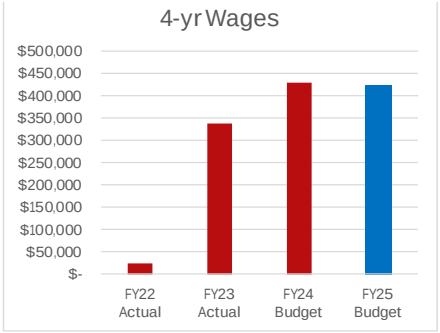
Budget

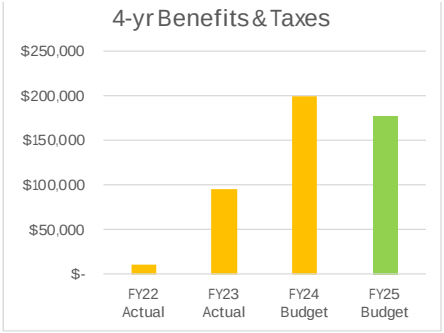
EXPENSE TYPE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2023-24 % of Bud	2024-25 DEPT REQUEST	2024-25 MANAGER RECMN'D	2024-25 COUNCIL PROPOSED	2024-25 % Chng	2024-25 $ Chng
Wages	$ 26,250	$ 337,705	$ 430,225	$ 264,664	N/A	$ 444,095	$ 427,565	$ 423,640	-2%	$ (6,585)
Taxes & Benefits	$ 10,539	$ 95,541	$ 199,930	$ 82,304	41%	$ 215,050	$ 178,310	$ 177,390	-11%	$ (22,540)
Operations	$ 84,067	$ 456,942	$ 490,240	$ 397,225	81%	$ 619,540	$ 514,580	$ 514,580	5%	$ 24,340
Capital	$ 10,175,000	$ -	$ 7,960,000	$ 362,915	5%	$ 12,955,000	$ 12,955,000	$ 12,955,000	63%	$ 4,995,000
Depreciation, Debt, Other	$ 209,045	$ 396,065	$ 816,150	$ 407,315	50%	$ 1,137,675	$ 1,137,675	$ 1,137,675	39%	$ 321,525
Net Expenses	$ 10,504,901	$ 1,286,252	$ 9,896,545	$ 1,514,422	15%	$ 15,371,360	$ 15,213,130	$ 15,208,285	54%	$ 5,311,740
REVENUES										$ -
Monthly User Fees	$ 166,334	$ 1,550,824	$ 1,662,300	$ 1,206,046	73%	$ 1,922,000	$ 1,922,000	$ 1,922,000	16%	$ 259,700
Other Revenues	$ 902,620	$ 110,026	$ 58,600	$ 35,012	N/A	$ 312,300	$ 312,300	$ 312,300	433%	$ 253,700
Debt Funds	$ 9,275,000	$ -	$ 2,767,500	$ -	0%	$ 5,730,000	$ 5,730,000	$ 5,730,000	107%	$ 2,962,500
Operating Transfers In	$ -	$ -	$ 5,000,000	$ -		$ 7,225,000	$ 7,225,000	$ 7,225,000	45%	$ 2,225,000
Net Revenues & Transfers	10,343,954	1,660,850	9,488,400	1,241,058	13%	15,189,300	15,189,300	15,189,300	60%	$ 5,700,900
Total Fund Cost	160,947	(374,598)	408,145	273,365	67%	182,060	23,830	18,985	-95%	$ (389,160)

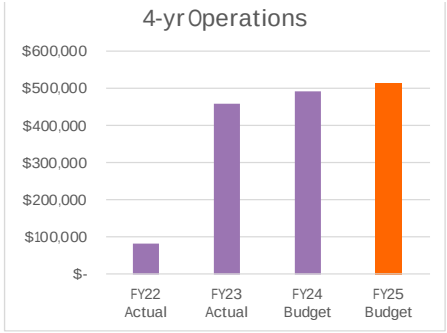
Staffing

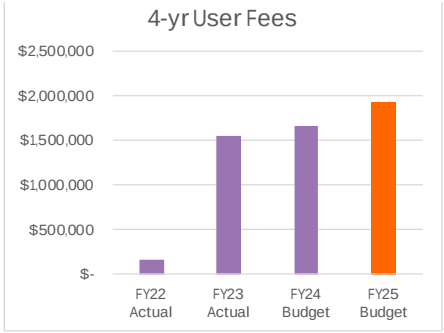
	FY22 Act	*FY23 Act*	*FY24 Bud*	*FY24 Act*	*FY25 Dept*	*FY25 Mngr*	*FY25 Cncl*
FTE's	0.5	5.2	7.0		7.5	7.0	7.0
FT Positions	5	6	10		11	10	10
PT Positions	0	0	0		0	0	0
Seasonal	0	0	0		0	0	0

Graphs









Water Department

395 S. Main St. - (928) 554-0850

Mission

As the water service provider for the Town of Camp Verde and surrounding area, we serve more than water. We provide value, public health, reliability, and peace of mind. Our job is to ensure that the safe supply of water keeps flowing not only today, but well into the future. It is all part of our service commitment to the community.

FY24 Highlights

- ❖ Completed Water Master Plan and GIS mapping for the water system.
- ❖ Hired two additional water operators.
- ❖ Obtained two new vehicles for the division.
- ❖ Water Operators obtained Level 3 and 1 certifications and needed PDH training credits.
- ❖ Completed upgrade of Water SCADA Communication System, which is now cellular-based.
- ❖ All storage tanks have been inspected and Mongini Tanks #1&2 have been cleaned.

The Numbers

	FY22	FY23	FY24/Dec
Service Connections	2,013	2,048	2,057
Miles of Water Pipe	60.0	60.0	61.5
Annual Water Usage (in millions of gallons)	209	262	255
Major Water Main Breaks	N/A	65	55

Progress Towards Current Goals

Short-term (1-2 years)

❖ Design and WIFA Loan process to complete an Arsenic Treatment for the system.
- o **Status:** Design is 90% complete, WIFA Loan Application not submitted.

❖ Design and drill one additional 18-inch diameter well at the Mongini Site. The well will allow system production redundancy at this facility.
- o **Status:** WIFA Loan needed to start design and drill well.

❖ Finalize Development Agreement with High View to obtain property and one production well into the water system. Negotiate the cost of purchasing two additional acres for a future well site. Finalize Development Agreement with Verde Commercial to obtain a property to construct a 500,000-gallon storage facility near I-17 and Goswick Road.
- o **Status:** Currently working on Development Agreements and including funding to purchase additional well site property in next year's CIP.

❖ Finalize Development Agreement with Verde Commercial to obtain a 0.9 acre property to construct a 500,000-gallon storage facility near I-17 and Goswick Road. The developer will construct a pump station and a 12-inch diameter water main for the project for their development.
- o **Status:** Currently working on a Development Agreement.

Long-term (3-5 years)

❖ Design and construct a new well site at the High View Property (two wells total for this site when complete).
- o **Status:** Currently working on Development Agreement with option to purchase additional property.

❖ Design and construct a new 500,000-gallon storage facility near I-17 and Goswick Road.
- o **Status:** Currently working on a Development Agreement with Verde Commercial to obtain the tank site property.

Goals for the Future

Short-term (1-2 years)

- ❖ Purchase Additional Property surrounding the Verde River Estates at 3411 N. Verde River Drive.
- ❖ Train and promote current staff. Add additional CDL Certified employee/s and Level 2 or 3 Operators.
- ❖ Combine water and wastewater payments into one bill. Offer an option to pay utility bills online.

Long-term (3-5 years)

- ❖ Construct a new well and storage tanks at the Verde River Estates additional property area. The current well is within the floodway of the Verde River.
- ❖ Update the Town's Assured Water Supply with ADWR for future growth.

Water Fund User Fees

5-Year Projection

	FY24 Est'd	Growth Rate	Jan 1st Increases	FY25	Growth Rate	Jan 1st Increases	FY26	Growth Rate	Jan 1st Increases	FY27	Growth Rate	Jan 1st Increases	FY28	Growth Rate	Jan 1st Increases	FY29
July	152,885	0.25%	16.2%	$ 178,097	0.25%	16.0%	$ 207,109	0.25%	9.0%	$ 226,313	0.25%	4.0%	$ 235,954	0.25%	3.0%	$ 243,640
August	153,503	0.50%	16.2%	$ 179,263	0.50%	16.0%	$ 208,985	0.50%	9.0%	$ 228,932	0.50%	4.0%	$ 239,280	0.50%	3.0%	$ 247,691
September	142,835	0.75%	16.2%	$ 167,219	0.75%	16.0%	$ 195,429	0.75%	9.0%	$ 214,615	0.75%	4.0%	$ 224,873	0.75%	3.0%	$ 233,357
October	124,041	1.00%	16.2%	$ 145,578	1.00%	16.0%	$ 170,559	1.00%	9.0%	$ 187,768	1.00%	4.0%	$ 197,232	1.00%	3.0%	$ 205,180
November	125,408	1.25%	16.2%	$ 147,546	1.25%	16.0%	$ 173,292	1.25%	9.0%	$ 191,250	1.25%	4.0%	$ 201,386	1.25%	3.0%	$ 210,020
December	107,485	1.50%	16.2%	$ 126,770	1.50%	16.0%	$ 149,260	1.50%	9.0%	$ 165,133	1.50%	4.0%	$ 174,315	1.50%	3.0%	$ 182,237
January	139,810	1.75%	16.0%	$ 165,018	1.75%	9.0%	$ 183,017	1.75%	4.0%	$ 193,669	1.75%	3.0%	$ 202,970	1.75%	0.0%	$ 206,522
February	123,381	2.00%	16.0%	$ 145,984	2.00%	9.0%	$ 162,306	2.00%	4.0%	$ 172,174	2.00%	3.0%	$ 180,886	2.00%	0.0%	$ 184,503
March	127,052	2.25%	16.0%	$ 150,697	2.25%	9.0%	$ 167,955	2.25%	4.0%	$ 178,604	2.25%	3.0%	$ 188,101	2.25%	0.0%	$ 192,333
April	122,024	2.50%	16.0%	$ 145,086	2.50%	9.0%	$ 162,097	2.50%	4.0%	$ 172,796	2.50%	3.0%	$ 182,429	2.50%	0.0%	$ 186,990
May	156,256	2.75%	16.0%	$ 186,242	2.75%	9.0%	$ 208,586	2.75%	4.0%	$ 222,895	2.75%	3.0%	$ 235,896	2.75%	0.0%	$ 242,383
June	154,581	3.00%	16.0%	$ 184,693	3.00%	9.0%	$ 207,355	3.00%	4.0%	$ 222,119	3.00%	3.0%	$ 235,646	3.00%	0.0%	$ 242,715
	1,629,262			$ 1,922,193			$ 2,195,949			$ 2,376,267			$ 2,498,967			$ 2,577,572
		3.0%		18.0%	3.0%		14.2%	3.0%		8.2%	3.0%		5.2%	3.0%		3.1%

Water Fund Debt

5-Year Projection

ACCOUNT TITLE	FY25 Budget	FY26 Budget	FY27 Budget	FY28 Budget	FY29 Budget
New Debt					
FY25&26 Construction Debt	$ 5,500,000 (3.0%, 25 yrs)				
Principal / Payment	316,000	316,000	316,000	316,000	316,000
Interest	0	0	0	0	0
Total	$ 316,000	$ 316,000	$ 316,000	$ 316,000	$ 316,000
FY28&29 Construction Debt				$ 3,500,000 (4.0%, 25 yrs)	
Principal / Payment	0	0	0	224,000	224,000
Interest	0	0	0	0	0
Total	$ -	$ -	$ -	$ 224,000	$ 224,000
FY25 Equipment Leases	$ 230,000 (5.0%, 5 yrs)				
Principal / Payment	53,000	53,000	53,000	53,000	53,000
Interest	0	0	0	0	0
Total	$ 53,000	$ 53,000	$ 53,000	$ 53,000	$ 53,000
FY26 Equipment Leases		$ 180,000 (5.0%, 5 yrs)			
Principal / Payment	0	42,000	42,000	42,000	42,000
Interest	0	0	0	0	0
Total	$ -	$ 42,000	$ 42,000	$ 42,000	$ 42,000
Total New Debt Service	$ 369,000	$ 411,000	$ 411,000	$ 635,000	$ 635,000
Current Debt					
Water Purchase	$ 8,653,023	$ 8,335,038	$ 8,012,298	$ 7,684,728	$ 7,352,258
Principal	317,985	322,740	327,570	332,470	337,440
Interest	127,060	122,265	117,400	112,465	107,455
Total	$ 445,045	$ 445,005	$ 444,970	$ 444,935	$ 444,895
Enterprise Lease Payments	$ 20,535	$ -	$ -	$ -	$ -
Principal	20,535	0	0	0	0
Interest	3,095	0	0	0	0
Total	$ 23,630	$ -	$ -	$ -	$ -
TOTAL DEBT	$ 14,403,558				
Principal	338,520	322,740	327,570	332,470	337,440
Interest	130,155	122,265	117,400	112,465	107,455
New Debt Service	369,000	411,000	411,000	635,000	635,000
Total Debt Service	$ 837,675	$ 856,005	$ 855,970	$ 1,079,935	$ 1,079,895

Water Fund Cash Flow

5-Year Projection

	FY25		FY26		FY27		FY28		FY29
Operations									
Revenues		Grwth		Grwth		Grwth		Grwth	
User Fees	$ 1,922,193	14%	$ 2,195,949	8%	$ 2,376,267	5%	$ 2,498,967	3%	$ 2,577,572
Other	$ 60,000	2%	$ 61,200	2%	$ 62,424	2%	$ 63,672	2%	$ 64,946
Total Revenues	$ 1,982,193		$ 2,257,149		$ 2,438,691		$ 2,562,639		$ 2,642,517
Expenses		Grwth 1-time		Grwth 1-time		Grwth 1-time		Grwth 1-time	
Wages & ERE	$ 601,030	5%	$ 631,082	5%	$ 662,636	5%	$ 695,767	5%	$ 730,556
Operating Exps	$ 514,580	4%	$ 535,163	4%	$ 556,570	4% 110,000	$ 688,833	4%	$ 716,386
Total Operating Exps	$ 1,115,610		$ 1,166,245		$ 1,219,205		$ 1,384,600		$ 1,446,942
Debt Service	$ 837,675		$ 856,005		$ 855,970		$ 1,079,935		$ 1,079,895
Net Cash Flow from Ops	$ 28,908		$ 234,900		$ 363,516		$ 98,104		$ 115,681
Other		Grwth 1-time		Grwth 1-time		Grwth 1-time		Grwth 1-time	
Capacity Fees	$ 252,300		$ 252,300		$ 252,300		$ 252,300		$ 252,300
Capital (Non-Debt)	$ -		$ -		$ -		$ -		$ -
Interest	$ -		$ -		$ -		$ -		$ -
Special Reserve Funding	$ -		$ -		$ -		$ -		$ -
Total Other	$ 252,300		$ 252,300		$ 252,300		$ 252,300		$ 252,300
TOTAL Net									
Annual General Reserve Change	$ 281,208		$ 487,200		$ 615,816		$ 350,404		$ 367,981
Beginning General Reserve	$ 200,000		$ 481,208		$ 968,407		$ 1,584,223		$ 1,934,627
Ending General Reserve	**$ 481,208**		**$ 968,407**		**$ 1,584,223**		**$ 1,934,627**		**$ 2,302,608**

WIFA Water Company Purchase

Section 2: Loan Repayment Schedule
Town of Camp Verde
12/8/2021

Year	Period	Semi-Annual Payment Dates	Combined Interest and Fee Rate	Semi-Annual Combined Interest and Fee Payment	Annual Principal Repayment	Total Annual Payment
1	1	2/1/2022	1.496%	-		
1	2	8/1/2022	1.496%	89,024.29	308,680.07	397,704.36
2	3	2/1/2023	1.496%	67,060.90		
2	4	8/1/2023	1.496%	67,060.90	313,297.43	447,419.23
3	5	2/1/2024	1.496%	64,717.69		
3	6	8/1/2024	1.496%	64,717.69	317,983.85	447,419.23
4	7	2/1/2025	1.496%	62,339.42		
4	8	8/1/2025	1.496%	62,339.42	322,740.39	447,419.23
5	9	2/1/2026	1.496%	59,925.58		
5	10	8/1/2026	1.496%	59,925.58	327,568.07	447,419.23
6	11	2/1/2027	1.496%	57,475.63		
6	12	8/1/2027	1.496%	57,475.63	332,467.97	447,419.23
7	13	2/1/2028	1.496%	54,989.04		
7	14	8/1/2028	1.496%	54,989.04	337,441.15	447,419.23
8	15	2/1/2029	1.496%	52,465.25		
8	16	8/1/2029	1.496%	52,465.25	342,488.73	447,419.23
9	17	2/1/2030	1.496%	49,903.71		
9	18	8/1/2030	1.496%	49,903.71	347,611.81	447,419.23
10	19	2/1/2031	1.496%	47,303.85		
10	20	8/1/2031	1.496%	47,303.85	352,811.53	447,419.23
11	21	2/1/2032	1.496%	44,665.10		
11	22	8/1/2032	1.496%	44,665.10	358,089.03	447,419.23
12	23	2/1/2033	1.496%	41,986.88		
12	24	8/1/2033	1.496%	41,986.88	363,445.47	447,419.23
13	25	2/1/2034	1.496%	39,268.60		
13	26	8/1/2034	1.496%	39,268.60	368,882.03	447,419.23
14	27	2/1/2035	1.496%	36,509.66		
14	28	8/1/2035	1.496%	36,509.66	374,399.91	447,419.23
15	29	2/1/2036	1.496%	33,709.45		
15	30	8/1/2036	1.496%	33,709.45	380,000.33	447,419.23
16	31	2/1/2037	1.496%	30,867.35		
16	32	8/1/2037	1.496%	30,867.35	385,684.53	447,419.23
17	33	2/1/2038	1.496%	27,982.74		
17	34	8/1/2038	1.496%	27,982.74	391,453.75	447,419.23
18	35	2/1/2039	1.496%	25,054.98		
18	36	8/1/2039	1.496%	25,054.98	397,309.27	447,419.23
19	37	2/1/2040	1.496%	22,083.42		
19	38	8/1/2040	1.496%	22,083.42	403,252.39	447,419.23
20	39	2/1/2041	1.496%	19,067.41		
20	40	8/1/2041	1.496%	19,067.41	409,284.41	447,419.23
21	41	2/1/2042	1.496%	16,006.29		
21	42	8/1/2042	1.496%	16,006.29	415,406.65	447,419.23
22	43	2/1/2043	1.496%	12,899.39		
22	44	8/1/2043	1.496%	12,899.39	421,620.45	447,419.23
23	45	2/1/2044	1.496%	9,746.00		
23	46	8/1/2044	1.496%	9,746.00	427,927.23	447,419.23
24	47	2/1/2045	1.496%	6,545.45		
24	48	8/1/2045	1.496%	6,545.45	434,328.33	447,419.23
25	49	2/1/2046	1.496%	3,297.02		
25	50	8/1/2046	1.496%	3,297.02	440,825.22	447,419.26
				1,860,765.91	9,275,000.00	11,135,765.91

AGENCY FUND
CAMP VERDE SANITARY DISTRICT
DEBT

Camp Verde Sanitary District

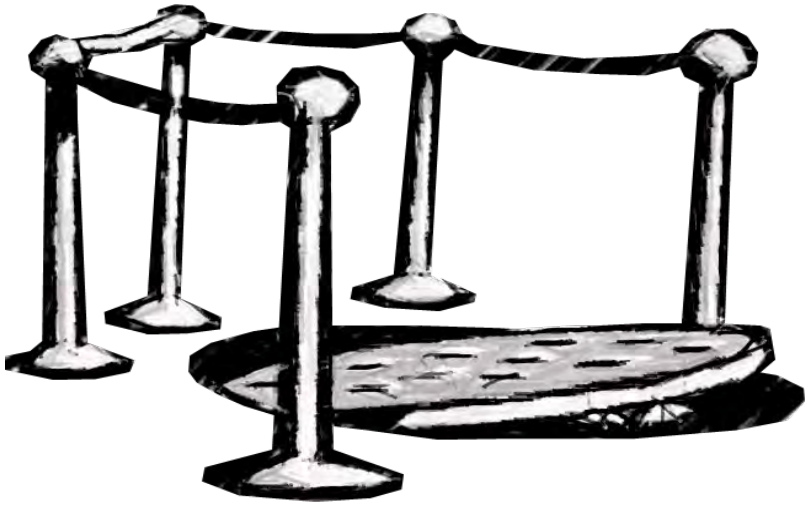
Through the passage of Resolution 2013-888 by General Election on March 12, 2013, the Town has taken over the Camp Verde Sanitary District (District) operations and is acting as Trustee for the remaining debt outstanding on District assets. All District employees are now Town of Camp Verde employees and the governing board of the District has become an advisory board to the Town Council. Take-over of operations and employees officially took place July 1, 2013. The Debt budget of the District is included here in the Town budget as an Agency Fund. Historical information for the District debt is included in the budget information for comparative purposes only. The District completed their own audits separately up through fiscal year 2013.

In FY18, the Town as Trustees refinanced 2 WIFA loans (910071-05 and 910088-06) with a National Bank Loan and the USDA loan 92-07 with a new WIFA loan (910175-18), as reflected below, to reduce interest rates for property owners.

