



Town of Camp Verde Vision Statement

"Camp Verde is welcoming, a safe community, a vibrant economy, thoughtfully growing, and offering an exceptional quality of life."

**AGENDA
TOWN OF CAMP VERDE
SPECIAL SESSION
MAYOR AND COUNCIL
473 S. MAIN STREET, SUITE 106
WEDNESDAY, MAY 27, 2026 at 6:00 P.M.**

ZOOM MEETING LINK:

<https://us02web.zoom.us/j/88156258560?pwd=ARTxPeRjbaYKaQwFXMHj7AGQU7zfcw.1>

one Tap Mobile: 1-253-215-878 or 1-346-248-7799

Meeting ID: 881 5625 8560

Passcode: 478862

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 Brian Bolton, Robert Foreman, Robin Godwin, Jessie Murdock, Patricia Seybold, Vice Mayor Wendy Escoffier, and Mayor Marie Moore.
3. **Pledge of Allegiance**
4. **Public Hearing:** Discussion, consideration and possible approval of Resolution 2026-1217, adopting the 2026-2027 consolidated fee schedule for Town services, use of Town facilities, permits and licenses; providing for repeal of conflicting resolutions; providing for severability. Staff Resource: Town Manager Miranda Fisher and Finance Director Michael Showers. Pg. 3

Staff Presentation
Open Public Hearing
Close Public Hearing
Council Discussion

5. **Public Hearing:** Discussion, consideration and possible approval of Ordinance 2026-A513 an ordinance of the Mayor and Council of the Town of Camp Verde, Yavapai County, Arizona, increasing the rate of taxation in Chapter 8 – Transaction Privilege Tax, Article 8-1 – Adoption of Tax Code, relating to an increase in the transient lodging transaction privilege tax levied by the Town of Camp Verde from 3.00% to 8.00%; amending the Town Tax Code; providing for repeal of conflicting ordinances; providing for severability; and providing for penalties for violations thereof. Staff Resource: Town Manager Miranda Fisher and Finance Director Michael Showers. Pg. 25

Staff Presentation
Open Public Hearing
Close Public Hearing
Council Discussion

6. **Discussion and review of the FY27 operations budgets for the General, Highway User Revenue Fund, Water & Wastewater Funds.** Staff Resource: Town Manager Miranda Fisher and Finance Director Michael Showers. Pg. 39
7. **Continued discussion of the FY27 Proposed Capital Improvement Plan.** Staff Resource: Town Manager Miranda Fisher & Finance Director Michael Showers. Pg. 41
8. **Discussion, consideration, and possible direction regarding future use of Town-owned parcels and/or vacant buildings.** Staff Resource: Town Manager Miranda Fisher & Special Initiatives Manager Cliff Bryson. Pg. 61
9. **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 928-554-0021.

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 May 21, 2026 at 6:00 p.m. in accordance with the statement filed by the Camp Verde Town Council with the Town Clerk

Leah Rhodes

Leah Rhodes, Town Clerk

**Meeting Date:** May 27, 2026**Agenda Item Type:**

- | | | |
|--|---|--|
| ☐ Consent Agenda | ☐ Informational Presentation | ☐ Discussion Item |
| ☒ Action/Decision Item | ☐ Executive Session Request | ☐ Other: |

Requesting Department: Finance**Staff Resource:** Town Manager Miranda Fisher & Finance Director Michael Showers

Agenda Title: **Public Hearing** - Discussion, consideration and possible approval of Resolution 2026-1217, adopting the 2026-2027 consolidated fee schedule for Town services, use of Town facilities, permits and licenses; providing for repeal of conflicting resolutions; providing for severability.

Attached Documents:

- Resolution 2026-1217
- FY27 Proposed Town Fees with explanation of fee increase requests

Estimated Presentation Time: 15 mins**Estimated Discussion Time:** 15 mins**Reviewed By:**

- | | | | | |
|--|---|--|---|--|
| ☒ Town Manager | ☒ Legal | ☐ Risk Management | ☒ Finance | ☒ Other: Departments |
|--|---|--|---|--|

Financial Review (if applicable): N/A

- Funding Source / GL Account Number:
- Approved in the FY26 Budget? ☐ Yes ☐ No ☒ N/A ☐ Other:
- Is this an approved CIP Project? ☐ Yes ☐ No ☒ N/A ☐ Other:

Background Information:

At the May 27, 2026 meeting, the Town Council will conduct the public hearing and consider adoption of the proposed updates to the Town's Fee Schedule. Council should note that because the required Notice of Intent was approved and published following the March 25, 2026 meeting pursuant to A.R.S. § 9-499.15 and § 9-511.01, the proposed fees identified in the notice may only be reduced or removed at this stage of the process and cannot be increased above the published amounts.

Pursuant to A.R.S. § 9-499.15 and § 9-511.01, the Town is required to publish a Notice of Intent on the Town's website for at least 60 days prior to holding a public hearing on any proposed increase to existing fees or the establishment of new fees. At the March 25, 2026 meeting, Town Council reviewed the proposed fee updates and formally approved the Notice of Intent for publication, which can be accessed here: [Notice of Intent – Proposed Rate, Fee, and Service Charge Adjustments](#)

As a reminder, the Town's Fee Schedule may be amended throughout the year as needed, subject to applicable statutory notice requirements. It is anticipated that the Fee Schedule will likely return to



Town Council Agenda Information Memorandum

Council in the fall for additional updates related to proposed sewer capacity fees and equestrian center fees.

Requested Change

Town staff are requesting one revision to the proposed fee schedule. Following the March 25, 2026 meeting, the Camp Verde Marshal's Office and Municipal Court met to discuss the fingerprinting fee. During those discussions, it was determined that there are certain circumstances in which a fee cannot legally be charged. To avoid the need to evaluate the purpose of each fingerprinting request and determine fee eligibility on a case-by-case basis, Town staff recommend removing the fingerprinting fee from the FY27 Fee Schedule.

Question(s) before the Council:

- Does the Council have any questions for staff?
- Does the Council have any recommended changes to the fees as presented?

Proposed Motion:

Move to **APPROVE** Resolution 2026-1217, adopting the 2026-2027 consolidated fee schedule for Town services, use of Town facilities, permits and licenses; providing for repeal of conflicting resolutions; providing for severability **with the removal of the fingerprinting fee.**

OR

Move to **APPROVE** Resolution 2026-1217, adopting the 2026-2027 consolidated fee schedule for Town services, use of Town facilities, permits and licenses; providing for repeal of conflicting resolutions; providing for severability **with the removal of the fingerprinting fee as well as the following additional changes...**

OR

Move to **DENY** Resolution 2026-1217.



RESOLUTION NO. 2026-1217

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, ADOPTING THE 2026-2027 CONSOLIDATED FEE SCHEDULE FOR TOWN SERVICES, USE OF TOWN FACILITIES, PERMITS AND LICENSES; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; PROVIDING FOR SEVERABILITY.

WHEREAS, the Town Council of the Town of Camp Verde is authorized to establish fees for Town services, use of Town facilities, permits, licenses, and other rates or charges in compliance with A.R.S. § 9-499.15 and A.R.S. § 9-511.01; and

WHEREAS, new and/or increased fees have been noticed as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the Town of Camp Verde, Arizona that the 2026-2027 Consolidated Fee Schedule attached hereto as Exhibit "A" and incorporated herein by this reference is adopted.

Section 1. All resolutions and parts of resolutions in conflict with this Resolution are repealed.

Section 2. This Consolidated Fee Schedule will become effective as of July 1, 2026.

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

PASSED, AND APPROVED BY A MAJORITY VOTE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, THIS ____ DAY OF _____, 20__.

Marie Moore, Mayor

ATTEST:

Leah Rhodes, Town Clerk

APPROVED AS TO FORM:

Trish Stuhan, Town Attorney
Pierce Coleman, PLLC

Town of Camp Verde
FY27 Fee Schedule
Proposed

2025-26	2026-27
Approved 5/21/25, Effective 7/1/25	Department Proposed Changes, Effective 7/1/26

Copy/Duplication Fees (All Departments Except Municipal Court)

Duplication Rates	
Black & White (8.5 x 11 or 11 x 17)	\$0.15
Color (8.5 x 11 or 11 x 17)	\$0.65
Large Format (greater than 11 x 17) per page	\$5.00
Recordings on CD (from Clerk's office only)	\$5.00
Jump Drive (for copying records request or other large files)	\$10.00
Public Records Request (per page)	\$1.00
Public Records Electronic Request	No Charge
Commercial Public Records Request	\$45 per hour - \$100 minimum charge

Remove - The Clerk's Department does not provide files on CDs

Clerk's Office

Notary Fees	No Charge	
Publicity Pamphlet	\$200.00	\$400.00 - Publicity Pamphlets involves a significant amount of Clerk and legal time to prepare
Business License Fees		
Business License Fee/Inspection/Setup Fee	\$50.00	
Peddler/Solicitor's License (in addition to \$1,000 Bond & Cost of Background Ck)	25.00 Per day	
Special Event Vendor (Waived for non-profits)	\$25.00 Per Event	Remove - Special Event Fees are handled by the Parks & Recreation Division
Renewal of Existing Current Business License		
Business License Fee (bi-annual)	\$25.00	Change to bi-annual where the \$25.00 would apply to a 2-year license.
Name/Address Change in Addition to Annual Fee	No Charge	Remove from Fee Schedule since there is no charge.
Liquor License Permits		
Application/Posting/Inspection Fee	\$260.00	\$100.00 - Liquor licenses are not overly time consuming and happen relatively infrequently. As such, we are recommending reduction in fee.
Business License (annually) + the following:		
Series 01 through 14 and Series 16 & 17	\$50.00	
One-time Special Event Permit	\$50.00	
Temporary Extension of Premise	\$25.00	Remove - see note below
Permanent or Temporary Extension of Premise	\$50.00	Combine these two and change the fee to \$50.00 for both since they take the same amount of time.

Town of Camp Verde
FY26 Fee Schedule
Effective 7/1/25

Public Works

Site Plan Review	\$250 per applicable sheet (includes first 2 reviews) \$250 per applicable sheet for each subsequent review	
Engineering report reviews (drainage reports, design reports, traffic reports (TIA) soils reports, and others)	\$250.00 per report (includes first 2 reviews) \$250 for each subsequent review	
Construction Plans and Grading Plans (Civil grading and drainage)	\$250 per applicable sheet (includes first 2 reviews) \$250 per applicable sheet for each subsequent review	
As Built Plan Review	\$250.00 per applicable sheet	
Plat Review (Preliminary & Final plat reviews)	\$250 per applicable sheet (includes first 2 reviews) \$250 per applicable sheet for each subsequent review	
Right of Way		
Encroachment permit		\$295.00
Right of Way Permits (excluding utility companies)		\$70.00
After the Fact Right of Way Permit		\$150.00
Miscellaneous Plan Review		
Engineer's Cost Estimate Residential grading plan review (\$100 for entire submittal) Plan revision reviews	\$250.00 per applicable sheet	
Any Additional inspections	\$50.00 per inspection	
Public Improvement Construction Inspection		\$225.00
Signs		
New Private Road Street Signs (per sign, includes installation)	\$220.00	Change to Cost of the Sign + \$200 for Installation - Signs are very expensive and the current amount charged may not cover cost
Adopt-a-road Street Signs (per sign, includes installation)	\$450.00	Change to Cost of the Sign + \$200 for Installation - Signs are very expensive and the current amount charged may not cover cost

Finance Department

Non Sufficient Funds (NSF) Check Charge	\$13.00	
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Municipal Court

ARS §22-404B		
Minimum Clerk Fee	\$17.00	
Research in Locating a Document	\$17.00	
Record Duplication	\$17.00	
Per Page Fee	\$0.50	
Special Fees		
Injunction Against Harassment	No charge	Remove from Fee Schedule since there is no charge.
Domestic Violence Order of Protection	No charge	Remove from Fee Schedule since there is no charge.
Civil Traffic Default Fee	\$50.00	\$50.00 per charge
Warrant Fee	\$150.00	\$150.00 per warrant issued
Municipal Court Enhancement	\$20.00 per charge	
Court Appointed Counsel Fee	\$25.00 per case	
Deferral fee (\$1.00 - \$500.00)	1.00 - 500.00	\$1.00 - \$500.00 per case

Town of Camp Verde

FY26 Fee Schedule

Effective 7/1/25

Library

Card Replacement	\$3.00	Remove - The Library has not been charging for replacement cards and does not intend to do so.
Equipment Overdue Fees	\$5.00 per day	Remove - Equipment is no longer being circulated.
Non-CV Library Overdue items (inside county)	Varies by Library	
Non-CV Library Overdue items (outside county) (per- day)	\$1.00	
Lost items	Replacement Cost	

Marshal's Office

Vehicle Impound Administrative Hearing	\$150.00	
911 Tapes, Photographs, Audio, Video Files	\$15.00	\$40.00/hour - Increasing the fee is comparable to other jurisdictions and matches the amount of work it takes to review and redact if/where needed.
Photographs	\$45.00	Combine with line above and increase fee.
Court Ordered Fingerprint Cards	\$10.00	When the Courts order a fingerprint card, CVMO can complete those for a fee.
Local Background Checks	\$10.00	
Training Room Fee for all private and profit organizations		Remove - CVMO does not intend to charge for the use of their training room.
4-8 hours (waived for non-profits)	\$25.00	
Less than 4 hours (waived for non-profits)	\$45.00	

Town of Camp Verde

FY26 Fee Schedule

Effective 7/1/25

Parks & Recreation

Heritage Pool Fees		
Adults (18 & over)		
Per Visit	\$3.00	
10 Visits	\$25.00	
Season Pass	\$80.00	
Children		
Per Visit	\$2.00	
10 Visits	\$16.00	
Season	\$60.00	
Family Pass (Immediate Family Only)		
10 Visits	\$40.00	
Season - open swim & Family nights only	\$150.00	
Swim Lessons		
Swim Lesson Session (30 minutes/day, 4 days each week, two weeks)	\$30.00 per session	
Pool Rental Fee		
Private Use- Non-commercial up to 44 Participants (Per Hour) Includes 3 Lifeguards	\$90.00	\$100.00 - Increase due to staff cost.
Private Use - Non-commercial 45-88 Participants (Per Hour) Includes 4 Lifeguards	\$140.00	\$120.00 - Increase due to staff cost.
Private picnic area - when pool is open	\$20/hour	
Reservation Fee	\$100.00	
Pool Specialty Classes		
Adult - 25% of fees to Town/75% to Instructor. Fees to be determined by instructor.	25% / 75%	
Youth - 20% of fees to Town/80% to Instructor. Fees to be determined by instructor.	20% / 80%	
Facility Fees - General		
Class A - Town co-sponsored groups, non-profits, churches, schools, civic groups, government agencies, and organizations or individuals holding an open not-for-profit event.		
Class B - Private events for individuals or groups using the facilities in a clearly not-for-profit manner.		
Class C - Profit making individuals, groups or organizations.		
Class D - Groups meeting ARS 9-500.14 definition about election or policy positions		
Key Cards		
Lost Key Replacement (per key)	\$110.00	
Banner Pole Fee		
Class A	No Charge	
Class B	\$25.00	
Class C & D	Not Allowed	

Parks & Recreation (cont'd)

Gym Tables		With the new policy limiting table use by third-parties, it is recommended that this section be removed
Class A	No Charge	
Class B, C & D first 30 tables	No Charge—Included with Fee	
Class B, C & D over 30 tables	\$5.00 per table over 30	
Chairs (if available)		With the new policy limiting chair use by third-parties, it is recommended that this section be removed
Class A	No Charge	
Class B, C & D first 100 chairs	No Charge—Included with Fee	
Class B, C & D over 100 chairs	\$4.00 per chair over 100	
Meeting Room Fee		We are seeing an increase in use of meeting rooms and these fees have remained the same for years.
Class A	No Charge	
Class B (per hour-2hr min / per day)	\$15 / \$60	\$20.00 / \$80.00
Class C (per hour-2hr min / per day)	\$25 / \$100	\$30.00 / \$120.00
Class D (per hour-2hr Min)	\$25.00	\$30.00
Rooms have tables & chairs on an "as available" basis for no additional charge		
Electrical Use Fee		
Park/Ramada - Class A	No Charge	
Park/Ramada - Class B w/Bounce house or Band	\$20.00	
Park/Ramada - Class C	\$20.00	
Park/Ramada - Class D - w/Bounce House, band or equipment	\$20.00	
Field power connection	\$20.00 per power post	
Field Prep Fees (dependent on staff availability; 24-hour cancellation notice required)		
Class A	No charge	
Class B	Softball/Baseball \$25 a field Soccer/Football \$50 a field	
Class C & D	Softball/Baseball \$35 a field Soccer/Football \$60 a field	
Specialty Classes		
25% of fees to Town / 75% to Instructor (adult). Fees to be determined by instructor.	25% / 75%	
20% of fees to Town / 80% to Instructor (youth). Fees to be determined by instructor.	20% / 80%	
Outfield Fencing Fee		
Class A	No Charge	
Class B, C & D	\$75.00 per field	Combining B, C & D since they are all \$75.00
Class C	\$75.00 per field	
Sports Fields: Butler Park & Community Center Fees		
Class A	No charge	
Class B (per hour/per day)	\$15.00 / \$100.00	
Class C (per hour/per day)	\$25.00 / \$150.00	
Class D (per hour only)	\$25.00	
Sports Fields: Sports Complex		
Class A	No Charge	
Class B	\$20.00 per hour maximum \$120 per day, per field	
Class C	\$35 per hour per field, maximum \$150 per day, per field	
Class D	\$35 per hour, per field, no max	
Restroom Fee - Class A & B	No Charge - Included w/ field	
Restroom Fee - Class C & D	\$50.00 per day	
Damage deposit	\$300.00 per field	

Parks & Recreation (cont'd)

Concession Stand - Sports Complex		
Class A up to 4 hours	No Charge	Change to no charge for Class A regardless of length of time.
Class A over 4 hours	\$20.00 per day	
Class B	\$40 per 4hr block or \$80 per day	
Class C	\$80 per 4hr block or \$160 per day	
Class D	\$20/hour w/ min \$80	
Damage/Cleaning Deposit Fee	\$200.00	Change to Assessed Post Event as the deposit does not always cover expenses and can be a lengthy process to ensure return of funds when applicable.
Gym Fees		
Class A - less than 100 attending	No Charge	
Class A (per hour-2hr min/per day) - more than 100 attending	\$25 / \$150	
Class B (per hour-2hr min/per day)	\$50 / \$300	
Class C (per hour-2hr min/per day)	\$100 / \$500	
Class D (per hour-2hr min)	\$100/hour	
Cleaning/Damage Deposit Fee - All Classes	\$500.00	Change to Assessed Post Event as the deposit does not always cover expenses and can be a lengthy process to ensure return of funds when applicable.
Gym Floor Preparation Fee		
All Classes	\$75.00	
Park Ramada or Town Ramada Fee		
Class A	No Charge	
Class B	No Charge	
Class C	\$75.00	
Class D	\$15 per hour w/ min \$75	
Kitchen Fee		
Class A	No Charge	
Class B - 4 Hour	\$25.00	
Class B (per day)	\$75.00	
Class C - 4 Hour	\$50.00	
Class C (per day)	\$100.00	
Class D	\$15 per hour w/ min \$100	
Kitchen cleaning fee (if dirty after use)	\$50.00	
Open Container Permit Fee		
All Classes up to 100 people	\$100 per day	
All Classes 101-250 people	\$200 per day	
All Classes over 251 people	\$300 per day	

Town of Camp Verde
FY26 Fee Schedule
Effective 7/1/25

Community Development

Board of Adjustment & Appeals		
Appeal (Refundable if decision over-turned)	\$540.00	\$865.00 - Increase fee to an amount more reflective of staff time it takes to prepare for an appeal.
Variance (Commercial)	\$865.00	See note below
Variance (Residential)	\$540.00	Variances take the same amount of time regardless of it's commercial or residential.
Additional Variance/Same Application	\$60.00	\$270.00 - Increase fee to an amount more reflective of staff time it takes to prepare for a variance (half the cost of a full variance)
General Plan Amendment		
Minor	\$1,840.00	
Major	\$2,200.00	
Map Change for Zoning (ZMC)		
Base Fee (Traditional Rezone)	\$1,840.00	\$2,000.00 - recommending just a flat fee be charged vs. by acre if over 5 acres since it's the same amount of staff time regardless of parcel size.
Each additional acre over 5 acres	\$100/acre up to \$25k max	
Rezone to PAD	\$5,000.00	
Each additional acre over 5 20 acres	\$200/acre up to \$25k max	\$100.00 - Decrease per acre rate to \$100.00; unlike rezones, PADs do take more work depending on parcel size since the whole parcel needs a development plan. Increase the additional acres fee to over 20 acres since PADs are automatically required for parcels 20 acres or more.
Land Use Applications		
Administrative Adjustment Permit	\$210.00	
Administrative Adjustment Permit Renewal	\$105.00	
Minor Land Division	\$310.00	
Lot Line Adjustment	\$310.00	
Residential Temporary Use or Dwelling Permit	\$155 / \$55 Renewal	
Commercial Temporary Use or Dwelling Permit	\$215 / \$55 Renewal	
Development Agreement	\$1,000.00	Add + Escrow Deposit - Amount determined by Town Manager based on Project Size - This will allow the Town to charge fees upfront to cover legal and other consultant fees related to the DA
Technical Review Committee Meetings (TRCM)	\$500.00 plus Fire Marshal Review Fee	TRCMs are now taking the place of Development Standard Reviews; recommending flat fee for the meeting and complete review.
Development Standards Review - Commercial/Industrial	\$2,500 plus \$0.40 sq. ft. over 5000 sq. ft. (\$15k max) plus Fire Marshal Review Fee	See note above
Development Standards Review - Multifamily, RV, Lodging	\$2,500 plus \$10/unit, RV space or room (\$15k max) plus Fire Marshal Review Fee	See note above
Zoning Verification (previously Verification Letter)	\$260.00	\$310.00 - Increase fee to mirror a Minor Land Division since it's a similar amount of work
Text Amendment to Planning & Zoning Ordinance (Citizen Initiated)	\$1,840.00	\$2,000.00 - Increase fee to mirror a Zoning Map Change since it's a similar amount of work
Subdivision Plats		
Administrative Conceptual Plan Review (Subdivisions)	No Fee - \$0	Remove from Fee Schedule since there is no charge.
Preliminary Plat (for 10 lots or less)	\$2,165 plus Fire Marshall Review Fee	\$1,151.00 - Decrease since preliminary plats do not require as much of a review as finals (swapping fee amount between preliminary and final)
Each lot over 10 lots	\$13.00	
Preliminary Plat (for 10 lots or less) if with a ZMC Plus Fire Fee - Each lot over 10 lots	\$1,080 plus Fire Marshal Review Fee	Recommending just two fees - one for a preliminary plat and one for a final plat.
Each lot over 10 lots	\$43.00	
Final Plat (for 10 lots or less)	\$1,545.00	\$2,165.00 - Increase since final plats require more work than preliminary plats (swapping fee amount between preliminary and final)
Each lot over 10 lots	\$13.00	
Amended Plat (for 10 lots or less)	\$905.00	
Each additional lot over 10 lots	\$13.00	
Time Extensions	\$325.00	\$100.00 - Recommended decreasing this fee since some extensions are needed for reasons outside of the applicants control

Community Facilities District	As determined by the Town Manager
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Community Development (cont'd)

