



**MINUTES
TOWN OF CAMP VERDE
REGULAR SESSION
MAYOR AND COUNCIL
473 S. MAIN STREET, SUITE 106
WEDNESDAY, MAY 6, 2026 at 6:00 P.M.**

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

1. **Call to Order**
Mayor Moore called meeting to order at 6:00 p.m.
2. **Roll Call.** Council Members Brian Bolton, Robert Foreman, Robin Godwin, Jessie Murdock, Patricia Seybold, Vice Mayor Wendy Escoffier, and Mayor Marie Moore.

Also Present

Town Manager Miranda Fisher, Town Attorney Trish Stuhan and Town Clerk Leah Rhodes.

3. **Pledge of Allegiance**
Councilor Bolton led the Pledge.
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 – April 15, 2026 at 6:00 p.m.
- 2) Work Session – April 22, 2026 at 5:00 p.m.

b) Set Next Meeting, Date and Time:

- 3) Work Session – May 7, 2026 at 5:00 p.m.
- 4) Special Session – May 13, 2026 at 5:00 p.m.
- 5) Regular Session – May 20, 2026 at 6:00 p.m. - CANCELLED
- 6) Special Session – May 27, 2026 at 5:00 p.m.
- 7) Regular Session – June 3, 2026 at 6:00 p.m.

On a **motion** made by Vice Mayor Escoffier, seconded by Councilor Foreman, the Council **moved to approve** the consent agenda as presented.

Roll Call Vote:

Councilor Bolton: aye
Councilor Seybold: aye

Councilor Foreman: aye
Councilor Murdock: aye
Councilor Godwin: aye
Vice Mayor Escoffier: aye
Mayor Moore: 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(I))

There were no speakers.

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, Sustaining Flows, Earth Day, Camp Verde School District, Friends of the Verde River and Verde Valley Housing Advisory Committee.

The Mayor, Council and Town Manager reported on events they attended

7. **Special Announcements and Presentations.** All presentations are limited to 15-minutes.

- a) **Presentation of the Verde Valley Sanctuary Community Based Advocacy Program Agreement.** Staff Resource: Town Manager Miranda Fisher.

Town Manager Fisher presented an overview of the partnership agreement between Verde Valley Sanctuary and the Camp Verde Marshal's Office.

Executive Director Jessye Johnson of Verde Valley Sanctuary stated that she looks forward to collaborating with the Marshal's Office to support victims of abuse.

- b) **Proclamation declaring the month of May 2026 as Building Safety Month.** Staff Resource: Chief Building Official Roxanne Jasman.

Mayor Moore proclaimed the month of May 2026 as Building Safety Month and presented the proclamation to Chief Building Official Roxanne Jasman.

c) Proclamation declaring the week of May 10-16, 2026 as National Police Week. Staff Resource: Town Marshal Dan Jacobs.

Mayor Moore proclaimed the week of May 10-16, 2026 as National Police Week and presented the proclamation to Marshal Dan Jacobs.

d) Proclamation declaring the week of May 17-23, 2026 as Public Works Week. Staff Resource: Public Works Director Ken Krebs.

Mayor Moore proclaimed the week of May 17-23, 2026 as Public Works Week and presented the proclamation to Public Works Director Krebs.

e) Presentation on administratively approved subdivisions from Q1 2026 in compliance with the Town's Ordinance 2025-A507 and House Bill 2447. Staff Resource: Acting Senior Planner Cory Mulcaire.

Acting Senior Planner Mulcaire provided an overview of the process outlined in the approved Ordinance 2025-A507 that complies with House Bill 2447 regarding administratively approved subdivisions. Acting Senior Planner Mulcaire stated staff received one preliminary plat application that was administratively approved for the Laurel Estates subdivision.

Town Manager Miranda Fisher and Acting Senior Planner Mulcaire responded to questions from Council.

8. Discussion, consideration, and possible approval of a Solar Power Purchase Agreement with SolarEnergyLease.com for the solar system located at the Equestrian Center. Staff Resource: Town Manager Miranda Fisher.

Town Manager Fisher provided an overview of the actions taken by staff and representatives from SolarEnergyLease.com in response to Council direction at the April 15, 2026 Council meeting. These actions included a site inspection, review of permitting status, APS energy review, and preparation of a new solar power purchase agreement specifically with the town vs. a transfer from the Camp Verde Equestrian Center for the solar at the Equestrian Center.