Outstanding Debt

Loan	Maturity	Amount
WIFA Loan 910105-09	July 2032	$ 2,492,295
WIFA Loan 910123-10	July 2032	$ 918,021
WIFA Loan 910175-18	July 2032	$ 1,630,183
National Bank	July 2026	$ 483,000

Total Debt Outstanding - $ 5,523,499



Camp Verde Sanitary District Agency Fund
Debt Service

ACCOUNT TITLE	2021-22 AUDITED ACTUAL	2022-23 AUDITED ACTUAL	2023-24 ADJUSTED BUDGET	2023-24 THROUGH MAR '23	2024-25 DEPT REQUESTED	2023-24 MANAGER RECOMMEND	2024-25 COUNCIL PROPOSED
Principal & Interest							
Debt Principal Payments	793,639	805,888	817,635	141,000	795,885	795,885	795,885
Interest & Misc Fees	220,757	206,227	184,290	108,943	162,115	162,115	162,115
Total Principal & Interest	$ 1,014,396	$ 1,012,115	$ 1,001,925	$ 249,943	$ 958,000	$ 958,000	$ 958,000
Revenue Sources							
Property Taxes	874,804	913,171	883,590	697,389	839,705	839,705	839,705
IGA with Town of Camp Verde	118,423	101,617	118,335	118,331	118,285	118,285	118,285
Interest	2,087	12,121	28,000	19,465	24,000	24,000	24,000
Total Tax Levy & IGA	$ 995,314	$ 1,026,909	$ 1,029,925	$ 835,186	$ 981,990	$ 981,990	$ 981,990
Net Effect on Fund	$ 19,082	$ (14,794)	$ (28,000)	$ (585,242)	$ (23,990)	$ (23,990)	$ (23,990)

Loan Schedule

Borrower: Camp Verde Sanitary District
Loan Number: 910105-09

Print Date: 2/13/2014
Loan Amount: 4,619,184
Interest rate: 2.1900%
Administrative Fee: 1.5000%
Term: 23 Years

Ref Num	Due Date	Date Received	Beginning Balance	Principal Payment	DSR Payment	Interest Payment	Interest Rate %	Administrative Fees	Total Payment	Ending Balance
1	7/1/2009	6/29/2009	2,078,545.63	0.00	0.00	18,536.35	2.1900	12,696.13	31,232.48	2,078,545.63
2	1/1/2010	12/29/2009	3,515,125.01	0.00	0.00	31,444.34	2.1900	21,537.22	52,981.56	3,515,125.01
3	7/1/2010	7/2/2010	4,119,184.44	158,811.30	0.00	44,453.97	2.1900	30,447.93	233,713.20	3,960,373.14
4	1/1/2011	12/28/2010	4,460,373.14	0.00	0.00	44,674.00	2.1900	30,598.63	75,272.63	4,460,373.14
5	7/1/2011	6/28/2011	4,460,373.14	164,671.42	0.00	48,841.09	2.1900	33,452.80	246,965.31	4,295,701.72
6	1/1/2012	1/3/2012	4,295,701.72	0.00	0.00	47,037.93	2.1900	32,217.76	79,255.69	4,295,701.72
7	7/1/2012	6/29/2012	4,295,701.72	170,747.82	0.00	47,037.93	2.1900	32,217.76	250,003.51	4,124,953.90
8	1/1/2013	12/28/2012	4,124,953.90	0.00	0.00	45,168.25	2.1900	30,937.15	76,105.40	4,124,953.90
9	7/1/2013	6/18/2013	4,124,953.90	177,048.40	0.00	45,168.25	2.1900	30,937.15	253,153.80	3,947,905.50
10	1/1/2014	1/2/2014	3,947,905.50	0.00	0.00	43,229.57	2.1900	29,609.29	72,838.86	3,947,905.50
11	7/1/2014		3,947,905.50	183,581.48	0.00	43,229.57	2.1900	29,609.29	256,420.34	3,764,324.02
12	1/1/2015		3,764,324.02	0.00	0.00	41,219.35	2.1900	28,232.43	69,451.78	3,764,324.02
13	7/1/2015		3,764,324.02	190,355.64	0.00	41,219.35	2.1900	28,232.43	259,807.42	3,573,968.38
14	1/1/2016		3,573,968.38	0.00	0.00	39,134.95	2.1900	26,804.76	65,939.71	3,573,968.38
15	7/1/2016		3,573,968.38	197,379.78	0.00	39,134.95	2.1900	26,804.76	263,319.49	3,376,588.60
16	1/1/2017		3,376,588.60	0.00	0.00	36,973.65	2.1900	25,324.41	62,298.06	3,376,588.60
17	7/1/2017		3,376,588.60	204,663.08	0.00	36,973.65	2.1900	25,324.41	266,961.14	3,171,925.52
18	1/1/2018		3,171,925.52	0.00	0.00	34,732.58	2.1900	23,789.44	58,522.02	3,171,925.52
19	7/1/2018		3,171,925.52	212,215.16	0.00	34,732.58	2.1900	23,789.44	270,737.18	2,959,710.36
20	1/1/2019		2,959,710.36	0.00	0.00	32,408.83	2.1900	22,197.83	54,606.66	2,959,710.36
21	7/1/2019		2,959,710.36	220,045.90	0.00	32,408.83	2.1900	22,197.83	274,652.56	2,739,664.46
22	1/1/2020		2,739,664.46	0.00	0.00	29,999.33	2.1900	20,547.48	50,546.81	2,739,664.46
23	7/1/2020		2,739,664.46	228,165.58	0.00	29,999.33	2.1900	20,547.48	278,712.39	2,511,498.88
24	1/1/2021		2,511,498.88	0.00	0.00	27,500.91	2.1900	18,836.24	46,337.15	2,511,498.88
25	7/1/2021		2,511,498.88	236,584.90	0.00	27,500.91	2.1900	18,836.24	282,922.05	2,274,913.98
26	1/1/2022		2,274,913.98	0.00	0.00	24,910.31	2.1900	17,061.85	41,972.16	2,274,913.98
27	7/1/2022		2,274,913.98	245,314.88	0.00	24,910.31	2.1900	17,061.85	287,287.04	2,029,599.10
28	1/1/2023		2,029,599.10	0.00	0.00	22,224.11	2.1900	15,221.99	37,446.10	2,029,599.10
29	7/1/2023		2,029,599.10	254,367.00	0.00	22,224.11	2.1900	15,221.99	291,813.10	1,775,232.10
30	1/1/2024		1,775,232.10	0.00	0.00	19,438.79	2.1900	13,314.24	32,753.03	1,775,232.10
31	7/1/2024		1,775,232.10	263,753.14	0.00	19,438.79	2.1900	13,314.24	296,506.17	1,511,478.96
32	1/1/2025		1,511,478.96	0.00	0.00	16,550.69	2.1900	11,336.09	27,886.78	1,511,478.96
33	7/1/2025		1,511,478.96	273,485.64	0.00	16,550.69	2.1900	11,336.09	301,372.42	1,237,993.32
34	1/1/2026		1,237,993.32	0.00	0.00	13,556.03	2.1900	9,284.95	22,840.98	1,237,993.32
35	7/1/2026		1,237,993.32	283,577.24	0.00	13,556.03	2.1900	9,284.95	306,418.22	954,416.08
36	1/1/2027		954,416.08	0.00	0.00	10,450.86	2.1900	7,158.12	17,608.98	954,416.08
37	7/1/2027		954,416.08	294,041.24	0.00	10,450.86	2.1900	7,158.12	311,650.22	660,374.84
38	1/1/2028		660,374.84	0.00	0.00	7,231.10	2.1900	4,952.81	12,183.91	660,374.84
39	7/1/2028		660,374.84	304,891.38	0.00	7,231.10	2.1900	4,952.81	317,075.29	355,483.46

Loan Schedule

Borrower: Camp Verde Sanitary District
Loan Number: 910105-09

Print Date: 2/13/2014
Loan Amount: 4,619,184
Interest rate: 2.1900%
Administrative Fee: 1.5000%
Term: 23 Years

Ref Num	Due Date	Date Received	Beginning Balance	Principal Payment	DSR Payment	Interest Payment	Interest Rate %	Administrative Fees	Total Payment	Ending Balance
41	1/1/2029		355,483.46	0.00	0.00	3,892.54	2.1900	2,666.13	6,558.67	355,483.46
43	7/1/2029		355,483.46	316,141.88	0.00	3,892.54	2.1900	2,666.13	322,700.55	39,341.58
45	1/1/2030		39,341.58	0.00	0.00	430.79	2.1900	295.06	725.85	39,341.58
47	7/1/2030		39,341.58	327,807.50	0.00	430.79	2.1900	295.06	328,533.35	-288,465.92
44	1/1/2031		-288,465.92	0.00	0.00	0.00	2.1900	295.06	295.06	-288,465.92
45	7/1/2031		-288,465.92	339,903.60	0.00	0.00	2.1900	0.00	339,903.60	-628,369.52
46	1/1/2032		-628,369.52	0.00	0.00	0.00	2.1900	0.00	0.00	-628,369.52
47	7/1/2032		-628,369.52	352,446.04	0.00	0.00	2.1900	0.00	352,446.04	-980,815.56
				5,600,000.00	**0.00**	**1,180,130.89**		**808,603.83**	**7,588,734.72**	

Loan Schedule

Borrower: Camp Verde Sanitary District
Loan Number: 910123-10

Print Date: 2/13/2014
Loan Amount: 1,902,000
Interest rate: 1.8380%
Administrative Fee: 1.5000%
Term: 23 Years

Ref Num	Due Date	Date Received	Beginning Balance	Principal Payment	DSR Payment	Interest Payment	Interest Rate %	Administrative Fees	Total Payment	Ending Balance
1	1/1/2010	12/24/2009	1,902,000.00	0.00	0.00	15,343.01	1.8380	12,521.50	27,864.51	1,902,000.00
2	7/1/2010	7/8/2010	1,902,000.00	56,282.02	0.00	17,479.38	1.8380	14,265.00	88,026.40	1,845,717.98
3	1/1/2011	1/3/2011	1,845,717.98	0.00	0.00	16,962.15	1.8380	13,842.88	30,805.03	1,845,717.98
4	7/1/2011	9/13/2011	1,845,717.98	58,160.72	0.00	16,962.15	1.8380	13,842.88	88,965.75	1,787,557.26
5	1/1/2012	12/29/2011	1,787,557.26	0.00	0.00	16,427.65	1.8380	13,406.68	29,834.33	1,787,557.26
6	7/1/2012	7/1/2012	1,787,557.26	60,102.12	0.00	16,427.65	1.8380	13,406.68	89,936.45	1,727,455.14
7	1/1/2013	1/2/2013	1,727,455.14	0.00	0.00	15,875.31	1.8380	12,955.91	28,831.22	1,727,455.14
8	7/1/2013	7/1/2013	1,727,455.14	62,108.34	0.00	15,875.31	1.8380	12,955.91	90,939.56	1,665,346.80
9	1/1/2014	1/2/2014	1,665,346.80	0.00	0.00	15,304.54	1.8380	12,490.10	27,794.64	1,665,346.80
10	7/1/2014		1,665,346.80	64,181.50	0.00	15,304.54	1.8380	12,490.10	91,976.14	1,601,165.30
11	1/1/2015		1,601,165.30	0.00	0.00	14,714.71	1.8380	12,008.74	26,723.45	1,601,165.30
12	7/1/2015		1,601,165.30	66,323.88	0.00	14,714.71	1.8380	12,008.74	93,047.33	1,534,841.42
13	1/1/2016		1,534,841.42	0.00	0.00	14,105.19	1.8380	11,511.31	25,616.50	1,534,841.42
14	7/1/2016		1,534,841.42	68,537.78	0.00	14,105.19	1.8380	11,511.31	94,154.28	1,466,303.64
15	1/1/2017		1,466,303.64	0.00	0.00	13,475.33	1.8380	10,997.28	24,472.61	1,466,303.64
16	7/1/2017		1,466,303.64	70,825.56	0.00	13,475.33	1.8380	10,997.28	95,298.17	1,395,478.08
17	1/1/2018		1,395,478.08	0.00	0.00	12,824.44	1.8380	10,466.09	23,290.53	1,395,478.08
18	7/1/2018		1,395,478.08	73,189.72	0.00	12,824.44	1.8380	10,466.09	96,480.25	1,322,288.36
19	1/1/2019		1,322,288.36	0.00	0.00	12,151.83	1.8380	9,917.16	22,068.99	1,322,288.36
20	7/1/2019		1,322,288.36	75,632.80	0.00	12,151.83	1.8380	9,917.16	97,701.79	1,246,655.56
21	1/1/2020		1,246,655.56	0.00	0.00	11,456.76	1.8380	9,349.92	20,806.68	1,246,655.56
22	7/1/2020		1,246,655.56	78,157.42	0.00	11,456.76	1.8380	9,349.92	98,964.10	1,168,498.14
23	1/1/2021		1,168,498.14	0.00	0.00	10,738.50	1.8380	8,763.74	19,502.24	1,168,498.14
24	7/1/2021		1,168,498.14	80,766.30	0.00	10,738.50	1.8380	8,763.74	100,268.54	1,087,731.84
25	1/1/2022		1,087,731.84	0.00	0.00	9,996.26	1.8380	8,157.99	18,154.25	1,087,731.84
26	7/1/2022		1,087,731.84	83,462.28	0.00	9,996.26	1.8380	8,157.99	101,616.53	1,004,269.56
27	1/1/2023		1,004,269.56	0.00	0.00	9,229.24	1.8380	7,532.02	16,761.26	1,004,269.56
28	7/1/2023		1,004,269.56	86,248.26	0.00	9,229.24	1.8380	7,532.02	103,009.52	918,021.30
29	1/1/2024		918,021.30	0.00	0.00	8,436.62	1.8380	6,885.16	15,321.78	918,021.30
30	7/1/2024		918,021.30	89,127.22	0.00	8,436.62	1.8380	6,885.16	104,449.00	828,894.08
31	1/1/2025		828,894.08	0.00	0.00	7,617.54	1.8380	6,216.71	13,834.25	828,894.08
32	7/1/2025		828,894.08	92,102.28	0.00	7,617.54	1.8380	6,216.71	105,936.53	736,791.80
33	1/1/2026		736,791.80	0.00	0.00	6,771.12	1.8380	5,525.94	12,297.06	736,791.80
34	7/1/2026		736,791.80	95,176.66	0.00	6,771.12	1.8380	5,525.94	107,473.72	641,615.14
35	1/1/2027		641,615.14	0.00	0.00	5,896.44	1.8380	4,812.11	10,708.55	641,615.14
36	7/1/2027		641,615.14	98,353.68	0.00	5,896.44	1.8380	4,812.11	109,062.23	543,261.46
37	1/1/2028		543,261.46	0.00	0.00	4,992.57	1.8380	4,074.46	9,067.03	543,261.46
38	7/1/2028		543,261.46	101,636.72	0.00	4,992.57	1.8380	4,074.46	110,703.75	441,624.74
39	1/1/2029		441,624.74	0.00	0.00	4,058.53	1.8380	3,312.19	7,370.72	441,624.74

Loan Schedule

Borrower: Camp Verde Sanitary District
Loan Number: 910123-10

Print Date: 2/13/2014
Loan Amount: 1,902,000
Interest rate: 1.8380%
Administrative Fee: 1.5000%
Term: 23 Years

Ref Num	Due Date	Date Received	Beginning Balance	Principal Payment	DSR Payment	Interest Payment	Interest Rate %	Administrative Fees	Total Payment	Ending Balance
40	7/1/2029		441,624.74	105,029.34	0.00	4,058.53	1.8380	3,312.19	112,400.06	336,595.40
41	1/1/2030		336,595.40	0.00	0.00	3,093.31	1.8380	2,524.47	5,617.78	336,595.40
42	7/1/2030		336,595.40	108,535.22	0.00	3,093.31	1.8380	2,524.47	114,153.00	228,060.18
43	1/1/2031		228,060.18	0.00	0.00	2,095.87	1.8380	1,710.45	3,806.32	228,060.18
44	7/1/2031		228,060.18	112,158.14	0.00	2,095.87	1.8380	1,710.45	115,964.46	115,902.04
45	1/1/2032		115,902.04	0.00	0.00	1,065.14	1.8380	869.27	1,934.41	115,902.04
46	7/1/2032		115,902.04	115,902.04	0.00	1,065.14	1.8380	869.27	117,836.45	0.00
				1,902,000.00	**0.00**	**467,400.49**		**381,447.66**	**2,750,848.15**	

Bond Debt Service

Camp Verde Sanitary District
General Obligation Refunding Bonds, Series 2017A

12/28/2017

Payment Dates	Principal	Coupon	Interest	Debt Service	Annual Debt Service
7/1/2018	37,000.00	2.010%	2,595.25	39,595.25	
1/1/2019	16,000.00	2.010%	2,180.85	18,180.85	57,776.10
7/1/2019	16,000.00	2.010%	2,020.05	18,020.05	
1/1/2020	18,000.00	2.010%	1,859.25	19,859.25	37,879.30
7/1/2020	18,000.00	2.010%	1,678.35	19,678.35	
1/1/2021	19,000.00	2.010%	1,497.45	20,497.45	40,175.80
7/1/2021	18,000.00	2.010%	1,306.50	19,306.50	
1/1/2022	19,000.00	2.010%	1,125.60	20,125.60	39,432.10
7/1/2022	19,000.00	2.010%	934.65	19,934.65	
1/1/2023	19,000.00	2.010%	743.70	19,743.70	39,678.35
7/1/2023	19,000.00	2.010%	552.75	19,552.75	
1/1/2024	18,000.00	2.010%	361.80	18,361.80	37,914.55
7/1/2024	18,000.00	2.010%	180.90	18,180.90	18,180.90
	254,000.00		17,037.10	271,037.10	271,037.10

Prepared by Stifel

Bond Debt Service

Camp Verde Sanitary District
General Obligation Refunding Bonds, Series 2017B

12/28/2017

Payment Dates	Principle	Coupon	Interest	Debt Service	Annual Debt Service
7/1/2018	280,000.00	2.180%	24,368.59	304,368.59	
1/1/2019	94,000.00	2.180%	20,917.10	114,917.10	419,285.69
7/1/2019	94,000.00	2.180%	19,892.50	113,892.50	
1/1/2020	127,000.00	2.180%	18,867.90	145,867.90	259,760.40
7/1/2020	127,000.00	2.180%	17,483.60	144,483.60	
1/1/2021	125,000.00	2.180%	16,099.30	141,099.30	285,582.90
7/1/2021	127,000.00	2.180%	14,736.80	141,736.80	
1/1/2022	125,000.00	2.180%	13,352.50	138,352.50	280,089.30
7/1/2022	125,000.00	2.180%	11,990.00	136,990.00	
1/1/2023	123,000.00	2.180%	10,627.50	133,627.50	270,617.50
7/1/2023	124,000.00	2.180%	9,286.80	133,286.80	
1/1/2024	123,000.00	2.180%	7,935.20	130,935.20	264,222.00
7/1/2024	122,000.00	2.180%	6,594.50	128,594.50	
1/1/2025	122,000.00	2.180%	5,264.70	127,264.70	255,859.20
7/1/2025	121,000.00	2.180%	3,934.90	124,934.90	
1/1/2026	120,000.00	2.180%	2,616.00	122,616.00	247,550.90
7/1/2026	120,000.00	2.180%	1,308.00	121,308.00	121,308.00
	2,199,000.00		205,275.89	2,404,275.89	2,404,275.89

Prepared by Stifel

Section 2: Loan Repayment Schedule
Camp Verde Sanitary District
18-Apr-18

Year	Period	Semi-Annual Payment Dates	Combined Interest and Fee Rate	Semi-Annual Combined Interest and Fee Payment	Annual Principal Repayment	Total Annual Payment
1	1	01/01/18	1.950%	0.00		
1	2	07/01/18	1.950%	10,768.33	100,000.00	110,768.33
2	3	01/01/19	1.950%	26,325.00		
2	4	07/01/19	1.950%	26,325.00	169,591.26	222,241.26
3	5	01/01/20	1.950%	24,671.49		
3	6	07/01/20	1.950%	24,671.49	172,898.28	222,241.26
4	7	01/01/21	1.950%	22,985.73		
4	8	07/01/21	1.950%	22,985.73	176,269.80	222,241.26
5	9	01/01/22	1.950%	21,267.10		
5	10	07/01/22	1.950%	21,267.10	179,707.06	222,241.26
6	11	01/01/23	1.950%	19,514.95		
6	12	07/01/23	1.950%	19,514.95	183,211.36	222,241.26
7	13	01/01/24	1.950%	17,728.64		
7	14	07/01/24	1.950%	17,728.64	186,783.98	222,241.26
8	15	01/01/25	1.950%	15,907.50		
8	16	07/01/25	1.950%	15,907.50	190,426.26	222,241.26
9	17	01/01/26	1.950%	14,050.84		
9	18	07/01/26	1.950%	14,050.84	194,139.58	222,241.26
10	19	01/01/27	1.950%	12,157.98		
10	20	07/01/27	1.950%	12,157.98	197,925.30	222,241.26
11	21	01/01/28	1.950%	10,228.21		
11	22	07/01/28	1.950%	10,228.21	201,784.84	222,241.26
12	23	01/01/29	1.950%	8,260.81		
12	24	07/01/29	1.950%	8,260.81	205,719.64	222,241.26
13	25	01/01/30	1.950%	6,255.04		
13	26	07/01/30	1.950%	6,255.04	209,731.18	222,241.26
14	27	01/01/31	1.950%	4,210.16		
14	28	07/01/31	1.950%	4,210.16	213,820.94	222,241.26
15	29	01/01/32	1.950%	2,125.41		
15	30	07/01/32	1.950%	2,125.41	217,990.52	222,241.34
				422,146.05	2,800,000.00	3,222,146.05

Chapter Eight
Appendix

Town of Camp Verde
Summary Schedule of Estimated Revenues and Expenditures/Expenses
Fiscal Year 2025

Fiscal Year		Sch	FUNDS							
			General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Permanent Fund	Enterprise Funds Available	Internal Service Funds	Total All Funds
2024	Adopted/Adjusted Budgeted Expenditures/Expenses*	E	14,069,755	8,453,271	1,706,220	6,655,210	0	24,606,210	0	55,490,666
2024	Actual Expenditures/Expenses**	E	9,874,982	1,707,585	1,657,683	1,330,552	0	3,235,187	0	17,805,989
2025	Beginning Fund Balance/(deficit) or net Position/(deficit) at July 1***		5,000,000	3,128,348	0	2,336,900		16,101,000		26,566,248
2025	Primary Property Tax Levy	B								0
2025	Secondary Property Tax Levy	B								0
2025	Estimated Revenues Other than Property Taxes	C	16,402,250	22,776,005	0	47,000	0	4,591,300	0	43,816,555
2025	Other Financing Sources	D	0	0	0	0	0	8,480,000	0	8,480,000
2025	Other Financing (Uses)	D	0	0	0	0	0	8,480,000	0	8,480,000
2025	Interfund Transfers In	D	0	169,000	1,636,260	2,687,505	0	15,508,790	0	20,001,555
2025	Interfund Transfers (Out)	D	2,692,715	17,139,840	0	169,000	0	0	0	20,001,555
2025	Line 11: Reduction for Fund Balance Reserved for Future Budget Year Expenditures									
2025	Maintained for Future Debt Retirement									0
2025	Maintained for Future Capital Projects									0
2025	Maintained for Future Financial Stability									0
2025	Maintained for Future Retirement Contributions									
2025	Total Financial Resources Available		18,709,535	8,933,513	1,636,260	4,902,405	0	36,201,090	0	70,382,803
2025	Budgeted Expenditures/Expenses	E	14,208,590	7,590,834	1,636,260	4,882,395	0	29,952,865	0	58,270,944

EXPENDITURE LIMITATION COMPARISON	2024	2025
1. Budgeted expenditures/expenses	$ 55,490,666	$ 58,270,944
2. Add/subtract: estimated net reconciling items		
3. Budgeted expenditures/expenses adjusted for reconciling items	55,490,666	58,270,944
4. Less: estimated exclusions	35,253,917	38,437,449
5. Amount subject to the expenditure limitation	$ 20,236,749	$ 19,833,495
6. EEC expenditure limitation	$ 20,632,130	$ 21,386,626

X The city/town does not levy property taxes and does not have special assessment districts for which property taxes are levied. Therefore, Schedule B has been omitted.

* Includes Expenditure/Expense Adjustments Approved in the current year from Schedule E.

** Includes actual amounts as of the date the proposed budget was prepared, adjusted for estimated activity for the remainder of the fiscal year.

*** Amounts on this line represent Beginning Fund Balance/(deficit) or Net Position/(deficit) amounts except for nonspendable amounts(e.g., prepaids and inventories) or amounts legally or contractually required to be maintained intact (e.g., principal of a permanent fund).