Planned Area Development (PAD)		
Final Site Plan PAD Review	\$1,000 plus Fire Marshal Review Fee	
Major Amendment	50% of Rezone to PAD Fee plus Fire Marshal Review Fee	
Minor Amendment	\$500.00	\$1,000.00 - Increase due to the time it takes to complete a PAD amendment regardless of whether it's major or minor.
Use Permits		
Open Space Uses	\$1,840 plus Fire Marshall Review Fee	
Residential Uses	\$1,840 plus Fire Marshall Review Fee	
Commercial (C1 & C2)	\$1,840 plus Fire Marshall Review Fee	
Heavy Commercial/Industrial Uses (C3, PM, M1, M2)	\$1,840 plus Fire Marshall Review Fee	
Mobile/Manufactured Home Parks (for 10 spaces or less)	\$1,840 plus Fire Marshall Review Fee	
Each additional space up to 100 spaces	Plus \$20 / space up to 100 spaces	
Each additional space over 100 spaces	Plus \$13 each additional space	
RV Parks	\$1,840 plus Fire Marshall Review Fee	
Cost per space up to 100 spaces	\$17.00	
Each additional space over 100 spaces	\$13.00	
Mining (5 acres or less)	\$1,080.00	
Each additional acre up to 50 acres	Plus \$60 / acre up to 50 acres	
Each additional acre over 50 acres	Plus \$13 / additional acre	
Continuance of Hearing		
Before Advertising (Applicants Request)	\$165.00	
After Advertising (Applicants Request)	\$325.00	
Sign Permits		
Zoning Clearance	\$110.00	
Building Review	\$65.00	
Illuminated	\$80	
	Note: Each Permit Includes up to (2) Signs, plus \$30 for each additional Sign. Includes up to (2) Inspections.	
Flags / Banners	No Fee	
A Frame Sign	No Fee	
Mural	\$55.00	
Miscellaneous		
Abandonments and/or Reversion to Acreage	\$1,840 plus Fire Marshall Review Fee	
Address Change	\$25.00	
Street Name Change (Citizen Initiated)	\$540.00	
Underground Utilities Exemption	\$215.00	
Wireless Communication		
Administrative Review	\$540.00	
Applications requiring Special UP towers less than 99'	\$1,945.00	
Towers 100 to 199'	\$2,270.00	
Towers 200' and above	\$2,920.00	
Zoning Clearance for Building Permits		
Residential single family dwelling (includes Manufactured and Factory-Built/Modular Buildings)	\$190.00	
Residential remodel \ Accessory structure	\$90.00: Up to two (2) Accessory Structures plus \$30 for each structure thereafter	

Community Development (cont'd)

Zoning Clearance for Building Permits (Cont'd)		
Commercial Remodel \ Accessory structure	\$110.00: Up to two (2) Accessory Structures plus \$30 for each structure thereafter	
New Commercial (includes Factory-Built/Modular Buildings)	\$325.00	
Investigation Fee (Installing accessory structure, sign, fence, outdoor lighting, or other structures requiring zoning clearance or conducting activities requiring a land use permits without an authorized permit)	Equal to the cost of the Zoning Clearance Fee and/or Land Use Fee	
THE VALUE OR VALUATION OF A BUILDING OR STRUCTURE FOR THE PURPOSE OF DETERMINING PERMIT AND PLAN REVIEW FEES WILL BE ESTABLISHED USING THE BUILDING VALUATION DATA (BVD) CONTAINED IN THE INTERNATIONAL CODE COUNCIL BUILDING SAFETY JOURNAL PUBLISHED ANNUALLY IN FEBRUARY. THIS DOCUMENT IS AVAILABLE FOR PUBLIC INSPECTION IN THE TOWN OF CAMP VERDE OFFICE OF COMMUNITY DEVELOPMENT, AUTHORITY TO DETERMINE VALUE PER PROVISIONS OF ADOPTED CODES.		
GRADING PERMIT FEES		
50 Cubic Yards or Less	\$62.00	
51 to 100 Cubic Yards	\$83.00	
101 to 1,000 Cubic Yards	\$105.00	
1,001 to 10,000 Cubic Yards	\$215.00 for the first 1,000 Cubic Yards plus \$16.50 for each additional 1,000 Cubic Yards	
10,001 to 100,000 Cubic Yards	\$375.00 for the first 10,000 Cubic Yards plus \$65.00 for each additional 10,000 Cubic Yards	
100,001 Cubic Yards or More	\$990.00 for the first 100,000 Cubic Yards plus \$55.00 for each additional 10,000 Cubic Yards	
BUILDING PERMIT FEES		
Total Valuation		
NOTE: Unless otherwise noted, the fees listed below are utilized to establish Valuation (cost of construction including labor and materials) to be used in calculating permit fees and do not reflect the actual cost of the permit.		
\$1.00 TO \$500.00	\$47.00	
\$501.00 TO \$2,000.00	\$47.00 for the first \$500.00 plus \$4.25 for each additional \$100.00 or fraction thereof	
\$2001.00 to \$25,000.00	\$108.00 for the first \$2,000.00 plus \$16.50 for each additional \$1,000.00 or fraction thereof	
\$25,001 to \$50,000.00	\$476.00 for the first \$25,000.00 plus \$12.50 for each additional \$1,000.00 or fraction thereof	
\$50,001.00 to \$100,000.00	\$784.00 for the first \$50,000.00 plus \$9.25 for each additional \$1,000.00 or fraction thereof	
\$100,001.00 to \$500,000.00	\$1,217.00 for the first \$100,000.00 plus \$7.25 for each additional \$1,000.00 or fraction thereof	
\$500,001.00 to \$1,000,000.00	\$3,997.00 for the first \$500,000.00 plus \$6.25 for each additional \$1,000.00 or fraction thereof	
\$1,000,001.00 and up	\$6,982.00 for the first \$1,000,000.00 plus \$5.25 for each additional \$1,000.00 or fraction thereof	

Community Development (cont'd)

Other Building Fees		
Investigation Fee (Building without a permit)	Equal to the cost of the Building Permit Fee and Building Plan Review Fee	
Inspection Outside of Normal Business Hours	\$100.00 Per Hour/1 Hour Minimum*	
Re-Inspection Fee (After 2 failed inspections)	\$80.00 Per Inspection	
Miscellaneous Inspection Fee (Inspection fee for which no fee is specifically indicated*)	\$80.00	
Building Plan Review Fee	65% of Bldg Permit Fee	
Master Building Plan Review Fee (First Floorplan Review)	65% of Bldg Permit Fee	
Master Building Plan Review Fee (Each additional Floorplan Review under same approved plan)	\$180.00	
Additional Plan Review (After Two Failed Plan Reviews OR As Required By Changes, Additions, Alterations Or Revisions To Plans)	\$65.00 / Hour - 1 Hour Minimum*	
Plan Review Fee for Prefabricated Sheds Not Exceeding 500 Square Feet	\$100.00	
Expedited Permit Review Fee	Cost of External Review OR Double the Building Plan Review Fee if Review Completed Internally	Approval of expedited plan review and whether it is done internally or externally is at the Development Services Director discretion.
Outside Plan Review Or Inspection (For Use Of Outside Consultants and/or Fire Marshal Plan Reviews, Inspections, Or Both**)	Actual Cost**	
Building Permit Application Extension Fee (One Time Extension)	\$25.00	
Building Permit Extension Fee (One Time Extension)	\$25.00	
Building Permit Extension Fee With Completed Inspections	\$50.00	We are looking to be able to extend a building permit if the project is having active inspections completed since sometimes, projects run into unexpected delays.
Temporary Issuance Fee (Residential Certificate of Occupancy)	\$300.00	\$300 1st 3-Months, \$300 2nd 3-Month Period, \$600 for Each 3-Month Period Thereafter up to 18 months, w/ Approval of the Building Official.
Temporary Issuance Fee (One Time Commercial Certificate of Occupancy)	\$500.00	\$500 1st 3-Months, \$500 2nd 3-Month Period, \$750 3rd 3-Month Period, \$1,000 4th 3-Month Period, \$1000 a Month Thereafter up to 18 months w/Approval of the Building Official; Double the Initial Temporary Issuance Fee for Moving in Without a Temporary Certificate of Occupancy.
NOTE: *Or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved. **Actual costs include administrative and overhead costs.		
Deposits For Building Permit Applications		
Commercial Projects	Equal To Building Plan Review Fees	
	Plus Engineer Plan Review Fees	
	Plus Fire Plan Review Fees	
	Plus Sanitary Plan Review Fees	
	Plus Zoning Clearance Fees	
New Single/Multi-Family Residence	Equal to Building Plan Review Fee (\$250 is non refundable if the application is cancelled/withdrawn before plan review)	
Residential Projects Less Than \$5,000.00	\$25.00	
Residential Projects \$5,000.01 to \$10,000.00	\$80.00	
Residential Projects \$10,000.01 to \$25,000.00	\$100.00	
Residential Projects \$25,000.01 or More	Equal to Building Plan Review Fee (\$250 is non refundable if the application is cancelled/withdrawn before plan review)	
NOTE: Deposits are due at the time of submittal and are NON REFUNDABLE.		

Community Development (cont'd)

Refunds		
Building Plan Review Fees (Once Plan Review Has Begun)	No refund	
Project Cancellation/Withdrawal (Before Permit Has Been Issued)	Retain Deposit	
Issued Building Permits (One (1) Year From Permit Issuance, Where No Work Has Started/No Inspections Have Been Called For)	Retain \$50.00 or 25%, Whichever is greater	
Issued Over The Counter Building Permits (One (1) Year From Permit Issuance, Where No Work Has Started/No Inspections Have Been Called For)	Retain \$25.00 or 25%, whichever is greater.	
Valuation Data		
Residential		
New Single and Multi-Family Residences, Mobile/Manufactured Homes	(Excludes Applicant's Valuation OR ICC Building Valuation Data Table, Whichever Is Greater	
Detached and Attached Accessory Buildings/Structures	Applicant's Valuation OR Calculated Valuation Using the Value(s) Listed in This Fee Schedule, Whichever Is Greater	
Detached Residential Accessory Buildings/Structures		
Barn (Pole, Wood, Metal, or Masonry) (per sq ft)**	\$25.00	
Shade/Mare Motel (per sq ft)**	\$30.00	
Greenhouse (per sq ft)**	\$21.00	
Storage Building (Shed) (Over 200 sq ft) (per sq ft)**	\$25.00	
Carport (per sq ft)**	\$19.00	
Gazebo/Ramada (per sq ft)**	\$32.00	
Covered Deck Elevated (per sq ft)**	\$30.00	
Open Deck Elevated (per sq ft)**	\$30.00	
Enclosed Porch Under Existing Roof Cover (per sq ft)** (habitable)	\$100.00	
Stairs (per sq ft) (regardless of square footage)	\$14.00	
Attached Residential Accessory Buildings/Structures		
Greenhouse (per sq ft)**	\$21.00	
Storage Building (Shed) (per sq ft)**	\$25.00	
Carport (per sq ft)**	\$19.00	
Balcony (per sq ft)**	\$25.00	
Covered Patio at Grade Level (per sq ft)**	\$25.00	
Covered Deck Elevated (per sq ft)**	\$30.00	
Open Deck Elevated (per sq ft)**	\$30.00	
Screened Porch Under Existing Roof Cover (per sq ft)**	\$10.00	
Enclosed Porch Under Existing Roof Cover (per sq ft)** (habitable)	\$80.00	
Pre-Fab Canvas/Metal Awning (Engineered) (per sq ft)**	\$8.00	
Stairs (per sq ft)	\$14.00	
**PLUS ANY UTILITIES INSTALLED		
NOTE: Where no additional floor area or roof coverage is created, such as the conversion of a patio or garage to habitable space, the valuation shall be determined as the difference in valuation between the two occupancies plus utilities, unless otherwise noted.		

Community Development (cont'd)

Residential Alteration/Remodel Of Existing Structure	Applicant's Valuation OR Calculated Valuation Using the Value(s) Listed in This Fee Schedule, Whichever Is Greater	
Enclose Exterior Wall Opening (per sq ft)**	\$20.00	
Add or Remove Interior Partition (includes utilities) (per sq ft)	\$30.00	
Install Window or Sliding Glass Door (per sq ft)**	\$12.00	
Install Exterior Siding (per sq ft)**	\$9.00	
Plaster/Stucco Interior/Exterior (no structural changes) (per sq ft)**	\$9.00	
Add Stone or Brick Veneer (no structural changes) (per sq ft)**	\$18.00	
**PLUS ANY UTILITIES INSTALLED		
NOTE: Where no additional floor area or roof coverage is created, such as the conversion of a patio or garage to habitable space, the valuation shall be determined as the difference in valuation between the two occupancies plus utilities, unless otherwise noted.		
Commercial (New Building)	Applicant's Valuation OR ICC Building Valuation Data Table, Whichever Is Greater	
Commercial Accessory Buildings/Structures (New)	Applicant's Valuation OR ICC Building Valuation Data Table, Whichever Is Greater	
Commercial Alteration/Remodel of Existing Structure (Tenant Improvements)	Valuation Based on Bid Price Provided by a Licensed Commercial Contractor, Plus Applicable Plan Review Fees	
Demolition of Any Existing Structure (Residential or Commercial)		
Up To Two (2) Structures On Same Assessor's Parcel Number	\$90.00	
More Than Two (2) Structures On Same Assessor's Parcel Number	\$90.00 For the First Two (2) Structures plus \$30.00 For Each Structure Thereafter	
Fireplace/Free Standing Stove/Inserts (Other than New Construction)		
Concrete or Masonry	\$415.00 (Includes Plan Review)	
Block/Retaining Wall		
(Measured from bottom of footing to top of wall; Retaining Walls over 4' require engineered plans)		(Length x Height = Sq Footage)
Retaining Wall: (CMU, Concrete, Brick, Manufactured Unit, Rock/Stone, Etc) (per sq ft)	\$20.00	
Block Wall: (Fence Or Free Standing Wall; No Retaining/Surcharge) (per sq ft)	\$15.00	
Other Fences or Free-Standing Walls (Note: Fences over 7' are not allowed on all parcels and are subject to the provisions of the currently adopted Planning & Zoning Ordinance.)		
Wood, Chainlink, Wire, Wrought Iron	Valuation Based on Bid Price Provided by a Licensed Contractor or \$10.00 a LF, Whichever is Greater. Plus Applicable Plan Review Fees	
Gabion Walls (per LF)	Valuation Based on Bid Price Provided by a Licensed Contractor or \$19.50 a LF, Whichever is Greater. Plus Applicable Plan Review Fees	
Roof Structure Replacement (includes demo, trusses, rafters, sheeting and roofing material) (utilities not included)	Applicant's Valuation OR \$16.00 a Sq.Ft. Whichever Is Greater	

Community Development (cont'd)

Shell Building	Applicant's Valuation OR ICC Building Valuation Data Table, Whichever Is Greater	
Definition of Shell Building: A shell building is defined as a building for which HVAC, lighting, suspended ceilings, plumbing and electrical systems, partition layouts and interior finishes are not shown on the plans and for which NO SPECIFIC USE or TENANT has been noted. A separate permit with plans for tenant improvements will be required at a later date for completion of a shell building. A "Shell Only" building may include a fire extinguishing system as needed for fire protection requirements and minimal electric for lighting (house panel only) and main under slab sewer drain (not to include fixtures) along with slab floor. Warehouses and industrial buildings shall not be considered as a shell building. NO Certificate of Occupancy shall be issued for any building permitted as a SHELL BUILDING under this definition.		
Swimming Pool/Spas		
In Ground Pool (Includes Utilities)	Applicant's Valuation OR \$60.00 a Sq.Ft. Whichever Is Greater	
In Ground Spa or Whirlpool (Includes Utilities)	Applicant's Valuation OR \$3500.00 Whichever Is Greater	
On/Above Ground Pool (Pre-fabricated, Flat Fee, Utilities Included)	\$90.00	
On/Above Ground Spa (Flat Fee, Utilities Included)	\$90.00	
Above Ground Water Tank (Over 5,000 Gallons)		
Residential	\$105.00 Flat Fee, Plus Fire Fees	
Commercial	\$540.00 Flat Fee, Plus Fire Fees	
UTILITIES/EQUIPMENT		
New Construction or Addition		
Plumbing (per sq. ft)	\$4.50	
Electrical (per sq. ft)	\$3.50	
Mechanical (per sq. ft)	\$3.50	
Single Permit, Plans Required (electric, plumbing, mechanical)	Applicant's Valuation OR Cost Per Sq. Ft. Listed Above Whichever Is Greater	
Residential Over the Counter Permits		
Electrical	\$90.00	
Mechanical	\$90.00	
Plumbing	\$90.00	
Building	\$90.00	
"Combo (Any Combination Of The Above)"	\$90.00 Flat Fee Plus \$30.00 For Each Added Over The Counter Permit (Includes Two (2) Inspections)	
Commercial Over the Counter Permits		We are seeking to allow for OTC permits for commercial in addition to residential
Electrical	\$90.00	
Mechanical	\$90.00	
Plumbing	\$90.00	
Building	\$90.00	
Solar Installation, Battery Energy Storage Systems (BESS), Wind Turbines, Generators		
Residential - Up to 15kwh AC/DC	\$206.00 Flat Fee for all Systems up to 15kwh AC/DC Plus Zoning & Fire Marshal Plan Review Fees.	
Commercial - Up to 15kwh AC/DC	\$206.00 Flat Fee for all Systems up to 15kwh AC/DC Plus Zoning & Fire Marshal Plan Review Fees.	
Residential - Over 15kwh AC/DC	Systems Over 15kwh will be Calculated Using 20% of Applicant Valuation or \$2.75/watt, Whichever is Greater, Plus Building, Zoning & Fire Marshal Plan Review Fees.	
Commercial - Over 15kwh AC/DC	Systems Over 15kwh will be Calculated Using 20% of Applicant Valuation or \$2.75/watt, Whichever is Greater, Plus Building, Zoning & Fire Marshal Plan Review Fees.	

Community Development (cont'd)

MISCELLANEOUS EQUIPMENT		
Fire Alarm		
Commercial	Applicants valuation or \$3.50 a sq.ft. whichever is greater, \$375 max, plus Fire Marshal Fees.	
Residential	Applicants valuation or \$1.50 a sq.ft. whichever is greater, \$375 max, plus Fire Marshal Fees.	
Kitchen Type I or II Hood System	Applicant's Valuation OR \$6000.00, Whichever Is Greater, Plus Fire Marshal Fees	
Fire Suppression		
Commercial	Applicants valuation or \$1.50 a sq. ft., Whichever is greater plus Fire Marshal Fees.	Add in Maximum \$375.00
Residential	Applicants valuation or \$1.50 a sq. ft., Whichever is greater plus Fire Marshal Fees.	Add in Maximum \$375.00
Commercial/Residential Retrofit	Applicants valuation or \$2.50 a sq. ft., Whichever is greater, plus Fire Marshal Fees.	Add in Maximum \$375.00
Tower New Installation	Valuation Based on Bid Price Provided by a Licensed Commercial Contractor, Plus Applicable Plan Review Fees	
Co-Locate Existing Tower		
Up to \$6,000	\$180.00, Plus Applicable Plan Review Fees	
\$6,001 or More	Valuation Based on Bid Price Provided by a Licensed Commercial Contractor, Plus Applicable Plan Review Fees	
Mobile / Manufactured Housing Permits		
NOTE: Designated Fees below (*) are established by the Arizona Department of Fire, Building and Life Safety Office of Manufactured Housing and adopted by the Town of Camp Verde through intergovernmental agreement pursuant to Arizona Administrative Code (A.A.C.) §R4-34-501 and §R4-34-801.		
Manufactured Housing Skirting (No Retaining/Surcharge)(per linear foot)	\$10.00 per every 10 linear feet.	
Residential Manufactured Home Set*	See OMH Fee Schedule (Includes Three (3) Inspections)	
Residential Manufactured Home - Plan Review	\$180.00	
Residential Factory Built/Modular Building*	See OMH Fee Schedule (Includes Three (3) Inspections)	
Residential Factory Built/modular - Plan Review	\$180.00	
Commercial Factory Built/Modular Building*	See OMH Fee Schedule (Includes Three (3) Inspections)	
Commercial Factory Built/Modular Building - Plan Review	\$180.00	
Code Enforcement Fees		
Civil Hearing Fee	\$50.00	
Animal Shelter		
Impound Fee—where any of the following exist: 1) a current license pursuant to section 11-1008 exists or 2) animal has been sterilized and implanted with microchip or 3) a veterinarian determines that a medical contraindication exists.	\$30.00	\$50.00/day - Impound fee should be charged anytime an animal is being held given the cost it takes to support that animal.
Impound Fee—where any of the following don't exist: 1) a current license pursuant to section 11-1008 exists or 2) animal has been sterilized and implanted with microchip or 3) a veterinarian determines that a medical contraindication exists.	\$50.00	Remove - Impound fee should be charged anytime an animal is being held given the cost it takes to support that animal and as such, is combined with the fee above.
Additional Fee per night	\$10.00	
Animal License Fees		
Altered Dog	\$12.00	
Unaltered Dog	\$24.00	
Licensing late fee each month Jan 31 each year	\$5.00	
NO LICENSE WILL BE ISSUED WITHOUT PROOF OF RABIES VACCINATION.		