Director Jesse Gee with SolarEnergyLease.com provided an overview of the 25-year-term solar agreement and the economic benefits for the Town.

Town Manager Fisher, Town Attorney Trish Stuhan, and Mr. Gee responded to Council questions regarding the proposed agreement with the Town. They clarified that a new revised agreement will be drafted to include an updated term length that reflects the amount previously paid by the Camp Verde Arena Association (CVAA). Council also confirmed that CVAA would not be required to pay a transfer fee, as the proposed

agreement would be entered into solely with the Town.

On a **motion** made by Councilor Seybold, seconded by Councilor Godwin, the Council **moved to approve** a Solar Power Purchase Agreement with SolarEnergyLease.com for the solar system located at the Equestrian Center with the amendment to include a reduction in the term amount, including or acknowledging how long the system has already been in place.

Roll Call Vote:

Councilor Bolton: aye

Councilor Seybold: aye

Councilor Foreman: aye

Councilor Murdock: aye

Councilor Godwin: aye

Vice Mayor Escoffier: aye

Mayor Moore: aye

Motion Carried: 7-0

9. **Public Hearing:** Discussion, consideration, and possible approval of Ordinance 2026-A511, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending the Planning and Zoning Ordinance Section 802.7.B. to adjust the setbacks for wireless communication facilities neighboring residential zones from 5,000 to 450 feet. Staff Resource: Development Services Director Christian Green.

Staff Comments: Development Services Director Green stated because of the Town's development patterns and the proximity of residential areas to commercial and industrially zoned land, the current wireless setbacks significantly limit where new towers can be located, which in turn restricts opportunities to improve wireless coverage. As such, Town staff and the Planning and Zoning Commission recommend reducing the setback from 5,000 to 450 feet for parcels neighboring residential zones.

Development Services Director Green also noted that the existing regulation may inadvertently impede the expansion of essential telecommunications infrastructure. The proposed amendments aim to balance the need for expanded and reliable wireless service with compatibility considerations, ultimately supporting public safety, economic development, and quality of life for Town residents.

Open Public Hearing: Mayor Moore opened the public hearing at 6:55 p.m.

Public Comments: Marv Wessel commented on the clarification that discussions of health impacts related to wireless emission are not permitted, however it is permissible to reference studies demonstrating compliance with applicable government requirements, including Federal Communication Commission (FCC) exposure standards. Mr. Wessel further noted that if variances are granted that reduce setbacks or otherwise allow facilities to be located closer to residential properties, this could result in wireless infrastructure being situated in closer proximity to homes.

Close Public Hearing: Mayor Moore closed the public hearing at 6:57 p.m.

Council Discussion: The Council requested legal feedback on safety concerns from Town Attorney Trish Stuhan.

Town Manager Fisher, Development Services Director Green, Town Attorney Stuhan and Acting Senior Planner Cory Mulcaire responded to concerns from the Council regarding wireless setbacks, FCC safety regulations.

Town Attorney Stuhan recommended the Council considering a reduction so that staff do not have to rely on variances being brought to the Board of Adjustment and Appeals for consideration.

On a **motion** made by Councilor Seybold, seconded by Councilor Godwin, the Council **moved to approve** Ordinance 2026-A511, to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to amend the Planning and Zoning Ordinance Section 802.7.b. to adjust the setbacks for wireless communication facilities neighboring residential zones from 5,000 to 450 feet.

Roll Call Vote:

Councilor Bolton: aye

Councilor Seybold: aye

Councilor Foreman: aye

Councilor Murdock: aye

Councilor Godwin: aye

Vice Mayor Escoffier: nay

Mayor Moore: nay

Motion Carried: 5-2

Mayor Moore recessed the meeting for a break at 7:20 p.m. and reconvened the Regular Session at 7:31 p.m.

10. **Public Hearing:** Discussion, consideration, and possible approval of Ordinance 2026-A514, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending the Town Code Article 7-7 – Enforcement Procedures for Violations of the Town Code by the Hearing Officer. Staff Resource: Development Services Director Christian Green.