Town of Camp Verde
Revenues Other Than Property Taxes
Fiscal Year 2025

SOURCE OF REVENUES	ESTIMATED REVENUES FY2024	ACTUAL REVENUES* FY2024	ESTIMATED REVENUES FY2025
GENERAL FUND			
Local taxes			
Transaction Priviledge Tax	$ 8,489,000	$ 5,928,556	$ 8,838,100
Franchise Fees	329,000	289,055	382,000
Licenses and permits			
Building Fees & Permits	417,000	373,458	455,000
Business License & Events	27,000	18,825	28,950
Pet License	2,500	1,393	2,500
Intergovernmental			
State Shared Revenues	3,283,430	2,466,210	2,664,970
State Transaction Priviledge Tax	1,843,200	1,392,547	1,893,300
Vehicle License Tax	1,051,185	760,022	1,022,480
Dispatch Services	149,000	126,590	149,000
Other	66,000	37,900	64,000
Charges for services			
Charges for Services	294,010	259,395	339,410
Fines and forfeits			
Magistrate Court	130,000	60,586	130,000
Other	6,800	2,760	2,100
Interest on investments			
Interest	90,000	192,299	190,000
In-lieu property taxes			
None			
Contributions			
Voluntary contributions	17,500	14,535	21,500
Grants	0	0	0
Miscellaneous			
Miscellaneous	174,370	101,108	218,940
Total General Fund	$ 16,369,995	$ 12,025,238	$ 16,402,250

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

Town of Camp Verde
Revenues Other Than Property Taxes
Fiscal Year 2025

SOURCE OF REVENUES	ESTIMATED REVENUES FY2024	ACTUAL REVENUES* FY2024	ESTIMATED REVENUES FY2025
SPECIAL REVENUE FUNDS			
Magistrate Fund			
Local JCEF	$ 2,500	$ 1,634	$ 2,000
Fill The Gap	2,500	715	2,000
Court Enhancement	15,000	11,011	20,000
	$ 20,000	$ 13,361	$ 24,000
HURF Fund			
State HURF Revenues	$ 1,270,444	$ 822,324	$ 1,269,035
Interest & Other	0	990	0
	$ 1,270,444	$ 823,314	$ 1,269,035
Housing Fund			
Loan Payment Principal	$ 0	$ 0	$ 0
Interest	50	38	50
	$ 50	$ 38	$ 50
Federal Grants Fund	17,062,550	102,930	19,086,110
Non-Federal Grants Fund	1,700,000	82,396	1,734,700
ARPA Fund	0	0	0
CDBG Fund	381,000	5,000	376,000
Donations Fund	150,360	76,041	286,110
	$ 19,293,910	$ 266,367	$ 21,482,920
Total Special Revenue Funds	$ 20,584,404	$ 1,103,080	$ 22,776,005

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

Town of Camp Verde
Revenues Other Than Property Taxes
Fiscal Year 2025

SOURCE OF REVENUES	ESTIMATED REVENUES FY2024	ACTUAL REVENUES* FY2024	ESTIMATED REVENUES FY2025
DEBT SERVICE FUNDS			
Interest	$ 0	$ 0	$ 0
	$ 0	$ 0	$ 0
Total Debt Service Funds	$ 0	$ 0	$ 0
CAPITAL PROJECTS FUNDS			
Interest	$ 35,000	$ 53,181	$ 47,000
Total Capital Projects Funds	$ 35,000	$ 53,181	$ 47,000
PERMANENT FUNDS			
None	$ 0	$ 0	$ 0
Total Permanent Funds	$ 0	$ 0	$ 0
ENTERPRISE FUNDS			
Wastewater Fund			
Operating Revenues	$ 2,068,040	$ 1,299,075	$ 2,315,500
Grants	0	0	0
Interest & Other	200,400	21,407	41,500
	$ 2,268,440	$ 1,320,482	$ 2,357,000
Water Fund			
Operating Revenues	$ 1,720,900	$ 1,241,058	$ 1,982,000
Capacity Fee	0	0	252,300
Grants	0	0	0
	$ 1,720,900	$ 1,241,058	$ 2,234,300
Total Enterprise Funds	$ 3,989,340	$ 2,561,539	$ 4,591,300
INTERNAL SERVICE FUNDS			
None	$ 0	$ 0	$ 0
Total Internal Service Funds	$ 0	$ 0	$ 0
TOTAL ALL FUNDS	$ 40,978,739	$ 15,743,039	$ 43,816,555

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

Town of Camp Verde
Other Financing Sources/<Uses> and Interfund Transfers
Fiscal Year 2025

FUND	OTHER FINANCING FY2025 SOURCES	OTHER FINANCING FY2025 <USES>	INTERFUND TRANSFERS FY2025 IN	INTERFUND TRANSFERS FY2025 <OUT>
GENERAL FUND				
CIP Fund	$	$	$	856,455
Debt Service Fund				1,636,260
Parks Fund				200,000
Total General Fund	$ 0	$ 0	$ 0	$ 2,692,715
SPECIAL REVENUE FUNDS				
Wastewater Fund	$	$	$	8,283,790
Water Fund	$	$	$	7,225,000
CIP Fund			169,000	109,390
Parks Fund			0	1,271,660
Debt Service Fund				250,000
Total Special Revenue Funds	$ 0	$ 0	$ 169,000	$ 17,139,840
DEBT SERVICE FUNDS				
General Fund	$	$	$ 1,636,260	$
HURF Fund			0	
Total Debt Service Funds	$ 0	$ 0	$ 1,636,260	$ 0
CAPITAL PROJECTS FUNDS				
General Fund	$	$	$ 856,455	
Federal Grants			1,271,660	
CDBG Fund				169,000
HURF Fund			250,000	
General Fund			200,000	
Court Fund			60,000	
ARPA Fund			49,390	
Lease Financing	0			
Vehicle Purchases		0		
Total Capital Projects Funds	$ 0	$ 0	$ 2,687,505	$ 169,000
PERMANENT FUNDS				
None	$	$	$	$
Total Permanent Funds	$ 0	$ 0	$ 0	$ 0
ENTERPRISE FUNDS				
Wastewater Fund	$ 2,750,000		$ 8,283,790	$
Capital Projects	$	$ 2,750,000	$	$
Water Fund	$ 5,730,000		$ 7,225,000	$
Capital Projects	$	$ 5,730,000	$	$
Total Enterprise Funds	$ 8,480,000	$ 8,480,000	$ 15,508,790	$ 0
INTERNAL SERVICE FUNDS				
None	$	$	$	$
Total Internal Service Funds	$ 0	$ 0	$ 0	$ 0
TOTAL ALL FUNDS	$ 8,480,000	$ 8,480,000	$ 20,001,555	$ 20,001,555

Town of Camp Verde
Expenditures/Expenses by Fund
Fiscal Year 2025

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES FY2024	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED FY2024	ACTUAL EXPENDITURES/ EXPENSES* FY2024	BUDGETED EXPENDITURES/ EXPENSES FY2025
GENERAL FUND				
General Admin	$ 3,999,985	$ 17,250	$ 2,816,907	$ 4,442,935
Magistrate Court	479,330	(500)	324,780	476,315
Public Works	1,996,545	(950)	1,377,588	1,903,810
Utilities	258,480	(300)	147,060	220,285
Community Development	1,139,365	(15,000)	731,520	1,094,705
Marshal's Office	4,570,885	0	3,326,842	4,467,585
Library	838,130	0	603,427	823,315
Parks & Rec	787,035	(500)	546,858	779,640
Total General Fund	$ 14,069,755	$ 0	$ 9,874,982	$ 14,208,590
SPECIAL REVENUE FUNDS				
Magistrate Fund	$ 151,500	$ 0	$ 2,141	$ 105,030
Non-Federal Grants Fund	1,204,550	0	35,288	1,305,678
Federal Grants Fund	3,451,500	0	12,298	3,589,450
ARPA Fund	1,330,635	0	965,201	217,645
CDBG Fund	550,000	0	59,000	491,000
911 fund	1,361	0	0	1,361
Housing Fund	123,610	0	0	123,600
Donations Fund	608,825	0	101,661	728,425
HURF Fund	1,031,290	0	531,996	1,028,645
Total Special Revenue Funds	$ 8,453,271	$ 0	$ 1,707,585	$ 7,590,834
DEBT SERVICE FUNDS				
Debt Service Fund	$ 1,706,220	$ 0	$ 1,657,683	$ 1,636,260
Total Debt Service Funds	$ 1,706,220	$ 0	$ 1,657,683	$ 1,636,260
CAPITAL PROJECTS FUNDS				
CIP Fund	$ 2,350,760	$ 0	$ 1,173,813	$ 1,980,550
Parks Fund	$ 4,304,450	$ 0	$ 156,740	$ 2,901,845
Total Capital Projects Funds	$ 6,655,210	$ 0	$ 1,330,552	$ 4,882,395
PERMANENT FUNDS				
None	$ 0	$ 0	$ 0	$ 0
Total Permanent Funds	$ 0	$ 0	$ 0	$ 0
ENTERPRISE FUNDS				
Wastewater	$ 14,709,665	$ 0	$ 1,720,764	$ 14,744,580
Water	$ 9,896,545	$ 0	$ 1,514,422	$ 15,208,285
Total Enterprise Funds	$ 24,606,210	$ 0	$ 3,235,187	$ 29,952,865
INTERNAL SERVICE FUNDS				
None	$ 0	$ 0	$ 0	$ 0
Total Internal Service Funds	$ 0	$ 0	$ 0	$ 0
TOTAL ALL FUNDS	$ 55,490,666	$ 0	$ 17,805,989	$ 58,270,944

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed

Town of Camp Verde
Full-Time Employees and Personnel Compensation
Fiscal Year 2025

FUND	Full-Time Equivalent (FTE) FY2025	Employee Salaries and Hourly Costs FY2025	Retirement Costs FY2025	Healthcare Costs FY2025	Other Benefit Costs FY2025	Total Estimated Personnel Compensation FY2025
GENERAL FUND	113	$ 7,773,840	$ 844,670	$ 1,860,145	$ 143,765	$ 10,622,420
SPECIAL REVENUE FUNDS						
HURF Fund	5	$ 285,090	$ 31,695	$ 65,505	$ 18,515	$ 400,805
						0
						0
Total Special Revenue Funds	5	$ 285,090	$ 31,695	$ 65,505	$ 18,515	$ 400,805
DEBT SERVICE FUNDS						
N/A		$	$	$	$	$ 0
Total Debt Service Funds	0	$ 0	$ 0	$ 0	$ 0	$ 0
CAPITAL PROJECTS FUNDS						
N/A		$	$	$	$	$ 0
Total Capital Projects Funds	0	$ 0	$ 0	$ 0	$ 0	$ 0
PERMANENT FUNDS						
None		$	$	$	$	$ 0
Total Permanent Funds	0	$ 0	$ 0	$ 0	$ 0	$ 0
ENTERPRISE FUNDS						
Wastewater Fund	10	$ 635,410	$ 72,425	$ 138,200	$ 19,370	$ 865,405
Water Fund	7	$ 456,930	$ 51,985	$ 78,955	$ 13,160	$ 601,030
Total Enterprise Funds	17	$ 1,092,340	$ 124,410	$ 217,155	$ 32,530	$ 1,466,435
INTERNAL SERVICE FUND						
None		$	$	$	$	$ 0
Total Internal Service Fund	0	$ 0	$ 0	$ 0	$ 0	$ 0
TOTAL ALL FUNDS	135	$ 9,151,270	$ 1,000,775	$ 2,142,805	$ 194,810	$ 12,489,660

Glossary

Acronyms

A&A - Board of Adjustments/Board of Appeals
ADOT - Arizona Department of Transportation
ARPA - American Rescue Plan Act
CAFR - Comprehensive Annual Financial Report
CDBG - Community Development Block Grants
CIP - Capital Improvement Plan
CIPF - Capital Improvement Projects Fund
COJET - Committee on Judicial Education Training
CVMO - Camp Verde Marshals Office
DOHS - Department of Homeland Security
ERE – Employee Related Expenses
FT - Full Time Employment
FTE - Full-Time Equivalent
GAAP - Generally Accepted Accounting Principles
GASB - Governmental Accounting Standards Board
GFOA - Government Finance Officers Association
GO Bonds - General Obligation Bonds
GOHS - Governor's Office of Highway Safety
IGA - Inter-governmental Agreement
NACOG - Northern Arizona Council of Governments
OSHA - Occupational Safety and Health Administration
P&Z - Planning and Zoning Board
PT - Part Time Employment
REI – Recreation Equipment, Inc.
TPT - Transaction Privilege Tax
USDA - United States Department of Agriculture, Rural Development Agency
WIFA - Water Infrastructure Finance Authority of Arizona

Definition of Terms

Annual Expenditure Limitation
The maximum amount of expenditures that the Town is allowed to spend in a given year, dictated by the State. The purpose of the expenditure limitation is to control expenditures of local revenues and limit future increases in spending to adjustments for inflation; deflation; population growth of the town.

Balanced Budget
The Town defines a balanced budget as follows: Projected revenues cover all annual operating expenses of the Town, ie one-time and/or capital expenses may be covered by utilizing previous years surpluses.

Camp Verde Sanitary District (CVSD)
Before the Town of Camp Verde took over the operations of the wastewater treatment plant, the plant operated independently as a special district called the Camp Verde Sanitary District. In July 0f 2013, it was voted on by residents to dissolve CVSD and allow the Town to take over operations. The debt of CVSD however, still resides within the sanitary district, not the Town, and is collateralized by property taxes on residents within the district. The Town is the Trustee of CVSD until all remaining debt is retired and the district is ultimately dissolved.

Capital Project or Capital Asset
Expenditures resulting in the acquisition or addition to the government's general fixed assets. These assets have a useful life of more than one year and a minimum cost of over $5,000.

Court Enhancement funds
Created by local Town Ordinance 2001-A182, these funds are to be used exclusively to enhance the technological, operational and security capabilities of the court. The funds are derived from a fee of $10 plus any surcharges on all fines, sanctions, assessments and diversion or probation programs.

Debt Ratio
Total debt divided by total assets, excluding all Enterprise Fund debt (ie Wastewater Fund & Water Fund).

Debt Service
Budget for principal, interest and related service charges on obligations resulting from Town debt.

Debt Service Contribution Ratio
General Fund revenues less expenses divided by total debt service in the Debt Service Fund.

Debt/Resident
Total Town outstanding principal divided by the estimated number of town residents.

ERE
Employee Related Expenses are all taxes and benefits attributable to employees arising from payroll. ERE does not include the employee’s wages.

Fill the GAP funds
These funds are allocated by the state to local courts from a percentage of filing fees charged at the Arizona Supreme Court and the Court of Appeals. These funds are to be used to improve, maintain and enhance the ability to collect and manage monies assessed or received by the court, to improve court automation and to improve case processing or the administration of justice.

Fiscal Year
A time period designated by the City signifying the beginning and ending date for recording financial transactions. The Town of Camp Verde has a fiscal year beginning July 1 and ending June 30.

Franchise Fees
A fee paid by a public service business for the special privilege to use city streets, alleys and property in providing their services to the citizens of the community. Services requiring franchise fees include electricity, water, natural gas, and cable television.

Full-Time Equivalent
A part-time position converted to the decimal equivalent of a full-time position based on 2,080 hours per year. For example, a part-time employee working for 20 hours each week would be the equivalent to .5 of a full-time position.

Fund Balance
Fund balance is the excess of assets over liabilities of governmental and fiduciary funds.

Fund
An accounting entity having a set of self-balancing accounts and that records all financial transactions for specific activities or government functions in attaining certain objectives governed by special regulations, restrictions, or limitations.

- **Agency Fund:** A fund used to report resources held by the reporting government in a purely custodial capacity.
- **Enterprise Fund:** A governmental accounting fund in which the services provided are financed and operated similarly to those of a private business. The governing body's intention is to finance or recover operation costs through user fees.
- **Governmental Fund:** Funds used to account for the acquisition, use and balances of expendable financial resources and related current liabilities, except those accounted for in propriety funds and fiduciary funds (i.e., General Fund, Special Revenue Fund, Debt Service Fund, Capital Projects Fund).
- **Special Revenue Fund:** A fund used to finance distinct activities and created out of receipts of specific revenues.

General Fund Reserve
Undesignated monies within the General Fund that are available for appropriations.

General Obligation (GO) Bonds
Bonds that finance a variety of public projects and require voter approval. These bonds are backed by the full faith and credit of the city. Limitations for bonding capacity are set by State Statute.

Highway User Revenue Fund
This is the fund where Highway User Revenues are received, expensed and accounted for.

Highway User Revenues
State motor vehicle fuel taxes that are shared with Arizona towns and cities. These funds are restricted in use for the construction and maintenance of streets and highways.

Local JCEF funds
Judicial Collection Enhancement Funds (JCEF) are received from a portion of a state imposed $20 fee (ARS 12-116) that is required when individuals who have a fine due to a local court and choose to pay all or a portion of that fine over time rather than when due. The fees are to be used by the court to improve, maintain and enhance the ability to collect and manage monies assessed or received by the court, to improve court automation and to improve case processing or the administration of justice.

Operating Transfers (Transfers In & Out)
Operating transfers (both in & out) are used to move monies/funding between the individual funds of the Town.

Revenue Bonds
Bonds that are backed by some type of revenues of the Town, predominantly pledged excise taxes, such as local TPT tax revenues and state shared revenues.

State Shared Revenues

- **Urban Revenue Sharing (URS):** State income tax revenue that is shared with Arizona cities and towns.
- **State Sales Tax:** State sales tax revenue that is shared with Arizona cities and towns.
- **Vehicle License Tax:** State shared revenue from vehicle licensing taxes.

Sworn Officer
Peace Officers who are armed, carry a badge and have arrest powers.

SWOT Analysis
A study undertaken by an organization to identify both its strengths and weaknesses as well as external opportunities and threats.

Unqualified Opinion

Auditor's opinion of a financial statement, given without any reservations. Such an opinion basically states that the auditor feels the company followed all accounting rules appropriately and that the financial reports are an accurate representation of the company's financial condition.

WIFA

The Water Infrastructure Authority is an agency that supports Arizona municipalities and districts with funding for water and wastewater projects through low cost, low-rate loans and grants.

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Town of Camp Verde

Agenda Item Submission Form – Section I

Meeting Date: June 5th, 2024

☐ *Consent Agenda* ☒ *Decision Agenda* ☐ *Executive Session Requested*

☐ *Presentation Only* ☐ *Action/Presentation* ☐ *Work Session*

Requesting Department: Finance *Staff Resource/Contact Person:* Mike Showers, Gayle Mabery

Agenda Title (be exact): Discussion, consideration & possible approval of the FY25 Capital Improvement Plan.

List Attached Documents: 1) FY25 Capital Improvement Plan.

Estimated Presentation Time: 10 mins

Estimated Discussion Time: 10 mins

Reviews Completed by:

☐ *Department Head:* ☐ *Town Attorney Comments:*

Finance Review: ☐ Budgeted ☐ Unbudgeted ☒ N/A

Finance Director Comments/Fund:

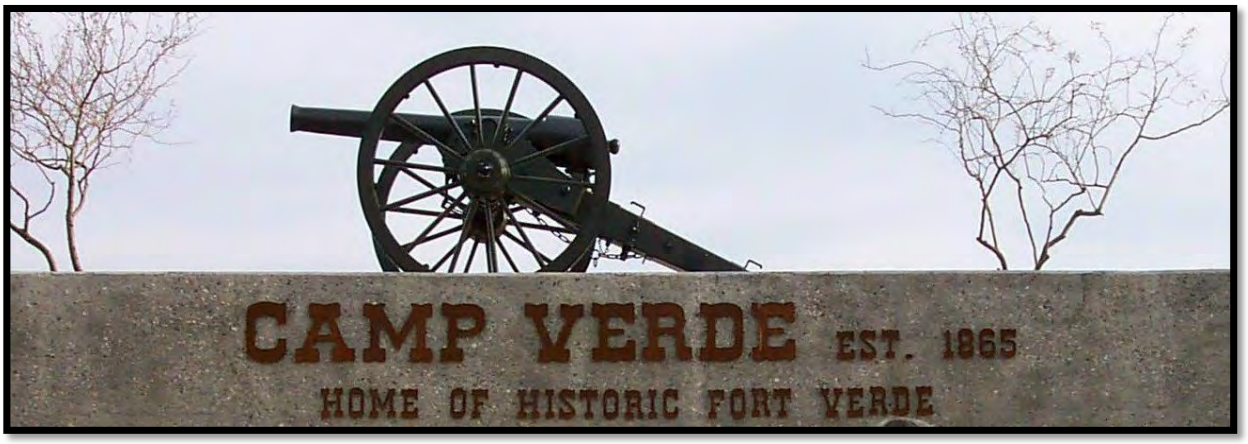
Fiscal Impact: N/A

Comments: None

Background Information:

Recommended Action (Motion): Approve the FY25 Capital Improvement Plan

Instructions to the Clerk: N/A



Capital Improvement Plan

Fiscal Year - 2024/25

Town of Camp Verde
FY25 Capital Improvements Plan
Proposed Projects

Governmental Funds

Funding

Funding Source			Appv'd FY24		YR1 - FY25	YR2 - FY26	YR3 - FY27	YR4 - FY28	YR5 - FY29	5 Year Funding Total
		ARPA Funds	$ 1,356,355		$ 257,390					$ 257,390
		Grants	$ 5,828,150		$ 5,229,760	$ 10,583,740	$ 15,700,000	$ 200,000	$ 1,362,500	$ 33,076,000
		Interest	$ 35,000		$ 47,000					$ 47,000
		Debt Financing	$ 625,000			$ 225,000				$ 225,000
		Court Enhancment Funds	$ 60,000		$ 60,000					$ 60,000
		Parks Fund Carry-forward Balance	$ 1,469,400		$ 1,383,185					$ 1,383,185
		CIP Carry-forward Balance	$ 887,955		$ 953,715	$ 70,010	$ 9,000	$ 119,446	$ 115,399	$ 953,715
		HURF Fund Transfers	$ -		$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 1,250,000
		General Fund Transfers	$ 2,777,570		$ 1,859,830	$ 1,903,640	$ 1,421,326	$ 1,492,388	$ 1,567,010	$ 8,244,194
		FY24 URS 1-Time Rev's / FY25 Rental Rev's reduction	*$ 143,150*		*$ 100,000*					*$ 100,000*
		Current Revenues	*$ 1,345,420*		*$ 1,259,830*	*$ 1,353,640*	*$ 1,421,322*	*$ 1,492,388*	*$ 1,567,010*	*$ 7,094,190*
		General Fund Reserves	*$ 1,289,000*		*$ 500,000*	*$ 550,000*				*$ 1,050,000*
Total Potential Funding			***$ 13,039,430***		***$ 10,040,880***	***$ 13,032,390***	***$ 17,380,326***	***$ 2,061,833***	***$ 3,294,909***	***$ 45,496,484***

Expenditures

Functions	Page	Project	Appv'd FY24	Status	YR1 - FY25	YR2 - FY26	YR3 - FY27	YR4 - FY28	YR5 - FY29	5 Year Funding Total
Parks & Public Use Facilities	11	Sports Complex Construction	$ 4,304,450	In-Progress	$ 2,901,845					$ 2,901,845
		Commercial Kitchen Project	$ 500,000	Removed						$ -
		Sports complex Turf Equipment	$ 148,500	Complete						$ -
		Sports Complex Broadband	$ 48,510	Removed						$ -
		Bldg 300 Entry Doors	$ 30,000	Removed						$ -
		Gazebo Repair	$ 42,800	Complete						$ -
	13	Parsons Riverfront Preserve	$ 45,000	In-Progress	$ 45,000					$ 45,000
		Pool Imprvmnts	$ 30,000	?						$ -
		Rodeo Arena Consession & Restrooms	$ 28,305	?						$ -
		Wilshire & Industrial Round-a-bouts	$ 15,015	Removed						$ -
		Grief Hill Trailhead	$ 220,600	Complete						$ -
		Verde Lakes Park Improvements	$ 27,585	Removed						$ -
	NA	Annual Outdoor Rec & Park Improvements	$ 50,000	Adjusted			$ 50,000	$ 50,000	$ 50,000	$ 150,000
	15	Pool Filtration System				$ 150,000				$ 150,000
	17	Playground Fall Material			$ 33,000					$ 33,000
	19	Community Center Playground Replacement			$ 150,000					$ 150,000
	21	Town Soccer Field Sprinkler System			$ 75,350					$ 75,350
	23	Gym Restroom Improvements						$ 150,000		$ 150,000
	25	Oasis Trailhead							$ 350,000	$ 350,000
	27	400 Meter Training Track							$ 900,000	$ 900,000
	29	Drainage Master Plan Phase II Sports Complex				$ 100,000	$ 600,000			$ 700,000
	31	Family Advocacy Facility			$ 44,700					$ 44,700
	33	Parks & Rec Master Plan			$ 25,000	$ 75,000	$ 20,000			$ 120,000
		Total Public Use Facilities:	$ 5,490,765		$ 3,274,895	$ 325,000	$ 670,000	$ 200,000	$ 1,300,000	$ 5,769,895