Town of Camp Verde
FY26 Fee Schedule
Effective 7/1/25

Wastewater Fees

Monthly User Fees		
Single family residence, Apartments	As of 1/1/25: \$4.10 per UPC discharge fixture unit As of 1/1/26: \$4.75 per UPC discharge fixture unit	As of 1/1/26: \$4.75 per UPC discharge fixture unit As of 1/1/27: \$4.85 per UPC discharge fixture unit
Commercial	As of 1/1/25: \$6.35 per UPC discharge fixture unit As of 1/1/26: \$7.35 per UPC discharge fixture unit	As of 1/1/26: \$7.35 per UPC discharge fixture unit As of 1/1/27: \$7.50 per UPC discharge fixture unit
All other	As of 1/1/25: \$4.10 per UPC discharge fixture unit As of 1/1/26: \$4.75 per UPC discharge fixture unit	As of 1/1/26: \$4.75 per UPC discharge fixture unit As of 1/1/27: \$4.85 per UPC discharge fixture unit
Residential Connection Fees		<i>NOTE: Town staff will seek a Fee Schedule amendment once the Willdan Financial Review study of sewer capacity fees are completed</i>
Single family residence	\$1,750.00	
Multiple family residence	\$1,750.00 per residential unit	
New Residential Subdivisions	\$1,750.00 per lot	
Commercial Connection Fees		
Hotels, motels, resorts, lodges, hospitals, nursing homes & supervisory care facilities	\$350.00 per room	
(Rooms equipped with kitchen facilities shall be treated as single-family residential units)	\$1,750.00 per room	
Retail	\$.25 per square foot, \$1,750.00 minimum	
Office	\$.50 per square foot, \$1,750.00 minimum	
Restaurant, Bar	\$30.00 per seat	
Warehouse, Manufacturing	\$.25 per square foot, \$1,750.00 minimum	
Inspection Fees		
Single family residence	\$150.00	
After Hours Inspections	\$250.00/hour; 2 hour minimum	Some projects call for after hours inspections of Utilities and we'd like to be able to charge fees for those.
All other	\$150.00 per hour (2 hour minimum)	
Plan Review	\$78.00 per hour (1 hour minimum)	Plan review cost is covered under the new TRCM fee
Other Fees		
Late Fee	\$10.00	
Account Transfer Fee	\$35.00	
Availability Fee	\$50 per month	
Return Check Fee	\$13.00	
Reconnection Fee	\$1,750.00 plus actual costs incurred by Town	
Annexation Fees	Actual cost incurred by Town	
Plan Review Fees	Actual cost incurred by Town	Plan review cost is covered under the new TRCM fee
Septage Fees	\$0.16 per Gallon	\$0.21 per gallon - Mirrors what other jurisdictions charge
Rate for Vac Truck	\$200/hr.	
Hourly Rate for Utilities Staff	\$40/hour per Employee	
Broken Hauler Station Card	Free if broken card returned, otherwise \$25.00	
Lost Hauler Station Card	\$25.00	
Reclaimed Water (per 1,000 gallons) except Town Facilities	\$2.50 (\$0.0025/gallon)	Seeking to make Town facilities (i.e.: the Sports Complex) exempt from this fee
RV Park Waste Disposal Fee	\$100/month	This is the fee we are seeking to charge for any RV park that allows users to dump waste at their sites.
Septic Tank and Vault contents for users within the current District (This vault fee will only apply until the user is connected to the sewer system).	\$0.01 per gallon	

Town of Camp Verde
FY26 Fee Schedule
Effective 7/1/25

Water Fees

Monthly Usage Charge			
5/8" x 3/4" Meter		As of 1/1/25: \$31.95 As of 1/1/26: \$34.85	As of 1/1/26: \$34.85 As of 1/1/27: \$35.90
1" Meter		As of 1/1/25: \$67.30 As of 1/1/26: \$73.35	As of 1/1/26: \$73.35 As of 1/1/27: \$75.55
1 1/2" Meter		As of 1/1/25: \$75.00 As of 1/1/26: \$165.00	As of 1/1/26: \$165.00 As of 1/1/27: \$169.95
2" Meter		As of 1/1/25: \$235.50 As of 1/1/26: \$256.70	As of 1/1/26: \$256.70 As of 1/1/27: \$264.40
3" Meter		As of 1/1/25: \$248.95 As of 1/1/26: \$271.35	As of 1/1/26: \$271.35 As of 1/1/27: \$379.50
4" Meter		As of 1/1/25: \$302.75 As of 1/1/26: \$330.00	As of 1/1/26: \$330.00 As of 1/1/27: \$339.90
6" Meter		As of 1/1/25: \$470.95 As of 1/1/26: \$513.35	As of 1/1/26: \$513.35 As of 1/1/27: \$528.75
8" Meter		As of 1/1/25: \$807.35 As of 1/1/26: \$880.00	As of 1/1/26: \$880.00 As of 1/1/27: \$906.40
Gallonge Charge Per 1000 gallons			
up to 5,000 gallons		As of 1/1/25: \$3.90 As of 1/1/26: \$4.25	As of 1/1/26: \$4.25 As of 1/1/27: \$4.40
5,001 to 10,000 gallons		As of 1/1/25: \$4.65 As of 1/1/26: \$5.05	As of 1/1/26: \$5.05 As of 1/1/27: \$5.20
10,000 to 50,000 gallons		As of 1/1/25: \$6.40 As of 1/1/26: \$7.00	As of 1/1/26: \$7.00 As of 1/1/27: \$7.20
50,001 gallons and above		As of 1/1/25: \$8.10 As of 1/1/26: \$8.85	As of 1/1/26: \$8.85 As of 1/1/27: \$9.10
Service Line and Meter Installation Charges			
5/8" Meter		\$600.00	
1" Meter		\$700.00	
1 1/2" Meter		\$850.00	
2" Meter		\$1,305.00	
3" Meter		Cost	
4" Meter		Cost	
6" Meter		Cost	
8" Meter		Cost	
Service Line and Meter Installation Charges (cont')			
Hydrants (Non-Refundable)		Cost	
Use of hydrants and/or hydrant meters for residential, commercial or construction customers		\$200.00 plus a \$1,500.00 refundable deposit	
Relocation of hydrant meter		\$100.00	
Inspection Fees			
Single family residence		\$150.00	
After Hours Inspections		\$250.00/hour; 2 hour minimum	Some projects call for after hours inspections of Utilities and we'd like to be able to charge fees for those.
All other		\$150.00 per hour (2 hour minimum)	
Plan Review		-\$78.00 per hour (1 hour minimum)	Plan review cost is covered under the new TRCM fee

Water Fees (cont'd)

Capacity Fees		
In-Town		
Fire Service Connection	\$10.00	
5/8" Meter	\$4,000.00	
3/4" Meter	\$4,000.00	
1" Meter	\$8,277.00	
1 1/2" Meter	\$15,405.00	
2" Meter	\$23,958.00	
2 1/2" Meter	\$36,788.00	
3" Meter	\$46,767.00	
4" Meter	\$72,427.00	
6" Meter	\$143,706.00	
8" or Greater (Compound, Class I)	\$229,240.00	
8" or Greater (Turbine, Class I)	\$400,308.00	
Out-of-Town		
All above meter sizes	150% of In-Town Capacity Fees	
Service Charges		
Establishment	\$50.00	
Establishment - After Hours	\$75.00	
Reconnection Fee	\$50.00	
Reconnection (After Hours)	\$75.00	
NSF Check	\$13.00	
Meter Reread (Waived if original incorrect)	\$40.00	
On-site Meter Test (Waived if faulty)	\$100.00	
Pull & Send Meter Testing (Waived if faulty)	Cost of Testing	
Reestablishment (within 12 months)	Minimum Tariff of non- usage months	
Deferred Payment (per month)	1000.00%	
Late Payment Penalty (per month)	1000.00%	
Moving Customer Meter (At customers request)	Cost	
Service Call (changed from "Temporary Turn Off")	\$50.00	
Service Call (After Hours)		
(changed from "Temporary Turn Off (After Hours)"	\$75.00	
Hourly Rate for Utilities staff Work	\$40/hr. per employee	
Civil Penalties - Unauthorized Turn-on / Turn-off / Tampering	\$100.00 per offense plus any part damages	

**Meeting Date:** May 27, 2026**Agenda Item Type:**

- | | | |
|--|---|--|
| ☐ Consent Agenda | ☐ Informational Presentation | ☐ Discussion Item |
| ☒ Action/Decision Item | ☐ Executive Session Request | ☐ Other: |

Requesting Department: Town Manager**Staff Resource:** Town Manager Miranda Fisher & Finance Director Michael Showers

Agenda Title: **Public Hearing** - Discussion, consideration and possible approval of Ordinance 2026-A513 an ordinance of the Mayor and Council of the Town of Camp Verde, Yavapai County, Arizona, increasing the rate of taxation in Chapter 8 – Transaction Privilege Tax, Article 8-1 – Adoption of Tax Code, relating to an increase in the transient lodging transaction privilege tax levied by the Town of Camp Verde from 3.00% to 8.00%; amending the Town Tax Code; providing for repeal of conflicting ordinances; providing for severability; and providing for penalties for violations thereof.

Attached Documents:

- Draft Ordinance 2026-A513
- Proposed Use of 2.35% Restricted Funds for Tourism-Related Expenditures
- Public Comments

Estimated Presentation Time: 10 minutes**Estimated Discussion Time:** 15 minutes**Reviewed By:**

- | | | | | |
|--|---|--|---|---------------------------------|
| ☒ Town Manager | ☒ Legal | ☐ Risk Management | ☒ Finance | ☐ Other: |
|--|---|--|---|---------------------------------|

Financial Review (if applicable): N/A

- | | | | | |
|---------------------------------------|------------------------------|-----------------------------|---|---------------------------------|
| • Funding Source / GL Account Number: | | | | |
| • Approved in the FY26 Budget? | ☐ Yes | ☐ No | ☒ N/A | ☐ Other: |
| • Is this an approved CIP Project? | ☐ Yes | ☐ No | ☒ N/A | ☐ Other: |

Background Information:

At the May 27, 2026 meeting, the Town Council will hold the required public hearing and consider adoption of an ordinance increasing the Town's Transient Lodging Transaction Privilege Tax, commonly referred to as the hotel/motel or bed tax, from 3% to 8%. Council should note that the proposed increase amount cannot be increased beyond the amount identified in the published Notice of Intent; however, Council may reduce the proposed increase if desired.

At the March 25, 2026 meeting, Town Council reviewed the proposed increase and provided direction to move forward with increasing the bed tax from 3% to 8% as part of the FY27 budget process. In accordance with A.R.S. § 9-499.15, the required Notice of Intent was subsequently published on the Town's website for the required 60-day notice period prior to consideration of the ordinance, which can be accessed here: [Notice of Intent – Proposed Rate, Fee, and Service Charge Adjustments - Lodging tax](#)



Town Council Agenda Information Memorandum

Under A.R.S. § 9-500.06, municipalities may increase the transient lodging tax through adoption of an ordinance by the governing body and voter approval is not required unless mandated by a municipality's charter or local code. The Town of Camp Verde does not have such a requirement.

CURRENT TAX STRUCTURE

The current tax structure for short-term lodging in Camp Verde is as follows:

- State Transaction Privilege Tax: 5.5%
- Yavapai County Tax: 0.825%
- Town General TPT: 3.65%
- Town Additional Hotel/Motel Tax: 3.00%

These rates result in a combined lodging tax rate of approximately 12.975% for short-term lodging in Camp Verde. If the Town adopts the proposed increase from 3% to 8%, the combined lodging tax rate would increase to approximately 17.975%.

USE OF BED TAX REVENUE

Under A.R.S. § 9-500.06, Arizona law places certain requirements on how municipal lodging tax revenue may be used. However, the statute includes an exemption threshold related to the portion of the tax that exceeds the municipality's general transaction privilege tax rate.

Currently, the Town's general transaction privilege tax rate is 3.65%. Under Arizona law, the first two percentage points above the general tax rate are exempt from the tourism expenditure requirement. This means the exemption applies to the first 5.65% of the lodging tax rate (3.65% + 2.00%). Only the portion of the lodging tax exceeding 5.65% is subject to the statutory requirement that revenues be used for tourism promotion and tourism-related attraction development.

Therefore, if the Town increases the lodging tax to 8%, only 2.35% of the total rate would be restricted for tourism-related expenditures, while the remaining 5.65% would be General Fund revenue.

Permitted uses for the restricted tourism-related portion include:

- Direct expenditures by the Town to promote tourism, such as sporting events, festivals, or cultural exhibits
- Contracts between the Town and nonprofit organizations or associations for tourism promotion
- Development, improvement, or operation of tourism-related attractions or facilities
- Planning and promotion of tourism-related attractions and facilities

Development Services Director Christian Green has provided a preliminary proposal outlining potential uses for the 2.35% portion of lodging tax revenues that would be restricted for tourism-related expenditures under A.R.S. § 9-500.06. These concepts are intended to help guide future discussions regarding tourism promotion, tourism-related infrastructure, events, and community amenities that support Camp Verde's visitor economy.



Town Council Agenda Information Memorandum

It is important for Council to note that while the proposed tax increase would become effective in FY27, the restricted tourism-related revenues will need time to accumulate. As such, execution or implementation of many of the proposed initiatives may need to wait until FY28 or later, depending on actual revenue generation and available fund balance.

POSSIBLE REVENUE

The proposed 5% increase in the Transient Lodging Tax is projected to increase the Town's Accommodation Tax revenue category by approximately \$390,000 in FY27, resulting in total estimated annual revenues of approximately \$910,000.

Of the estimated total revenue, approximately \$727,000 would remain unrestricted and available for general governmental purposes within the General Fund. The remaining estimated \$183,000 would represent the portion of revenues subject to the tourism expenditure requirements outlined in A.R.S. § 9-500.06.

PUBLIC COMMENT

On March 23, 2026, Mike Harrison, Chief Operating Officer for CRR Hospitality, provided a letter of concern, which is included in the agenda packet.

On May 19, 2026, Town staff met with the Tourism Working & Engagement Group (TWEG) to discuss the proposed increase. As a group, TWEG did not express concerns regarding the proposed increase.

There have been no other comments received.

Question(s) before the Council:

- Does the Town Council have any questions, concerns or amendments to the recommended bed tax increase?
- Does the Council have any feedback about the proposed uses of the 2.35% funds that must be used for tourism-related expenditures?

Proposed Motions:

I move to **APPROVE** Ordinance 2026-A513 an ordinance of the Mayor and Council of the Town of Camp Verde, Yavapai County, Arizona, increasing the rate of taxation in Chapter 8 – Transaction Privilege Tax, Article 8-1 – Adoption of Tax Code, relating to an increase in the transient lodging transaction privilege tax levied by the Town of Camp Verde from 3.00% to 8.00%.

OR

I move to **APPROVE** Ordinance 2026-A513 an ordinance of the Mayor and Council of the Town of Camp Verde, Yavapai County, Arizona, increasing the rate of taxation in Chapter 8 – Transaction Privilege Tax, Article 8-1 – Adoption of Tax Code, relating to an increase in the transient lodging transaction privilege tax levied by the Town of Camp Verde from 3.00% to 8.00% **with the following amendments...**

OR

I move to **DENY** Ordinance 2026-A513



ORDINANCE NO. 2026-A513

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, INCREASING THE RATE OF TAXATION IN CHAPTER 8 – TRANSACTION PRIVILEGE TAX, ARTICLE 8-1 – ADOPTION OF TAX CODE, RELATING TO AN INCREASE IN THE TRANSIENT LODGING TRANSACTION PRIVILEGE TAX LEVIED BY THE TOWN OF CAMP VERDE FROM THREE PERCENT (3.00%) TO EIGHT PERCENT (8.00%); AMENDING THE TOWN TAX CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR PENALTIES FOR THE VIOLATION THEREOF.

BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA AS FOLLOWS:

Section 1. General. The tax rate in the following section of the Town tax code is increased from three percent (3.00%) to eight percent (8.00%):

Section 8-447 Rental, leasing, and licensing for use of real property:
 additional tax upon transient lodging.

Section 2. Providing for Repeal of Conflicting Ordinances. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference are hereby repealed.

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

Section 4. Providing for Penalties. Unless otherwise provided, any person found guilty of violating any provisions of this Ordinance shall be guilty of a Class 2 misdemeanor, and upon conviction thereof shall be punished as provided by law. Each day that a violation continues shall be a separate offense punishable as herein described.

Section 5. The tax imposed pursuant to Section 1 of this Ordinance shall not apply to contracts entered into prior to the effective date of this Ordinance.

Section 6. Effective Date. The provisions of this ordinance shall become effective on _____, 2026.

PASSED, ADOPTED AND APPROVED BY A MAJORITY VOTE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, THIS THIS ____ DAY OF _____, 2026.

Marie Moore, Mayor

ATTEST:

Leah Rhodes, Town Clerk

APPROVED AS TO FORM:

Trish Stuhan, Town Attorney
Pierce Coleman, PLLC

I, LEAH RHODES, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. _____ ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE ON THE ____ DAY OF _____, 2026, WAS POSTED IN THREE PLACES ON THE ____ DAY OF _____, 2026.

Leah Rhodes, Town Clerk

Town of Camp Verde: Strategic Allocation of the 2.35% Restricted Tourism Funds

Overview

Town staff propose dedicating the 2.35% restricted funds under the lodging transactional privilege tax increase to a multi-faceted tourism and enterprise initiative. The programs outlined below are strategically designed to drive "heads in beds" by directly supporting the small businesses, entrepreneurs, and events that define our community. By reinvesting visitor-generated tax revenues into targeted grant programs, infrastructure, placemaking, and elevated brand marketing, Camp Verde establishes a sustainable economic cycle that grows tourism, champions local commerce, and enriches the experience for visitors and residents.

Program Purpose

- Increase overnight visitation
- Enhance visitor experience
- Support tourism related business growth
- Strengthen Camp Verde's identity as a destination

Funding Structure

Recommended allocation of the 2.35% bed tax increase:

- 30% Events and Promotions
- 30% Tourism Small Business/Entrepreneur Grant Program
- 30% Tourism Infrastructure and Placemaking
- 10% Marketing Partnerships or Strategic Initiatives

This creates a balanced approach between short-term wins and long-term investment.

Funding Categories

1. Events and Promotions (30% of Budget)

Designed to drive immediate visitation. Examples include the following:

- Festivals, markets, arts and cultural events
- Shoulder season events
- Sports or recreation events
- Regional marketing campaigns tied to events

Town of Camp Verde: Strategic Allocation of the 2.35% Restricted Tourism Funds

2. Tourism Small Business/Entrepreneur Grant Program (30% of Budget)

Focused on creating or expanding visitor serving businesses such as:

- New tourism-related business startups
- Expansion of existing businesses to serve visitors
- Development of unique visitor experiences
- Equipment or improvements tied to tourism use

3. Tourism Infrastructure and Placemaking (30% of Budget)

Small scale, high impact improvements projects which will provide an economic impact to the tourism industry in Camp Verde. Examples of such infrastructure improvement projects are as follows:

- Wayfinding signage
- Trailhead enhancements
- Public amenities such as seating, shade, restrooms
- Downtown beautification and visitor friendly spaces
- Public infrastructure projects which will create positive economic impact for the Town of Camp Verde and the tourism market in the Town.

4. Marketing Partnerships (10% of Budget)

Strategic investments to increase visibility for the Town and Tourism related businesses, events and overall brand awareness of the Town for Tourism based purposes. Examples include the following:

- Cooperative marketing campaigns
- Branding initiatives
- Digital and regional advertising
- Partnerships with chambers or tourism groups



Subject: Concerns Regarding Proposed Transient Lodging Tax Increase - Town Council Meeting 3/25

Dear Ms. Fisher,

Please accept this email as formal correspondence for the Town Council meeting on March 25th. Unfortunately, I am unable to attend in person, but I feel it is imperative to share critical data regarding the proposed 5-point increase to the transient lodging tax.

As the Chief Operating Officer of CRR Hospitality and a stakeholder in our local outdoor hospitality industry at Verde Ranch RV Resort, we have performed a detailed analysis of how this increase would position Camp Verde relative to both our immediate neighbors and the state at large. The data suggests that this move could be counterproductive, leading to a loss of both business volume and overall tax revenue.

Based on current benchmarks, here are the primary concerns:

1. Uncompetitive State Ranking Increasing the tax by 5 points would bring Camp Verde's total tax rate to **17.975%**. This would move Camp Verde into the position of the **second-highest total tax rate in the entire state of Arizona**, surpassed only by Colorado City. For comparison, this would place us significantly higher than major tourism hubs like Glendale (15.17%) and Bisbee (15.05%).

2. Loss of Regional Competitiveness Within the Verde Valley and surrounding areas, Camp Verde would become the most expensive jurisdiction for travelers. Our primary competitors would all maintain significantly lower rates:

- **Sedona (Coconino County):** 15.4%
- **Sedona (Yavapai County):** 14.825%
- **Cottonwood:** 13.325%
- **Prescott:** 12.275%

By exceeding Sedona's rate by over 2.5%, we risk losing the "value-conscious" traveler who chooses Camp Verde specifically because it has historically been a more affordable alternative to Sedona.

3. Impact on RV Resorts and Hotels The outdoor hospitality sector—specifically RV resorts and glamping—is highly sensitive to total stay costs. A nearly 18% tax rate creates immediate "sticker shock" during the booking process. If guests choose to stay in Cottonwood or Sedona instead to save 3-5% on their total bill, Camp Verde does not just lose the lodging tax; it loses the secondary revenue from those guests spending money at our local restaurants, gas stations, and retail shops.

4. Potential for Diminishing Returns While the intent of a tax increase is to raise revenue, a 5-point jump risks hitting the point of diminishing returns. If the higher rate leads to a decrease



in occupancy, the total tax collected could actually stagnate or decline, while simultaneously hurting the local businesses that rely on these visitors.

I urge the Council to consider a more moderate approach that keeps Camp Verde competitive within the Verde Valley. Maintaining a rate that is at or below our neighboring communities is essential to ensuring our hotels and RV resorts continue to thrive and contribute to the town's economic health.

Thank you for your time and for including these comments in the record for the March 25th meeting.

Best regards,

A handwritten signature in black ink, appearing to be 'Mike Harrison', written over a horizontal line.