Staff Comments: Development Services Director Green stated that the Town has adopted the use of a hearing officer as an alternative mechanism for achieving compliance with Town Code violations. This approach was designed to streamline the enforcement process, establish a more efficient quasi-judicial framework, and reduce the administrative burden on both the Town and the Superior Court system. Since implementation, Town staff have gained practical experience in administering cases through the hearing officer process and have identified some timeframe changes that are needed.

Open Public Hearing: Mayor Moore opened the public hearing at 6:55 p.m. and there

were no speakers.

Close Public Hearing: Mayor Moore closed the public hearing at 6:55 p.m.

Council Discussion: The Council had no further discussion.

Development Services Director Green responded to questions from the Council.

On a **motion** made by Councilor Godwin, seconded by Vice Mayor Escoffier, the Council **moved to approve** Ordinance 2026-A514, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending the Town Code Article 7-7 – Enforcement Procedures for Violations of the Town Code.

Roll Call Vote:

Councilor Bolton: aye

Councilor Seybold: aye

Councilor Foreman: aye

Councilor Murdock: aye

Councilor Godwin: aye

Vice Mayor Escoffier: aye

Mayor Moore: aye

Motion Carried: 7-0

- 11. Discussion, consideration, and possible direction regarding the comprehensive review of previously approved Use Permits, including compliance status and potential corrective actions.** Staff Resource: Acting Senior Planner Cory Mulcaire.

Acting Senior Planner Mulcaire provided an overview of the use permits audit that Town staff completed at the direction of Council. Acting Senior Planner Mulcaire explained that there are five use permits that are out of compliance. Two are for the same property related to construction without a permit, which Town staff are actively working with the property owner/representatives on. The other three are out of compliance because they had term limits and at the time of expiration, the use permits were never brought forth for reconsideration and possible renewal. Acting Senior Planner Mulcaire also shared that many of the permits parcel numbers have changed since they were originally approved.

Town Manager Fisher stated that, regarding use permits that had expired without staff follow-up, the Planning and Zoning Commission recommended that applicants be notified and given 90 days to submit a new application. Town Manager Fisher also stated that it is Town staff's recommendation that a memorandum be added to the existing resolution to include the new parcel numbers where applicable.

Town Manager Fisher, Town Attorney Stuhan and Acting Senior Planner Mulcaire responded to questions from the Council.

The Council provided direction to staff to complete the memorandum to address the parcel number issue; to continue to work with the property owner who is out of compliance because of the building permit issues; and to contact the three expired permits holders to have them reapply. Town Council noted that they did not want the

three applicants to have to pay the use permit fee. Since the Fee Discount Waiver Policy does not allow for administrative waivers of said fees, Council directed staff to bring back a resolution for approval at the next regular meeting to waive the fees and start the 90-day timeframe for reapplication.

- 12. Discussion, consideration, and possible approval of Intergovernmental Agreement No. 26-0011535-I with the Arizona Department of Transportation for the Highway User Revenue Fund exchange of federal Surface Transportation Block Grant Program funds to construct the Verde Lakes Drive Sidewalk Improvements project.** Staff Resource: CIP Manager Martin Smith.

CIP Manager Martin Smith stated that the Verde Lakes Drive Sidewalk Improvements project is funded through the NACOG Transportation Improvement Program with approximately \$738,000 in federal funding. Staff proposes exchanging funds through the HURF program to reduce federal regulatory requirements, noting the transition would reduce funding by approximately 10%, resulting in an estimated fund amount of \$664,000. CIP Manager Smith stated the reduced amount would still be sufficient to complete the project while saving significant time and administrative costs associated with federal compliance requirements.

CIP Manager Smith responded to questions from the Council.

On a **motion** made by Councilor Foreman, seconded by Councilor Godwin, the Council **moved to approve** IGA No. 26-0011535-I with ADOT for the HURF exchange of federal Surface Transportation Block Grant Program (STBGP) funds to construct the Verde Lakes Drive Sidewalk Improvements project.

Roll Call Vote:

Councilor Bolton: aye

Councilor Seybold: aye

Councilor Foreman: aye

Councilor Murdock: aye

Councilor Godwin: aye

Vice Mayor Escoffier: aye

Mayor Moore: aye

Motion Carried: 7-0

- 13. Discussion, consideration, and possible approval of Resolution No. 2026-1215, authorizing the issuance of debt to support the Town's Water Infrastructure Financing Authority Land Acquisition and Well Project Loan for property located within the High View at Boulder Creek Planned Area Development.** Staff Resource: Utilities Director Lisa Vaughan.