Functions	Page	Project	Appv'd FY24		YR1 - FY25	YR2 - FY26	YR3 - FY27	YR4 - FY28	YR5 - FY29	5 Year Project Total
Public Use Infrastructure	35	Chip Seal Program	$ 600,000	Complete	$ 570,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 2,570,000
		Town-Wide Floodplain Studies	$ 250,000	Complete						$ -
		School Road Project	$ 175,000	Complete						$ -
	37	Broadband Expansion Project	$ 2,000,000	RFP Out	$ 2,000,000					$ 2,000,000
	39	Wayfinding & Place Marketing Project	$ 173,600	In-Progress	$ 358,000	$ 200,000				$ 558,000
	41	CDBG Sidewalk Project	$ 169,000	In-Progress	$ 550,000					$ 550,000
	43	Finnie Flat Rd & Montezuma Castle Hwy Improvement	$ 926,500	In-Progress	$ 926,500	$ 5,000,000	$ 8,000,000			$ 13,926,500
	45	Main Street Reconstruction				$ 5,000,000	$ 7,000,000			$ 12,000,000
	47	Town General Plan			$ 100,000					$ 100,000
	49	Town Floodplain Studies				$ 50,000	$ 50,000			$ 100,000
	51	Gaddis Wash Crossing at Industrial Drive						$ 300,000		$ 300,000
	53	Glenrose and Quarterhorse Drainage							$ 330,000	$ 330,000
	55	Middle Verde Area Drainage Update					$ 50,000			$ 50,000
	57	Verde Lakes Flood Control Planning			$ 650,600	$ 433,740				$ 1,084,340
	59	Park Verde Road Irrigation Crossing			$ 77,500					$ 77,500
		Total Public Use Infrastructure:	$ 4,294,100		$ 5,232,600	$ 11,183,740	$ 15,600,000	$ 800,000	$ 830,000	$ 33,646,340
Town Facilities	NA	MatForce Bldg Remodel	$ 75,000	In-Progress						$ -
	61	Facilities Master Plan	$ 300,000		$ 100,000	$ 200,000				$ 300,000
		Facility Expansion	$ 780,000	Complete						$ -
	63	Court Security Checkpoint	$ 240,000	In-Progress	$ 400,000					$ 400,000
		Building 300 Roof Work - Rebudget for Contractor	$ 120,000	Complete						$ -
	65	Lower Maint Building Addition				$ 100,000				$ 100,000
	67	AC Unit Replacements			$ 60,000					$ 60,000
	67	CVMO Evidence Freezer			$ 60,000					$ 60,000
	69	Economic Development Metal Roofing				$ 40,000				$ 40,000
	71	Digital Sign at Library						$ 40,000		$ 40,000
	NA	Potential Future Capital Projects					$ 100,000	$ 100,000	$ 100,000	$ 300,000
		Total Town Facilities:	$ 1,515,000		$ 620,000	$ 340,000	$ 100,000	$ 140,000	$ 100,000	$ 1,300,000
Town Systems & Equipment		WildKat Mower	$ 84,000	Ordered						$ -
		Comm Center Backup Battery	$ 23,800	Complete						$ -
		911 Software for 3rd Dispatch Console		Removed						$ -
	73	Patrol Rifles			$ 40,000	$ 30,000				$ 70,000
	75	Toro Pro 6040 Infield Groomer				$ 45,000				$ 45,000
	77	Crack Seal Machine				$ 110,000				$ 110,000
	79	New Roller Compactor				$ 70,000				$ 70,000
	81	New Wood Chipper							$ 90,000	$ 90,000
	83	Cellebrite Evidence Software					$ 27,000			$ 27,000
		Total Town Systems & Equipment:	$ 107,800		$ 40,000	$ 255,000	$ 27,000	$ -	$ 90,000	$ 412,000
Town Fleet Vehicles		Patrol Vehicle Replace/Upgrade	$ 253,000	Complete						$ -
		CVMO Vehicles - 5	$ 350,000	Complete						$ -
		Maint Vehicles	$ 47,000	Complete						$ -
		Total Town Systems & Equipment:	$ 650,000		$ -	$ -	$ -	$ -	$ -	$ -
CIP Related Debt Payments		Enterprise Lease Equipment	$ 334,030		$ 313,045	$ 266,545	$ 211,475	$ 156,175	$ 42,000	$ 989,240
		Sports Complex Bond	$ 487,665		$ 490,330	$ 653,105	$ 652,405	$ 650,260	$ 650,000	$ 3,096,100
		Total Det Payments:	$ 821,695		$ 803,375	$ 919,650	$ 863,880	$ 806,435	$ 692,000	$ 4,085,340
Total Projected Cost			***$ 12,879,360***		***$ 9,970,870***	***$ 13,023,390***	***$ 17,260,880***	***$ 1,946,435***	***$ 3,012,000***	***$ 45,213,575***
Net Total			***$ 160,070***		***$ 70,010***	***$ 9,000***	***$ 119,446***	***$ 115,398***	***$ 282,909***	***$ 282,909***

Wastewater Fund

Funding

		Appv'd FY24		YR1 - FY25	YR2 - FY26	YR3 - FY27	YR4 - FY28	YR5 - FY29	5 Year Funding Total
Funding Source									
	Grant Funds / Donations	$ 6,498,700		$ 448,700	$ 50,000				$ 498,700
	ARPA Funds	$ 1,089,600		$ 451,300					$ 451,300
	Debt Financing	$ 3,715,000		$ 1,231,250	$ 922,000	$ 700,000	$ 4,224,000		$ 7,077,250
	Current Revenues & Transfers			$ 200,000					$ 200,000
	Private Development Funds				$ 5,500,000	$ 300,000	$ 6,000,000	$ 5,000,000	$ 16,800,000
Total Aniticipated Funding		***$ 11,303,300***		***$ 2,331,250***	***$ 6,472,000***	***$ 1,000,000***	***$ 10,224,000***	***$ 5,000,000***	***$ 25,027,250***

Expenditures

Functions	Page	Project	Appv'd FY24	Status	YR1 - FY25	YR2 - FY26	YR3 - FY27	YR4 - FY28	YR5 - FY29	5 Year Project Total
Improvements										
	NA	Wastewater Master Plan	$ 250,000	InProcess	$ 100,000					$ 100,000
	85	WWTP Control Panels Upgrade	$ 206,250		$ 206,250					$ 206,250
	87	Northbound Sewer Collection System	$ 7,500,000	InProcess	$ 200,000	$ 5,500,000	$ 300,000	$ 6,000,000	$ 5,000,000	$ 17,000,000
	89	Blower Addition Building & Installation	$ 207,500		$ 190,000					$ 190,000
	91	Treatment Plant Administrative Building	$ 200,000		$ 85,000					$ 85,000
		Contruction Lift Station #5 Rezzonico Park	$ 700,000	Removed						$ -
	93	Construct Sewer Lines - Black Bridge Loop Area	$ 575,000		$ 200,000	$ 800,000	$ 700,000			$ 1,700,000
		Main St. Sewer Line Replacement	$ 437,630	InProcess						$ -
	95	Dickison Erosion Repair	$ 862,765	InProcess	$ 800,000	$ 50,000				$ 850,000
		Hauler Station Upgrades	$ 235,510	InProcess						$ -
		3rd St. Residential Imprvmnts	$ 52,395	InProcess						$ -
	NL	Equalization Basin						$ 4,000,000		$ 4,000,000
	97	Sludge Drying Bed Liner Installation			$ 550,000					$ 550,000
	99	John Deere 335 P Compact TrackLoader				$ 122,000				$ 122,000
	101	JLG 1055 Forklift						$ 224,000		$ 224,000
Total Projected Cost - Wastewater Projects			***$ 11,227,050***		***$ 2,331,250***	***$ 6,472,000***	***$ 1,000,000***	***$ 10,224,000***	***$ 5,000,000***	***$ 25,027,250***
Net Total - Wastewater Projects			***$ 76,250***		***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***

Water Fund

Funding

		Appv'd FY24		YR1 - FY25	YR2 - FY26	YR3 - FY27	YR4 - FY28	YR5 - FY29	5 Year Funding Total
Funding Source	Grant Funds / Donations	$ 3,000,000		$ 3,100,000	$ 1,225,000				$ 4,325,000
	Debt Financing	$ 3,167,500		$ 2,250,000	$ 3,660,000	$ -	$ 1,700,000	$ 1,750,000	$ 9,360,000
	Current Revenues & Transfers	$ 57,500		$ 55,000	$ 45,000	$ 400,000	$ 500,000	$ 600,000	$ 1,600,000
Total Aniticipated Funding		***$ 6,225,000***		***$ 5,405,000***	***$ 4,930,000***	***$ 400,000***	***$ 2,200,000***	***$ 2,350,000***	***$ 15,285,000***

Expenditures

Functions	Page	Project	Appv'd FY24	Status	YR1 - FY25	YR2 - FY26	YR3 - FY27	YR4 - FY28	YR5 - FY29	5 Year Project Total
Improvements	103	Arsenic Removal Syst-Mongini/Verde Est's Wells	$ 1,500,000		$ 2,000,000	$ 1,500,000				$ 3,500,000
		Arsenic Removal Syst-Verde River Est's	$ 430,000	Combined						$ -
		Water System Master Plan	$ 183,500	Complete						$ -
		SCADA & Communication Tower Relocation	$ 68,720	Complete						$ -
		Potential Water Project	$ 3,000,000	Closed						$ -
	105	Hydro Vac Trailer	$ 50,000		$ 80,000					$ 80,000
	107	Backhoe	$ 100,000			$ 180,000				$ 180,000
	109	Water Main Annual Replacement	$ 400,000	In-Progress	$ 1,500,000	$ 1,600,000	$ 400,000	$ 500,000	$ 600,000	$ 4,600,000
	111	Vehicle	$ 90,000		$ 150,000					$ 150,000
	113	ADWR Adequate Water Supply Study			$ 100,000	$ 50,000				$ 150,000
	115	New Hwy 260 Production Wells			$ 225,000			$ 1,500,000	$ 1,500,000	$ 3,225,000
	117	New Mongini Replacement Well			$ 1,000,000	$ 1,000,000				$ 2,000,000
	119	Verde Commercial Tank and Pump Station			$ 200,000	$ 600,000				$ 800,000
	121	Verde River Estates New Well and Storage Tanks			$ 150,000			$ 200,000	$ 250,000	$ 600,000
Total Projected Cost - Water Projects			***$ 5,822,220***		***$ 5,405,000***	***$ 4,930,000***	***$ 400,000***	***$ 2,200,000***	***$ 2,350,000***	***$ 15,285,000***
Net Total - Water Projects			***$ 402,780***		***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***

Total Projected Cost - All Projects	***$ 29,928,630***	***$ 17,707,120***	***$ 24,425,390***	***$ 18,660,880***	***$ 14,370,435***	***$ 10,362,000***	***$ 85,525,825***
Net Total - All Projects	***$ 639,100***	***$ 70,010***	***$ 9,000***	***$ 119,446***	***$ 115,398***	***$ 282,909***	***$ 282,909***

Town of Camp Verde
FY25 Capital Improvements Plan
Governmental Funds Projects by Funding Source

General Fund

Funding

			FY25 Budget
Funding Source			
		ARPA Funds	$ 257,390
		Grants	$ 5,229,760
		Interest	$ 47,000
		Debt Financing	$ -
		Court Enhancment Funds	$ 60,000
		Parks Fund Carry-forward Balance	$ 1,383,185
		CIP Carry-forward Balance	$ 953,715
		HURF Fund Transfers	$ 250,000
		General Fund Transfers	$ 1,859,830
Total Potential Funding			***$ 10,040,880***

Expenditures

				Funding Source					
Functions	**Bud Fund**	**Project**	**FY25 Budget**	**ARPA**	**Grants & Int**	**CIP Carry-fwd**	**Transfers**	**Debt**	**Fund Balance**
Parks & Public Use Facilities	Parks	Sports Complex Construction	$ 2,901,845		$ 1,318,660		$ 200,000		$ 1,383,185
	CIP	Parsons Riverfront Preserve	$ 45,000			$ 45,000			
	CIP	Playground Fall Material	$ 33,000				$ 33,000		
	ARPA	Community Center Playground Replacement	$ 150,000	$ 150,000					
	CIP	Town Soccer Field Sprinkler System	$ 75,350				$ 75,350		
	CIP	Family Advocacy Facility	$ 44,700			$ 29,815	$ 14,885		
	CIP	Parks & Rec Master Plan	$ 25,000				$ 25,000		
		Total Public Use Facilities:	$ 3,274,895	$ 150,000	$ 1,318,660	$ 74,815	$ 348,235	$ -	$ 1,383,185
Public Use Infrastructure	CIP	Chip Seal Program	$ 570,000				$ 570,000		
	Fed	Broadband Expansion Project	$ 2,000,000		$ 2,000,000				
	CIP/ARPA	Wayfinding Signage	$ 358,000	$ 58,000			$ 300,000		
	CDBG	CDBG Sidewalk Project	$ 550,000		$ 381,000	$ 169,000			
	Fed	Finnie Flat Rd & Montezuma Castle Hwy Improvement	$ 926,500		$ 926,500				
	CIP	Town General Plan	$ 100,000			$ 81,790	$ 18,210		
	Fed/NFed	Verde Lakes Flood Control Planning	$ 650,600		$ 650,600				
	CIP	Park Verde Road Irrigation Crossing	$ 77,500			$ 77,500			
		Total Public Use Infrastructure:	$ 5,232,600	$ 58,000	$ 3,958,100	$ 328,290	$ 888,210	$ -	$ -

General Fund

Expenditures *(Cont'd)*

Functions	Bud Fund	Project	FY25 Budget	Funding Source					
				ARPA	Grants	CIP Carry-fwd	Transfers	Debt	Fund Balance
Town Facilities									
	CIP	Facilities Master Plan	$ 100,000			$ 100,000			
	CIP	Court Security Checkpoint	$ 400,000			$ 340,000	$ 60,000		
	CIP	AC Unit Replacements	$ 60,000			$ 60,000			
	CIP	CVMO Evidence Freezer	$ 60,000	$ 49,390		$ 10,610			
		Total Town Facilities:	$ 620,000	$ 49,390	$ -	$ 510,610	$ 60,000	$ -	$ -
Town Systems & Equipment									
	CIP	Patrol Rifles	$ 40,000			$ 40,000			
		Total Town Systems & Equipment:	$ 40,000	$ -	$ -	$ 40,000	$ -	$ -	$ -
CIP Related Debt Payments									
	Debt	Enterprise Lease Equipment	$ 313,045				$ 313,045		
	Debt	Sports Complex Bonds 2017 & 2020	$ 490,330				$ 490,330		
		Total Det Payments:	$ 803,375	$ -	$ -	$ -	$ 803,375	$ -	$ -
Total Projected Cost - CIP Fund			***$ 9,970,870***	***$ 257,390***	***$ 5,276,760***	***$ 953,715***	***$ 2,099,820***	***$ -***	***$ 1,383,185***
Net Total - CIP Fund			***$ 70,010***	***$ -***	***$ -***	***$ -***	***$ 70,010***	***$ -***	***$ -***

Town of Camp Verde
FY25 Capital Improvements Plan
Utility Projects by Funding Source

Wastewater Fund

Funding

		FY25 Budget
Funding Source		
	Grants	$ 448,700
	ARPA Funds	$ 451,300
	Debt Financing	$ 1,231,250
	Current Revenues & Transfers	$ 200,000
	Private Development Funds	
Total Potential Funding		***$ 2,331,250***

Expenditures

			Funding Source				
Functions	**Project**	**FY25 Budget**	**ARPA**	**Grants & Int**	**Current Revs**	**Debt**	**Development**
	Wastewater Master Plan	$ 100,000	$ 100,000				
	WWTP Control Panels Upgrade	$ 206,250				$ 206,250	
	Northbound Sewer Collection System	$ 200,000			$ 200,000		
	Blower Addition Building & Installation	$ 190,000				$ 190,000	
	Treatment Plant Administrative Building	$ 85,000				$ 85,000	
	Construct Sewer Lines - Black Bridge Loop Area	$ 200,000				$ 200,000	
	Dickison Erosion Repair	$ 800,000	$ 351,300	$ 448,700			
	Sludge Drying Bed Liner Installation	$ 550,000				$ 550,000	
	Total Public Use Facilities:	$ 2,331,250	$ 451,300	$ 448,700	$ 200,000	$ 1,231,250	$ -
Net Total - CIP Fund		***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***

Water Fund

Funding

		FY25 Budget
Funding Source		
	Grants	$ 3,100,000
	Debt Financing	$ 2,250,000
	Current Revenues & Transfers	$ 55,000
	Private Development Funds	
Total Potential Funding		***$ 5,405,000***

Expenditures

			Funding Source				
Functions	**Project**	**FY25 Budget**	**ARPA**	**Grants & Int**	**Current Revs**	**Debt**	**Development**
	Design/Contruct Arsenic Removal Syst-Mongini Well	$ 2,000,000		$ 2,000,000			
	Hydro Vac Trailer	$ 80,000				$ 80,000	
	Water Main Annual Replacement	$ 1,500,000		$ 1,100,000	$ 55,000	$ 345,000	
	Vehicle	$ 150,000				$ 150,000	
	ADWR Adequate Water Supply Study	$ 100,000				$ 100,000	
	New High View Production Wells	$ 225,000				$ 225,000	
	New Mongini Replacement Well	$ 1,000,000				$ 1,000,000	
	Verde Commercial Tank and Pump Station	$ 200,000				$ 200,000	
	Verde River Estates New Well and Storage Tanks	$ 150,000				$ 150,000	
	Total Public Use Facilities:	$ 5,405,000	$ -	$ 3,100,000	$ 55,000	$ 2,250,000	$ -
Net Total - CIP Fund		***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Sports Complex Construction*

FY25 Impact: *$2,901,845*

5-Yr Project Cost: *$2,901,845*

New Project or Rollover: *Rollover*

Dept/Div: *Public Works / Parks & Rec*

Contact: *M. Smith*

Requested by: *M. Smith*

Date Completed: *3/05/24*

Project Summary:

Finish construction of the sports complex.

Location: 990 E. Champion Trail

Community Impact:

The sports complex is utilized by residents and sports teams from across the region. It is necessary to complete the construction of the remaining amenities to provide the desired experience for these patrons and complete the vision of the park.

Project Title: *Sports Complex Construction*

Operational Impact:

Impact on Staffing: 3 additional full-time maintenance staff will need to be hired to maintain the park. This will allow a dedicated 3-person crew to maintain the sports complex.

Impact on operational costs: The only expected cost increases will come from extra utility expenses from operation of the lift station and restrooms/concession stand. Operational cost of operating the restroom/concession stand will be offset by no longer needing to rent port-a-johns.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Restroom Facility & Concession Stand		$ 1,000,000
FY25	Irrigation Supply		$ 351,400
FY25	Waste Water Lift Station & Force Main		$ 563,400
FY25	Parking Lot (Chip Seal & Lighting)		$ 326,000
FY25	Entrance & Central Plaza Concrete		$ 333,000
FY25	Potable Water Supply		$ 168,440
FY25	Miscellaneous Exps		$ 159,605
	Total		**$ 2,901,845**

Note: Costs shown only reflect the Town's 50% match for the existing grant. Full estimated cost is 2X the amount shown.

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY25	Wages & ERE	$ 195,000
FY25	Supplies	$ 5,000
	Total	**$ 200,000**

Project Funding:

Tracking Fund: Parks Fund

Funding Source: Multiple Funding Sources:
-Grant Funding: $ 1,271,660
-Debt & Reserve: $ 1,583,185
-interest: $ 47,000

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Parsons Riverfront Preserve*

FY25 Impact: *$45,000*

5-Yr Project Cost: *$45,000*

New Project or Rollover: *Rollover*

Dept/Div: *Public Works / Parks & Rec*

Contact: *M. Smith*

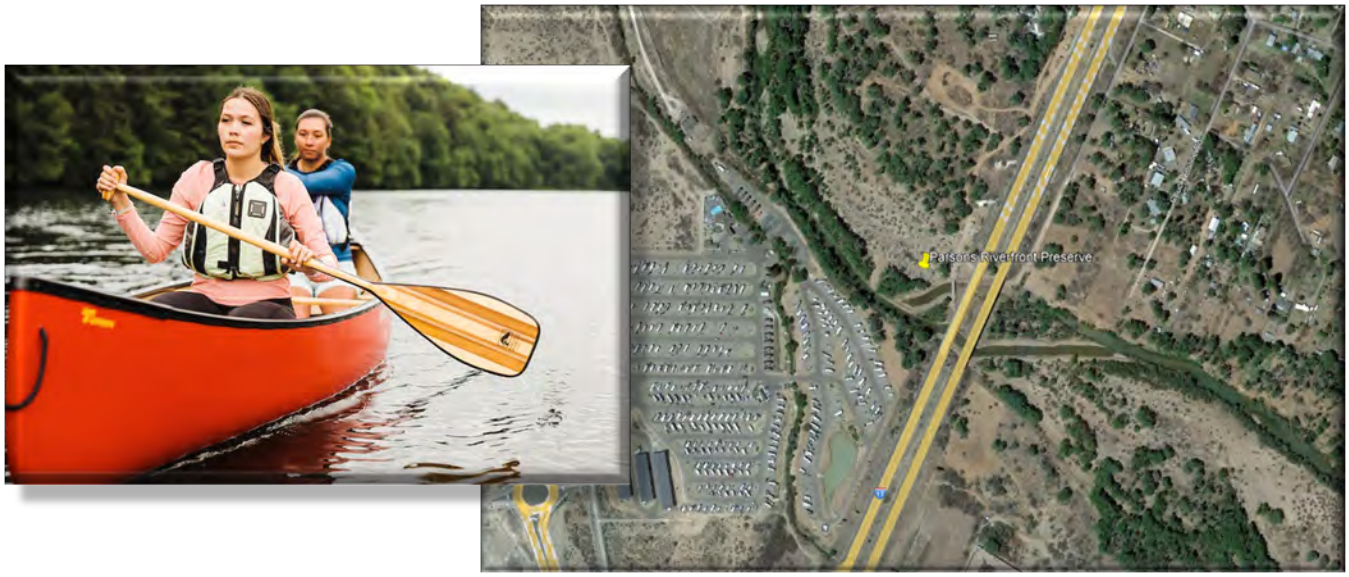
Requested by: *M. Smith*

Date Completed: *2/14/24*

Project Summary:

Install parking lot and access to the Verde River for kayaking and canoeing.

Location: NW corner, I-17 & Verde River



Community Impact:

This project will provide river access to the public for canoeing and kayaking adventures. The project will install a compacted ABC parking area with designated route to access the river, providing the community with an opportunity to enjoy nature in a previously inaccessible area. This area will be designated as day-use only.

Project Title: *Parsons Riverfront Preserve*

Operational Impact:

Impact on Staffing: As a day use facility, it will be necessary to have staff open and close the area daily.

Impact on operational costs: Minimal expenses to repair parking lot surface due to vehicle movement or weather, weed control.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Construction	August 2024	$ 45,000
	Total		**$ 45,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY26	Maintenance of parking lot	$ 2,500
	Total	**$ 2,500**

Project Funding:

Tracking Fund: CIP Fund

Funding Source: Operating Transfer from the General Fund.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Pool filtration system replacement*

FY25 Impact: *$0*

5-Yr Project Cost: *$150,000*

New Project or Rollover: *Rollover/Update*

Dept/Div: *Public Works / Maintenance Division*

Contact: *Jeff Kobel*

Requested by: *Jeff Kobel*

Date Completed: *2/14/24*

Project Summary:

Replace the pool filtration system to increase waterflow/turn-over rate and maintain a cleaner pool.

Location: 290 W Apache Tr.

Community Impact:

Our community relies on the pool to remain open during the pool season. The impact of the surrounding environment (leaves, dirt, rock, bugs), contributes to overloading the pools underrated filtration system, causing the pool to shut down. The new filtration system will be the correct filter for the size of the pool.

Project Title: *Pool filtration system replacement*

Operational Impact:

Impact on Staffing: Standard yearly maintenance.

Impact on operational costs: Yearly cost will be absorbed in maintenance general fund.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY26	Pool filter and plumbing	Oct25 - Mar26	$150,000
	Total		**$150,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY26	Annual Maintenance	$2,000
	Total	**$2,000**

Project Funding:

Tracking Fund: CIP Fund

Funding Source: Operating Transfer from the General Fund.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
3.8	3.2	3.3	1.1	11.4

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Playground Fall Material*

FY25 Impact: *$33,000*

5-Yr Project Cost: *$33,000*

New Project or Rollover: *Rollover*

Dept/Div: *Public Works / Maintenance*

Contact: *Jeff Kobel*

Requested by: *Jeff Kobel*

Date Completed: *2/21/2024*

Project Summary:

Removal and replacement of playground fall material at Butler Park, Arturo Park, Verde Lakes Park.

Location: 1213 N Gardner Ln, 2455 N Arturo Ln, 488 S Nichols St, 3594 E Tumbleweed Dr.

Community Impact:

With the Town population continuing to grow, the community parks get used more frequently and playground fall material needs replacing. Old fall material becomes a safety issue for anyone playing on the Town playgrounds and needs to be replaced.

Project Title: *Playground Fall Material*

Operational Impact:

Impact on Staffing: Yearly maintenance and upkeep.