Mike Harrison Chief Operating Officer, CRR Hospitality
Board Member, Arizona Outdoor Hospitality Association (OHA)

Community	County	City-Addtl	City	County	State	Total Rate
Camp Verde (Proposed)	Yavapai	8.00%	3.65%	0.83%	5.50%	17.98%
Sedona (Coconino)	Coconino	3.50%	3.50%	1.40%	5.50%	15.40%
Sedona (Yavapai)	Yavapai	3.50%	3.50%	0.83%	5.50%	14.83%
Cottonwood	Yavapai	3.50%	3.50%	0.83%	5.50%	13.33%
Camp Verde (Current)	Yavapai	3.00%	3.65%	0.83%	5.50%	12.98%
Prescott	Yavapai	3.00%	2.95%	0.83%	5.50%	12.28%

Rank	Community	County	City-Addtl	City	County	State	Total Rate
1	Colorado City	Mohave	7.00%	7.00%	0.00%	5.50%	19.50%
2	Camp Verde (New)	Yavapai	8.0%*	3.65%	0.83%	5.50%	17.98%
3	Williams	Coconino	5.50%	5.50%	1.40%	5.50%	17.90%
4	Cave Creek	Maricopa	5.00%	5.00%	1.77%	5.50%	17.27%
5	Guadalupe	Maricopa	6.00%	4.00%	1.77%	5.50%	17.27%
6	Page	Coconino	5.00%	5.00%	1.40%	5.50%	16.90%
7	Payson	Gila	5.00%	3.88%	1.10%	5.50%	15.48%
8	Sedona	Coconino	3.50%	3.50%	1.40%	5.50%	15.40%
9	Glendale	Maricopa	5.00%	2.90%	1.77%	5.50%	15.17%
10	Bisbee	Cochise	5.00%	3.50%	1.05%	5.50%	15.05%

Arizona Transient Lodging Tax Rates: Ranked by Total Rate

Community	County	Tax Rates		County	State	Total	Tax Rate
		City-Additional	City				Rank
Colorado City	Mohave	7.0%	7.0%	0.0%	5.5%	19.5%	1
Williams	Coconino	5.5%	5.5%	1.4%	5.5%	17.9%	2
Cave Creek	Maricopa ²	5.0%	5.0%	1.77%	5.5%	17.27%	3
Guadalupe	Maricopa ²	6.0%	4.0%	1.77%	5.5%	17.27%	3
Page	Coconino	5.0%	5.0%	1.4%	5.5%	16.9%	4
Holbrook	Navajo	5.0%	5.0%	0.88%	5.5%	16.38%	5
Clifton	Greenlee	5.0%	5.0%	0.55%	5.5%	16.05%	6
Payson	Gila	5.0%	3.88%	1.1%	5.5%	15.48%	7
Marana	Pinal	6.0%	2.5%	1.198%	5.5%	15.198%	8
Glendale	Maricopa ²	5.0%	2.9%	1.77%	5.5%	15.17%	9
Kearny	Pinal	4.0%	4.0%	1.198%	5.5%	14.698%	10
Mammoth	Pinal	4.0%	4.0%	1.198%	5.5%	14.698%	10
Superior	Pinal	4.0%	4.0%	1.198%	5.5%	14.698%	10
Surprise	Maricopa ²	4.52%	2.8%	1.77%	5.5%	14.59%	11
Bisbee	Cochise	5.0%	3.5%	0.55%	5.5%	14.55%	12
Marana	Pima³	6.0%	2.5%	0.55%	5.5%	14.55%	12
Oro Valley	Pima ³	6.0%	2.5%	0.55%	5.5%	14.55%	12
Chino Valley	Yavapai	4.0%	4.0%	0.825%	5.5%	14.325%	13
Gilbert	Maricopa ²	5.0%	2.0%	1.77%	5.5%	14.27%	14
Mesa	Maricopa ²	5.0%	2.0%	1.77%	5.5%	14.27%	14
Maricopa	Pinal	5.5%	2.0%	1.198%	5.5%	14.198%	15
Fountain Hills	Maricopa ²	4.0%	2.9%	1.77%	5.5%	14.17%	16
Tempe	Maricopa ²	5.0%	1.8%	1.77%	5.5%	14.07%	17
Safford	Graham	5.0%	2.5%	1.05%	5.5%	14.05%	18
Thatcher	Graham	5.0%	2.5%	1.05%	5.5%	14.05%	18
Scottsdale	Maricopa ²	5.0%	1.7%	1.77%	5.5%	13.97%	19
Sedona	Coconino	3.5%	3.5%	1.4%	5.5%	13.9%	20
Douglas	Cochise	4.0%	3.8%	0.55%	5.5%	13.85%	21
Wellton	Yuma	3.5%	3.5%	1.21%	5.5%	13.71%	22
Eloy	Pinal	3.0%	4.0%	1.198%	5.5%	13.698%	23
Tombstone	Cochise	4.0%	3.5%	0.55%	5.5%	13.55%	24
Casa Grande	Pinal	5.0%	1.8%	1.198%	5.5%	13.498%	25
Snowflake	Navajo	4.0%	3.0%	0.88%	5.5%	13.38%	26
Cottonwood	Yavapai	3.5%	3.5%	0.825%	5.5%	13.325%	27
Sedona	Yavapai	3.5%	3.5%	0.825%	5.5%	13.325%	27
Buckeye	Maricopa ²	3.0%	3.0%	1.77%	5.5%	13.27%	28
Carefree	Maricopa ²	3.0%	3.0%	1.77%	5.5%	13.27%	28
Paradise Valley	Maricopa ²	3.4%	2.5%	1.77%	5.5%	13.17%	29
Phoenix	Maricopa ²	3.0%	2.8%	1.77%	5.5%	13.07%	30
Willcox	Cochise	4.0%	3.0%	0.55%	5.5%	13.05%	31
Camp Verde	Yavapai	3.0%	3.65%	0.825%	5.5%	12.975%	32
Globe	Gila	3.0%	3.3%	1.1%	5.5%	12.9%	33
Peoria	Maricopa²	3.8%	1.8%	1.77%	5.5%	12.87%	34
Jerome	Yavapai	3.0%	3.5%	0.825%	5.5%	12.825%	35
Gila Bend	Maricopa ²	2.0%	3.5%	1.77%	5.5%	12.77%	36
Coolidge	Pinal	3.0%	3.0%	1.198%	5.5%	12.698%	37
Nogales	Santa Cruz	4.0%	2.0%	1.1%	5.5%	12.6%	38
Parker	La Paz	4.0%	2.0%	1.1%	5.5%	12.6%	38
Patagonia	Santa Cruz	3.0%	3.0%	1.1%	5.5%	12.6%	38
Queen Creek	Maricopa²	3.0%	2.25%	1.77%	5.5%	12.52%	39
Wickenburg	Maricopa²	3.0%	2.2%	1.77%	5.5%	12.47%	40
Pinetop-Lakeside	Navajo	3.0%	3.0%	0.88%	5.5%	12.38%	41
Taylor	Navajo	3.0%	3.0%	0.88%	5.5%	12.38%	41
Prescott	Yavapai	3.0%	2.95%	0.825%	5.5%	12.275%	42

Arizona Transient Lodging Tax Rates: Ranked by Total Rate

		Tax Rates					Tax Rate
Community	County	City-Additional	City	County	State	Total	Rank
El Mirage	Maricopa ²	2.0%	3.0%	1.77%	5.5%	12.27%	43
Goodyear	Maricopa ²	2.5%	2.5%	1.77%	5.5%	12.27%	43
Youngtown	Maricopa ²	2.0%	3.0%	1.77%	5.5%	12.27%	43
Quartzsite	La Paz	0.0%	5.5%	1.1%	5.5%	12.1%	44
Apache Junction	Maricopa²	2.4%	2.4%	1.8%	5.5%	12.07%	45
Tucson ⁴	Pima ³	\$4/room	6.0%	0.55%	5.5%	12.05% + \$4/room	46
Eagar	Apache	3.0%	3.0%	0.55%	5.5%	12.05%	47
St. Johns	Apache	3.0%	3.0%	0.55%	5.5%	12.05%	47
Kingman	Mohave	4.0%	2.5%	0.0%	5.5%	12.0%	48
Prescott Valley	Yavapai	2.83%	2.83%	0.825%	5.5%	11.985%	49
Queen Creek	Pinal	3.0%	2.25%	1.198%	5.5%	11.948%	50
Peoria	Yavapai	3.8%	1.8%	0.825%	5.5%	11.925%	51
Clarkdale	Yavapai	2.0%	3.5%	0.825%	5.5%	11.825%	52
Avondale	Maricopa ²	2.0%	2.5%	1.77%	5.5%	11.77%	53
Tolleson	Maricopa ²	2.0%	2.5%	1.77%	5.5%	11.77%	53
Chandler	Maricopa ²	2.9%	1.5%	1.77%	5.5%	11.67%	54
Hayden	Gila	2.0%	3.0%	1.1%	5.5%	11.6%	55
Benson	Cochise	2.0%	3.5%	0.55%	5.5%	11.55%	56
Sierra Vista	Cochise	0.0%	5.5%	0.55%	5.5%	11.55%	56
South Tucson	Pima ³	2.0%	3.5%	0.55%	5.5%	11.55%	56
Wickenburg	Yavapai	3.0%	2.2%	0.825%	5.5%	11.525%	57
Apache Junction	Pinal	2.4%	2.4%	1.198%	5.5%	11.498%	58
Flagstaff	Coconino	0.0%	4.486%	1.4%	5.5%	11.386%	59
Show Low	Navajo	3.0%	2.0%	0.88%	5.5%	11.38%	60
Winslow	Navajo	2.0%	3.0%	0.88%	5.5%	11.38%	60
Litchfield Park	Maricopa ²	1.0%	2.8%	1.77%	5.5%	11.07%	61
Duncan	Greenlee	3.0%	2.0%	0.55%	5.5%	11.05%	62
Springerville	Apache	2.0%	3.0%	0.55%	5.5%	11.05%	62
Fredonia	Coconino	0.0%	4.0%	1.4%	5.5%	10.9%	63
Tusayan	Coconino	2.0%	2.0%	1.4%	5.5%	10.9%	63
San Luis	Yuma	0.0%	4.0%	1.21%	5.5%	10.71%	64
Florence	Pinal	2.0%	2.0%	1.198%	5.5%	10.698%	65
Bullhead City	Mohave	3.0%	2.0%	0.0%	5.5%	10.5%	66
Lake Havasu City	Mohave	3.0%	2.0%	0.0%	5.5%	10.5%	66
Yuma	Yuma	2.0%	1.7%	1.21%	5.5%	10.41%	67
Dewey-Humboldt	Yavapai	2.0%	2.0%	0.825%	5.5%	10.325%	68
Winkelman	Pinal	0.0%	3.5%	1.198%	5.5%	10.198%	69
Winkelman	Gila	0.0%	3.5%	1.1%	5.5%	10.1%	70
Sahuarita	Pima ³	2.0%	2.0%	0.55%	5.5%	10.05%	71
Somerton	Yuma	0.0%	3.3%	1.21%	5.5%	10.01%	72
Miami	Gila	0.0%	2.5%	1.1%	5.5%	9.1%	73
Star Valley	Gila	0.0%	2.0%	1.1%	5.5%	8.6%	74
Pima	Graham	0.0%	2.0%	1.05%	5.5%	8.55%	75
Huachuca City	Cochise	0.0%	1.9%	0.55%	5.5%	7.95%	76

² The Maricopa County transient lodging rate of 1.77% includes 1% per Prop. 302.

³ Transient lodging in unincorporated areas of Pima County is subject to a 6% county tax (effective 1/1/06). This tax does not apply to transient lodging located within the incorporated cities/towns of Pima Co. The 0.55% Transportation Excise Tax (eff. 7/1/06) applies to all transient lodging businesses in Pima County.

⁴ City of Tucson applies a \$4 charge per room in addition to the tax rate.

Note: Communities in **Bold** text reside in two counties and therefore have two differing tax rates.

Those communities appear on the list twice and are: Apache Junction, Marana, Peoria, Queen Creek, Sedona, Wickenburg & Winkelman.

Also, communities that share a common total tax rate have the same ranking number and are also in bold.

Source: Arizona Hospitality Research and Resource Center (AHRRC)

Revised January 2026 (Rate changes since August 2025: Cave Creek, Clifton, Holbrook, and Thatcher)

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Town Council

Agenda Information Memorandum

Meeting Date: May 27, 2026

Agenda Item Type:

- | | | |
|---|---|---|
| ☐ Consent Agenda | ☐ Informational Presentation | ☒ Discussion Item |
| ☐ Action/Decision Item | ☐ Executive Session Request | ☐ Other: |

Requesting Department: Finance

Staff Resource: Town Manager Miranda Fisher & Finance Director Michael Showers

Agenda Title: Discussion and review of the FY27 operations budgets for the General, Highway User Revenue Fund, Water & Wastewater Funds

Attached Documents: *Documents will be provided on or before May 27, 2026*

Estimated Presentation Time: 45 minutes

Estimated Discussion Time: 1 hour

Reviewed By:

- | | | | | |
|--|--------------------------------|--|----------------------------------|---------------------------------|
| ☒ Town Manager | ☐ Legal | ☐ Risk Management | ☐ Finance | ☐ Other: |
|--|--------------------------------|--|----------------------------------|---------------------------------|

Financial Review (if applicable):

- Funding Source / GL Account Number: FY27 Budget
- Approved in the FY26 Budget? ☐ Yes ☐ No ☒ N/A ☐ Other:
- Is this an approved CIP Project? ☐ Yes ☐ No ☒ N/A ☐ Other:

Background Information:

At the May 27, 2026 meeting, Town Council will review and discuss the proposed FY27 operational budgets for the General Fund, Highway User Revenue Fund (HURF), Water Fund, and Wastewater Fund.

The complete FY27 Proposed Budget document will be provided for inclusion in Council's budget binders on or before Wednesday, May 27, 2026. At the meeting, staff will also provide a summary document outlining the differences between the original departmental budget requests and the Town Manager's recommended budget.

Question(s) before the Council:

- Does Council have any questions for staff?
- Are there any changes Council would like to see made to the FY27 operational budget?

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**Meeting Date:** May 27, 2026**Agenda Item Type:**

- | | | |
|---|---|---|
| ☐ Consent Agenda | ☐ Informational Presentation | ☒ Discussion Item |
| ☐ Action/Decision Item | ☐ Executive Session Request | ☐ Other: |

Requesting Department: Finance**Staff Resource:** Town Manager Miranda Fisher & Finance Director Michael Showers**Agenda Title:** Continued discussion of the FY27 Proposed Capital Improvement Plan.**Attached Documents:**

- Updated CIP Summary
- Equestrian Center Bleachers Estimate & Design
- Equestrian Center Secondary Arena Estimate

Estimated Presentation Time: 10 minutes**Estimated Discussion Time:** 20 minutes**Reviewed By:**

- | | | | | |
|--|--------------------------------|--|----------------------------------|---------------------------------|
| ☒ Town Manager | ☐ Legal | ☐ Risk Management | ☐ Finance | ☐ Other: |
|--|--------------------------------|--|----------------------------------|---------------------------------|

Financial Review (if applicable): N/A

- Funding Source / GL Account Number: This is in regards to the FY27 budget
- Approved in the FY26 Budget? ☐ Yes ☐ No ☒ N/A ☐ Other:
- Is this an approved CIP Project? ☐ Yes ☐ No ☒ N/A ☐ Other:

Background Information:

At the Council meeting on May 13, 2026, Council revisited some of the CIP projects, specifically the pool and the Equestrian Center. During the Equestrian Center discussion, Council stated that they preferred bleachers vs. the grassy hillside seating and that they wanted the bleachers permanently mounted. The proposal for the bleachers at the time was for a mobile unit. In addition, Town Council questioned the cost of the secondary area cost. It was determined during the discussion that the cost initially provided was for a full arena, not a smaller practice one. Since the meeting, Public Works Director Ken Krebbs conducted further research into both the bleachers and the arena and has provided the proposals below for Council consideration.

During the May 13, 2026 meeting, Town staff also discussed concerns related to future CIP funding. Staff have identified a path forward to maintain a fully funded Capital Improvement Plan through FY31; however, staff would like to review future projects with Council to confirm they continue to align with Council priorities. It is important to note that no changes to the future CIP are required prior to adoption of the FY27 budget. Rather, staff is seeking general direction and a better understanding of the types of projects this Council would like to prioritize within the Town's five-year Capital Improvement Plan.



Town Council

Agenda Information Memorandum

EQUESTRIAN CENTER

Bleachers

Public Works Director Ken Krebbs obtained a quote from The Park and Facilities Catalogue for custom bleachers at a cost of \$343,252.58. The proposed bleachers would provide seating for approximately 1,469 spectators and include 13 ADA-accessible seating spaces.

It is important to note that the current quote does not include shade structures, which are still being priced out. Photos of potential shade structure options have been included with this AIM for Council review.

The quote also does not include the required concrete foundation, which is estimated to cost approximately \$155,000, bringing the total project cost prior to shade structures to approximately \$498,252.58.

As discussed below, staff is recommending reallocating savings from the secondary arena project toward the bleachers. This would leave approximately \$126,747.42 available for shade structures, with the potential to increase that amount to approximately \$276,747.42 should Council officially decide to forgo the Parks & Recreation bus purchase in FY27.

Secondary Arena

Public Works Director Krebbs also met with Red River Fencing regarding the construction of a secondary arena. Red River Fencing indicated they could provide the necessary paneling for approximately \$23,918. Staff recommend budgeting \$30,000 to account for additional construction-related costs.

Based on these updated estimates, staff is recommending that the budget for the secondary arena be reduced from \$275,000 to \$30,000, with the remaining \$245,000 reallocated toward the bleacher project. This would increase the total bleacher project budget from \$380,000 to \$625,000 and would position the Town to move forward with bleachers that include either partial or full shade structures, depending on final pricing.

This proposed reallocation would also allow the Town to retain the Parks & Recreation bus within the FY27 CIP for purchase later in the fiscal year. As discussed during the May 13, 2026 meeting, there had previously been consideration of removing the bus from the CIP to create additional financial capacity for Equestrian Center improvements. It is important to note that, given the challenges associated with funding future CIP years, staff recommends retaining the Parks & Recreation bus within the FY27 CIP and utilizing the approximately \$126,747.42 available for as much shading as is financially feasible for that price.



Town Council Agenda Information Memorandum

Question(s) before the Council:

- Does Council have any questions for staff?
- Does Council wish to increase the bleacher project budget to \$625,000 in order to pursue the proposed permanent bleachers, including either partial or full shade structures depending on final pricing?
- Does Council wish to allocate an additional \$150,000 toward the bleacher project by deferring the Parks & Recreation bus purchase to FY28?
- Does Council support the proposed five-year CIP plan as presented, or are there modifications Council would like staff to consider?

Governmental Funds

Funding			Appv'd FY26	To Date		FY27 Proposals	YR1 - FY27	FY28 Proposals	YR2 - FY28	FY29 Proposals	YR3 - FY29	FY30 Proposals	YR4 - FY30	FY31 Proposals	5 Year Funding Total
Funding Source		Grants	\$ 25,540,760			\$ 7,015,000	\$ 32,060,000	\$ 34,910,000	\$ 550,000	\$ 21,040,000	\$ 750,000	\$ 1,150,000	\$ 1,000,000	\$ 1,200,000	\$ 65,315,000
		Debt Financing	\$ 1,255,000	235,969		\$ 2,977,000	\$ 775,000	\$ 963,000	\$ 594,000	\$ 485,000	\$ 390,000	\$ 1,120,000	\$ 872,500	\$ 200,000	\$ 5,745,000
		Parks Fund Carry-forward Balance	\$ 1,435,960												\$ -
		CIP Carry-forward Balance	\$ 1,019,485			\$ 500,000		\$ -		\$ -		\$ -		\$ -	\$ 500,000
		Vehicle Replacement Program	\$ 25,000	39,627		\$ 75,000		\$ 75,000		\$ 75,000		\$ 75,000		\$ 75,000	\$ 375,000
		HURF Fund	\$ 454,500	454,500		\$ 650,000	\$ 454,500	\$ 650,000	\$ 329,500	\$ 650,000	\$ 329,500	\$ 650,000	\$ 329,500	\$ 650,000	\$ 3,250,000
		General Fund Transfers	\$ 1,903,630	411,575		\$ 1,824,455	\$ 2,005,920	\$ 2,106,674	\$ 1,662,440	\$ 2,188,404	\$ 1,555,470	\$ 2,288,824	\$ 1,668,690	\$ 2,273,005	\$ 10,681,362
		Current Revenues	\$ 1,429,530			\$ 1,473,210	\$ 1,472,420	\$ 1,517,410	\$ 1,516,600	\$ 1,562,940	\$ 1,562,100	\$ 1,609,830	\$ 1,608,970	\$ 1,658,130	\$ 7,821,520
		Pool Program Support	\$ (125,000)			\$ (125,000)	\$ (125,000)	\$ (125,000)	\$ (125,000)	\$ (125,000)	\$ (125,000)	\$ (125,000)	\$ (125,000)	\$ (125,000)	\$ (625,000)
		General Fund Reserves	\$ 599,100			\$ 476,245	\$ 658,500	\$ 714,264	\$ 270,840	\$ 750,464	\$ 118,370	\$ 803,994	\$ 184,720	\$ 739,875	\$ 3,484,842
Total Potential Funding			\$ 31,634,335			\$ 13,041,455	\$ 35,295,420	\$ 38,704,674	\$ 3,135,940	\$ 24,438,404	\$ 3,024,970	\$ 5,283,824	\$ 3,870,690	\$ 4,398,005	\$ 85,866,362

Expenditures															
Functions	Page	Project	Appv'd FY26	To Date	Status	FY27 Proposals	YR1 - FY27	FY28 Proposals	YR2 - FY28	FY29 Proposals	YR3 - FY29	FY30 Proposals	YR4 - FY30	FY31 Proposals	5 Year Funding Total
Parks & Public Use Facilities	-	Town Soccer Field Sprinkler System	\$ 150,000	\$ 131,336	Complete										\$ -
	-	Playground Fall Material	\$ 33,000	FY25	Complete										\$ -
	-	Perry Weather Outdoor Warning Systems	\$ 6,500	\$ 6,560	Complete										\$ -
	-	Facility Reservation Software	\$ 7,000	\$ -	Complete										\$ -
	1	Sports Complex Construction	\$ 2,871,920	\$ 1,419,645		\$ 500,000									\$ 500,000
	3	Parks & Rec Master Plan	\$ 100,000	\$ 61,014		\$ 20,000	\$ 20,000								\$ 20,000
	5	Pool Renovations	\$ 800,000	\$ -		\$ 1,300,000									\$ 1,300,000
	7	Equestrian Center Seating				\$ 625,000									\$ 625,000
	9	Equestrian Center Arena				\$ 30,000									\$ 30,000
	11	Sports Complex Consession Stand Equip				\$ 13,000									\$ 13,000
	13	Sports Complex Drainage - Phase II	\$ 100,000			\$ 50,000	\$ 600,000	\$ 600,000							\$ 650,000
	15	Sports Complex Phase II - Ball Fields						\$ 750,000	\$ 500,000	\$ 750,000	\$ 500,000	\$ 750,000	\$ 300,000	\$ 750,000	\$ 3,000,000
	17	Gynasium Restroom Improvements						\$ 225,000							\$ 225,000
	19	Resurface Butler Park Tennis Court						\$ 45,000							\$ 45,000
	21	New Pool Lockers								\$ 20,000					\$ 20,000
	23	Redinger Ramada Stairway										\$ 40,000			\$ 40,000
	25	Verde Lakes Community Park Imprv's						\$ 10,000		\$ 5,000		\$ 5,000		\$ 5,000	\$ 25,000
	27	Community Center Park - Play Additions						\$ 32,000				\$ 35,000			\$ 67,000
	29	Sports Complex 50 Amp Outlets										\$ 125,000			\$ 125,000
	31	Oasis Trailhead										\$ 705,000	\$ 472,500		\$ 705,000
	151	Gymnasium Interior Upgrades										\$ 120,900			\$ 120,900
	33	Sycamore Villas Trailhead Parking Lot											\$ 400,000	\$ 450,000	\$ 450,000
Total Parks & Public Use Facilities:			\$ 4,068,420	\$ 1,618,555		\$ 2,538,000	\$ 620,000	\$ 1,662,000	\$ 500,000	\$ 775,000	\$ 500,000	\$ 1,780,900	\$ 1,172,500	\$ 1,205,000	\$ 7,840,000
Town Facilities	-	Facilities Master Plan	\$ 150,000	\$ 85,279											\$ -
	-	Court Security Checkpoint	\$ 363,135	\$ 15,267											\$ -
	-	AC Unit Replacements	\$ 45,500	\$ 49,052	Complete										\$ -
	-	Economic Development Metal Roofing	\$ 65,000	\$ 20,886											\$ -
	-	Library Elevators	\$ 30,000	\$ 22,799	Complete										\$ -
	-	CVMO Evidence Dryer Shed	\$ 10,000	\$ 10,180											\$ -
	35	Impact Fee Study	\$ 100,000	\$ 24,360		\$ 85,000									\$ 85,000
	37	CVMO Parking & Evidence Impound Imprv's						\$ 65,000		\$ 60,000		\$ 25,000			\$ 150,000
	39	CVMO Training Center								\$ 15,000		\$ 15,000		\$ 15,000	\$ 45,000
	41	Lower Maint Building Addition					\$ 250,000			\$ 250,000					\$ 250,000
Total Town Facilities:			\$ 763,635	\$ 227,823		\$ 85,000	\$ 250,000	\$ 65,000	\$ -	\$ 325,000	\$ -	\$ 40,000	\$ -	\$ 15,000	\$ 530,000