Utilities Director Vaughan stated that this is a formality required by WIFA to purchase land within the High View Development and design and construct a well with arsenic treatment as outlined in the development agreement for this PAD. The debt authorization confirms that the Town is financially capable of assuming any potential debt associated with the project in the event that the Town is unable to complete the

project or repay the portion of the obligation.

Utilities Director Vaughan responded to questions from the Council.

On a **motion** made by Vice Mayor Escoffier, seconded by Councilor Godwin, the Council **moved to approve** the Debt Authorization for the WIFA High View Land Acquisition and Well Project Loan as part of the WIFA application process to acquire the High View Land, design, and construct a well.

Roll Call Vote:

Councilor Bolton: aye

Councilor Seybold: aye

Councilor Foreman: aye

Councilor Murdock: aye

Councilor Godwin: aye

Vice Mayor Escoffier: aye

Mayor Moore: aye

Motion Carried: 7-0

14. **Discussion, consideration, and possible approval of Change Order No. 1, in an amount not to exceed \$50,000, to address Arizona Department of Environmental Quality requirements and required submittals associated with resolving the Lagoon Notice of Violation.** Staff Resource: Utilities Director Lisa Vaughan.

Utilities Director Vaughn stated the original contract with Adams and Wendt noted the original scope of work anticipated a lower level of involvement than what ADEQ ultimately required. As part of the closure and compliance process, ADEQ required Adams and Wendt to provide continuous on-site observation of excavation activities, including monitoring, testing, and documentation of excavated materials throughout the project. Due to the substantially increased level of effort and hours required beyond the original scope, staff discussed the need for a contract amendment and determined that an additional amount of up to \$50,000, not to exceed, should be sufficient to cover completion of the remaining work.

Utilities Director Vaughan responded to questions from the Council.

On a **motion** made by Vice Mayor Escoffier, seconded by Councilor Seybold, the Council **moved to approve** authorizing Change Order 1 to the Adams and Wendt, Inc. Contract to not exceed \$50,000 to meet ADEQ requirements in completing the Lagoon Notice of Violation.

Roll Call Vote:

Councilor Bolton: aye

Councilor Seybold: aye

Councilor Foreman: aye

Councilor Murdock: aye

Councilor Godwin: aye

Vice Mayor Escoffier: aye

Mayor Moore: aye
Motion Carried: 7-0

Mayor Moore read Agenda Item 15.

A **motion** was made by Vice Mayor Escoffier to go into Executive Session for Item 15 at 8:22 p.m. Councilor Murdock seconded the motion.

Roll Call Vote:

Councilor Bolton: aye
Councilor Seybold: aye
Councilor Foreman: aye
Councilor Murdock: aye
Councilor Godwin: aye
Vice Mayor Escoffier: aye
Mayor Moore: aye

Motion Carried 7-0.

15. **An executive session pursuant to A.R.S. § 38-431.03(A)(3) and (A)(4) for discussion or consultation for legal advice and to consider its position and instruct the Town Attorney regarding contracts that are the subject of negotiations. The purpose of the discussion is to consider animal control services.** Staff Resource: Town Manager Miranda Fisher.

Mayor Moore reconvened the Regular Session at 8:50p.m.

Mayor Moore stated direction was given to staff for Item 15.

16. **Adjournment**

Mayor Moore adjourned the meeting at 8:50 p.m.



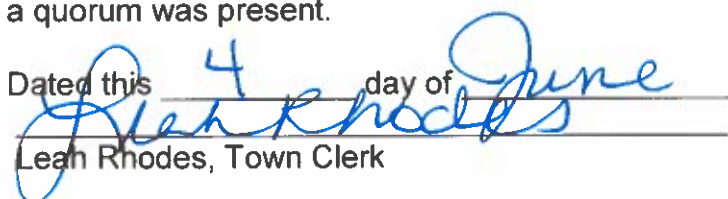
Mayor Marie Moore



Attest: Leah Rhodes, Town Clerk

CERTIFICATION

I, Town Clerk Leah Rhodes, 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 6, 2026. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 4 day of June, 2026.


Leah Rhodes, Town Clerk