Impact on operational costs: Standard tool wear or replacement of tools.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Butler Park		$15,000
FY25	Arturo Park		$8,000
FY25	Verde Lakes Ponds		$10,000
	Total		**$33,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY25	Upkeep/maintenance	$300
FY35	Upkeep/maintenance	$300
	Total	**$3,000**

Project Funding:

Tracking Fund: CIP Fund

Funding Source: Operating Transfer from the General Fund.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Town Community Playground Replacement*

FY25 Impact: *$150,000*

5-Yr Project Cost: *$150,000*

New Project or Rollover: *Rollover*

Dept/Div: *Public Works / Maintenance*

Contact: *Jeff Kobel*

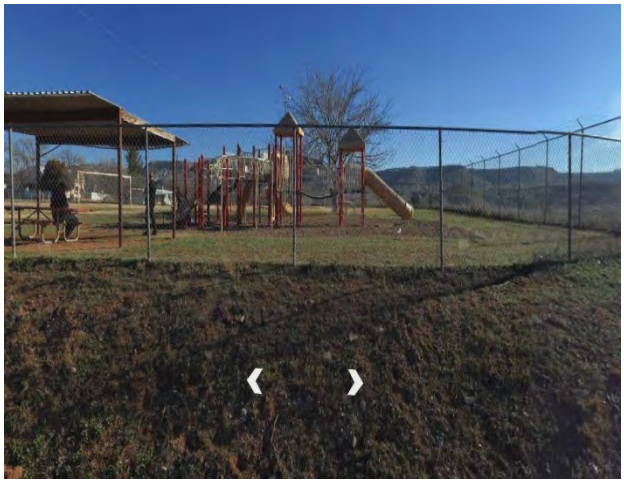
Requested by: *Jeff Kobel*

Date Completed: *2/16/2024*

Project Summary:

Removal and replacement of the community park playground.

Location: 488 S Nichols St.



Community Impact:

The current playground has multiple safety concerns. Replacement would create a playground that will conform with the U.S. Consumer Product Safety Commission's ("CPSC" or "Commission") Public Playground Safety Handbook rules. This playground structure accommodates up to 68 children ages 5-12 years.

Project Title: *Town Community Playground Replacement*

Operational Impact:

Impact on Staffing: No additional employees needed. Continual daily/weekly inspection by staff.

Impact on operational costs: Vandalism cleanup/repairs and standard maintenance care.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Playground removal and installation	Variable	$150,000
	Total		**$150,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY25	Vandalism/repairs	$ 2,000
	Total	**$2,000**

Project Funding:

Tracking Fund: ARPA Fund

Funding Source: ARPA Funding

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
3.7	2.8	3.9	1.1	11.4

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Town Community Park Sprinkler System*

FY25 Impact: *$75,350*

5-Yr Project Cost: *$75,350*

New Project or Rollover: *Rollover/Update*

Dept/Div: *Public Works / Maintenance*

Contact: *J. Kobel*

Requested by: *J. Kobel*

Date Completed: *2/20/2024*

Project Summary:

Installation of a new sprinkler system, valves, controllers, and main water supply line replacement.

Location: 473 S Main St.

Community Impact:

The new sprinkler system will allow maintenance to water The Community Park at night instead of in the early morning and afternoon. This will allow the field to be utilized daily by the community, while using less water. This new sprinkler system will also cut maintenance time from rotating the current sprinkler system heads.

Project Title: *Town Community Park Sprinkler System*

Operational Impact:

Impact on Staffing: None

Impact on operational costs: The only expected cost increase will come from damaged sprinklers and water supply line breaks.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Sprinkler system	3-4 weeks	$75,350
	Total		**$ 75,350**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY25	Maintenance	$500
	Total	**$500**

Project Funding:

Tracking Fund: CIP Fund

Funding Source: Operating Transfer from the General Fund.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
3.2	3.4	1.8	1.7	10.1

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Gymnasium Restroom Improvements*

FY25 Impact: *$150,000*

5-Yr Project Cost: *$150,000*

New Project or Rollover: *Rollover*

Dept/Div: *Public Works / Parks & Rec*

Contact: *M. Smith*

Requested by: *M. Smith*

Date Completed: *2/14/24*

Project Summary:

Remodel the gym restrooms to meet current codes and standards.

Location: 51 E. Hollamon St.

Community Impact:

The men and women's restrooms are out of code and require updating. The renovation of these restrooms will make them ADA compliant while enhancing their functionality and appearance.

Project Title: *Gymnasium Restroom Improvements*

Operational Impact:

Impact on Staffing: No additional impact anticipated.

Impact on operational costs: No additional impact anticipated.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY28	Design and plan preparation	July/August 2027	$ 30,000
FY28	Construction	Jan/Feb 2028	$120,000
	Total		**$ 150,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY28	No anticipated impact	
	Total	**$ 0**

Project Funding:

Tracking Fund: CIP Fund

Funding Source: Operating Transfer from the General Fund.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
3.9	2.5	3.1	1.3	10.8

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Oasis Trailhead*

FY25 Impact: *$0*

5-Yr Project Cost: *$350,000*

New Project or Rollover: *New Project*

Dept/Div: *Public Works/Economic Development*

Contact: *M. Smith*

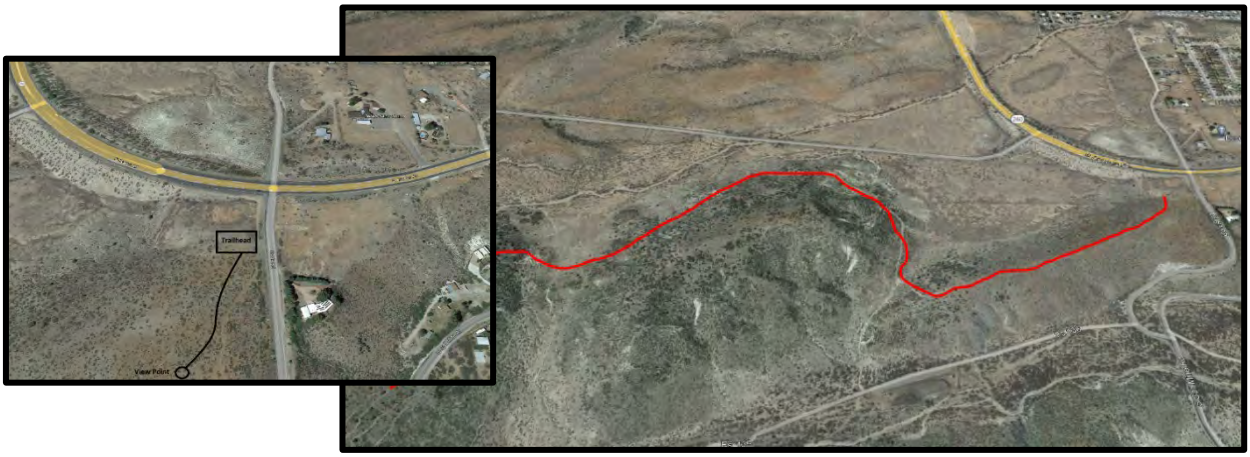
Requested by: *M. Davies*

Date Completed: *2.14.24*

Project Summary:

This project includes fencing, gates, restroom, water station, and an informational kiosk on a 3-acre parcel owned by the Town at Oasis Rd and SR 260.

Location: Oasis Road and SR 260



Community Impact:

The trailhead's scenic viewpoint will serve as an entrance point for visitor/tourism engagement, as called out in the town's 2016 General Plan. The trailhead will serve as the access point to a trail that runs between Oasis and Copper Falls Trail. The Town's Urban Upland Trail Plan (UUTP) and the Prescott National Forest's Verde Trail and Access Plan both call for the establishment of this trailhead.

This project aligns with the Verde Valley Circle Trail Project and the MOU the Town signed in 2019. The Circle Trail will connect trails between Verde Valley communities. The Circle Trail proposes go right by the town-owned property at Oasis Road and SR 260. An Oasis Trailhead will serve as a key location on the regional Circle Trail because it will provide a scenic viewpoint as well as information for residents and visitors.

Project Title: *Oasis Trailhead*

Operational Impact:

Impact on Staffing: This project will include a new staff member and existing staff time to complete construction of this project. Additionally, grant writing and grant management will be addressed with existed staff time.
Impact on operational costs: There are anticipated increased costs for maintenance.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY29	Fencing and gates	End of FY29	$35,000
	Informational kiosk		$10,000
	Restroom and related infrastructure		$100,000
	Water station and related infrastructure		$30,000
	Ramada, foundation, picnic amenities, benches		$50,000
	Parking lot with ADA parking		$75,000
	Scenic Viewpoint trail, interpretive signage, surface. (Forest Service)		$50,000
	Total		**$350,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY29	New staff member (maintenance employee)	$65,000
FY30	Annual Materials and supplies	$3,000
	Total	**$68,000**

Project Funding:

Tracking Fund: CIP Fund

Funding Source: Operating Transfer from the General Fund. Staff will explore grant options including funding through the Verde Valley Trail Funds and AZ State Parks. Staff will work on Forest Service partnership.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
2.0	1.0	1.3	3.8	8.1

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *4-Lane, 400 Meter Training Track at Sports Complex*

FY25 Impact: *$0*

5-Yr Project Cost: *$900,000*

New Project or Rollover: *New Project*

Dept/Div: *Public Works / Parks & Rec*

Contact: *G. Mabery*

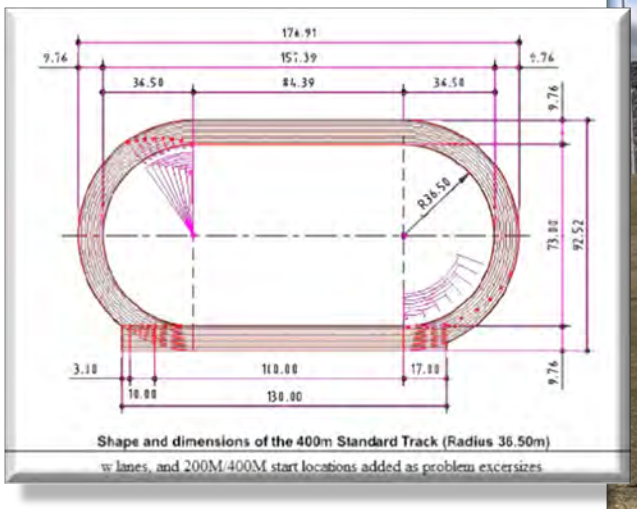
Requested by: *G. Mabery*

Date Completed: *3/21/24*

Project Summary:

Installation of a 4-Lane, 400 Meter all-weather training track for community members and professional/Olympic athlete training. (Could expand design to put soccer field in center of track, which would increase costs.)

Location: Camp Verde Sports Complex



Shape and dimensions of the 400m Standard Track (Radius 36.50m)
w lanes, and 200M/400M start locations added as problem excersizes

Community Impact:

For years, professional and Olympic athletes have been making weekly trips from Flagstaff to train in Camp Verde and Cottonwood. On any given week, you'll find 8-75 Olympic caliber athletes training in our town. These athletes, who run for teams like Under Armor, Nike and Adidas, need access to a 4-lane all-weather track. Their professional affiliates likely have the resources to underwrite the costs of the track and are interested in engaging with Camp Verde to make that dream a reality. A shared facility that provides community use and use for these teams, would be a wonderful addition to the Sports Complex.

Project Title: *4-Lane, 400 Meter Training Track at Sports Complex*

Operational Impact:

Impact on Staffing: The track itself will not increase staffing needs.

Impact on operational costs: Before moving forward, the Town should engage the funders of the project to discuss the plan for funding of long-term maintenance and track replacement. Community contact to explore this project further is Dan Engler, 928-592-3090, Assistant Coach for Under Armor Professional Team

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY29	P&R Projects		$900,000
	Total		**$ 900,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
		$ 0
		$ 0
	Total	**$ 0**

Project Funding:

Tracking Fund:

Funding Source: Private Donations

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: Drainage Master Plan Phase II - Sports Complex

FY25 Impact: *$0*

5-Yr Project Cost: *$700,000*

New Project or Rollover: *New Project*

Dept/Div: *Utilities / Stormwater*

Contact: *Patty Mancini*

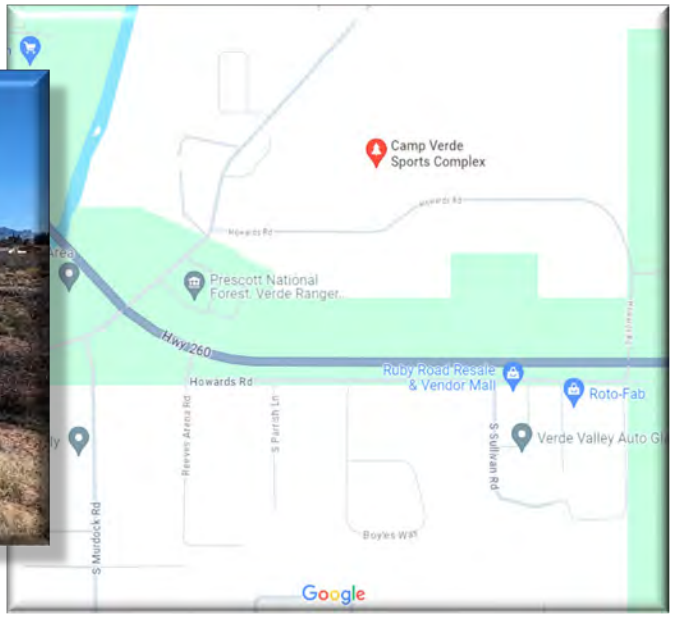
Requested by: *Jeff Low*

Date Completed: *2/15/24*

Project Summary:

Design and construct stormwater management and water conservation improvements

Location: 995 Champion Trail



Community Impact:

This project will provide multiple benefits to the town by increasing groundwater recharge, reducing flood risk, and promoting water quality. This will create an enhanced community space with shade trees and natural vegetation/flora. It will provide an educational venue to showcase sustainable land-use opportunities to mitigate water scarcity while providing an improved recreational venue for residents with walking paths/trails to promote physical and mental well-being.

Project Title: Drainage Master Plan Phase II - Sports Complex

Operational Impact:

Impact on Staffing: Maintenance on the strip of walkway twice a year.

Impact on operational costs: The cost of a 2-man maintenance crew for 2 weeks, twice a year, plus in-kind maintenance from citizens.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY26	Study for Sports Complex Drainage		$100,000
FY27	Construction of Initial Design Project		$600,000
	Total		**$ 700,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY28	Annual Supplies	$1,000
	Total	**$1,000**

Project Funding:

Tracking Fund: CIP Fund or Grant Funds

Funding Source: YCFCD/Grant Funds/Non-Profit Organization Cost Share

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
4.1	2.5	2.0	4.4	13.0

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Family Advocacy Facility*

FY25 Impact: *$44,700*

5-Yr Project Cost: *$44,700*

New Project or Rollover: *New Project*

Dept/Div: *CVMO / Patrol*

Contact: *C. Rowley*

Requested by: *C. Rowley*

Date Completed: *02/26/24*

Project Summary:

Inspection and code upgrade of building for occupancy by the Yavapai Family Advocacy Center.

Location: 546 South 1st Street Camp Verde AZ

Community Impact:

The Verde Valley area currently does not have the resources available for victims of sexual and physical abuse. This facility will allow multiple county police agencies the ability to get vital resources for victims more rapidly. This facility is vital to empowering victims of abuse.

Project Title: *Family Advocacy Facility*

Operational Impact:

Impact on Staffing: None

Impact on operational costs: None

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Asbestos and lead based paint survey	July 2024	$ 4,700
FY25	Building code updates	July – Aug 2024	$ 40,000
	Total		**$ 44,700**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
	Total	**$ 0**

Project Funding:

Tracking Fund: CIP Fund

Funding Source: Operating Transfer from the General Fund.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
4.6	3.0	3.8	1.9	13.3

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Parks & Recreation Master Plan*

FY25 Impact: *$25,000*

5-Yr Project Cost: *$120,000*

New Project or Rollover: *New Project*

Dept/Div: *Parks & Recreation*

Contact: *M. Marshall*

Requested by: *M. Marshall*

Date Completed: *3/13/24*

Project Summary:

Hire contractor to work with P&R Commission and Parks & Recreation to develop a strategic Town Parks & Recreation Master Plan in accordance with Council Strategic Plan.

Location: 395 S. Main Street

Community Impact:

A strategic Parks & Recreation Master Plan will coordinate and guide future Council, Parks and Recreation Commission, Parks & Recreation Division, Maintenance Division and other Town staff in prioritizing, planning and decision making for parks & recreation improvements for the public for several years.

Project Title: *Parks & Recreation Master Plan*

Operational Impact:

Impact on Staffing: Parks & Recreation and other Town staff will need additional time for working with the P&R Commission collecting information, reviewing existing plans and resources, and developing a scope of service.
Impact on operational costs: There is not an expected additional operational cost associated with developing the plan.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	P&R Master Plan preparation		$ 25,000
FY26	P&R Master Plan		$ 75,000
FY27	P&R Master Plan Implementation		$ 20,000
	Total		**$ 120,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
		$
		$
	Total	**$**

Project Funding:

Tracking Fund: CIP Fund

Funding Source: Operating Transfer from the General Fund.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
3.4	3.0	1.8	5.0	13.2

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Chip Seal Program*

FY25 Impact: *$570,000*

5-Yr Project Cost: *$2,570,000*

New Project or Rollover: *Rollover*

Dept/Div: *Public Works*

Contact: *M. Smith*

Requested by: *M. Smith*

Date Completed: *2/14/24*

Project Summary:

Chip-seal maintenance of Town roadways, which is an ongoing project.

Location: Various Locations

Community Impact:

The installation of chip seal on a roadway typically extends the life of the roadway about 7 years. While minor inconveniences will occur during installation, the chip seal will repair minor imperfections in the roadway, seal the road surface, and lend a new appearance to the roadway. This work is critical in maintaining the Town's roadways and delaying the need for more costly reconstruction.

Project Title: *Chip Seal Program*

Operational Impact:

Impact on Staffing: Normal staff operations will have minimal impact.

Impact on operational costs: Will reduce the need for street maintenance for several years.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Area 5B	Fall 2024	$ 570,000
FY26	Area 1	Fall 2025	$ 500,000
FY27	Area 2	Fall 2026	$ 500,000
FY28	Areas 6 & 7	Fall 2027	$ 500,000
FY29	Area 3	Fall 2028	$ 500,000
	Total		**$2,570,000**

Note: Yearly estimates are subject to change due to fluctuations in the materials markets.

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY25	Normal staff operations	$ 0
	Total	**$ 0**

Project Funding:

Tracking Fund: CIP Fund

Funding Source: Operating Transfer from the General Fund.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
4.7	3.7	3.6	4.4	16.3

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Broadband Improvements*

FY25 Impact: *$2,000,000*

5-Yr Project Cost: *$2,000,000*

New Project or Rollover: *Rollover*

Dept/Div: *Economic Development/Public Works*

Contact: *M. Davies*

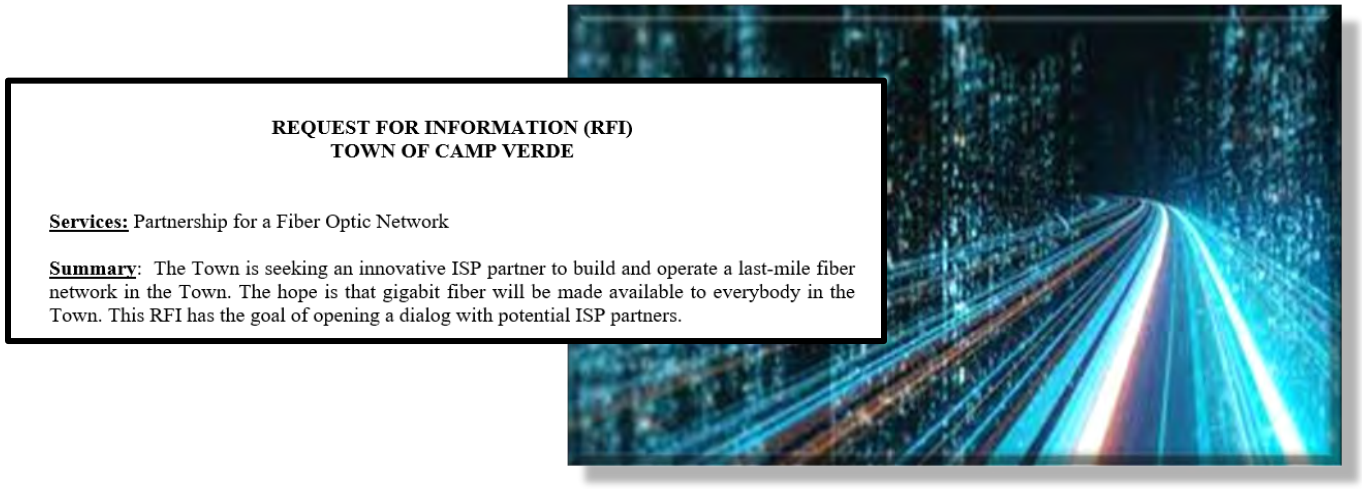
Requested by: *M. Davies*

Date Completed: *2/14/24*

Project Summary:

This project is for broadband improvements that will be most likely related to the outcome of the Town's request for information (RFI) process seeking internet service providers.

Location: Throughout the town



Community Impact:

Access to broadband is essential for residents, businesses, education, healthcare, and many other key services our community depends on. The Town is working with a consultant to assist in attracting internet service providers (ISPs) to Camp Verde. An RFI was issued in January 2024 to seek ISPs to build and operate a last-mile fiber network in Camp Verde. Throughout the spring of 2024, the consultant will work with Town staff and partners to verify and determine the next steps.

Project Title: *Broadband Improvements*

Operational Impact:

Impact on Staffing: This project will include existing staff time for broadband team meetings and planning; potential reporting and grant management; permitting, and potential public works assistance. There may be a need to have an additional staff member.

Impact on operational costs: There are no additional operational costs anticipated. There may be the need for lay-down yards during any broadband development.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Broadband improvement assistance	Variable	$2,000,000
	Total		**$2,000,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
	Total	

Project Funding:

Tracking Fund: Grant Funds

Funding Source: General fund if needed. Grant funds will be explored.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
3.3	2.8	1.6	4.4	12.1

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Wayfinding & Place Marketing Project*

FY25 Impact: *$358,000*

5-Yr Project Cost: *$558,000*

New Project or Rollover: *Rollover/Update*

Dept/Div: *Public Works*

Contact: *M. Smith*

Requested by: *M. Smith*

Date Completed: *2/28/24*

Project Summary:

Install wayfinding and place marketing signage to promote key destinations.

Location: Various Locations

Community Impact:

The need for wayfinding signage to support tourism and business development is called out in the Town's 2022 Fiver-Year Community and Economic Development Strategic Plan. The project will help with place-marketing and wayfinding efforts.

Project Title: *Wayfinding & Place Marketing Project*

Operational Impact:

Impact on Staffing: No anticipated impact.

Impact on operational costs: No anticipated impact.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Design	July 2024	$ 58,000
FY25	Fabrication & Installation	Nov/Dec 2024	$ 300,000
FY26	Fabrication & Installation of additional signage	Sept/Oct 2025	$ 200,000
	Total		**$ 558,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
	No anticipated impact	
	Total	**$ 0**

Project Funding:

Tracking Fund: ARPA Fund / CIP Fund

Funding Source: ARPA Funds & Operating Transfer from the General Fund.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
3.4	3.3	2.8	4.4	13.9

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *7th Street CDBG Sidewalk Project*

FY25 Impact: *$550,000*

5-Yr Project Cost: *$550,000*

New Project or Rollover: *Rollover*

Dept/Div: *Public Works*

Contact: *M. Smith*

Requested by: *M. Smith*

Date Completed: *2/14/2024*

Project Summary:

This project will add concrete curb & gutter and sidewalk along 1 side of 7th Street between Hollamon Street and General Crook Trail.

Location: 7th Street

Community Impact:

This project will extend the sidewalk, which currently ends at Hollamon Street, south along 7th Street to General Crook Trail. At completion, this project will provide enhanced multimodal facilities along 7th Street, making it safer for both pedestrian and vehicular traffic.

Project Title: *7th Street CDBG Sidewalk Project*

Operational Impact:

Impact on Staffing: No additional impact anticipated.

Impact on operational costs: No additional impact anticipated.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Project Construction	July-August	$ 550,000
	Total		**$ 550,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
	No anticipated impact.	
	Total	**$ 0**

Project Funding:

Tracking Fund: CDBG Fund

Funding Source: CDBG Grant funding with match of $169,000 coming from the Town CIP Fund balance.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
3.8	3.0	4.6	1.9	13.3

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Finnie Flat Rd. & Montezuma Castle Highway Improvements*

FY25 Impact: *$926,500*

5-Yr Project Cost: *$13,926,500*

New Project or Rollover: *Rollover*

Dept/Div: *Public Works*

Contact: *M. Smith*

Requested by: *M. Smith*

Date Completed: *2/14/24*

Project Summary:

Design and construct improvements on Finnie Flat Road and Montezuma Castle Highway between Highway 260 and the Black Bridge.