Functions	Page	Project	Appv'd FY26	To Date		FY27 Proposals	YR1 - FY27	FY28 Proposals	YR2 - FY28	FY29 Proposals	YR3 - FY29	FY30 Proposals	YR4 - FY30	FY31 Proposals	5 Year Project Total
Public Use Infrastructure	43	Chip Seal Program	\$ 750,000	\$ 745,157	Complete	\$ 800,000	\$ 750,000	\$ 800,000	\$ 500,000	\$ 800,000	\$ 500,000	\$ 800,000	\$ 500,000	\$ 800,000	\$ 4,000,000
	45	Finnie Flat Rd & Montezuma Castle Hwy Road Improvs	\$ 5,040,000			\$ 365,000	\$ 20,000,000	\$ 15,000,000		\$ 10,000,000					\$ 25,365,000
	47	MC Hwy Curb, Gutter & Sidewalk	\$ 5,000,000			\$ 5,000,000	\$ 2,700,000	\$ 2,700,000							\$ 7,700,000
	49	7th St. Sidewalk Project	\$ 750,000			\$ 825,000									\$ 825,000
	51	Verde Lakes Dr Sidewalk Project	\$ 664,800			\$ 665,000									\$ 665,000
	53	Verde Lakes Flood Control Planning	\$ 450,000			\$ 450,000	\$ 350,000	\$ 350,000							\$ 800,000
	55	Park Verde Road Irrigation Crossing	\$ 350,000	\$ 7,000		\$ 400,000									\$ 400,000
	57	Salt Mine Shoulder & Drainage Improvement				\$ 25,000	\$ 350,000	\$ 400,000							\$ 425,000
	59	Main Street Reconstruction	\$ 12,000,000				\$ 8,000,000	\$ 15,000,000		\$ 10,000,000					\$ 25,000,000
	61	Howards Road Drainage	\$ 140,000				\$ 60,000	\$ 60,000		\$ 140,000					\$ 200,000
	63	Town Floodplain Studies						\$ 50,000	\$ 50,000	\$ 50,000					\$ 100,000
	65	Wayfinding & Place Marketing Project					\$ 250,000		\$ 230,000	\$ 250,000	\$ 150,000	\$ 200,000	\$ 150,000	\$ 150,000	\$ 600,000
	67	Gaddis Wash Crossing at Industrial Drive								\$ 100,000	\$ 200,000	\$ 200,000	\$ 100,000		\$ 300,000
Total Public Use Infrastructure:			\$ 25,144,800	\$ 752,157		\$ 8,530,000	\$ 32,460,000	\$ 34,360,000	\$ 780,000	\$ 21,340,000	\$ 900,000	\$ 1,200,000	\$ 750,000	\$ 950,000	\$ 66,380,000
Town Systems & Equipment	-	Patrol Rifles & Armor	\$ 30,000	\$ 2,248											\$ -
	-	Simulcast Voted Repeater Verde Lakes Area	\$ 60,000	\$ 65,391	Complete										\$ -
	-	Cellebrite Evidence Software	\$ 27,000	\$ 29,970	Complete										\$ -
	-	New Website Development	\$ 20,000	\$ 20,000	Complete										\$ -
	-	Crack Seal Machine	\$ 115,000	\$ 84,237	Complete										\$ -
	-	Toro Pro 6040 Infield Groomer	\$ 45,000	\$ 43,880	Complete										\$ -
	-	Backhoe 4X4 Enclosed Cab					\$ 95,000								\$ -
	69	New Shuttle Bus				\$ 150,000									\$ 150,000
	71	Town Security Cameras				\$ 202,000									\$ 202,000
	73	New Wood Chipper				\$ 100,000	\$ 90,000								\$ 100,000
	75	Toro Workman HDX-D 4WD	\$ 40,000			\$ 40,000									\$ 40,000
	77	Toro Zero Turn72 Mower						\$ 27,000							\$ 27,000
	79	CVMO Tasers				\$ 18,000		\$ 18,000		\$ 18,000					\$ 54,000
	81	ELGIN Broom Badger Street Sweeper					\$ 280,000	\$ 320,000							\$ 320,000
	83	Maint F750 Dump Truck						\$ 114,000	\$ 114,000						\$ 114,000
	85	New Roller Compactor					\$ 70,000	\$ 105,000							\$ 105,000
	87	Equipment Hauling Trailers					\$ 14,300	\$ 29,000	\$ 6,600		\$ 6,000				\$ 29,000
	89	Forestry Truck							\$ 200,000	\$ 200,000					\$ 200,000
	91	Culvert Jetter								\$ 105,000	\$ 110,000				\$ 105,000
	93	Survey Equipment												\$ 110,000	\$ 110,000
	95	Kubota Diesel RTV-X Crew												\$ 29,500	\$ 29,500
	97	CVMO Skydio Drone												\$ 24,000	\$ 24,000
	99	10 Wheel Dump Truck										\$ 260,000	\$ 250,000		\$ 260,000
	101	Tractor with Mower attachment										\$ 165,000	\$ 160,000		\$ 165,000
	103	1 Ton Crew Cab Dump Truck												\$ 100,000	\$ 100,000
	105	Broce Broom RCT350 Sweeper												\$ 100,000	\$ 100,000
Total Town Systems & Equipment:			\$ 337,000	\$ 245,726		\$ 510,000	\$ 549,300	\$ 613,000	\$ 320,600	\$ 323,000	\$ 116,000	\$ 425,000	\$ 410,000	\$ 363,500	\$ 2,234,500
Functions		Project	Appv'd FY26	To Date		FY27 Proposals	YR1 - FY27	FY28 Proposals	YR2 - FY28	FY29 Proposals	YR3 - FY29	FY30 Proposals	YR4 - FY30	FY31 Proposals	5 Year Project Total
Town Fleet Vehicles	107	CVMO Fleet Vehicles	\$ 180,000	194,474	Complete		\$ 240,000	\$ 280,000	\$ 280,000	\$ 180,000	\$ 180,000	\$ 190,000	\$ 190,000	\$ 190,000	\$ 840,000
	109	Streets Crew Cab Truck w/Utility Bed	\$ 75,000	Pending		\$ 75,000									\$ 75,000
	111	Public Works Fleet Vehicles				\$ 75,000		\$ 65,000			\$ 100,000			\$ 60,000	\$ 200,000
	-	Vehicle Replacement Program	\$ 25,000			\$ 75,000		\$ 75,000		\$ 75,000		\$ 75,000		\$ 75,000	\$ 375,000
	113	CVMO Electric Fleet Vehicles						\$ 130,000							\$ 130,000
	115	Streets Crew Cab Truck										\$ 75,000			\$ 75,000
Total Town Systems & Equipment:			\$ 280,000	\$ 194,474		\$ 225,000	\$ 240,000	\$ 550,000	\$ 280,000	\$ 255,000	\$ 280,000	\$ 340,000	\$ 190,000	\$ 325,000	\$ 1,695,000
CIP Related Debt Payments		Sports Complex Bond	\$ 653,105			\$ 652,410	\$ 652,405	\$ 650,260	\$ 650,260	\$ 651,600	\$ 650,000	\$ 652,400	\$ 650,000	\$ 651,600	\$ 3,258,270
		Enterprise Lease Equipment	\$ 348,875			\$ 316,835	\$ 347,715	\$ 329,004	\$ 356,080	\$ 277,394	\$ 304,470	\$ 324,114	\$ 351,190	\$ 351,000	\$ 1,598,347
		Electric Fleet Vehicles						\$ 16,000		\$ 32,000		\$ 32,000		\$ 32,000	\$ 112,000
		Park Verde Crossing Debt (6%-6yrs)				\$ 40,000		\$ 80,000		\$ 80,000		\$ 80,000		\$ 80,000	\$ 360,000
		New Arena & Seating Debt (5%-15yrs)				\$ 20,000		\$ 60,000		\$ 60,000		\$ 60,000		\$ 60,000	\$ 260,000
		Pool (6%-10yrs)	\$ 16,000			\$ 52,000	\$ 71,000	\$ 177,000	\$ 71,000	\$ 177,000	\$ 71,000	\$ 177,000	\$ 71,000	\$ 177,000	\$ 760,000
		Oasis Trailhead (5%-10yrs)										\$ 30,000	\$ 60,000	\$ 65,000	\$ 95,000
		Equipment Debt	\$ 22,500	19,505		\$ 72,210	\$ 105,000	\$ 142,410	\$ 178,000	\$ 142,410	\$ 203,500	\$ 142,410	\$ 216,000	\$ 122,905	\$ 622,345
Total Det Payments:			\$ 1,040,480	\$ 39,010		\$ 1,153,455	\$ 1,176,120	\$ 1,454,674	\$ 1,255,340	\$ 1,420,404	\$ 1,228,970	\$ 1,497,924	\$ 1,348,190	\$ 1,539,505	\$ 7,065,962
Total Projected Cost			\$ 31,634,335	\$ 3,077,745		\$ 13,041,455	\$ 35,295,420	\$ 38,704,674	\$ 3,135,940	\$ 24,438,404	\$ 3,024,970	\$ 5,283,824	\$ 3,870,690	\$ 4,398,005	\$ 85,745,462
Net Total			\$ -	\$ (3,077,745)		\$ -	\$ 0	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 120,900

Enterprise Funds

Wastewater Fund

Funding			Appv'd FY26	To Date		FY27 Proposals	YR1 - FY27	FY28 Proposals	YR2 - FY28	FY29 Proposals	YR3 - FY29	FY30 Proposals	YR4 - FY30	FY31 Proposals	5 Year Funding Total
Funding Source		Grant Funds / Donations	\$ 898,700			400,000									\$ 400,000
		Debt Financing	\$ 1,273,605			300,000	\$ 1,200,000	224,000	\$ 924,000	100,000	\$ 100,000	700,000	\$ 700,000		\$ 1,324,000
		Current Revenues & Transfers	\$ 385,000			290,000									\$ 290,000
		Private Development Funds				500,000	\$ 5,500,000	5,300,000	\$ 300,000	6,000,000	\$ 6,000,000	5,000,000	\$ 5,000,000		\$ 16,800,000
Total Anticipated Funding			\$ 2,557,305			\$ 1,490,000	\$ 6,700,000	\$ 5,524,000	\$ 1,224,000	\$ 6,100,000	\$ 6,100,000	\$ 5,700,000	\$ 5,700,000	\$ -	\$ 18,814,000

Expenditures															
Functions	Page	Project	Appv'd FY26	To Date	Status	FY27 Proposals	YR1 - FY27	FY28 Proposals	YR2 - FY28	FY29 Proposals	YR3 - FY29	FY30 Proposals	YR4 - FY30	FY31 Proposals	5 Year Project Total
Improvements	-	Dickison Erosion Repair	\$ 900,305	300,704	Complete		\$ 250,000								\$ -
	-	WWTP Control Panels Upgrade	\$ 75,000	42,025											\$ -
	117	Shincci Sludge Dryer	\$ 700,000			\$ 700,000									\$ 700,000
	119	Northbound Sewer Collection System	\$ 200,000	8,665		\$ 500,000	\$ 5,500,000	\$ 5,300,000	\$ 300,000	\$ 6,000,000	\$ 6,000,000	\$ 5,000,000	\$ 5,000,000		\$ 16,800,000
	121	Treatment Plant Administrative Building	\$ 110,000			\$ 40,000									\$ 40,000
	123	Septic Receiving Station	\$ 250,000			\$ 250,000									\$ 250,000
	125	JLG 1055 Forklift						\$ 224,000	\$ 224,000						\$ 224,000
	127	Equalization Basin								\$ 100,000	\$ 100,000	\$ 700,000	\$ 700,000		\$ 800,000
	-	Black Bridge Sewer Main Extension	\$ 200,000				\$ 800,000		\$ 700,000						\$ -
	-	John Deere 335 P Compact TrackLoader	\$ 122,000												\$ -
	-	One Ton Dump Truck			??		\$ 150,000								\$ -
Total Projected Cost - Wastewater Projects			\$ 2,557,305	\$ 351,394		\$ 1,490,000	\$ 6,700,000	\$ 5,524,000	\$ 1,224,000	\$ 6,100,000	\$ 6,100,000	\$ 5,700,000	\$ 5,700,000	\$ -	\$ 18,814,000
Net Total - Wastewater Projects			\$ -	\$ (351,394)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Water Fund

Funding			Appv'd FY26	To Date		FY27 Proposals	YR1 - FY27	FY28 Proposals	YR2 - FY28	FY29 Proposals	YR3 - FY29	FY30 Proposals	YR4 - FY30	FY31 Proposals	5 Year Funding Total
Funding Source		Grant Funds / Donations	\$ 4,535,000			3,827,535	\$ 3,245,000	750,000		250,000					\$ 4,827,535
		Reserve Funds													\$ -
		Debt Financing	\$ 1,077,580			1,350,000	\$ 2,500,000	5,100,000	\$ 1,750,000	1,750,000	\$ 1,600,000		\$ 70,000		\$ 8,200,000
		Current Revenues & Transfers	\$ 195,000			187,740	\$ 180,000	175,000	\$ 575,000	75,000	\$ 575,000	325,000	\$ 675,000	325,000	\$ 1,087,740
		Development Agreements						750,000		750,000		250,000		250,000	\$ 2,000,000
		Carrying Balance													\$ -
Total Anticipated Funding			\$ 5,807,580			\$ 5,365,275	\$ 5,925,000	\$ 6,775,000	\$ 2,325,000	\$ 2,825,000	\$ 2,175,000	\$ 575,000	\$ 745,000	\$ 575,000	\$ 16,115,275

Expenditures															
Functions	Page	Project	Appv'd FY26	To Date	Status	FY27 Proposals	YR1 - FY27	FY28 Proposals	YR2 - FY28	FY29 Proposals	YR3 - FY29	FY30 Proposals	YR4 - FY30	FY31 Proposals	5 Year Project Total
Improvements	-	Backhoe	\$ 180,000	169,117	Complete										\$ -
	129	Water Systems Arsenic Treatment & Well Replacment	\$ 2,000,000	47,464		\$ 3,452,535	\$ 2,600,000	\$ 2,100,000							\$ 5,552,535
	131	Water Main Annual Replacement	\$ 1,657,580	618,911		\$ 500,000	\$ 600,000	\$ 1,000,000	\$ 500,000	\$ 1,000,000	\$ 500,000	\$ 500,000	\$ 600,000	\$ 500,000	\$ 3,500,000
	133	Moonrise Water Main Replacement	\$ 75,000	20,193		\$ 450,000	\$ 450,000								\$ 450,000
	135	Verde Commercial Tank and Pump Station	\$ 200,000			\$ 200,000	\$ 1,800,000	\$ 1,800,000							\$ 2,000,000
	137	Verde River Estates New Well and Storage Tanks	\$ 150,000			\$ 150,000	\$ 200,000	\$ 200,000	\$ 250,000	\$ 250,000					\$ 600,000
	139	Hwy 260 Production Wells	\$ 225,000			\$ 225,000		\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000				\$ 3,225,000
	141	Bradshaw Haven Well Project	\$ 75,000			\$ 25,000	\$ 150,000								\$ 25,000
	143	Water Hauler Vending Station	\$ 170,000	7,259		\$ 62,740		\$ 100,000							\$ 162,740
	145	ADWR Adequate Water Supply Study	\$ 75,000			\$ 50,000	\$ 50,000								\$ 50,000
	147	Fall Safety Equipment				\$ 50,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 350,000
	149	Vehicles				\$ 200,000					\$ 100,000		\$ 70,000		\$ 200,000
Total Projected Cost - Water Projects			\$ 4,807,580	\$ 862,944		\$ 5,365,275	\$ 5,925,000	\$ 6,775,000	\$ 2,325,000	\$ 2,825,000	\$ 2,175,000	\$ 575,000	\$ 745,000	\$ 575,000	\$ 16,115,275
Net Total - Water Projects			\$ 1,000,000	\$ (862,944)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Email : [REDACTED]

Quote#129503	
Sales Rep: Noelle Lahey	
Email: [REDACTED]	
Phone: [REDACTED]	
Quote Date	Quote Expiration Date
May 12, 2026	Jun 10, 2026 (29 days)

Bill to:	Ship to:
Ken Krebbs	Ken Krebbs
Town of Camp Verde	Town of Camp Verde
395 Main Street	1495 East Hideout Arena Lane
Camp Verde, Arizona, 86322	Camp Verde, Arizona, 86322
United States	United States
T: 928-554-0821	T: 928-554-0821

Product Name	Item #	QTY	Price	Your Price	Unit Discount	Subtotal
Bleacher Product1	569-SPC-BLEACHER-1	1	\$250,250.00	\$250,250.00	\$0.00	\$250,250.00

Custom 15 Row x 169ft-6in Non-Elevated Aluminum Bleacher with ADA Provisions

FEATURES:

Net seating capacity 1469 + 13 ADA seats per unit
Ships unassembled & palletized
Aluminum angle understructure with 8'' Rise / 24'' Run
2 x 10 anodized aluminum seat plank with poly end caps
Double 2 x 10 mill finish aluminum foot plank with aluminum end caps
1 x 6 riser rows 2 - 14 and (2) 1 x 6 top row risers mill finish
(4) 4'-6" wide vertical aisle with mid aisle handrail
Chain link guardrail system
(13) wheelchair spaces
Concrete wedge anchors for concrete pad anchoring
Galvanized assembly hardware
Approved submittals required prior to production commencing
PE stamped drawings not included- addl charges apply

Install	577-INSTALL	1	\$42,500.00	\$42,500.00	\$0.00	\$42,500.00
Installation of Bleachers Quoted Above (non-prevailing wages)						

NOTE:

Assembly does not include site preparation or concrete. All required site preparation and concrete to be done by others.
Lead times for assembly may vary. Please confirm availability prior to ordering.
NOTE- our installer(s) do not have an AZ ROC license.

569-Sourcewell Contract# 081523-NRS Administrative Fee	569-Sourcewell	1	\$0.00	\$0.00	\$0.00	\$0.00
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Quote Notes:
EST LEAD TIME TO SHIP IS 10- 12 WEEKS PLUS TRANSIT; SHIPS UNASSEMBLED & PALLETIZED VIA (2) DEDICATED FLATBED TRUCKS; CUSTOMER RESPONSIBLE FOR OFFLOADING DUE TO SHIPMENT BEING OVERSIZED; FORKLIFT REQUIRED FOR DELIVERY

Subtotal	\$292,750.00
Shipping & Handling	\$21,440.00
Tax	\$29,062.58
Grand Total	\$343,252.58

This quote comes with our BEST PRICE GUARANTEE! If we are not your lowest delivered quote for equivalent product, we will BEAT it! (Exclusions may apply)

Any questions contact us at [800-695-3503](tel:800-695-3503) or noelle@theparkcatalog.com

PAY NOW
WITH A CREDIT CARD

Quote Expiration Date: Jun 10, 2026

IF YOUR QUOTE HAS EXPIRED, PLEASE CONTACT
YOUR SALES REP BEFORE SUBMITTING PAYMENT

TERMS & CONDITIONS

SHIPPING:

Deliveries are made during normal business hours, 8am - 5pm Monday - Friday. Unless otherwise noted, shipping charges include standard delivery only. Standard delivery charges are for Tailgate delivery to any commercial location on a commercial truck route; the truck driver will not offload the delivery. It is Customers responsibility to provide adequate personnel and/or equipment to unload the shipment from the truck when it arrives. The truck driver is under no obligation to help you unload. If you require anything other than standard delivery, we have the following additional services available for purchase at time of order placement:

Additional Delivery Services

- **Residential Delivery:** If the ship to address is not a commercial location, on a commercial truck route or is in a residential area, you must order "Residential Delivery Service" at an additional charge.
- **Limited Access Delivery:** This is common LTL delivery for small businesses, restaurants, schools, churches, concert venues, theaters, or other locations that do not have a loading dock.
- **Liftgate Service:** This service includes the driver utilizing a lift gate on the rear of the truck. The driver is responsible for lowering your shipment to the ground only. Once delivery is at ground level it is your responsibility to move the shipment from the delivery point to its destination
- **Notify Before Delivery:** Notify before delivery indicates that the receiver needs to be called before arrival. The carrier will call 24-48 hours prior to make a delivery appointment. If the receiver cannot be reached, these shipments can result in significant delays or additional redelivery fees.
- **Inside Delivery:** If this service is required, please reach out to one of our Sales Representative as we cannot be responsible for online quotes with this service. This service requires specifics that must be communicated to the carrier prior to getting a shipping quote.
- **Redelivery Fee:** This charge will occur when a delivery is unsuccessful on the first try and the carrier must try to deliver the shipment a second time. Redeliveries occur within the carrier's available timeframe.
- **Construction Site Delivery:** This charge is for any destination that is under construction and requires an LTL truck to navigate a construction site.

Shipping Service Discrepancies - If there is a discrepancy in the services requested and the minimum services required to deliver the product, the Customer agrees to pay and The Park Catalog reserves the right to charge the customer for any necessary additional services provided at the time of delivery.

Shipment Inspection Required - It is the customer's responsibility to inspect all deliveries for possible damage, correct quantities and to note any discrepancies on the freight bill PRIOR to signing the delivery receipt provided by the driver. All damage claims MUST be recorded on the delivery receipt and reported within 48 hours of delivery. The Park Catalog does NOT GUARANTEE replacements parts or products FREE of charge due to concealed or unreported damages.

Assembly May Be Required:

Most of our product's ship Knocked down and on commercial pallets to minimize freight damages and reduce freight cost.

CANCELLATIONS:

No order can be cancelled unless first authorized and confirmed in writing by The Park Catalog Team. Made-to-Order items already in production may not be cancelled. If a cancellation is authorized, charges may apply based on the stage the order is in.

RETURNS:

We will accept returns of unopened/unused products, up to 30 days from the shipping date, subject to ALL the following terms and conditions:

- **Approval:** Written approval and instructions must be issued by our Customer Service Department before any merchandise can be returned.
- **Shipping Returns:** All merchandise must be returned in its original packaging, freight Prepaid. No Collect shipments are accepted.
- **Re-Stocking & Shipping Fees:** The customer is responsible for a minimum 25% re-stocking fee and all related shipping charges on product returned for reasons other than damage or defect. Original shipping charges will not be refunded.
- **Online Orders:** For online orders, The Park Catalog is not responsible if the customer orders incorrect product or colors. All return and restock fees apply.
- **Personalized** - These items are **NOT** eligible for return unless a defect in manufacturing is presented to us with pictures prior to return.
- **Refunds:** refunds will be issued on returned merchandise **AFTER** shipment is received and inspected at our warehouse and the goods are deemed to be resaleable and free of damages.

Payment options:

Credit Card: To maintain a safe environment for credit card transactions, we utilize a credit card processing company that partners with companies who transmit or process card information in a secure environment which complies with the Payment Card Industry Data Security Standard (PCI DSS). In compliance with the payment card industry data security standards, The Park Catalog cannot accept credit card payment information via Email/Fax/US Mail/Telephone/Voice Mail. A secure payment link will be sent via email to allow your transaction to be completed.

Check: Payable to Highland Products Group or The Park Catalog, 931 Village Blvd Ste 905-354, West Palm Beach, FL 33409

ACH: You will find ACH/Wire information on the pages following your proposal

Purchase Order: We accept purchase orders from Government/Municipal entities, Public Schools, non-private Colleges, and Universities to name a few. All other customer types must speak with a sales representative for qualifications to utilize a purchase order.