Location: Finnie Flat Rd. & Montezuma Castle Highway from Highway 260 to Black Bridge

Community Impact:

Due to growth of the town, it is necessary to improve both Finnie Flat Road and Montezuma Castle Highway to meet current and future traffic loads and provide multimodal accommodations for bicycles and pedestrians. These improvements will address current traffic congestion while increasing safety for all roadway users. These improvements, along with the wayfinding and place marketing project, will also help to drive economic development within the project corridor.

Project Title: *Finnie Flat Rd. & Montezuma Castle Highway Improvements*

Operational Impact:

Impact on Staffing: Normal operations – no long-term impact anticipated.

Impact on operational costs: Normal street maintenance for sweeping, annual re-striping, etc.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Design & Plan Preparation	April/May 2025	$ 926,500
FY26	Construction	November 2025	$ 7,000,000
FY27	Construction		$ 8,000,000
	Total		**$ 13,926,500**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY28	Annual re-striping	$ 1,500
	Total	**$ 1,500**

Project Funding:

Tracking Fund: Federal Grants Fund

Funding Source: Federal SMART Grant for design followed by Federal RAISE Grants for construction.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
1.9	1.4	1.9	1.9	7.1

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Main Street Reconstruction*

FY25 Impact: *$0*

5-Yr Project Cost: *$12,000,000*

New Project or Rollover: *New*

Dept/Div: *Public Works*

Contact: *M. Smith*

Requested by: *M. Smith*

Date Completed: *2/20/24*

Project Summary:

Install new utility infrastructure & reconstruct roadway.

Location: Main Street, Turner Street to Highway 260

Community Impact:

This project will install new underground infrastructure and reconstruct the roadway. The existing underground utilities are aging and in need of replacement. The street reconstruction will resolve several known drainage concerns. At completion of this project, the community and businesses located through this corridor will benefit from more reliable utility service and new roadway.

Project Title: *Main Street Reconstruction*

Operational Impact:

Impact on Staffing: Reduced staff demand for utility leak repair.

Impact on operational costs: No anticipated impact.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY26	Construction	Late FY26	$ 5,000,000
FY27	Construction		$ 7,000,000
	Total		**$ 12,000,000**

Note: Project is currently in design. These costs are preliminary estimates and will be subject to change as the final design is completed.

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
	No anticipated impact.	
	Total	**$ 0**

Project Funding:

Tracking Fund: Grants Fund

Funding Source: RAISE Grant.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
3.5	3.8	3.4	4.4	15.1

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *General Plan Update*

FY25 Impact: *$100,000*

5-Yr Project Cost: *$100,000*

New Project or Rollover: *New Project*

Dept/Div: *Community Development*

Contact: *John Knight*

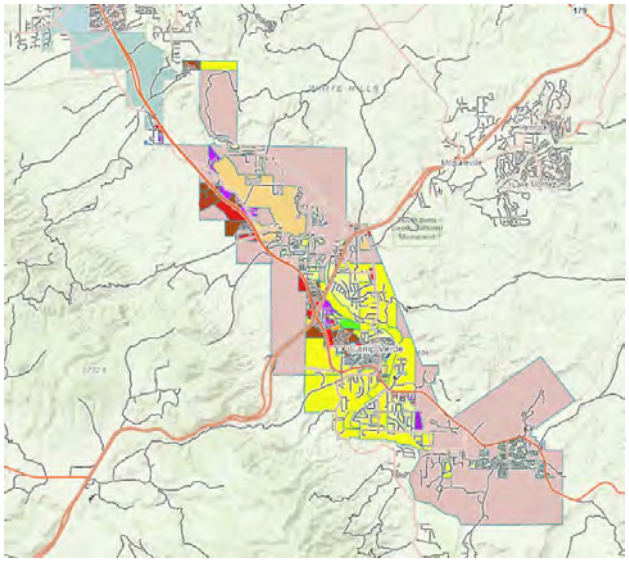
Requested by: *John Knight*

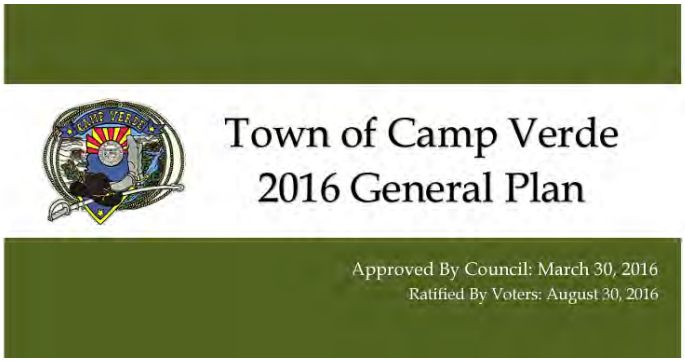
Date Completed: *5/30/24*

Project Summary:

Hire consultant to update the General Plan by 2026.

Location: Town wide





Community Impact:

This is required by state statute and must be completed every 10 years. The last one that was done was 2016. The public outreach portion will involve significant input from stakeholders, the Council, the Commission, and other interested parties. The effort will also include our community neighbors such as Yavapai County, Cottonwood, and the Yavapai-Apache Nation.

Project Title: *General Plan Update*

Operational Impact:

Impact on Staffing: No additional staff will be required. There is a contract planner already on board that will be processing the General Plan. Existing staff will also be assisting in the effort.

Impact on operational costs: The contract planner is being paid for from salary savings by not hiring a Senior Planner.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Public Outreach, Mapping, Graphics, Preparing a Draft Document	June '24 to June '25	$100,000
	Total		**$ 100,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
	N/A	$ 0
	Total	**$ 0**

Project Funding:

Tracking Fund: CIP Fund

Funding Source: Operating Transfer from the General Fund.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Town Floodplain Studies*

FY25 Impact: *$0*

5-Yr Project Cost: *$100,000*

New Project or Rollover: *New*

Dept/Div: *Utilities/ Stormwater*

Contact: *Patty Mancini*

Requested by: *Jeff Low*

Date Completed: *2/14/24*

Project Summary:

Update Town-Wide topography and 2D floodplain model for flood mitigation projects.

Location: Town Wide

Community Impact:

Several National Flood Insurance Rate Map Panels are outdated and based on outdated topography. With the new Town-Wide topography and 2D floodplain model, staff has a better understanding of the current flooding conditions with which to base our mitigation projects.

Project Title: *Town-Wide Floodplain Studies*

Operational Impact:

Impact on Staffing: None

Impact on operational costs: None

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY26	Update to FEMA Flood Mapping	July - June	$ 50,000
FY27	Update to FEMA Flood Mapping	July - June	$ 50,000
	Total		**$ 100,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
	N/A	$
	Total	**$**

Project Funding:

Tracking Fund: Non Federal Grants Fund

Funding Source: Yavapai County Flood Control District or FEMA Grant Funding

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points

TOWN OF CAMP VERDE

FY24 Capital Improvement Project

Project Title: *Gaddis Wash Crossing at Industrial Drive*

FY25 Impact: *$0*

5-Yr Project Cost: *$300,000*

New Project or Rollover: *New*

Dept/Div: *Utilities / Stormwater*

Contact: *Patty Mancini/Troy Odell*

Requested by: *Troy Odell*

Date Completed: *2/15/24*

Project Summary:

Raise and resurface the roadway over Gaddis Wash with installation of two box culverts.

Location: Industrial Drive over Gaddis Wash

Community Impact:

Public will no longer be impacted by flooding during storm events and maintenance will be minimized by installation of new box culverts.

Project Title: *Gaddis Wash Crossing at Industrial Drive*

Operational Impact:

Impact on Staffing: Less time will be required for maintenance by Streets Crew.

Impact on operational costs: Normal Maintenance once per year to 18 months.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY28	Engineering Design Completed, Construction Pending.	July - June	$300,000
	Total		**$ 300,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
	N/A	
	Total	**$ 0**

Project Funding:

Tracking Fund: CIP Fund

Funding Source: CIP Fund - $100,000
Flood Control Grants - $200,000

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
2.8	2.5	2.9	1.3	9.5

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Glenrose and Quarterhorse Drainage*

FY25 Impact: *$0*

5-Yr Project Cost: *$330,000*

New Project or Rollover: *New*

Dept/Div: *Utilities / Stormwater*

Contact: *Patty Mancini/Troy Odell*

Requested by: *Troy Odell*

Date Completed: *2/15/24*

Project Summary:

Add roadside ditches and culverts along Stolen Boulevard, Glenrose Drive and Quarterhorse Lane. Place culverts at Quarterhorse Lane with drainage channel to Diamond "S" Ditch.

Location: E Stolen Blvd, Quarterhorse Ln, Glenrose Dr and Squaw Peak Dr

Community Impact:

The citizens in these areas would not be prone to flooding issues. The Streets Crew will have less roadside drainage issues to repair and maintain along all these roadways.

Project Title: *Glenrose and Quarterhorse Drainage*

Operational Impact:

Impact on Staffing: Less Maintenance, especially during and after storms.

Impact on operational costs: Operational costs should decrease due to less repair and maintenance after project is complete.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY29	Design and Installation of Ditches and Culverts	July - June	$ 330,000
	Total		**$ 330,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
	N/A	
	Total	

Project Funding:

Tracking Fund: Non Fed Grants / CIP Fund

Funding Source: CIP Fund - $130,000
Flood Control Grants - $200,000

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
2.5	2.5	2.5	1.9	9.4

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: Middle Verde Area Drainage Update

FY25 Impact: *$0*

5-Yr Project Cost: *$50,000*

New Project or Rollover: *New Project*

Dept/Div: *Utilities / Stormwater*

Contact: *Patty Mancini*

Requested by: *Jeff Low*

Date Completed: *2/15/24*

Project Summary:

Update the 2002 study/design for the northeast portion of the Middle Verde area to identify drainage related issues & develop feasible, cost-effective concept-level solutions for mitigating stormwater drainage problems.

Location: Northeast Middle Verde Area

Community Impact:

Several residences in the Middle Verde area experienced flooding during a 2023 summer monsoon storm. The study will re-evaluate flooding concerns in the area and approach property owners for needed drainage easements to further design mitigation measures.

Project Title: Middle Verde Area Drainage Update

Operational Impact:

Impact on Staffing: None

Impact on operational costs: Unknown

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY27	Drainage Evaluation Study		$50,000
	Total		**$ 50,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
	N/A	
	Total	**$**

Project Funding:

Tracking Fund: Non-Federal Grants Fund

Funding Source: Yavapai County Flood Control or Grant Funds

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
2.3	2.5	2.8	1.3	8.9

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Verde Lakes Flood Control Plannning*

FY25 Impact: *$650,600*

5-Yr Project Cost: *$1,084,340*

New Project or Rollover: *New*

Dept/Div: *Utilities/ Stormwater*

Contact: *Jeff Low*

Requested by: *Jeff Low*

Date Completed: *2/14/24*

Project Summary:

Study and design to improve Verde Lakes Drive Roadway and culvert crossing. Flood Mitigation design for West Clear Creek area.

Location: Verde Lakes Drive

Community Impact:

The section of Verde Lakes Drive has been washed out and reconstructed several times over the past few decades due to flooding across West Clear Creek. The project will also mitigate flooding for the West Clear Creek area.

Project Title: *Verde Lakes Flood Control Plannning*

Operational Impact:

Impact on Staffing: Staff will still maintain the road and future crossing.

Impact on operational costs: Yearly maintenance once the road is reconstructed.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Start Project Design		$ 650,600
FY26	Finalize Project Design		$ 433,740
FY28	Rolling Construction Phase of Grant		TBD
	Total		**$ 1,084,340**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
	Total	**$ 0**

Project Funding:

Tracking Fund: Federal or Non-Federal Grant Fund

Funding Source: FEMA Grant, Match amount from Yavapai Flood Control District Funded. Potential Nature Conservancy Funding as well.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
4.4	2.8	4.4	1.3	12.9

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Park Verde Road Irrigation Crossing*

FY25 Impact: *$77,500*

5-Yr Project Cost: *$77,500*

New Project or Rollover: *New*

Dept/Div: *Public Works*

Contact: *M. Smith*

Requested by: *M. Smith*

Date Completed: *2/14/24*

Project Summary:

Replace the existing irrigation crossing on Park Verde Road.

Location: 1880 W. Park Verde Rd.

Community Impact:

Park Verde Road serves as a single ingress/egress for residents of Park Verde Estates. The existing irrigation ditch is undercutting the support structure of the roadway, causing noticeable sinking of the roadway. Failure of the roadway at this crossing will eliminate the only means of access for at least 16 properties beyond the crossing.

Project Title: *Park Verde Road Irrigation Crossing*

Operational Impact:

Impact on Staffing: No anticipated impact.

Impact on operational costs: No anticipated impact.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Survey & Plan Preparation	July 2024	$ 2,500
FY25	Construction	Jan/Feb 2025	$ 75,000
	Total		**$ 77,500**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY25	No anticipated impact	
	Total	**$ 0**

Project Funding:

Tracking Fund: CIP Fund

Funding Source: Operating Transfer from the General Fund.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
4.0	3.0	3.8	1.3	12.1

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Facilities Master Plan*

FY25 Impact: *$100,000*

5-Yr Project Cost: *$200,000*

New Project or Rollover: *Roll-over*

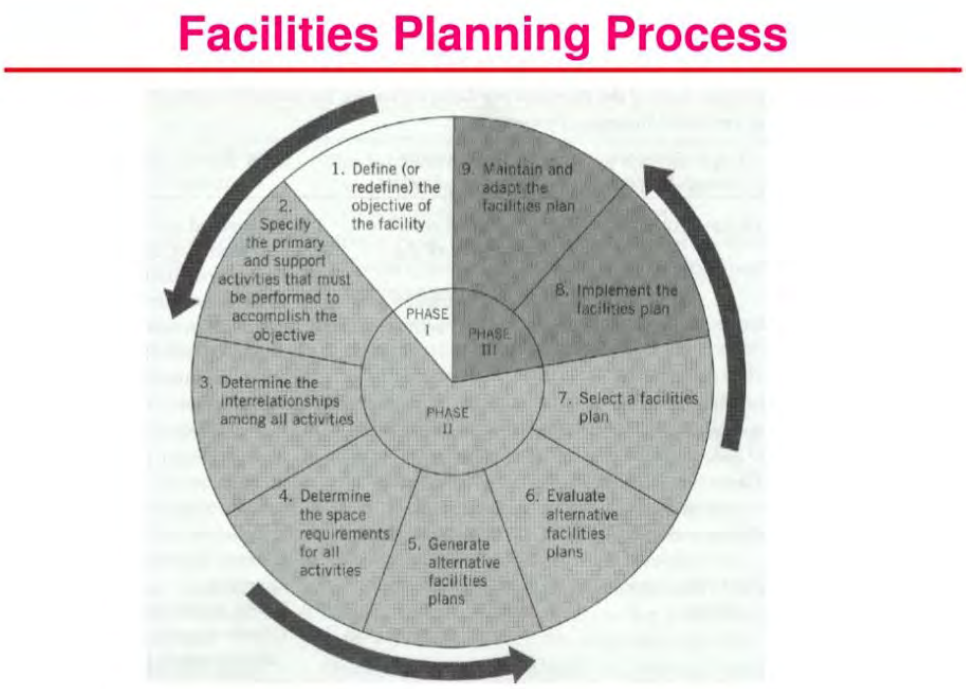
Dept/Div: *Public Works / Parks & Rec*

Date Completed: *5/23/23*

Contact: *G. Mabery*

Requested by: *G. Mabery*

Project Summary: Funding for this item is meant to procure the services of a qualified professional (architect or engineer) to assist the Town in the process of defining current and projected facility-related requirements (programming) and developing strategic solutions to meet future facility needs.



Community Impact: Population growth and expanded service delivery continues to impact the Town of Camp Verde, and it is becoming more challenging to provide the physical space necessary to support operations. A Facilities Master Plan is critical to planning capital improvements strategically, using existing space efficiently, and assessing needs in a fiscally responsible way.

While Camp Verde has a General Plan with a clear strategy for how and where the Town will grow and develop, we do not have a strategic plan in place for the public-facility improvements, additions, and dispositions needed to support these changes and that growth.

A facilities master plan can assess these issues from the “micro” to the “macro” level. It can become a road map for decisions related to short- and long-term facilities, allowing Camp Verde to improve its operational performance, service delivery, and space use while optimizing facility assets.

Project Title: *Facilities Master Plan*

Timeline:

Activity / Segment	Timeline	Cost
Annual Allocations	FY25	$ 100,000
	FY26	$ 200,000

Operational Impact:

Impact on Staffing: Funds will be used to hire professional services, however, key staff will need to dedicate significant time in working with the consultant to develop the Plan.

Impact on operational costs: None.

Project Funding: This project will be funded with

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Court Vestibule Addition*

FY25 Impact: *$400,000*

5-Yr Project Cost: *$400,000*

New Project or Rollover: *Rollover/Update*

Dept/Div: *Public Works*

Contact: *M. Smith*

Requested by: *M. Smith*

Date Completed: *2/14/24*

Project Summary:

Add a 160 S.F. entrance vestibule for new security checkpoint.

Location: 435 S. Main St., Suite 206-A

Community Impact:

The current entryway into the municipal court is deficient for today's court security standards as it is in a confined space and difficult to safely perform screening. This project will install a 160 S.F. building addition immediately outside the existing entryway. The new entryway will allow the court to comply with state mandates for security staff to perform screening of visitors with minimal interruption to the court.

Project Title: *Court Vestibule Addition*

Operational Impact:

Impact on Staffing: No anticipated impact on staffing.

Impact on operational costs: Minimal. Normal maintenance and cleaning.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Building Construction		$ 400,000
	Total		**$ 400,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY25	No anticipated impact	
	Total	**$ 0**

Project Funding:

Tracking Fund: CIP Fund

Funding Source: Multiple Funding Sources:
-General Fund transfers: $340,000
-Court Enhancement funds: $60,000

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
4.8	3.3	4.6	1.9	14.6

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Lower Maintenance Building Addition*

FY25 Impact: *$0*

5-Yr Project Cost: *$100,000*

New Project or Rollover: *Rollover*

Dept/Div: *Public Works*

Contact: *M. Smith*

Requested by: *M. Smith*

Date Completed: *2/14/24*

Project Summary:

Build a 40 ft X 24 ft addition on the NE side of the lower shop for equipment storage.

Location: 488 S. Nichols St.

Community Impact:

This addition to the maintenance shop will be a metal building measuring 40 ft X 24 ft with a concrete floor. There will be concrete curb installed along the north corner to divert water away from the building. The building will have electric service with interior/exterior lighting and heating, as well as being fully insulated with (2) roll up doors. This building will be used to house maintenance tools and equipment, prolonging their life span and reducing their need for upkeep.

Project Title: *Lower Maintenance Building Addition*

Operational Impact:

Impact on Staffing: No impact is anticipated.

Impact on operational costs: Marginal increase in utility costs (electric, gas).

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY65	Design & Plan Preparation	August 2025	$ 15,000
FY26	Construction	Feb-Apr 2026	$ 85,000
	Total		**$ 100,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY27	Annual Utility Costs (assuming $200/mo)	$ 2,400
	Total	**$ 2,400**

Project Funding:

Tracking Fund: CIP Fund

Funding Source: Operating Transfer from the General Fund.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
4.4	3.7	2.9	2.8	13.8

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *AC Unit & Evidence Freezer Replacements*

FY25 Impact: *$120,000*

5-Yr Project Cost: *$120,000*

New Project or Rollover: *New Project*

Dept/Div: *Public Works / Maintenance*

Contact: *Jeff Kobel*

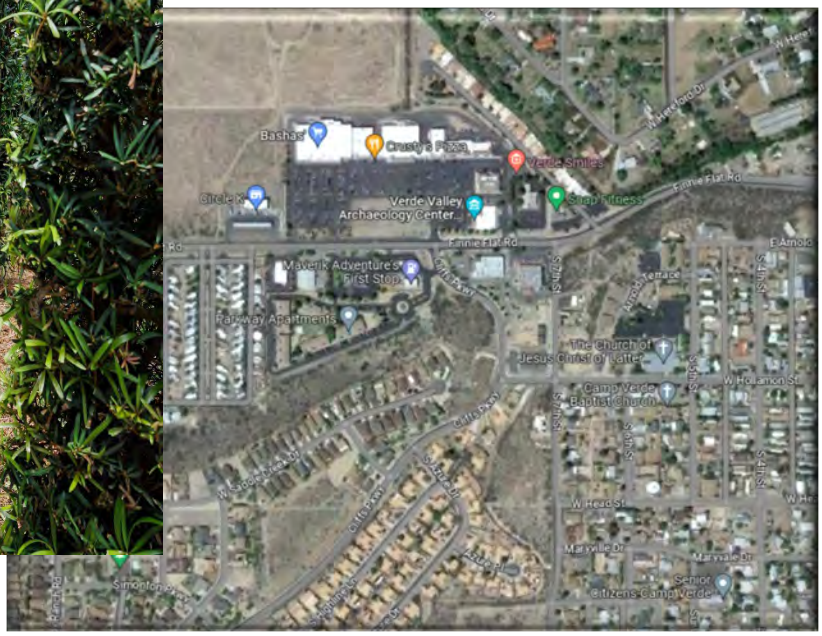
Requested by: *Jeff Kobel*

Date Completed: *N/A*

Project Summary:

Continue to replace broken or out dated HVAC units and CVMO evidence freezer.

Location: 395 S Main st



Community Impact:

The town employees would continue working in a proper room-controlled environment. The replacement of the CVMO freezer is crucial to preserving crime evidence in cases that are still open or ongoing investigations.

Project Title: *AC Unit & Evidence Freezer Replacements*

Operational Impact:

Impact on Staffing: Standard maintenance

Impact on operational costs: Standard cost in yearly maintenance budget.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Replacing HVAC units	As needed	$ 60,000
FY25	CVMO Evidence Freezer		$ 60,000
	Total		**$ 120,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost

Project Funding:

Tracking Fund: CIP Fund

Funding Source: Operating Transfer from the General Fund.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *BRIC Roof Improvements*

FY25 Impact: *$0*

5-Yr Project Cost: *$40,000*

New Project or Rollover: *New*

Dept/Div: *Public Works*

Contact: *M. Smith*

Requested by: *M. Smith*

Date Completed: *2/14/24*

Project Summary:

Remove and replace rear roof of building.

Location: 385 S. Main St.

Community Impact:

The rear portion of the roof on the BRIC is composed of asphalt shingles which have reached the end of their useful life. There has been an increase in required maintenance to repair leaks and damage from inclement weather. This project will install metal roofing to match the green metal roofing found on the front half of the building.

Project Title: *BRIC Roof Improvements*

Operational Impact:

Impact on Staffing: No anticipated impact.

Impact on operational costs: Reduced maintenance costs and staff hours spent performing repairs.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY26	Install new roof		$ 40,000
	Total		**$ 40,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
	N/A	
	Total	**$ 0**

Project Funding:

Tracking Fund: CIP Fund

Funding Source: Operating Transfer from the General Fund.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
3.6	3.0	2.2	2.8	11.6

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Digital Sign*

FY25 Impact: *$0*

5-Yr Project Cost: *$40,000*

New Project or Rollover: *New*

Dept/Div: *Town Staff*

Contact: *Kathy Hellman*

Requested by: *Kathy Hellman*

Date Completed: *2/7/24*

Project Summary:

Purchase and install a digital sign at the library to display Town events and announcements. Electrical wiring is already in place since the architectural plans included a digital sign. Library staff will manage the

Location: Corner of Moser Ln & MCH

Community Impact:

Town leaders have desired to increase marketing and communication opportunities in the community for years. A digital sign at the corner of Montezuma Castle Highway (MCH) and Moser Lane provides an additional way for the Town to communicate events and announcements to citizens. MCH gets a lot of traffic during the school year, making it an optimal location for digital messaging. This supports Action Items under Council Initiative, Community Infrastructure/Recreation & Activities marketing, and communication ideas.

Project Title: *Digital Sign*

Operational Impact:

Impact on Staffing: Library staff will manage the messaging on the sign.