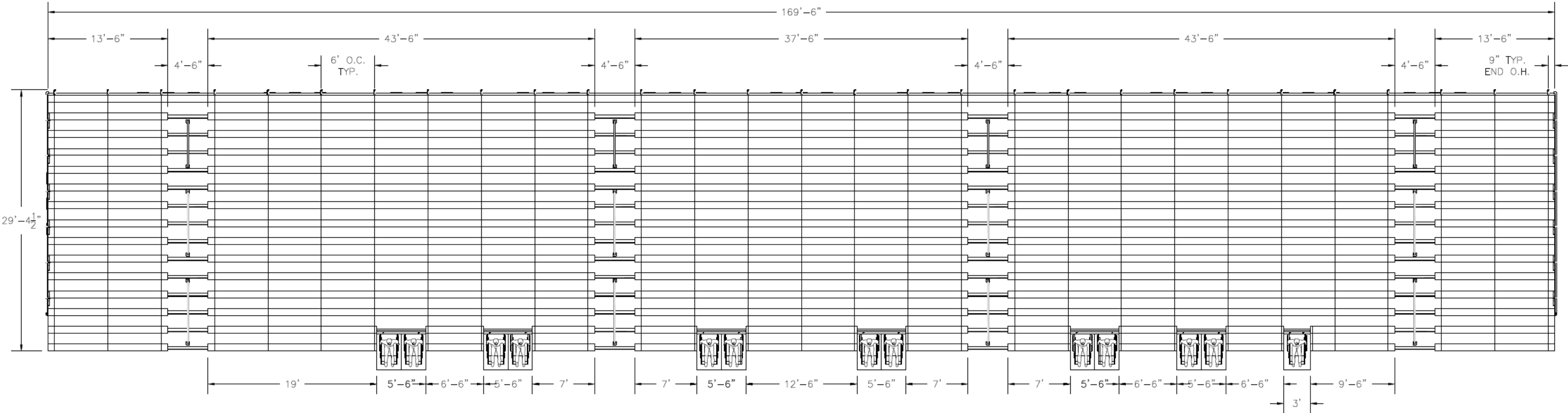
Force Majeure:

No Party to this Agreement shall be responsible for any delays or failure to perform any obligation under this agreement due to acts of God, outbreaks, epidemic/pandemic or the spreading of disease or contagion strikes or other disturbances, including, without limitation, war, insurrection, embargoes, governmental restrictions, acts of governments or governmental authorities, and any other cause beyond the control of such party. During an event of force majeure, the Parties' duty to perform obligations shall be suspended.

To accept this proposal:

Sign Here: _____ Date: _____

The Park Catalog contact:
Noelle Lahey



SECTION LENGTH	GROSS SEATS	ACTUAL SEATS	NO. OF ROWS	NET SEATS
169.5	113.00	113.00	1	113
13.5	9.00	9.00	28	252
43.5	29.00	29.00	24	696
19	12.67	12.00	2	24
6.5	4.33	4.00	6	24
7	4.67	4.00	8	32
37.5	25.00	25.00	12	300
12.5	8.33	8.00	2	16
9.5	6.33	6.00	2	12
NET SEATS				1469
WHEELCHAIR SPACES				13
TOTAL NET SEATING CAPACITY (BASED ON 18" PER SEAT)				1482

- GENERAL REQUIREMENTS:
- A. THE INSTALLATION OF THE ANGLE FRAME BLEACHER, SHOWN ABOVE, IS DESIGNED TO BE INSTALLED OUTDOORS.
 - B. INSTALLATION IS TO BE ON A FLAT LEVEL SURFACE WITH EITHER OF THE FOLLOWING CONDITIONS:
 - 1. CONCRETE PAD WITH A MINIMUM COMPRESSION STRENGTH OF 3000 PSI.
 - 2. SOIL WITH A MINIMUM SOIL BEARING OF 2000 PSI.
 - C. REQUIRED SITE WORK TO MEET THE ABOVE NOTED REQUIREMENTS, IS THE SOLE RESPONSIBILITY OF THE OWNER AND TO BE COMPLETED BEFORE MATERIALS SHIP.
 - D. OWNER TO LOCATE AND PROTECT UNDERGROUND CONDUIT, PLUMBING, AND/OR OTHER UTILITIES WHERE NEW WORK WILL BE PERFORMED.

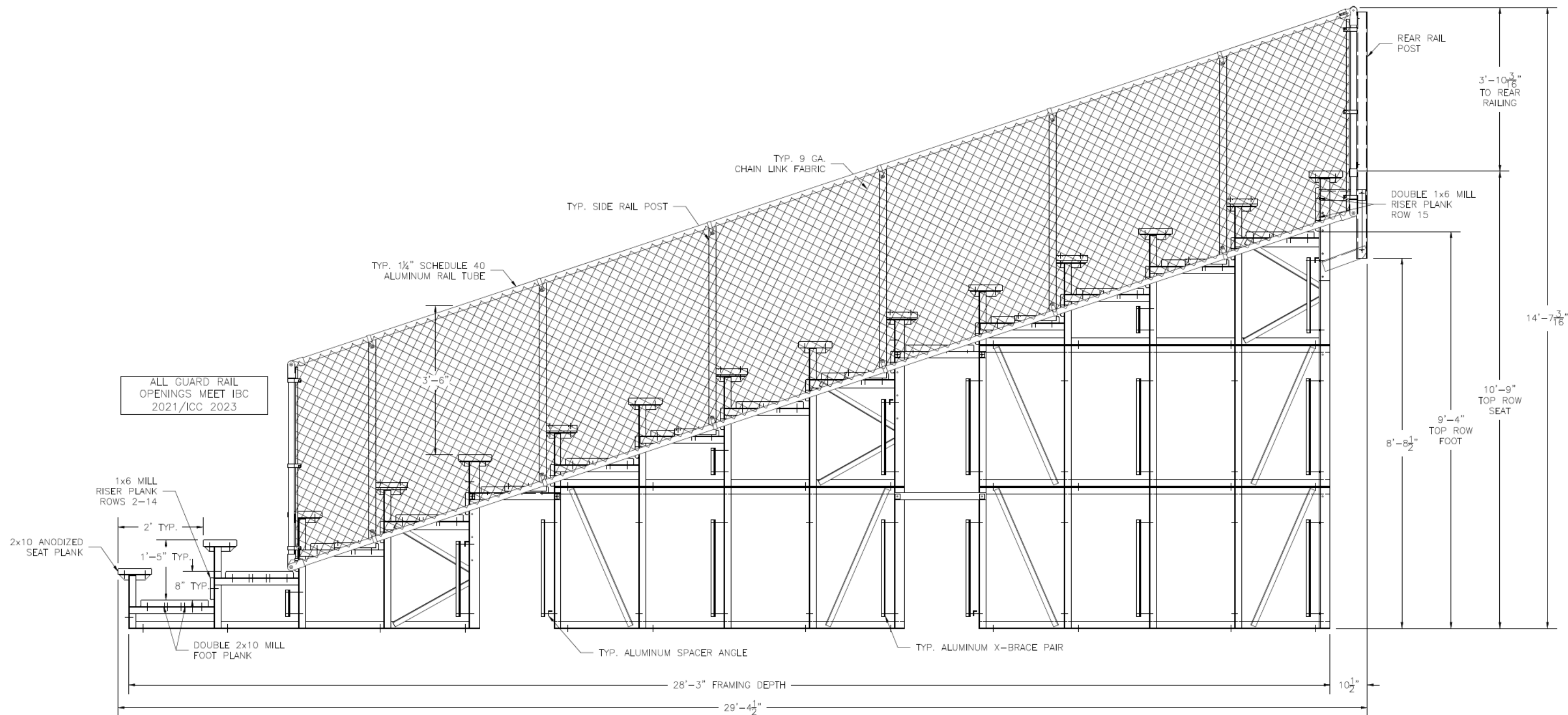


NRS
National Recreation Systems
A PLAYCORE Company

1300-D AIRPORT NORTH OFFICE PARK FORT WAYNE, IN 46825
PH: 888-568-9064 FAX: 260-482-7449 WWW.BLEACHERS.NET

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PROJECT/SITE: 00A-1516906C13 SALES 3959				
DESCRIPTION: NON ELEV. 15 ROW x 169'-6" SEATING PLAN				
DRAWN BY: JCM	DATE: 5/14/26	REVISION: (0)	SCALE: N.T.S.	SHEET NUMBER: TD.1



**ECONOMICAL MILL FINISH (SHINY) FOOT PLANK AND RISERS HAVE BEEN SPECIFIED ON THIS BLEACHER DESIGN. NRS WILL NOT BE RESPONSIBLE FOR DISCOLORATION OR STAINING (DARK BLACK, BROWN, OR WHITE RESIDUE) RESULTING FROM UNAVOIDABLE CONDENSATION THAT OCCURS DURING PACKING, TRANSPORTING AND STORAGE, PRECEDING AND/OR DURING INSTALLATION. REMOVAL OF THESE STAINS OR REPLACEMENT OF BOARDS UPON COMPLETION OF INSTALLATION IS NOT PART OF THIS CONTRACT BECAUSE STAINED MILL FINISH BOARDS MEET ALL SPECIFIED REQUIREMENTS. A CLEAR ANODIZED (SATIN) FINISH MAY BE QUOTED AT AN ADDITIONAL COST TO AVOID POTENTIAL DISCOLORATION OR STAINING.



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PROJECT/SITE: 00A-1516906C13 SALES 3959

DESCRIPTION: NON ELEV. 15 ROW SIDE ELEVATION

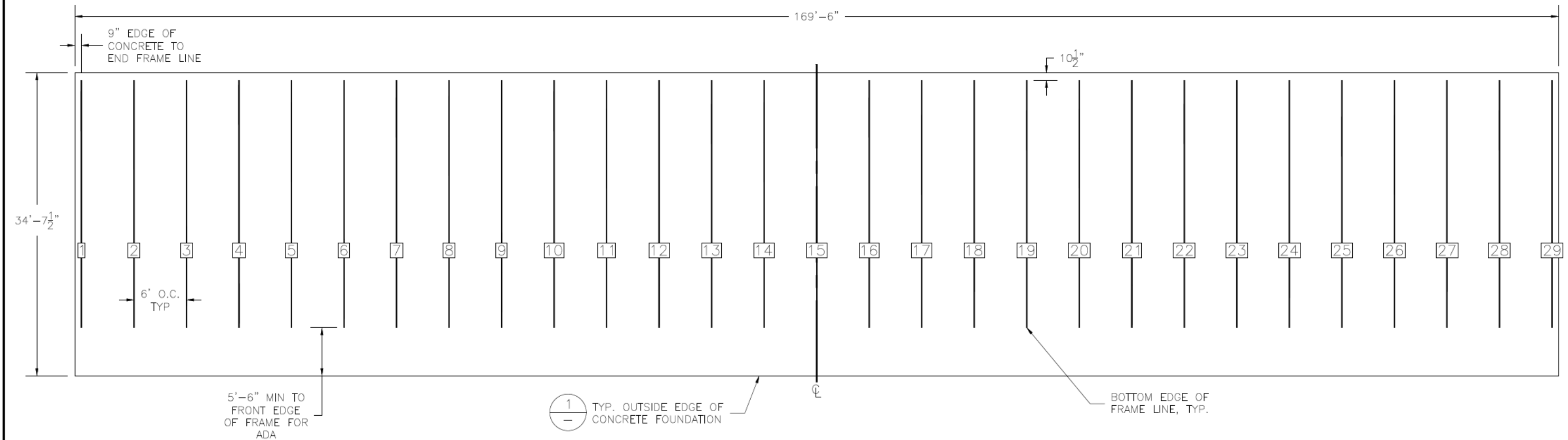
DRAWN BY: JCM

DATE: 5/14/26

REVISION: (0)

SCALE: N.T.S.

SHEET NUMBER: EL.1



CONCRETE FOUNDATION SPECIFICATIONS

SCOPE:

Foundation construction is not part of NATIONAL RECREATION SYSTEMS, INC's., scope of work unless noted otherwise in the contract documents. The OWNER shall review the foundation design with local code authorities and coordinate with NRS, Inc.

FOUNDATION DESIGN & ANCHORS:

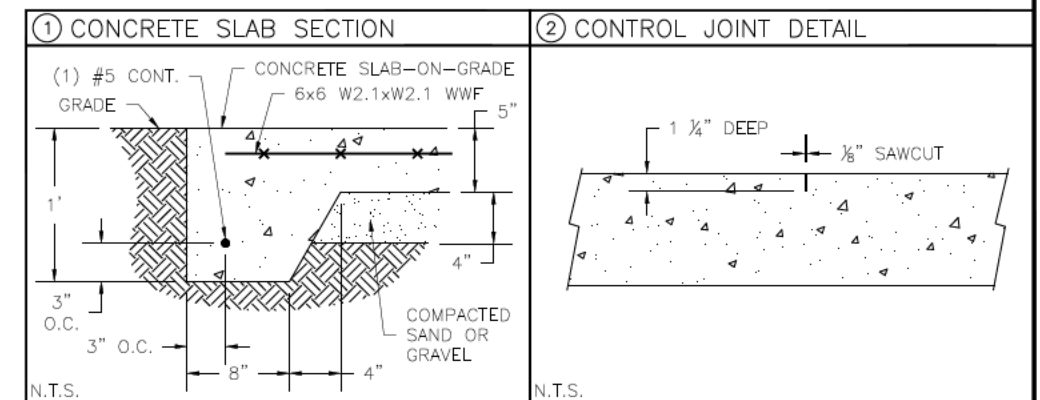
- The foundation designs are based on the following:
 - Minimum presumed soil bearing of 2000 psf.
 - Bleacher frame dead and live load of 700 lbs./ft.
 - Bleacher frame wind uplift of 250 lbs./ft.
- Unless otherwise specified on the drawings the bleacher frames shall be attached to concrete with a $\frac{1}{2}$ " dia. x $3\frac{3}{4}$ " wedge type expansion anchor. The anchors shall be embedded a minimum of $2\frac{1}{2}$ " into the concrete. All anchors are to be Dewalt Power-Stud+SD1, Hilti Kwik Bolt TZ2, or approved equivalent.

CONCRETE SPECIFICATIONS:

- All concrete construction shall be in accordance with *ACI 318.08*.
- All concrete shall be air-entrained using an air entraining admixtruing meeting *ASTM C620*. Total air content: 5%-7% per *ASTM C173*.
- All concrete shall have a minimum 28-day strength of $F_c=3000$ psi. Concrete shall have air-entrainment
- A $\frac{1}{4}$ " bituminous expansion joint material shall be placed between strip and slab foundations when adjacent to each other.
- The depressions in the top of the foundations between high spots shall not exceed $\frac{3}{16}$ " below 10-foot long straightedge. The 10-foot straightedge method used to measure foundation flatness shall be in accordance with *ACI 302.1R-04 "Guide for Concrete Floor and Slab Construction"*.

CONCRETE SLAB RECOMMENDED SPECIFICATIONS:

- Concrete slab shall have a minimum thickness of 5" (some areas may require 6") and placed on 4" of compacted gravel or compacted sub base.
- NRS, INC., recommends that the concrete slab be reinforced with 6x6-W2.1xW2.1 WWF at $1\frac{1}{2}$ " concrete cover from the top. In lieu of welded wire fabric, steel fiber substitution requires OWNER approval and his understanding of potential maintenance issues.
- Contractor may substitute blended fiber reinforcing, provided the blend consists of multifilament polypropylene fibers and cold drawn steel wire fibers. Novamesh 950 or approved equivalent, applied at a dosage rate of 5lb/CY unless specified otherwise or a different recommendation is made by the manufacturer.
- Crack control joints shall be sawed into slab to form approximate square patterns. The maximum spacing for control joints shall not exceed 13'-6", UNLESS INDICATED OTHERWISE. The bleacher frames shall not be set on control joints. The designer shall contact NRS to coordinate joint spacing requirements with the specific bleacher design.
- The slab may be sloped a maximum of 1/8 inch per foot for drainage. The maximum overall out of level slope for the slab perpendicular to the seats (front to rear) shall not exceed 2" and parallel to the seats (end to end) shall not exceed 4".



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PROJECT/SITE: 00A-1516906C13 SALES 3959

DESCRIPTION: NON ELEV. 15 ROW x 169'-6" FOUNDATION PLAN

DRAWN BY: JCM

DATE: 5/14/26

REVISION: (0)

SCALE: N.T.S.

SHEET NUMBER: FP.1





100x200 w/Return Eliminator (PH12T Series Panel)

\$23,918.00

[Shipping](#) calculated at checkout.

Popup link text

Quantity

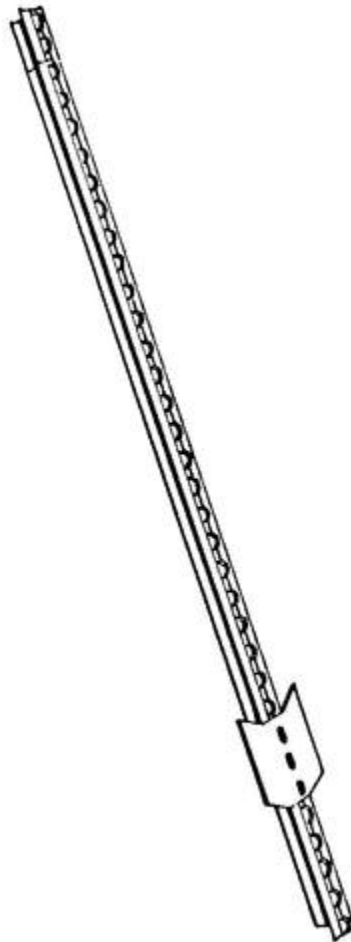
Decrease quantity for 100x200 w/Return Eliminator (PH12T Series Panel)Increase quantity for 100x200 w/Return Eliminator (PH12T Series Panel)

Add to cart

Buy with

[More payment options](#)

Available Product Add-Ons



POST- GALV T-POST

\$17.50 USD

100X200 w/ Return- "Eliminator"

Free Shipping

Red River Arena's "Eliminator" arena is the perfect arena for college students who need a smaller, portable arena or for individuals who have limited space. The "Eliminator" roping arena has actual roping area of 100' wide and 200' long and has a 10' return on the heel side. This arena comes with the NEW RC200 roping chute, stripping chute, panels, pasture gates, panel boxes, 10' return alley, and holding pens at the front and back of the arena.

Complete Arena Includes:

- RC200 Roping Chute
- SC100 Stripping Chute
- LSection90-LUH
- PEL Series Panels
- Gates

Roping Chute

Red River Arena's roping chute is constructed from 14 gauge 2" galvanized round tubing and 14 gauge galvanized sheet metal. The combo steer and calf roping chute measures 6'4" long, 5' tall, and 32" wide OD and 28" wide ID and weighs approximately 545 pounds.

Stripping Chute

Stripping chute is designed to be able to operate from your horse.

The steer stripping chute measures 5'-9" Long, 2'-3" wide O.D. and 5'-0" Tall

PHT Series Panels

Red River Arena's heavy duty horse and cattle panels are some of the heaviest and most economical on the market for rough stock arenas.

PHT Series Panel - **HEAVY** Duty Galvanized Panel

Height - 6'

Length - 12'

Legs - 1 1/2" Square Tubing 16 ga.

6 Bars - 1 1/2" Round Tubing 14 ga.

2 Braces - 1" Square Tubing 16 ga.

Mud Leg - Yes

Approx. Weight - (10')90 lbs (12')108 lbs (16')140'

Primary Use - Team Roping Arenas, Calf Roping Arenas and Round Pens

Gates

Pasture Gates

UPGRADES AVAILABLE

- SC100 STRIPPING CHUTE UPGRADES TO SC200
- POST AND CLAMPS
- SOLAR ELECTRIC LATCH
- PANEL LEADUPS TO SHEET METAL LEADUPS

SHARE THIS PRODUCT

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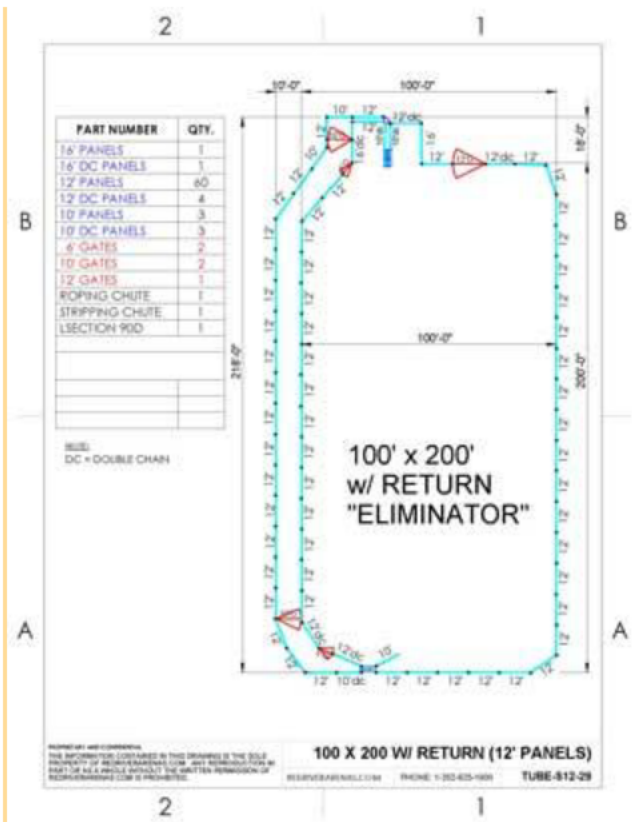
Gates

Pasture Gates

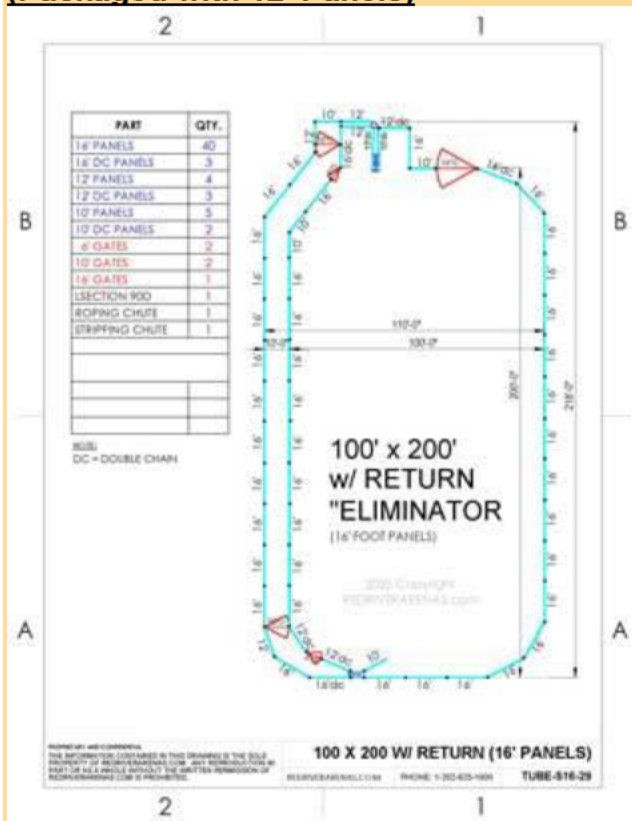
UPGRADES AVAILABLE

- SC100 STRIPPING CHUTE UPGRADES TO SC200
- POST AND CLAMPS
- SOLAR ELECTRIC LATCH
- PANEL LEADUPS TO SHEET METAL LEADUPS

Eliminator
100' X 200' w/Return



(Packaged with 12' Panels)



(Packaged with 16' Panels)

Eliminator

100' X 200' w/RETURN

Best for Smaller Properties That Still Need a Return Alley

Red River Arenas' **Eliminator** arena is a compact roping arena designed for customers who want a full roping setup with a return alley, without needing the space of a larger arena. With a 100' wide by 200' long roping area and a 10' return on the heel side, this layout allows for more efficient runs and faster resets.

This arena includes the RC200 roping chute, stripping chute, panels, pasture gates, panel boxes, 10' return alley, and holding pens at both the front and back of the arena — giving you a complete and functional setup in a smaller footprint.

FREE Nationwide Delivery is included with this arena package — along with straightforward pricing and current savings reflected below.