Impact on operational costs: The annual cost to operate the sign is negligible and will be absorbed into the library budget.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Investigate feasibility and safety of location	July-October	$ 0
FY25	Plan project & obtain quotes	October-December	$ 0
FY28	Purchase and install the sign	July-October	$ 40,000
	Total		**$ 40,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
	N/A	$ 0
	Total	**$ 0**

Project Funding:

Tracking Fund: CIP Fund

Funding Source: Operating Transfer from the General Fund.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
3.9	3.3	2.8	4.4	14.4

Town of Camp Verde Capital Improvement Plan
Project Request

Project Title: Patrol Rifles

Date: *01/23/2023* **Dept:** *Marshal's Office*
Contact: *Sergeant Justin Reay* **Req'd by:** Corey Rowley **Prepared by:** *Sergeant Justin Reay*

Project Summary:

FIREARMS- Purchase of suppressed patrol rifles (AR-15) and ballistic rifle rated plates

Location:

The Camp Verde Marshal's Office.

Need / Justification:

The Marshal's Officer is currently using Bushmaster AR-15 Rifles purchased over 10 years ago with traditional iron sights and fixed carry handles which prevents the ability to attach a red dot optic. The current rifles are outdated and obsolete compared to today's standards for law enforcement rifles. The Marshal's Office is requesting the purchase of updated rifles w/ suppressors and red dot optics. Suppressors reduce recoil, increase situational awareness, and prevent permanent hearing damage. Red dot optics increase target identification, allow for quicker shots on target, and allow officers to shoot effectively in dynamic situations. In conjunction with updating the rifles the Marshal's Office is requesting the purchase of 8 sets of rifle rated protective plates which will equip members of the Camp Verde Marshal's Quick Response team (QRT) with rifle rated protection (officer safety).

Full-Cost: 70,000

Segmented Timeline:

Activity / Segment	Timeline	Cost
FRAS Rifle Rated 10x12 plates (Font and Rear) X8	July 2023	$6,286
SIONIC patrol rifle suppressed (AR-15) X25	July 2023	62,500

Operational Impact:

Equipping officers making them more capable when facing a life-threatening situation ultimately saving innocent lives (Law Enforcement or civilian). Protecting officers during life threatening situations. Both increase safety for officers, reduce liability for the department, and prevents on the job injuries/deaths.

Funding Options (Finance, Lease-Purchase, Matching Grant, Reserve Fund, HURF monies, etc.):

General Fund

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Toro Pro 6040 Infield Groomer*

FY25 Impact: *$0*

5-Yr Project Cost: *$45,000*

New Project or Rollover: *New*

Dept/Div: *Public Works / Maintenance*

Contact: *Jeff Kobel*

Requested by: *Jeff Kobel*

Date Completed: *2/21/23*

Project Summary:

Purchasing a new Toro Pro 6040 infield groomer with laser grading attachment

Location: 523 S Nichols St.

Community Impact:

The Toro 6040 will provide the ground crew with multiple infield grounds care applications. The Toro 6040 has many different aftermarket attachments needed for everyday job and repairs. With the amount of time needed to maintain the three baseball fields, this equipment will help cut maintenance time down.

Project Title: *Toro Pro 6040 Infield Groomer*

Operational Impact:

Impact on Staffing: None

Impact on operational costs: Standard maintenance costs and purchasing attachments over time.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY26	Toro Pro 6040 & Lazar Leveler		$45,000
	Total		**$45,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY26	Annual Maintenance	$700
	Total	

Project Funding:

Tracking Fund: CIP Fund

Funding Source: Debt Funding – 5-year Lease

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
3.4	3.3	2.3	0.7	9.7

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Crack Seal Machine*

FY25 Impact: *$0*

5-Yr Project Cost: *$110,000*

New Project or Rollover: *New*

Dept/Div: *Public Works / Streets Division*

Contact: *Shane Allen*

Requested by: *Shane Allen*

Date Completed: *2/12/24*

Project Summary:

Purchase a new Crack seal Machine to replace the old unit which is continuously down for repairs.

Location: 1498 W Peterson

Community Impact:

Replacing the old Crack Seal Machine with a new, reliable unit will allow regular maintenance to continue without interruptions. This machine is a vital piece of equipment to the road maintenance program.

Project Title: *Crack Seal Machine*

Operational Impact:

Impact on Staffing: No anticipated impact for staffing.

Impact on operational costs: N/A

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY26	New Crack Seal Machine		$110,000
	Total		**$110,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
	Total	

Project Funding:

Tracking Fund: CIP Fund

Funding Source: Debt Funding – 5-year Lease

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
4.1	3.6	3.0	2.1	12.8

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *New Roller Compactor*

FY25 Impact: *$0*

5-Yr Project Cost: *$70,000*

New Project or Rollover: *New Project*

Dept/Div: *Public Works / Streets Division*

Contact: *Shane Allen*

Requested by: *Shane Allen*

Date Completed: *2/13/24*

Project Summary:

Purchase a Tandem Roller with Vibrating Roller Drum for compacting AB and Cold Patch material.

Location: 1498 W Peterson

Community Impact:

This unit will greatly increase our ability to achieve good compaction on new or existing road surface projects, along with being able to achieve quality finished work within the community.

Project Title: *New Roller Compactor*

Operational Impact:

Impact on Staffing: No anticipated impact expected.

Impact on operational costs:

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY26	New Roller Compactor		$ 70,000
	Total		**$ 70,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
	Total	

Project Funding:

Tracking Fund: CIP Fund

Funding Source: Debt Funding – 5-year Lease

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
3.7	3.3	2.0	0.7	9.7

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Woodchipper*

FY25 Impact: *0*

5-Yr Project Cost: *$90,000*

New Project or Rollover: *New Project*

Dept/Div: *Public Works / Streets Division*

Contact: *Shane Allen*

Requested by: *Shane Allen*

Date Completed: *2/12/24*

Project Summary:

This will replace the current woodchipper for Streets, which is at the end of its useful life.

Location: 1498 W Peterson

Community Impact:

This purchase of new equipment will allow the Streets crew to dispose of waste material created by inclement weather and tree trimming operations more efficiently. The material created with this equipment can be recycled as mulch in various areas throughout the Town. The current woodchipper is at the end of its useful life.

Project Title: *Woodchipper*

Operational Impact:

Impact on Staffing: No anticipated impact.

Impact on operational costs: The anticipated service costs will be absorbed within the operational budget.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY29	Wood Chipper		$ 90,000
	Total		**$ 90,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
	Total	

Project Funding:

Tracking Fund: CIP Fund

Funding Source: General Town funds

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
3.9	3.6	2.1	0.7	10.3

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Cellebrite (Digital Evidence Extraction/Collection Software)*

FY25 Impact: *$0*

5-Yr Project Cost: *$ 27,000*

New Project or Rollover: *New Project*

Dept/Div: *CVMO*

Contact: *Lieutenant Justin Reay*

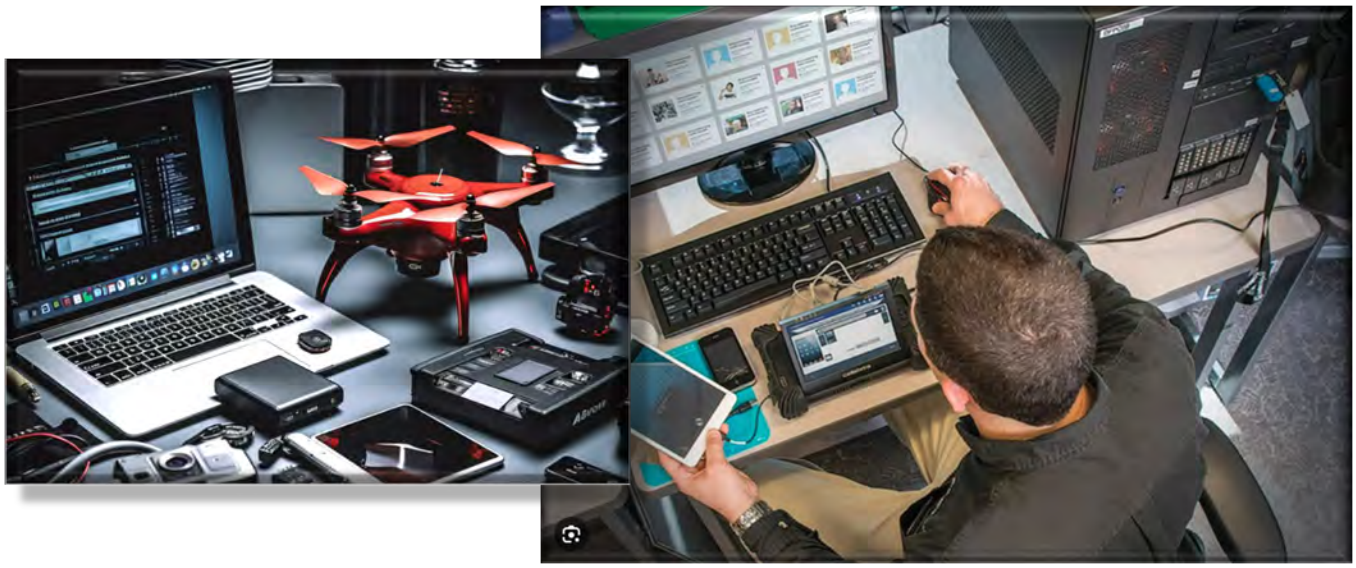
Requested by: *Marshal Corey Rowley*

Date Completed: *02/14/24*

Project Summary:

Purchase of Cellebrite software and equipment to unlock, decrypt and extract critical digital evidence from a wide range of digital devices.

Location: 646 S First (CVMO)



Community Impact:

The Camp Verde Marshal's Office is experiencing an increase amount of digital evidence during investigations and currently does not have tools to unlock, extract, nor analyze these devices. Without the proper extraction tools, CVMO is turning away evidence or asking other agencies to assist. When CVMO does deem a device important enough to extract, the wait time could be between three months to twenty-five years. The purchase of the Cellebrite software and equipment will allow CVMO to fully investigate crimes quickly ultimately solving cases, prosecuting offenders, and bringing justice for victims. The list of crimes connected to digital devices are endless and the more affective CVMO can be at investigating these crimes the safer the community will be.

Project Title: *Cellebrite (Digital Evidence Extraction/Collection Software)*

Operational Impact:

Impact on Staffing: There is no impact on staffing.

Impact on operational costs: $18,000 annual fee for program, software, storage maintenance, IT support, continuing proficiency training.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY27	Software, equipment, training	August 2026	$ 27,000
	Total		**$ 27,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY28	Software, equip, storage maintenance (Annual)	$18,000
	Total	

Project Funding:

Tracking Fund: CIP Fund

Funding Source: Operating Transfer from the General Fund.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
2.9	2.0	2.6	0.7	8.2

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Wastewater Treatment Plant Control Panels Upgrade*

FY25 Impact: *$206,250*

5-Yr Project Cost: *$206,250*

New Project or Rollover: *Rollover Project*

Dept/Div: Utilities / *Wastewater*

Contact: *Jeff Low, Chet Teague*

Requested by: *Chet Teague*

Date Completed: *3/25/24*

Project Summary:

Upgrade Wastewater Treatment Plant Control Panels.

Location: 880 S. Cowboy Trail

Community Impact:

Currently, 90% of WWTP Control Panels have outdated technology and need to be updated. Parts are not available to repair the system if failure occurs. To maintain operations of the Wastewater Treatment Plant, the Control Panels will need to be updated.

Project Title: *Wastewater Treatment Plant Control Panels Upgrade*

Operational Impact:

N/A

Impact on operational costs: N/A

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Wastewater Treatment Plant Control Panels Upgrade		$ 206,250
	Total		**$ 206,250**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY25	Wages & ERE	$ 0
FY25	Supplies and Electricity	$0
	Total	**$ 0**

Project Funding:

Tracking Fund: Wastewater Fund

Funding Source: Debt Funding

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
4.3	3.7	3.6	2.8	14.4

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Northbound Sewer Collection System Expansion*

FY25 Impact: *$200,000*

5-Yr Project Cost: *$17,000,000*

New Project or Rollover: *Rollover Project*

Dept/Div: Utilities / *Wastewater*

Contact: *Jeff Low, Chet Teague*

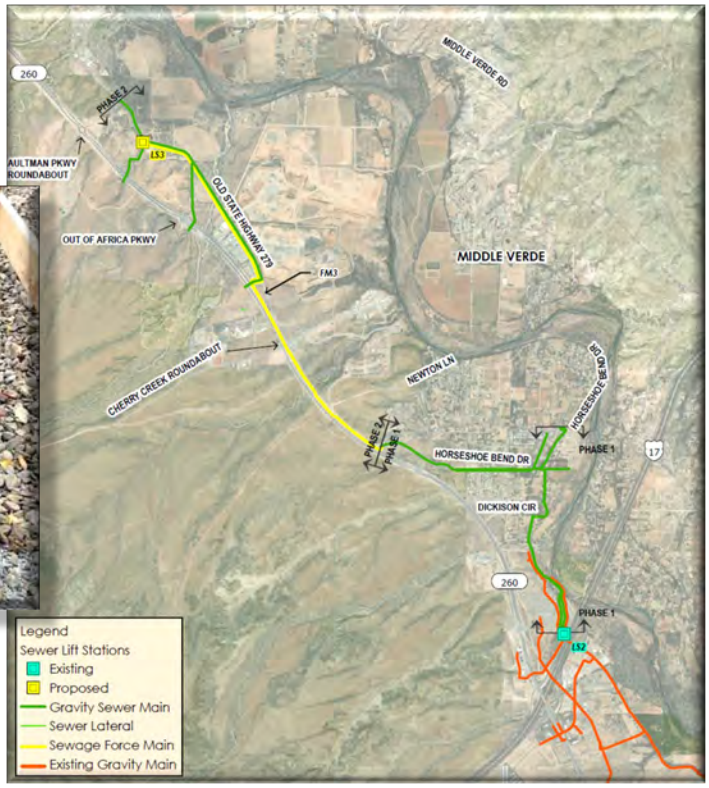
Requested by: *Chet Teague*

Date Completed: *3/25/24*

Project Summary:

Expand the sewer system northwest along the Highway 260 corridor to convert septic systems to sewer.

Location: State Route 260 Northwest of Interstate 17



Community Impact:

Expand sewer system northwest along the 260 corridor to convert existing septic systems from older residential areas and provide more sewer connection options for development within Town limits.

Project Title: *Northbound Sewer Collection System Expansion*

Operational Impact:

Impact of Staff: Additional staff time to maintain lift station and sewer mains.

Impact on operational costs: Electrical and maintenance costs for lift station pumps

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Obtain Sewer Easement for Phase 1/2 and Finalize design	July – June	$200,000
FY26	Phase 1 Project Construction	July – June	$5,500,000
FY27	Phase 2 and Phase 3 Final Design	July – June	$300,000
FY28	Phase 2 Construction	July –June	$6,000,000
FY29	Phase 3 Construction Continued	July – June	$5,000,000
	Total		**$ 17,000,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY30	Wage & ERE	$0
FY30	Supplies and Electricity	$40,000
	Total	**$40,000**

Project Funding:

Tracking Fund: Wastewater Fund

Funding Source: Grant Funds, Partnerships, and Debt Fund

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
4.7	2.8	2.7	4.4	14.6

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Blower Addition Building and Installation*

FY25 Impact: *$190,000* **5-Yr Project Cost:** *$190,000*

New Project or Rollover: *Rollover Project* **Dept/Div:** *Utilities / Wastewater*

Contact: *Chet Teague* **Requested by:** *Chet Teague* **Date Completed:** *3/25/24*

Project Summary:

Increase future capacity by adding an additional blower building and install blowers.

Location: 880 S Cowboy Trail

Community Impact:

To prepare for the future development of the Town sewer treatment, staff must prepare the north side blower building, resulting in additional aeration to the aeration basin. The new building will provide connections as well as shelter for the new blowers already purchased.

Project Title: *Blower Addition Building and Installation*

Operational Impact:

Impact on Staffing: Minimal staff operational impacts.

Impact on operational costs: Additional power demand and maintenance of parts.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Construction of Blower Building	July - June	$190,000
FY26			
FY27			
FY28			
FY29			
	Total		**$ 190,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY26	Staff Hours	$
FY26	Misc. Supplies	$ 10,000
	Total	**$ 190,097**

Project Funding:

Tracking Fund: Wastewater Fund

Funding Source: Debt Funding

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
3.9	3.2	2.4	3.3	12.8

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Wastewater Treatment Plant Administration Building*

FY25 Impact: *$85,000*

5-Yr Project Cost: *$85,000*

New Project or Rollover: *New Project*

Dept/Div: Utilities / *Wastewater*

Contact: *Jeff Low, Chet Teague*

Requested by: *Chet Teague*

Date Completed: *3/25/24*

Project Summary:

Replace current office with a tough-shed style building on a pour-in-place slab.

Location: 880 S. Cowboy Trail

Community Impact:

The current office is a singlewide mobile style office. The Office is small and is in disrepair. This project will replace the current office with a tough-shed style building placed on a pour-in-place slab.

This will create a safe workspace for the Town's employees.

Project Title: *Wastewater Treatment Plant Administration Building*

Operational Impact:

Impact on Staffing: N/A

Impact on operational costs: N/A

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Wastewater Treatment Plant Administration Building		$ 85,000
	Total		**$ 85,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY25	Wages & ERE	$ 0
FY25	Supplies and Electricity	$0
	Total	**$0**

Project Funding:

Tracking Fund: Wastewater Fund

Funding Source: Debt Funding

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
3.2	3.4	1.9	1.7	10.2

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Black Bridge Loop Sewer Main Extension*

FY25 Impact: *$200,000*

5-Yr Project Cost: *$1,700,000*

New Project or Rollover: *Rollover Project*

Dept/Div: *Utilities / Wastewater*

Contact: *Chet Teague*

Requested by: *Jeff Low*

Date Completed: *3/25/24*

Project Summary:

Construct new sewer mains and a future main sewer collection stub.

Location: Black Bridge - Montezuma Castle Road Area

Community Impact:

This project is for construction of new sewer mains on Black Bridge Loop Dr, Zellner Ln, Private Drive, Goddard Lane, Koebrich Lane, and Mosher Lane. Includes a future main sewer collection stub out to the north under Black Bridge to Montezuma Castle Highway toward the schools.

The new sewer mains will provide residents, who have been levied for the district improvements for more than 10 years, with sewer service. The project allows for future expansion to the north, adjacent to Montezuma Castle HWY, and connection of the restrooms at Rezzonico Park.

Project Title: *Black Bridge Loop Sewer Main Extension*

Operational Impact:

Impact on Staffing: Staff to maintain sewer main. Mains will be jetted out once per year. The project takes 2 weeks to complete.

Impact on operational costs: None.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Project Design	Jan25 – Jun25	$ 200,000
FY26	Construction Sewer Main	July - June	$ 800,000
FY27	Construction of sewer piping	July - June	$700,000
	Total		**$ 1,700,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY27	Wages & ERE	$5,000
FY27	Supplies and Electricity	$
	Total	**$5,000**

Project Funding:

Tracking Fund: Wastewater Fund

Funding Source: Debt Funding

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
3.4	3.0	2.1	2.8	11.3

TOWN OF CAMP VERDE

FY24 Capital Improvement Project

Project Title: *Dickison Circle Drainage Project*

FY25 Impact: *$800,000*

5-Yr Project Cost: *$850,000*

New Project or Rollover: *Rollover/Update*

Dept/Div: *Utilities / Wastewater*

Contact: *Jeff Low*

Requested by: *Jeff Low*

Date Completed: *2/15/24*

Project Summary:

Install 8-foot diameter Corrugated Metal Culvert from ADOT Highway box culvert on State Route 260 to outlet into Grief Hill Wash.

Location: Highway 260 & Dickison Circle

Community Impact:

The project will require the water main in the vicinity to be relocated and the sewer main to be protected. This will prevent further erosion and exposure of utility lines and reduce erosion that is occurring on the commercial parcels in the area.

Project Title: *Dickison Circle Drainage Project*

Operational Impact:

Impact on Staffing: The culvert will need maintenance by Stormwater Crew or Streets Division.

Impact on operational costs: Annual maintenance as determined.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Design and Implementation	July – June	$800,000
FY26	Finalize Construction	July25 – Sept25	$ 50,000
	Total		**$850,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY27	Supplies Annually	$3,000
	Total	**$3,000**

Project Funding:

Tracking Fund: Wastewater Fund

Funding Source: Multiple Funding Sources:
-ARPA Funds: $351,300
-ADOT ACA Commerce Grant: $498,700

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
4.3	2.1	3.3	3.6	13.3

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Sludge Drying Bed Liner Installation*

FY25 Impact: *$550,000*

5-Yr Project Cost: *$550,000*

New Project or Rollover: *New Project*

Dept/Div: Utilities / *Wastewater*

Contact: *Jeff Low, Chet Teague*

Requested by: *Chet Teague*

Date Completed: *2/15/24*

Project Summary:

Install liners in sludge drying beds.

Location: 880 S. Cowboy Trail

Community Impact:

ADEQ has requested that we install liners in each Sludge Drying Bed to prevent infiltration below the liner. Installation of the liners is required to pass ADEQ inspections.

Project Title: *Sludge Drying Bed Liner Installation*

Operational Impact:

N/A

Impact on operational costs: N/A

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Sludge Drying Bed Liner	July– June	$550,000
	Total		**$550,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY25	Wages & ERE	$0
FY25	Supplies and Electricity	$0
	Total	**$0**

Project Funding:

Tracking Fund: Wastewater Fund

Funding Source: Debt Funding

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
4.6	3.0	3.8	2.5	13.9

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Wastewater John Deere Compact Track Loader*

FY25 Impact: *$0*

5-Yr Project Cost: *$122,000*

New Project or Rollover: *New Project*

Dept/Div: *Utilities / Wastewater*

Contact: *Chet Teague*

Requested by: *Chet Teague*

Date Completed: *2/28/24*

Project Summary:

Purchase new Track loader specially made for maintaining sludge drying area.

Location: 880 S. Cowboy Trail

Community Impact:

The new equipment will provide for safe, productive movement of sludge and solid materials at the plant.

Project Title: *Wastewater John Deere 335 P Compact Track Loader*

Operational Impact:

Impact on Staffing: Employees will be able to use the right equipment.

Impact on operational costs: The fuel to operate the equipment and maintenance cost for upkeep on the equipment.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY26	Cost to Purchase Equipment		$122,000
	Total		**$ 122,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY26	Wage & ERE	
FY26	Supplies and Maintenance	$3,000
	Total	**$ 3,000**

Project Funding:

Tracking Fund: Wastewater Fund

Funding Source: Debt Funding – 5-year Lease

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
2.7	3.0	2.9	0.7	9.3

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *JLG 1055 Forklift*

FY25 Impact: *$0*

5-Yr Project Cost: *$224,000*

New Project or Rollover: *New Project*

Dept/Div: Utilities */ Wastewater*

Contact: *Chet Teague*

Requested by: *Chet Teague*

Date Completed: *3/25/24*

Project Summary:

Purchase new JLG 1055 Lift for use in lifting aeration filters at the plant.

Location: 3012 S. Aspen Way

Community Impact:

At this time, staff must rent this item and put employees at risk to remove and replace the filters . Purchasing the equipment will allow the Wastewater Plant to operate more efficiently and provide a safe workplace for our plant employees.

Project Title: *JLG 1055 Forklift*

Operational Impact:

Impact on Staffing: Employees able to use the right equipment.

Impact on operational costs: The fuel to operate the equipment and maintenance cost for upkeep on the equipment.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY28	Cost to Purchase Equipment	July-June	$224,000
	Total		**$ 224,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY27	Wages & ERE	$
FY27	Supplies and Electricity	$5,000
	Total	**$ 5,000**

Project Funding:

Tracking Fund: Wastewater Fund

Funding Source: Debt Funding - 5-year Lease

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
2.6	2.7	3.0	0.7	9.0

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Water Systems Arsenic Treatment*

FY25 Impact: *$2,000,000*

5-Yr Project Cost: *$3,500,000*

New Project or Rollover: *Rollover*

Dept/Div: *Utilities*

Contact: *J. Low*

Requested by: *J. Low*

Date Completed: *3/26/24*

Project Summary:

Construct arsenic testing and treatment sites for Verde River Estates and Mongini wells and paint Tank 2.

Location: 5000 Genesis Way and 4311 N. Verde River Drive

Community Impact:

The Town has been monitoring arsenic levels monthly. The arsenic levels have been increasing and treatment is now required in all Town water systems.

Water usage at the Mongini Well site is at record levels for production, with arsenic levels increasing with additional usage. The project will assure a safe water supply for the towns drinking water. The project will also include repainting Tank 2.

Project Title: *Water Systems Arsenic Treatment*

Operational Impact:

Impact on Staffing: Staff will monitor the system and replace the filtration media as needed.

Impact on operational costs: Staff will need to maintain the system and replace the treatment media on an approximate annual timeframe. Additionally, the system will increase our electrical demand for the systems.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Project Construction	July - June	$2,000,000
FY26	Project Construction	July25 – Oct25	$1,500,000
	Total		**$3,500,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY25	Wages & ERE	$0
FY25	Supplies	$ 125,000
	Total	**$ 125,000**

Project Funding:

Tracking Fund: Water Fund

Funding Source: Debt - $1.5M
Congressional Spending Grant - $2M

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
3.4	2.5	3.2	2.7	11.8

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Hydro Vac Trailer*

FY25 Impact: *$80,000*

5-Yr Project Cost: *$80,000*

New Project or Rollover: *Rollover/Update*

Dept/Div: Water

Contac: Rick Tackitt

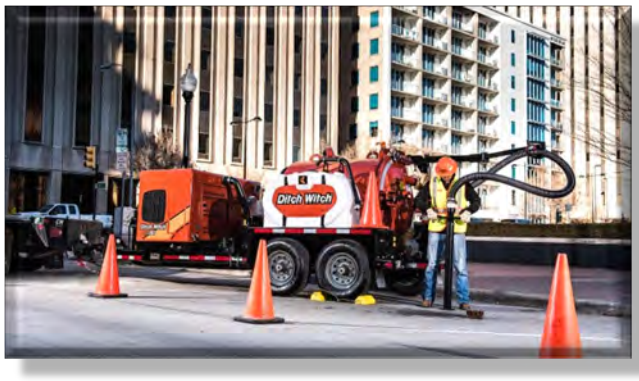
Requested by: *Jeff Low*

Date Completed:*7/01/24.*

Project Summary:

Purchase a Hydro Vac Trailer.

Location: Water Div



Community Impact:

The purchase of a Hydro Vac Trailer will provide a safer work environment while locating and working around other utilities, especially power and natural gas. It will also cut man hours and other equipment needs. It will make for shorter water outages and aid in reducing road closures.

Project Title: *Hydro Vac Trailer*

Operational Impact:

Impact on Staffing: Delay the need for additional employees by freeing existing employees to accomplish more tasks.

Impact on operational costs: We experience 10 leaks per month during spring and summer. This equipment will significantly reduce labor costs for locating and repairing these leaks and other maintenance functions.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Purchase		$ 80,000
			$
	Total		**$ 80,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY25	Wages & ERE	$
FY25	Supplies	$
	Total	**$**

Project Funding:

Tracking Fund: Wastewater Fund

Funding Source: Debt Funding – 5-year Lease.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
2.2	2.5	1.9	1.2	7.8

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Backhoe- Extend-a-Hoe- 4X4- Enclosed Cab*

FY25 Impact: *$0*

5-Yr Project Cost: *$180,000*

New Project or Rollover: *Rollover/Update*

Dept/Div: *Utilities/Water*

Contact: *Rick Tackitt*

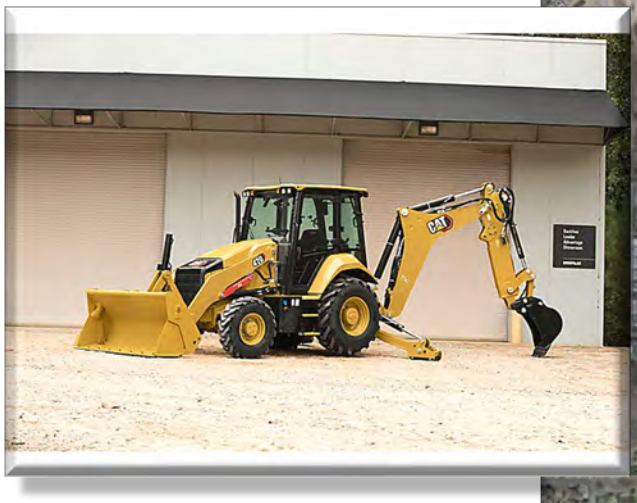
Requested by: *Rick Tackitt*

Date Completed: *2/13/24*

Project Summary:

Replacing aging Backhoe.

Location: 395 S Main St



Community Impact:

We maintain a 6.5- mile distribution main along Hwy 260. Pipe depths and steep terrains are beyond the capability of present backhoe. We are in need of a backhoe that can provide for our current needs and allow us to be able to service our distribution main along Hwy 260 and get water to our customers.

Project Title: *Backhoe-Extend-a-Hoe-4X4-Enclosed Cab*

Operational Impact:

Impact on Staffing: Provide ability to traverse steep terrain where our distribution mains are located. Provide ability to excavate, repair, and maintain our water mains, which are deeper than standard.

Impact on operational costs: Add additional monthly cost to budget.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY26	Backhoe Purchase		$ 180,000
	Total		**$ 180,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
	N/A	$
		$
	Total	**$**

Project Funding:

Tracking Fund: Water Fund

Funding Source: Debt Funding – 5-year Lease.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
2.0	2.4	1.5	1.2	7.1

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Water Main Replacement Project*

FY25 Impact: *$1,500,000*

5-Yr Project Cost: *$4,600,000*

New Project or Rollover: *Rollover*

Dept/Div: *Utilities*

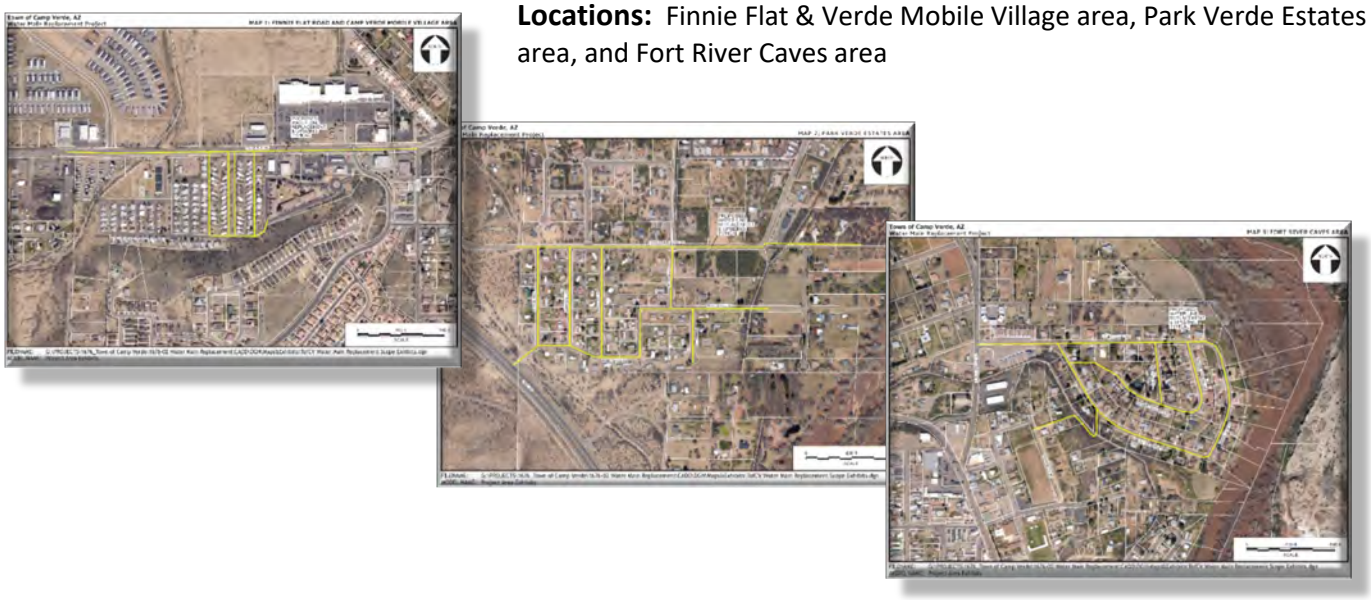
Contact: *J. Low*

Requested by: *J. Low*

Date Completed: *3/26/24*

Project Summary:

Replace approximately 25,000 linear feet of aged, undersized water mains with new 8-inch diameter mains and add 15 fire hydrants.



Locations: Finnie Flat & Verde Mobile Village area, Park Verde Estates area, and Fort River Caves area

Community Impact:

This project will replace approximately 25,000 linear feet of aged, undersized water mains with new 8-inch diameter water mains and add 15 new fire hydrants. Water quality will be enhanced by looping the systems and increasing fire flows.

The approved grant projects will replace outdated water mains, increase water main sizes, loop the water system in various areas, and install new leak detection fire hydrants (to pinpoint future leak locations). The three project areas were determined based on recorded leaks and age of the water mains and pipe material. The Town cost share to the grant includes purchasing new cellular water meters for the Town.

Operational Impact:

Impact on Staffing: No operational impact on Staff.

Impact on operational costs: The project will reduce overall leaks in the system and reduce staff time.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Design and Initiate Construction	July – June	$1,500,000
FY26	Water Main Construction	July - June	$1,600,000
FY27	Annual Water Main Replacement		$400,000
FY28	Annual Water Main Replacement		$500,000
FY29	Annual Water Main Replacement		$600,000
	Total		**$4,600,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY25	Wages & ERE	0
FY25	Supplies	0
	Total	

Project Funding:

Tracking Fund: Water Fund

Funding Source: FY25 & FY26: Grant Funding - $2.325M, Debt Funding - $675K, Operations - $100K
FY27 – FY29: Various options including Capacity Fees

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
2.8	2.7	2.4	1.9	9.8

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *New 1- ton Diesel 4x4 Service Truck Ext Utility Cab and Crane*

FY25 Impact: *$150,000*

5-Yr Project Cost: *$150,000*

New Project or Rollover: *New Project*

Dept/Div: Water

Contact: Rick Tackitt

Requested by: *Jeff Low*

Date Completed:*7/01/24*

Project Summary:

Replace a 2007 service truck with 150,000 miles with a new 1-ton diesel 4x4 utility cab service truck with crane.

Location: Town Water System

Community Impact:

We are requesting to replace a 2007 service truck with 150,000 miles, which is in continual need of repair, with a new 1-ton diesel 4x4 utility cab service truck with crane. The backhoe we currently use to service 12" Pressure Reducing Valves (PRVs) is less safe and uses more manpower to maintain PRVs than a crane truck. The new truck will help staff maintain water lines, PRV stations and well heads more expediently to provide water for customers.

Project Title: *New 1 Ton 4x4 Diesel Service Truck Ext Utility Cab and Crane*

Operational Impact:

Impact on Staffing: Makes for a safer work environment.

Impact on operational costs: Additional monthly lease payment.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	P&R Projects		$ 150,000
			$
			$
			$
			$
	Total		**$ 150,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY25	Wages & ERE	$
FY25	Supplies	$
	Total	**$**

Project Funding:

Tracking Fund: Water Fund

Funding Source: Debt Funding – 5-year Lease.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
2.3	1.3	1.6	0.0	5.2

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *ADWR Adequate Water Supply Study*

FY25 Impact: *$100,000*

5-Yr Project Cost: *$150,000*

New Project or Rollover: *New*

Dept/Div: *Utilities*

Contact: *J. Low*

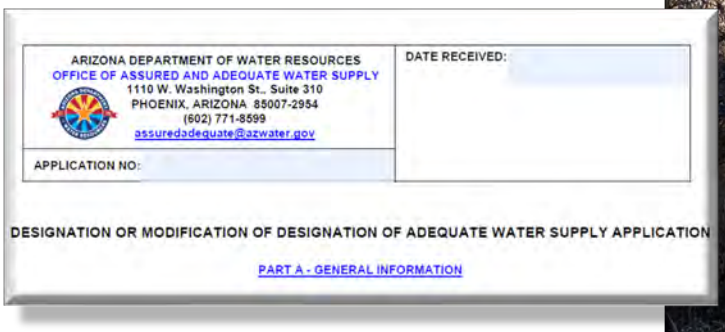
Requested by: *J. Low*

Date Completed: *2/13/24*

Project Summary:

Conduct a water adequacy study required by Arizona Department of Water Resources.

Location: Water Adequacy Study



ARIZONA DEPARTMENT OF WATER RESOURCES
OFFICE OF ASSURED AND ADEQUATE WATER SUPPLY
1110 W. Washington St., Suite 310
PHOENIX, ARIZONA 85007-2954
(602) 771-8599
assuredadequate@azwater.gov

DATE RECEIVED:

APPLICATION NO:

DESIGNATION OR MODIFICATION OF DESIGNATION OF ADEQUATE WATER SUPPLY APPLICATION

PART A - GENERAL INFORMATION

Community Impact:

The Town's "Adequate Water Supply" study, required by Arizona Department of Water Resources (ADWR), needs to be renewed by 2026. Additional water supplies are also needed for future Town growth. The initial application was sent to ADWR in March. The Town's consultant will work with ADWR on creation of a groundwater model and to increase the Town's current water adequacy demand from 792 acre-feet to over 1000 acre-feet.

Project Title: *ADWR Adequate Water Supply Study*

Operational Impact:

Impact on Staffing: Staff will need to review design and work with the Town consultant on the report and submittal to ADWR.

Impact on operational costs: No long-term maintenance costs.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Water Adequacy Report	July – June	$100,000
FY26	Water Adequacy Report	July – June	$50,000
FY27			
FY28			
FY29			
	Total		**$150,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY27	Wages & ERE	$10,000
FY27	Supplies and Electricity	$ 20,000
	Total	**$ 30,000**

Project Funding:

Tracking Fund: Water Fund

Funding Source: Debt Financing.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
5.0	2.3	3.0	4.4	14.7

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Northbound Highway 260 Production Wells*

FY25 Impact: *$225,000*

5-Yr Project Cost: *$3,225,000*

New Project or Rollover: *New*

Dept/Div: *Utilities*

Contact: *J. Low*

Requested by: *J. Low*

Date Completed: *2/13/24*

Project Summary:

Based on the Town Master Plan, the Town needs at least two additional well sites to increase water production. The well sites are needed to increase the overall water system production.

Location: Within High View PAD, APN 403-15-010B

Community Impact:

Town staff have been working with High View PAD to redevelop an existing 8-inch well site, construct a storage tank facility, and install arsenic treatment. The existing well will pump enough water for the buildout of the future development and is to be funded by the developer. Staff is working on the High View Development Agreement to acquire a 2-acre parcel to establish an additional 18-inch diameter well with arsenic treatment for the site.

Project Title: *Northbound Highway 260 Production Wells*

Operational Impact:

Impact on Staffing: Staff will need to review design; future construction as needed and manage the Water Infrastructure Authority Loan.

Impact on operational costs: Staff will need to maintain the new well, storage tank, arsenic treatment, and backup diesel generator.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Purchase 2 Acre Parcel for Well and Storage Tank Site	July – June	$225,000
FY28	Design and Install a New 18-inch Diameter Well at High View	July – June	$1,500,000
FY29	Finalize Site Construction	July26 – Oct26	$1,500,000
	Total		**$3,225,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY29	Wages & ERE	$20,000
FY29	Supplies and Electricity	$ 60,000
	Total	**$ 80,000**

Project Funding:

Tracking Fund: Water Fund

Funding Source: Development Agreement, Water Enterprise Fund/WIFA Loan.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
4.9	1.8	4.1	5.0	15.8

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *New Mongini Replacement Well*

FY25 Impact: *$1,000,000*

5-Yr Project Cost: *$2,000,000*

New Project or Rollover: *New*

Dept/Div: *Utilities*

Contact: *J. Low*

Requested by: *J. Low*

Date Completed: *2/13/24*

Project Summary:

Drill a replacement well at the Mongini site and abandon well #1.

Location: 5000 Genisis Drive

Community Impact:

Based on the Town Master Plan, the Town needs at least two additional well sites to increase water production. Town staff is recommending drilling a replacement well at the Mongini site and abandoning Well #1, which is not usable by the Town. The project will design, install a new 18-inch diameter well, which will require an additional 200 Amp electrical service. The project will create redundancy for the wells and pumps at this site, increasing the overall water system production.

Project Title: *New Mongini Replacement Well*

Operational Impact:

Impact on Staffing: Staff will need to review design, inspect construction, and manage the Water Infrastructure Authority Loan.

Impact on operational costs: Staff will need to maintain the new well at the site. Additional electrical costs will be associated with the new pump.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Design & Install New 18-inch Diameter Well to 800 feet depth	July - June	$ 1,000,000
FY26	Finalize Development of the New Well	July - June	$ 1,000,000
	Total		**$ 2,000,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY27	Wages & ERE	
FY27	Supplies and Electricity	$ 30,000
	Total	**$30,000**

Project Funding:

Tracking Fund: Water Fund

Funding Source: Water Enterprise Fund/WIFA Loan.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
5.0	2.0	4.1	4.4	15.5

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Verde Commercial Tank and Pump Station*

FY25 Impact: *$200,000*

5-Yr Project Cost: *$800,000*

New Project or Rollover: *New*

Dept/Div: *Utilities*

Contact: *J. Low*

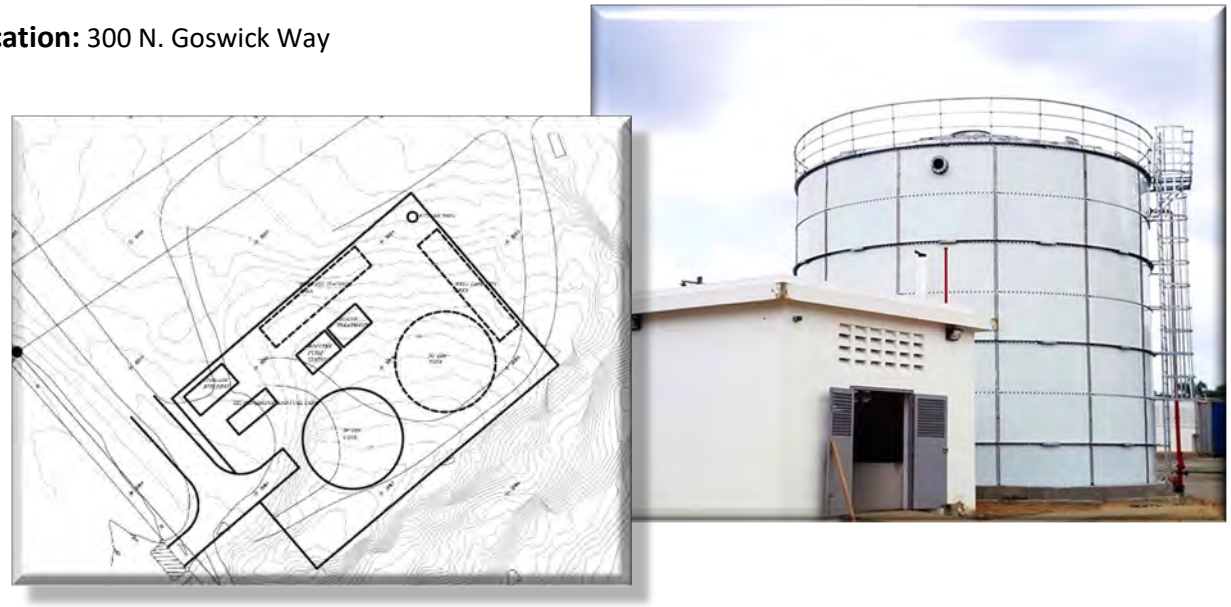
Requested by: *J. Low*

Date Completed: *2/13/24*

Project Summary:

Acquire 0.9-acre parcel to develop a 500,000-gallon water storage facility and pump station.

Location: 300 N. Goswick Way



Community Impact:

There is only a half day water storage at the Town site should the water line break from our Mongini well site. Town staff is working with Verde Commercial Developer to acquire a 0.9-acre parcel for the development of a 500,000-gallon storage facility and pump station for the area. The developer would donate the site and construct the pump station, backup generator, and provide the water main to the new facility. The Town would design and construct the tank site and storage building.

The project will increase storage capacity for the Town center and would enhance pressures for the Verde Commercial development to meet fire flows for the development.

Project Title: *Verde Commercial Tank and Pump Station*

Operational Impact:

Impact on Staffing: Staff will need to review design, inspect construction as needed and manage the Water Infrastructure Authority Loan.

Impact on operational costs: Staff will need to maintain a new tank, pump station and backup diesel generator.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Site Design	July – June	$200,000
FY26	Tank Construction	July – June	$600,000
	Total		**$800,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY27	Wages & ERE	$10,000
FY27	Supplies	$20,000
	Total	**$30,000**

Project Funding:

Tracking Fund: Water Fund

Funding Source: Debt Funding.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
4.9	2.5	4.0	4.4	15.8

TOWN OF CAMP VERDE

FY25 Capital Improvement Project

Project Title: *Verde River Estates New Well and Storage Tanks*

FY25 Impact: *$150,000*

5-Yr Project Cost: *$600,000*

New Project or Rollover: *New*

Dept/Div: *Utilities*

Contact: *J. Low*

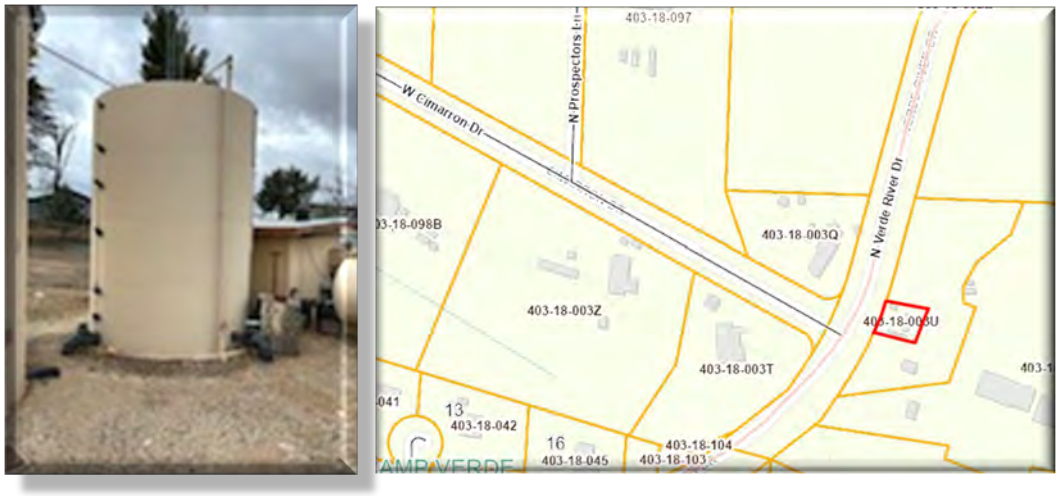
Requested by: *J. Low*

Date Completed: *2/13/24*

Project Summary:

Purchase land near the Verde River Estates Treatment site in FY25 for the drilling and construction of a well in FY27/28.

Location: 3411 N, Verde River Drive



Community Impact:

The existing well pumps 53 GPM and is located within the sub flow zone of the Verde River, within the floodway. The Town would like to purchase additional land near the Verde River Estates Treatment site on APN 403-18-100B. The land acquisition is projected to occur in FY25, new well drilled in FY27, and final site design and construction in FY28.

The new well will add capacity and redundancy to the system and will be located outside of the sub flow zone and floodplain of the Verde River.

Project Title: *Verde River Estates New Well and Storage Tanks*

Operational Impact:

Impact on Staffing: No immediate impact. Staff will need to monitor well drilling, site design and construction.

Impact on operational costs: Minimal long term maintenance costs.

Project Budget:

Fiscal	Activity / Segment	Timeline	Cost
FY25	Property acquisition for new well site	July – June	$150,000
FY27	Well drilling and site plan design		$200,000
FY28	Final site construction, well hookup, and abandon old well.		$250,000
	Total		**$600,000**

Estimated Annual Operational Impact – Cost/(Savings):

Starting Year	Category	Cost
FY29	Wages & ERE	$10,000
FY29	Supplies and Electricity	$ 5,000
	Total	**$ 15,000**

Project Funding:

Tracking Fund: Water Fund

Funding Source: Debt Funding.

Staff Rating Score:

Need	Cost/ Efficiency	Safety	Strategic Plan	Total Points
4.5	2.8	3.4	3.8	14.5