Upgrade Available: Upgrade from pasture gates to walk-thru gates for easier access, improved flow, and a more functional arena setup.

Upgrade Available: Add posts and our exclusive Red River clamp system for increased strength, stability, and a more permanent setup.

Upgrade Available: Add a Solar Electric Remote, upgrade to the SC200, or add lead ups/extension for improved performance and control.

**Meeting Date:** May 27, 2026**Agenda Item Type:**

- | | | |
|---|---|---|
| ☐ Consent Agenda | ☐ Informational Presentation | ☒ Discussion Item |
| ☐ Action/Decision Item | ☐ Executive Session Request | ☐ Other: |

Requesting Department: Town Manager**Staff Resource:** Town Manager Miranda Fisher & Special Initiatives Manager Cliff Bryson**Agenda Title:** Discussion, consideration, and possible direction regarding future use of Town-owned parcels and/or vacant buildings.**Attached Documents:**

- Town Property Analysis Summary
- Town Property Analysis Report
- Town-Owned Property Inventory

Estimated Presentation Time: 10 minutes**Estimated Discussion Time:** 30 minutes**Reviewed By:**

- | | | | |
|--|--------------------------------|----------------------------------|---------------------------------|
| ☒ Town Manager | ☐ Legal | ☐ Finance | ☐ Other: |
|--|--------------------------------|----------------------------------|---------------------------------|

Financial Review (if applicable):

- Funding Source / GL Account Number:
- Approved in the FY26 Budget? ☐ Yes ☐ No ☒ N/A ☐ Other:
- Is this an approved CIP Project? ☐ Yes ☐ No ☒ N/A ☐ Other:

Background Information:

As a part of the FY27 budget discussion, staff is seeking general direction from Town Council regarding how Council would like staff to approach Town-owned properties moving forward, specifically, if there is interest in selling any Town-owned assets. To assist with this discussion, Special Initiatives Manager Cliff Bryson has prepared a comprehensive report and inventory of Town-owned properties to accompany this Agenda Information Memorandum

While Council may discuss any Town-owned parcel or facility as part of this agenda item, staff specifically is seeking direction regarding the following properties:

- The Business Resource & Innovation Center (BRIC), which is currently vacant;
- The Town-owned home located in the Verde Lakes area.

It is important to note that this discussion is separate from the forthcoming Facilities Master Plan presentation, which primarily focuses on Town-occupied facilities and long-term municipal facility needs. That presentation is anticipated to be presented to Council on July 1, 2026.



Town Council

Agenda Information Memorandum

Business Resource & Innovation Center (BRIC)

The BRIC facility is currently vacant. Historically, the building has served as a space intended to support economic development, entrepreneurship, workforce development, business outreach, and community programming.

As part of ongoing organizational and operational evaluations, staff is seeking direction from Council regarding the long-term future of the building, including whether Council desires to:

- Retain the building for Town purposes;
- Repurpose the building for another municipal or community use;
- Lease the building to a third party;
- Market the building for partnership opportunities; or
- Evaluate the potential sale or disposition of the property.

Currently, when the Economic Development Program Manager position is filled, the intent is for that position to operate out of the Community Development offices so that all Development Services-related staff are housed within a centralized location. Additionally, staff is evaluating opportunities to create a conference room within the Clerk's Office area to accommodate meetings and collaborative workspace needs that is more private than the current conference area in the Community Development office.

Should Council express interest in leasing or selling the BRIC property, staff believes the Town can continue providing business outreach, educational programming, workshops, and community engagement opportunities currently associated with the BRIC concept through coordination with the Camp Verde Community Library and other Town facilities.

Verde Lakes Home

The Town owns a parcel containing a currently vacant residential structure located within the Verde Lakes area. Parcel 404-13-401, located at 4092 E. Cripple Creek Drive, totals approximately 0.19 acres and is zoned R1-10. The property contains a permitted 1993 mobile/manufactured home with an approved garage addition. The residential structure is approximately 1,119 square feet.

As part of this discussion, staff is seeking direction from Council regarding the Town's long-term intent for the property. Potential considerations could include continued Town ownership, rehabilitation and future municipal use, workforce or attainable housing opportunities, lease opportunities, partnership opportunities, or possible future disposition of the property.

Connection to the [FY27 Strategic Plan](#)

This discussion aligns with the FY27 Strategic Plan goal related to Revenue Stability and long-term fiscal sustainability. Evaluation of Town-owned assets and facilities provides Council the opportunity to determine whether properties should continue to be maintained for municipal purposes, repurposed, leased to generate ongoing revenue, or potentially sold to support broader financial and operational objectives.



Town Council Agenda Information Memorandum

Question(s) before the Council:

- Does Council have any questions for staff?
- How would Council like to proceed with the BRIC and residential property in Verde Lakes?
- Are there any other parcels Town Council would be interested in discussing?



Town Property Inventory Analysis Summary

Below is a analysis summary of the Town-owned property as of May 2026.

CAMP VERDE METRICS

Approximate Square miles: 42.6

Total Number of Parcels: 398

Total Acreage Owned: Approximately 622.33 Acres

CATEGORY BREAKDOWN

Category	Total Parcels	% of Total Acreage	Percentage of Total Parcels
Vacant Parcels	302	34%	75.8%
Vacant Lots	9	2%	2.3%
Developable			
Buildings/Facilities	27	49%	6.8%
Streets/ROW	60	15%	15.1%

HIGHLIGHTS

- The majority of the Town's vacant parcel inventory is located within the FEMA Flood zone.
- The majority of the vacant parcel inventory located within the FEMA flood zone(s) are clustered within the Clear Creek Character Area.
- The majority of the Town's property inventory consists of vacant land (76% of parcels).
- Municipal infrastructure and facilities, including Town Hall, the Library, Wastewater Treatment Plant (WWTP), Water system facilities, Parks, etc. comprise approximately 307.45 total acreage.
- Top largest properties (Sports Complex, Equestrian Arena, Wastewater Treatment Plant (WWTP) and WWTP Area, Sports complex drainage) account for a significant portion of total acreage.
- The Town owns one property that currently as a vacant residential structure zoned in Verde Lakes.



Prepared for Town Manager Town Parcels Analysis

On May 18, 2026, staff completed an analysis of Town-owned parcels and properties, which focused on the following key areas.

KEY ANALYSIS AREAS

1. Identifying all Town-owned parcels.
2. Identifying Town-owned parcels that contain structures, buildings, or facilities.
3. Identifying parcels that are developable and those that are undevelopable.
4. Identifying parcels with additional land use components.

To support this analysis, staff used the Yavapai County GIS mapping system to identify Town-owned parcels and to gather the information needed for evaluation.

ANALYSIS AREA 1 – ALL TOWN-OWNED PARCELS

Within the Town's geographical boundary of approximately 42.6 square miles, the footprint of Town-owned parcels is small. The Town of Camp Verde currently owns 398 parcels ranging from Town-owned parcels with buildings/structures/facilities (i.e., Town Hall, Camp Verde Marshal's Office, Well sites, etc.) to Town-owned parcels that are vacant (i.e., residential lots, commercial lots, etc.)

Of the 398 Town-owned parcels, the Town owns:

- **302 vacant parcels deemed undevelopable.**
 - These parcels would contain one or more significant factors such as but not limited to major drainage concerns, major flooding concerns, be within a flood zone that would make development unfeasible or costly, have significant terrain that would make development unfeasible or costly and/or development of the parcel would affect the health or public welfare of the surrounding properties that would make the parcel undevelopable.
- **60 parcels determined to be roadway access, roadways/streets, and right-of-ways or retention basins etc.**
 - These parcels would be town streets, roadways, accessways, right of ways, easements, parking lots/parking areas, drainage areas, and/or retention areas that the Town maintains.
- **27 parcels with Town-owned facilities/structures/buildings.**
 - These parcels would be Town Hall, Community Library, Finance building, Equestrian Center, all parks and trailheads, all water facilities and well sites, wastewater treatment facilities, etc.
- **9 parcels deemed developable.**
 - These parcels don't have a significant factor that would make development unfeasible or costly.

The percentage of the above Town-owned parcels is broken down as follows:



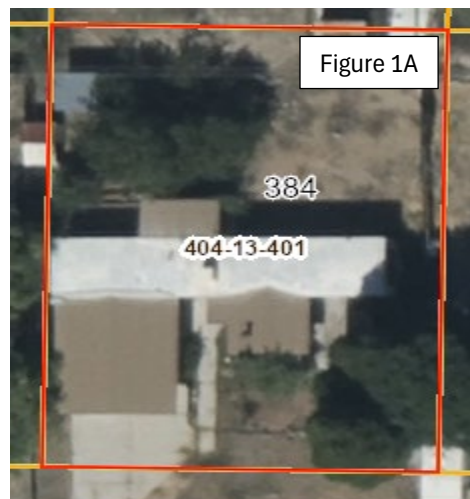
Prepared for Town Manager Town Parcels Analysis

1. 75.8% of the parcels are vacant lots determined to be undevelopable.
2. 15.1% of the parcels are roadway access, roadways, and right-of-way areas.
3. 6.8% of the parcels house town-owned facilities/structures/buildings or have a town-owned use associated with them.
4. 2.3% of the parcels are vacant lots that are developable.

ANALYSIS AREA 2 – TOWN-OWNED FACILITIES/STRUCTURES/BUILDINGS

As previously mentioned, the Town owns 27 parcels that contain a building, structure, and/or usage facility, such as parcel 404-22-126A at 6.66 total acres (Town Hall Complex – 473 S. Main Street), parcel 404-28-061A at .89 total acres (Town Finance Building – 600 S. 1st Street), parcel 404-30-368A at 40.21 total acres (Waste Water Treatment Plant), parcel 404-22-124 at .82 total acres (Town's Economic Development Building/Business Resources and Innovation Center – 385 S. Main Street), parcel 407-09-011J at 2.54 total acres (Monigi Well site – 5000 S. Gensis Dr.), and parcel 403-06-011A at 4.52 total acres (Ryal Canyon Trailhead), to provide a few examples. The total combined acreage under this area analysis is approximately 307.45 Acres.

During this analysis, the Town was found to own a parcel containing a currently vacant residential structure. Parcel 404-13-401, totaling .19 acres and located at 4092 E. Cripple Creek Drive, is zoned R1-10 and contains a permitted 1993 Mobile/Manufactured home with an approved garage addition. The residential structure is approximately 1,119 square feet and was once part of a HUD assistance program. After the property owner(s) passed away and the children no longer wanted to retain the property, the property was deeded to the Town of Camp on September 11, 2019. The residential structure and property appear to be in fair to good condition, being maintained by the Town's maintenance division. **Figure 1A**



ANALYSIS AREA 3 – DEVELOPABLE AND UNDEVELOPABLE PARCELS



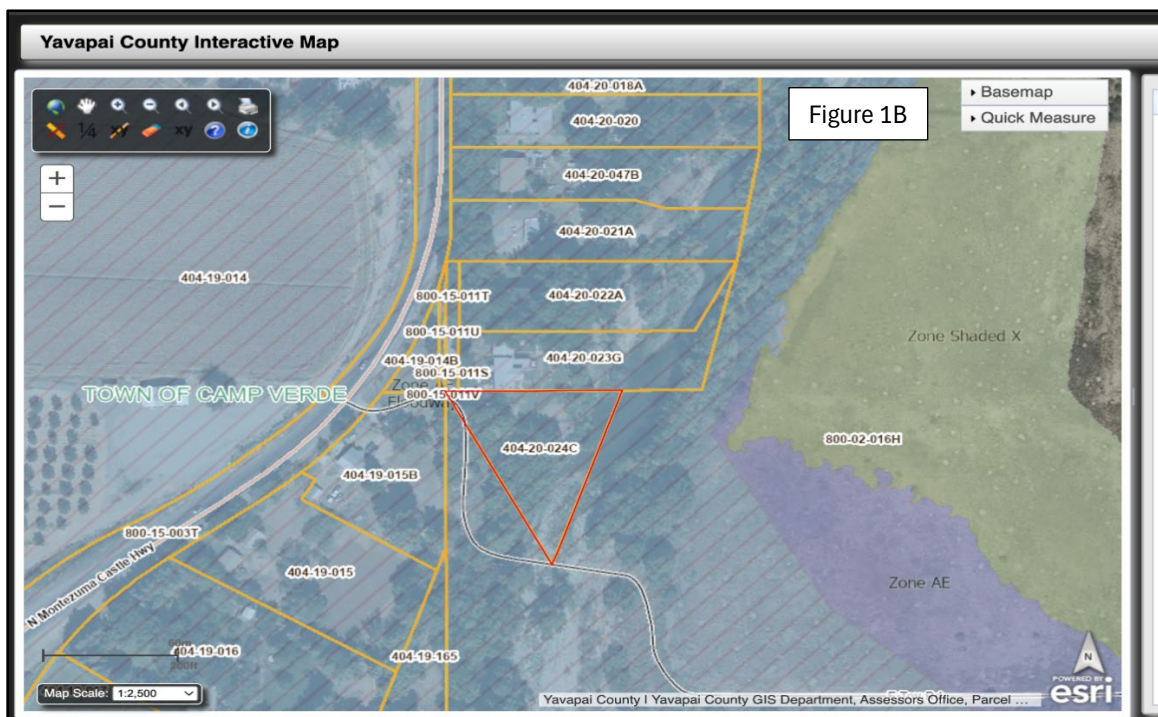
Prepared for Town Manager Town Parcels Analysis

A large number of the parcels that the Town owns are undeveloped vacant lots. Of the 398 total properties, 302 (75.8%) were considered undevelopable. In determining the reasonableness of a town-owned parcel being developable or not, staff looked at one or more of the following significant factors to help guide this part of the analysis:

- Major drainage concerns or not.
- Major flooding concerns or not.
- A parcel located within flood zones would make development unfeasible or costly.
- Significant terrain that would make development unfeasible or costly.
- Development of the parcel would affect the health or public welfare of the surrounding properties.

Staff determined that if a Town-owned parcel consisted of at least one or more of the above significant factors, it was deemed undevelopable, meaning no development should be considered.

297 of the 302 vacant parcels, or 98% of the Town-owned parcels considered undevelopable, are located within either the 100-year or 500-year flood zones and may have an additional significant factor associated with them. Many of the undevelopable vacant properties are small lots zoned residential within the Clear Creek Character Area. For example, parcel 404-32-070, zoned R1L-18 and totaling .78 acres, is a vacant lot located within the FEMA Floodway and was determined to be undevelopable. Another example, parcel 404-20-024C located at 50 E. Toy Road, at .95 AC, zoned R1L-175 is also within the flood zone, and would be considered an undevelopable property (**Figure 1B**).





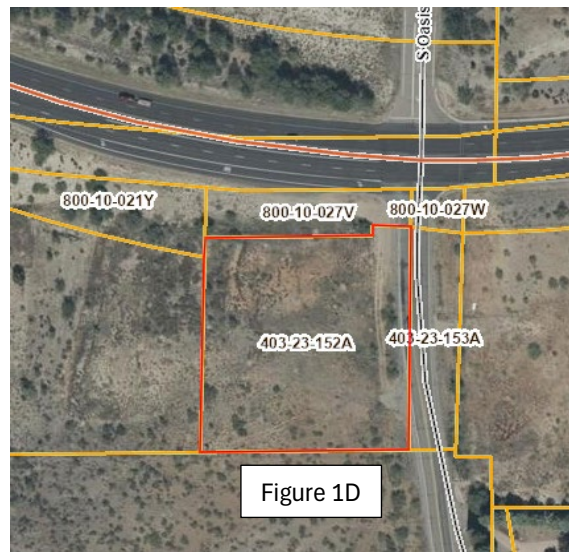
Prepared for Town Manager Town Parcels Analysis

Of the 398 Town-owned parcels, (9) nine vacant parcels were considered developable. The total acreage of these (9) nine parcels is approximately 12.56, comprising approximately 2.3% of the total acreage. **Figure 1C** shows the current developable vacant parcels for this analysis.

Figure 1B

Parcel (APN)	Address	Acreage	Zoned	Vacant	Flood	Cross Streets	Ch. Area
404-16-329	3626 E Mocking Bird Ln	0.27	R1-12	Vacant -Developable	NO	E. Mockingbird Ln	CC
404-28-439	N/A	5	R1L-5	Vacant -Developable	NO	S. Cliffs Parkway	FF
404-13-469	N/A	0.12	R1L-10	Vacant -Developable	NO	E. Phyllis Cir	CC
404-32-189	N/A	0.5	R1L-12	Vacant -Developable	YES PARTIALLY	E. Skyline Dr/S. Lake Front Dr.	CC
404-32-178	N/A	0.39	R1L-12	Vacant -Developable	YES PARTIALLY	S. Lake Front Dr/ E. Skyline Dr	CC
404-28-007B (Added 05/18/26)	N/A	0.09	C2-4	Vacant -Developable	NO	Main St/Montezuma Castle Hwy (Part of possible roadway realignment)	DT
404-28-007A (Added 05/18/26)	24 W. Finnie Flat Road	0.26	C2-4	Vacant -Developable	NO	Finnie Flat Rd/ Montezuma Castle Hwy (Part of possible roadway realignment)	DT
403-23-152A (Added 05/18/26)	N/A	2.97	R1L-70	Vacant -Developable	NO	State 260/S. Oasis Rd (Possible Future site for Oasis Trailhead)	SM
404-28-062J (Added 05/18/26)	N/A	2.96	C2-4	Vacant -Developable	NO	S. 1 st street (Old Blevins Property)	DT

Of these developable parcels as indicated in Figure 1B, (4) four are located within the Clear Creek Character Area, (3) three are within the Downtown Heritage Character Area, (1) is within the Salt Mine Character Area (**Figure 1D-Parcel 403-23-152A**) and (1) one in the Finnie Flat Character Area.



ANALYSIS AREA 4 – TOWN OWNED STREETS AND RIGHT OF WAYS



Prepared for Town Manager Town Parcels Analysis

Lastly, the Town as mentioned previously owns 60 parcels (15.1%) of parcels that are roadways, streets, stormwater retention basins and/or easements throughout Camp Verde. These parcels are maintained by the Town's Streets Division.

CONCLUSION

In conclusion, the analysis demonstrates that while the Town of Camp Verde owns a substantial number of parcels, the vast majority are constrained by environmental, topographic, or functional factors that limit development potential. Only a small portion of the Town's inventory was identified as developable, while the remainder primarily supports essential public infrastructure, municipal operations, and community services. These findings provide a clearer understanding of the Town's land assets and assist in establishing a practical foundation for future planning, prioritization, and decision-making. Moving forward, this analysis can help guide strategic discussions regarding land use, asset management, and long-term community development objectives supporting the upcoming Facilities Master Plan and the Parks, Recreation, Open Space and Trails Master Plan.

Additional Consideration for Analysis:

1. Are there specific parcels the Town should consider for sale, development, or consolidation?
2. Are there specific parcels that should be analyzed for potential rezoning or development opportunities?
3. Are there other factors that should be considered for parcels deemed undevelopable?

<i>PARCEL AND ADDRESS</i>	<i>Address</i>	<i>AC</i>	<i>ZONING</i>	<i>VACANT</i>	<i>FLOOD</i>	<i>CROSS STREETS</i>
403-23-098 ☒	N/A	.14	R1-10	Yes	No	W. Finnie Flat/S. Groseta Dr.
403-18-104 ☒ (Added 05/12/26)	N/A	0.01	R1-10 / ROW	Yes	No	N Verde River Drive
403-22-063 ☒ (Added 05/12/26)	N/A	1.04	C2-PAD	Yes (Future Water Tank Site)	No	N. Goswick Way
404-13-18 ☒ (Added 05/13/26)	3318 E Catclaw Dr.	.28	R1L-10	Yes	Yes	E. White Cap/E.Catclaw Dr.
404-28-062J ☒ (Added 05/13/26)	546 S. 1 st Street	2.96	C2-4	Yes	No	Old Blevins Yard (1 st Street)
404-32-077 ☒ (Added 05/13/26)	3124 E. Skyline Dr	.42	R1L-18	Yes	Yes	E. Skyline/E. Warren
800-15-003M ☒ (Added 05/13/26)	2431 N. Arturo Cir.	+/- .60	R1-12	No (Arturo Park)	No	S. Arturo Circle
404-15-267D (Added 05/18/26)	3012 S Aspen	6.56	R1-10	No (Verde Lakes Ponds & Park)	No	S. Aspen Way/S. Hilltop Dr.
404-12-083 (Added 05/18/26)	4081 E Lazy River Rd	.22	R1-12	Yes	Yes	E. Crystal Cir. / E. Lazy River Rd
404-02-039C ☒	N/A	.15	R1-35	ROW/Roadway	No	S. Reeves Arena Rd
404-03-105D ☒	N/A	10	R1L-35	Yes (w/in Verde River)	Yes	S. Salt Mine
404-11-010C ☒	N/A	.31	RR-2A	Roadway Access	No	Hardy Lane
404-12-073 ☒	4195 E Lazy River Rd	.39	R1-10	Yes	Yes	Lazy River/Spring Lane
404-12-075 ☒	N/A	.49	R1-10	Yes	Yes	Lazy River/Spring Lane
404-12-282 ☒	4340 E Creek View Dr	.25	R1L-10	Yes	Yes	Creek View/Chino Drive
404-12-287 ☒	N/A	.28	R2-4	Yes	Yes	S. Cottonwood Dr

404-13-171 ☒	N/A	.21	R1L-10	Yes	Yes	Catclaw/Verde Lakes dr
404-13-224 ☒	N/A	.20	R1-10	Yes	Yes	S. Aspen Way/S. White Birch
404-13-327 - ☒	3799 E Catclaw Dr	.20	R1-10	Yes	Yes	E. Catclaw/S. Hilltop
404-13-328 - ☒	3819 E Catclaw Dr	.20	R1-10	Yes	Yes	E. Catclaw/S. Hilltop
404-13-332 - ☒	3869 E Catclaw Dr	.20	R1-10	Yes	Yes	E. Catclaw/S. Hilltop
404-13-401 - ☒	4092 E Cripple Creek Dr	.19	R1-10	No (Residence on Property)	No	E. Cripple Creek/S. Dove Ct
404-15-124 - ☒	N/A	.18	R1-10	Yes	Yes	E. White Cap/Verde Lakes Drive
404-15-136 - ☒	N/A	.18	R1-10	Yes	Yes	E. Popular Rd/Verde Lakes Drive
404-16-355 - ☒	N/A	.28	R1-12	Yes	Yes	E. Lee Way/Verde Lakes Drive
404-16-370 - ☒	N/A	.33	R1-12	Yes	Yes	E. Robin Lane
404-16-390 - ☒	3281 E Driftwood Ln	.43	R1L-18	Yes	Yes	E. Driftway/Saguaro Ln
404-16-412 ☒	N/A	.37	R1-12	Yes	Yes	E. Warren/Verde Lakes Drive
404-19-018D - ☒	130 N Black Bridge Rd	6.9	R1-18	TOCV Library and Rezzonico Park	Yes	Moser Ln/Montezuma Castle

404-22-126A - ☒	473 S Main St	6.66	R1L-35	Town Hall and Community Area	No	Main St./Hollamon
404-28-007B - ☒	N/A	0.09	C2-4	Yes, (Part of possible future roadway realignment)	No	Main St/Montezuma Castle Hwy
404-32-072 - ☒	N/A	.58	R1L-18	Yes	Yes	E. Skyline/E. Warren Rd
404-32-152 - ☒	N/A	.28	R1L-12	Yes	Yes	E. Cross Rd/S. Plum
404-32-190 - ☒	N/A	.28	R1L-12	Yes	Yes	E. Skyline/S. Plum Ln
404-32-193 - ☒	N/A	.28	R1L-12	Yes	Yes	E. Skyline/S. Plum Ln
404-32-216 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Terrace Ln/E. Skyline
404-32-233 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Palm/E. Skyline
404-32-234 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Palm/E. Citrus
404-32-250 - ☒	N/A	.32	R1L-12	Yes	Yes	S. Century/E. Skyline
404-32-253 - ☒	N/A	.25	R1L-12	Yes	Yes	S. Kings/E. Skyline
800-15-011M - ☒	N/A	2.68	ROW	Roadway	No	Homestead
800-15-011S - ☒	N/A	.05	R1L-70	Access roadway	Yes	Toy/Montezuma Castle
800-15-011T - ☒	N/A	.06	R1L-70	Access roadway	Yes	Toy/Montezuma Castle
403-08-007 - ☒	N/A	0.01	RR-2A	Yes, located on 403-08-008	Yes	Verde River Drive

				(Part of CV Water system)		
403-11-094 - ☒	1450 N Rawhide Rd	1.14	R1-70	Yes	Yes	Rawhide/Rustler Trl
403-18-003U - ☒	3411 N Verde River Drive	0.04	RR-2A	Water Tanksx2	No	Cimarron Dr/Verde River Dr
403-20-148F - ☒	N/A	.37	ROW	Roadway	-----	W. Newton
403-21-021F - ☒	N/A	4.47	R1L-175	Yes	Yes	Near Verde Ranch RV Resort/Verde River
403-22-008B - ☒	1451 W Peterson Rd	.19	C3	Yes (Part of Peterson Road and TOCV Street's Yard)	No	N. Industrial Dr/W. Peterson Rd
404-02-104 - ☒	Address Unspecified	.38	R1L-70	Yes (Roadway)	No	S. Murdock
404-12-072 - Address Unspecified ☒	N/A	.44	R1-10	Yes	Yes	E. Lazy River/S. Spring Ln
404-12-074 - Address Unspecified ☒	N/A	.18	R1-10	Yes	Yes	E. Lazy River/S. Spring Ln
404-12-079 - ☒	4111 E Lazy River Rd	.37	R1-10	Yes	Yes	E. Lazy River/S. Spring Ln
404-12-084 - ☒	N/A	.20	R1-10	Yes	Yes	E. Lazy River/E. Crystal Cir.
404-12-140 - ☒	4121 E Crystal Cir	.22	R1-10	Yes	Yes	E. Lazy River/E. Crystal Cir.
404-12-228 - ☒	3361 S Cross Creek Dr	.46	R1-10	Yes	Yes	S. Cross Creek Dr
404-12-230 - Address Unspecified ☒	N/A	1.42	R1L-10	Yes (Tract 10)	Yes	West Clear Creek

404-12-269 - ☒	4311 E Creek View Dr	.29	R1L-10	Yes	Yes	E. Creek View Drive
404-12-320B - ☒	N/A	.15	R1L-10	Yes	Yes	E. Creek View Dr/S. Cottonwood
404-13-102 - ☒	3493 E Cactus Blossom Ln	.24	R1L-10	Yes	Yes	E. Castus Blossom/Verde Lakes Dr
404-13-127 - ☒	N/A	.34	R1L-10	Yes	Yes	E. White Cap/E. Catclaw
404-13-146 - ☒	N/A	.29	R1L-10	Yes	Yes	W. Warren/S. Verde Lakes Dr
404-13-168 - ☒	3180 S Verde Lakes Dr	.24	R1L-10	Yes	Yes	E. Catclaw/S. Verde Lakes Dr
404-13-176 - ☒	3398 E Catclaw Dr	.21	R1L-10	Yes	Yes	E. Catclaw
404-13-251 - ☒	3560 E Catclaw Dr	.20	R1L-10	Yes	Yes	E. Catclaw
404-13-260 - ☒	3549 E Catclaw Dr	.23	R1L-10	Yes	Yes	E. Catclaw/S. Greentree
404-13-261 - ☒	N/A	.23	R1L-10	Yes	Yes	E. Catclaw/S. Greentree
404-13-284 - ☒	3759 E Yucca Dr	.35	R1-10	Yes	Yes	E. Yucca Dr/E. Catclaw
404-13-321 - ☒	3709 E Catclaw Dr	.23	R1-10	Yes	Yes	E. Yucca Dr/E. Catclaw
404-13-449 - ☒	N/A	2.21	R1L-10	Yes	Yes	S. Redwood Ct/ E. Yucca Dr
404-15-131 - ☒	N/A	.18	R1-10	Yes	Yes	S. Verde Lakes Dr/E. Poplar

404-15-140 - ☒	3021 S Verde Lakes Dr	.12	R1-10	Yes	Yes	S. Verde Lakes Dr/E. Cactus Blossom Ln
404-15-152 - ☒	3675 E Sunrise Dr	.19	R1-10	Yes	Yes	E. Sunrise
404-16-329 - ☒	3626 E Mocking Bird Ln	.27	R1-12	Yes (Developable)	No	S. Verde Lakes Dr/E. Mockingbird Ln
404-16-374 - ☒	N/A	.37	R1-12	Yes	Yes	S. Verde Lakes Dr/E. Lee Way
404-16-400 - ☒	3362 E Driftwood Ln	.42	R1L-18	Yes	Yes	E. Driftwood
404-16-401 - ☒	N/A	.42	R1L-18	Yes	Yes	E. Driftwood
404-16-413 - Address Unspecified ☒	N/A	.38	R1-12	Yes	Yes	E. Warren
404-16-437 - Address Unspecified ☒	N/A	.14	R1-12	Yes	Yes	S. Saguaro
404-18-171A - ☒	1213 N Garner Ln	5	R1L-35	Butler Park	No	N. Garner Ln
404-24-011A - ☒	499 S 6th St/300 W Head Street	.14	R2-4	Water Tank	No	6 th St/Head St
404-28-439 - ☒	N/A	5	R1L-5	Yes (Developable, Old proposed Library and housing development.)	No	S. Cliffs Parkway
404-30-199 - ☒	N/A	.02	C2-4	ROW	Yes	E. Cliff House Dr
404-32-001 - ☒	N/A	.38	R1L-18	Yes	Yes	E. Skyline Dr

404-32-078 - ☒	3094 E Skyline Dr	.42	R1L-18	Yes	Yes	E. Skyline Dr
404-32-149 - ☒	N/A	.28	R1L-12	Yes	Yes	E. Cross Rd/S. S. Lake Front Dr
404-32-179 - ☒	N/A	.33	R1L-12	Yes	Yes	S. Lake Front Dr/E. Skyline
404-32-182 - ☒	2645 E Cross Rd	.27	R1L-12	Yes	Yes	E. Cross Rd/S. Patricia Way
404-32-188 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Lake Front Dr/E. Skyline
404-32-205 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Mulberry Ln
404-32-214 - ☒	N/A	.29	R1L-12	Yes	Yes	S. Mulberry Ln/E. Skyline
404-32-231 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Palm Ln/E. Skyline
800-15-010R - ☒	N/A	.18	N/A	ROW		W. General Crook
800-15-011G - ☒	N/A	.05	C2-4	Small section of Parking Lot (Moscatto)	No	W. Hollamon/Main St.
800-15-011V - ☒	N/A	.01	R1L-70	Yes (Toy Property Access)	Yes	N. Montezuma Castle/ E. Toy Rd
403-11-095 - ☒	1420 N Rawhide Rd	1.29	R1-70	Yes	Yes	N. Rawhide/ I-17
403-19-037 - N/A ☒	N/A	0.06	RR-2A	Water Facility/Water System	Yes	Horseshoe Bend Drive
403-20-007L - ☒	2718 W Rainbow Dr	.29	RR-2A	Water Facility/Water System	No	Rainbow Drive

403-21-170A - ☒	N/A	0.06	R1L-70	Yes	Floodway	Mondale/Park Verde RD
403-21-253B - ☒	N/A	.31	R1L-175	Yes	Yes (Verde River)	Rawhide Area
404-01-014 - ☒	N/A	.01	R1L-35	Yes	No	S. Canal
404-12-029R - ☒	N/A	1.74	RR-2A	Roadway (ROW)	No	E. Amy Dr/E. Hardy Ln
404-12-229 - ☒	3360 S Cross Creek Dr	2.81	R1-12	Yes (West Clear Creek)	Yes	S. Cross Creek Dr
404-12-346 - ☒	N/A	.22	R1-10	Yes	Yes	E. Clear Creek
404-13-148 - ☒	N/A	.24	R1L-10	Yes	Yes	S. Verde Lakes Dr/E. Ponderosa Trl
404-13-180 - ☒	3328 E Catclaw Dr	.22	R1L-10	Yes	Yes	E. Catclaw/E. White Cap
404-13-205 - ☒	N/A	.20	R1-10	Yes	Yes	E. White Cap/E. Poplar Rd.
404-13-211 - ☒	N/A	.20	R1-10	Yes	Yes	E. White Cap/s. Hilltop
404-13-214 - ☒	N/A	.20	R1-10	Yes	Yes	E. White Cap/S. Wagner
404-13-238 - ☒	3142 S Hilltop Dr	.20	R1-10	Yes	Yes	E. Hilltop/E. Catclaw
404-13-259 - ☒	N/A	.34	R1L-10	Yes	Yes	S. Verde Lakes Dr/E. Warren
404-13-447 - ☒	N/A	3.06	R1L-10	Yes	Yes	S. Verde Lakes Dr
404-15-090 - ☒	3080 S Wagner Dr	.18	R1-10	Yes	Yes	S. Wagner
404-15-128 - ☒	3681 E Poplar Rd	.22	R1-10	Yes	Yes	E. Poplar

404-16-395 - ☒	N/A	.39	R1-18	Yes	Yes	E. Driftwood
404-16-398 - ☒	N/A	.40	R1L-18	Yes	Yes	E. Driftwood
404-16-428 - ☒	3899 E North Ridge Ln	.25	R1-12	Yes	Yes	E. North Ridge Ln
404-16-434 - ☒	3949 E North Ridge Ln	3.45	R1-12	Yes	Yes	E. North Ridge Ln
404-19-018A - ☒	33 W Moser Ln	1.89	R1-18	Parking area for Rezzonico Park	Yes	N. Montezuma Castle Hwy
404-22-123 - ☒	N/A	.19	C2-4	Parking area for BRIC	No	Hollman St/Main St
404-28-061A - ☒	600 S 1st St	.89	C2-4	Finance Building	No	S. 1 st St
404-30-368 - ☒	N/A	61.97	RR-2A	Equestrian Arena/WWTP	No	S. Cowboy Trl
404-30-368A - ☒	N/A	40.21	RR-2A	WWTP	No	S. Cowboy Trl
404-32-067 - ☒	N/A	.41	R1L-18	Yes	Yes	E. Skyline Dr/E. Warren
404-32-177 - ☒	N/A	.58	R1L-12	Yes	Yes	S. Lake Front Dr/E. Skyline Dr
404-32-217 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Terrace Ln/E. Skyline Dr
404-32-235 - ☒	N/A	.24	R1L-12	Yes	Yes	E. Citrus Way/S. Palm
404-32-249 - ☒	3287 S Century Ln	.32	R1L-12	Yes	Yes	S. Century Ln/E. Citrus Way
404-32-258 - ☒	N/A	.29	R1L-12	Yes	Yes	S. Century Ln/E. Citrus Way
800-15-010U - ☒	N/A	.20	ROW	Yes	No	W. General Crook Trl/S/ Park Dr
800-15-010V - ☒	N/A	.50	C2-1	Yes	No	W. General Crook Trl/S/ Park Dr

800-15-010X - ☒	N/A	.43	ROW	Yes	No	W. General Crook Trl
800-15-011Y - ☒	N/A	.12	ROW	Yes	No	W. General Crook Trl
403-06-011A - ☒	N/A	4.52	R1L-35	Ryal Cayon Trail Head	No	S. Salt Mine Rd
403-21-252C - ☒	N/A	5.97	R1L-175	Yes	Yes	Rawhide (Verde River)
403-21-254B - ☒	N/A	5.58	R1L-175	Yes	Yes	Rawhide (Verde River)
404-01-043A - N/A ☒	N/A	.07	R1L-35	Yes	No	Salt Mine Rd/Afton Ln
404-12-059 - ☒	3440 S Cross Creek Dr	.32	R1L-10	Yes	Yes	S. Cross Creek Drive
404-12-142 - ☒	4091 E Crystal Cir	.22	R1-10	Yes	Yes	E. Crystal Cir/E. Lazy River Rd
404-12-319B - ☒	N/A	.16	R1L-10	Yes	Yes	S. Cottonwood Dr./E. Creek view
404-12-414 - ☒	N/A	.29	R1L-12	Yes	Yes	S. Kings Ln/E. Citrus Way
404-13-139 - ☒	3385 E Ponderosa Trl	.36	R1L-10	Yes	Yes	E. Ponderosa Trl/ E. White Cap
404-13-173 - ☒	3428 E Catclaw Dr	.21	R1L-10	Yes	Yes	E. Catclaw/S. Verde Lakes Dr
404-13-189 - ☒	N/A	.21	R1L-10	Yes	Yes	E. Catclaw/S. Verde Lakes Dr
404-13-194 - ☒	3120 S Verde Lakes Dr	.20	R1-10	Yes	Yes	E. Whitecap/S. Verde Lakes Dr
404-13-196 - ☒	N/A	.20	R1-10	Yes	Yes	E. Whitecap/S. Verde Lakes Dr

404-13-274 - ☒	3203 S Redwood Ct	.23	R1-10	Yes	Yes	E. Catclaw/S. Redwood Ct
404-13-288 - ☒	N/A	.37	R1-10	Yes	Yes	E. Yucca Dr
404-13-296 - ☒	3949 E Yucca Dr	.22	R1-10	Yes	Yes	E. Yucca Dr
404-15-133 - ☒	N/A	.18	R1-10	Yes	Yes	E. Poplar Rd/S. Verde Lakes Dr
404-15-135 - ☒	3551 E Poplar Rd	.18	R1-10	Yes	Yes	E. Poplar Rd/S. Verde Lakes Dr
404-16-373 ☒	N/A	.31	R1-12	Yes	Yes	E. Lee. Way/S. Verde Lakes Dr
404-16-417 - ☒	N/A	.40	R1-12	Yes	Yes	E. Warren/S. Verde Lakes Dr
404-16-425 - ☒	N/A	.40	R1-12	Yes	Yes	E. North Ridge Ln
404-18-148A - ☒	831 W Buffalo Trl	.52	R1-70	Yes (Access Road)	No	N. Mahan Rd./ W. Buffalo Trl
404-20-024C - ☒	50 E Toy Rd	.95	R1L-175	Yes (Toy Property)	Yes	Montezuma Castle/Toy Rd
404-30-029 - ☒	N/A	.03	R1L-35	Yes (ROW)	No	E. Fain St
404-32-069 - ☒	N/A	.52	R1L-18	Yes	Yes	E. Warren Rd/E. Skyline Dr
404-32-071 - ☒	N/A	.52	R1L-18	Yes	Yes	E. Warren Rd/E. Skyline Dr
404-32-142 - ☒	N/A	.29	R1L-12	Yes	Yes	E. Cross Rd/S. Yvonne Way
404-32-150 - ☒	N/A	.29	R1L-12	Yes	Yes	E. Cross Rd/S. Patricia Way
404-32-186 - ☒	N/A	.28	R1L-12	Yes	Yes	E. Susan Way/S. Lake Front Dr
404-32-192 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Palm Ln/E. Skyline Dr

404-32-194 - ☒	3348 S Plum Ln	.28	R1L-12	Yes	Yes	S. Palm Ln/E. Cross Rd
404-32-223 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Terrace Ln./E. Citrus Way
404-32-240 - ☒	N/A	.30	R1L-12	Yes	Yes	S. Palm Ln/E. Skyline Dr
404-32-252 - ☒	N/A	.30	R1L-12	Yes	Yes	S. Century Ln/E. Skyline Dr
407-09-011J - ☒	5000 S Genesis Dr	2.54	M1-10A	Monigi Well/Water Tank Site	No	South Gensis Way
800-15-011D - ☒	N/A	.12	ROW	Yes	No	W. General Crook Trl
800-15-011J - ☒	N/A	.09	ROW	Parking/ROW	No	S. Main St
800-15-011N - ☒	N/A	.06	Roadway	Road access	No	S. Main St/ W. Finnie Flat Rd
800-15-011Q - ☒	N/A	.65	ROW	Road Access	No	S. Jesscia Way
800-15-011R - ☒	N/A	.76	ROW	Road Access/ROW	No	S. Main St/S. State Route 260
403-21-244 - ☒	N/A	7.7	R1L-175	Yes	Yes	Rawhide (Verde River)
403-21-250B - ☒	N/A	.16	R1L-175	Yes	Yes	Rawhide (Verde River)
403-22-040C - ☒	N/A	.36	M1-12	Yes (Not developable)	No	N. Industrial Dr
403-23-099 - ☒	N/A	0.08	R1-10	Yes	No	W. Relo Lane
404-12-062 - ☒	N/A	.38	R1L-10	Yes	Yes	E. Creek View Dr/S. Cross Creek Dr
404-12-078 - ☒	4121 E Lazy River Rd	.34	R1-10	Yes	Yes	E. Lazy River Rd

404-12-082 - ☒	N/A	.39	R1-10	Yes	Yes	E. Lazy River Rd
404-12-085 - ☒	N/A	.20	R1-10	Yes	Yes	E. Lazy River Rd/E. Crystal Cir
404-12-092 - ☒	3330 S Cross Creek Dr	.27	R1-10	Yes	Yes	S. Cross Creek
404-12-279 - ☒	N/A	.25	R1L-10	Yes	Yes	E. Creek View Dr
404-13-218 - ☒	N/A	.20	R1-10	Yes	Yes	S. Cedar Way/E. White Cap Dr
404-13-233 - ☒	3840 E Catclaw Dr	.20	R1-10	Yes	Yes	E. Catclaw Dr
404-13-268 - ☒	N/A	.23	R1L-10	Yes	Yes	E. Catclaw Dr/S. Redwood Ct
404-13-282 - ☒	3729 E Yucca Dr	.30	R1-10	Yes	Yes	E. Yucca Dr
404-13-283 - ☒	3749 E Yucca Dr	.33	R1-10	Yes	Yes	E. Yucca Dr
404-13-298 - ☒	N/A	.37	R1-10	Yes	Yes	E. Yucca Dr/S. Aspen Way
404-13-299 - ☒	3989 E Yucca Dr	.37	R1-10	Yes	Yes	E. Yucca Dr/S. Aspen Way
404-13-308 - ☒	N/A	.20	R1-10	Yes	Yes	E. Yucca Dr
404-13-326 - ☒	3789 E Catclaw Dr	.20	R1-10	Yes	Yes	E. Yucca Dr
404-15-098 - ☒	3065 S Hilltop Dr	.18	R1-10	Yes	Yes	S. Hilltop Dr
404-15-125 - ☒	N/A	.18	R1-10	Yes	Yes	E. White Cap Dr
404-16-348 - ☒	N/A	.28	R1-12	Yes	Yes	E. Robin Lane/S. Verde Lakes Dr
404-16-357 - ☒	N/A	.28	R1-12	Yes	Yes	E. Robin Lane/S. Verde Lakes Dr
404-16-396 - ☒	N/A	.51	R1L-18	Yes	Yes	E. Driftwood Ln
404-16-399 - ☒	N/A	.42	R1L-18	Yes	Yes	E. Driftwood Ln

404-16-408 - ☒	N/A	.39	R1L-18	Yes	Yes	E. Warren Rd/E. Skyline Dr
404-22-125 - ☒	44 E Hollamon St	.05	C2-4	Old Jailhouse location	No	Hollaman St/Main St
404-30-197 - ☒	N/A	.24	R1L-18	Yes (Developable)	Yes	River Cave Drive
404-30-200 - ☒	N/A	.02	ROW	Yes (ROW)	No	E. Cliff House Dr
404-30-368B - ☒	N/A	33.1	RR-2A	WWPT Area	No	E. Hideout Arena Ln
404-32-068 - ☒	N/A	.59	R1L-18	Yes	Yes	E. Warren Rd
404-32-138 - ☒	N/A	.29	R1L-12	Yes	Yes	S. Yvonne Way
404-32-174 - ☒	N/A	.71	R1L-12	Yes	Yes	S. Patricia Way
404-32-199 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Plum Ln/E. Skyline Dr
404-32-213 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Mulberry/E. Skyline Dr
404-32-222 - ☒	3263 S Terrace Ln	.31	R1L-12	Yes	Yes	S. Terrace Ln/E. Citrus Way
404-32-272 - ☒	2800 E Citrus Way	.48	R1L-12	Yes	Yes	S. Terrace Ln/E. Citrus Way
800-15-011C - ☒	N/A	2.33	ROW	Yes	No	W. General Crook Trl
403-19-200 - ☒	N/A	0.8	RR-2A	Yes	Floodway	Verde River Dr/Copper Cir.
403-21-243 - ☒	N/A	1.1	R1L-175	Yes	Yes	Rawhide Area
403-23-153A - ☒	N/A	1.13	R1L-70	Yes (Part of Oasis Rd)	No	SR260/Oasis Rd
404-02-023 - ☒	N/A	.45	C3-4	Yes (Roadway)	No	S. Sullivan
404-12-089 - ☒	N/A	.20	R1-10	Yes	Yes	S. Cross Creek

404-12-267 - ☒	3480 S Chino Dr	.25	R1L-10	Yes	Yes	E. Creek View Dr/S. Chino Dr
404-12-350 - ☒	N/A	.21	R1-10	Yes	Yes	W. Clear Creek
404-12-356 - ☒	N/A	.55	R1L-12	Yes	Yes	S. Holly Ln
404-12-413 - ☒	N/A	.29	R1L-12	Yes	Yes	S. Holly Ln
404-12-416 - ☒	N/A	.15	R1L-12	Yes	Yes	S. Kings Ln
404-13-126 - ☒	N/A	.27	R1L-10	Yes	Yes	E. White Cap
404-13-129 - ☒	N/A	.42	R1L-10	Yes	Yes	E. White Cap
404-13-142 - ☒	N/A	.29	R1L-10	Yes	Yes	E. Ponderosa Trl/S. Verde Lakes Dr
404-13-143 - ☒	N/A	.29	R1L-10	Yes	Yes	E. Ponderosa Trl/S. Verde Lakes Dr
404-13-159 - ☒	N/A	.25	R1L-10	Yes	Yes	E. Ponderosa Trl/E. Catclaw Dr
404-13-179 - ☒	3348 E Catclaw Dr	.21	R1L-10	Yes	Yes	E. Whitecap/E. Catclaw Dr
404-13-208 - ☒		.20	R1-10	Yes	Yes	E. Whitecap/S. Hilltop Dr
404-13-276 - ☒	3659 E Catclaw Dr	.20	R1-10	Yes	Yes	E. Yucca Dr./E. Catclaw Dr
404-13-277 - ☒	3669 E Yucca Dr	.22	R1-10	Yes	Yes	E. Yucca Dr./E. Catclaw Dr
404-13-306 - ☒	3880 E Yucca Dr	.20	R1-10	Yes	Yes	E. Yucca Dr
404-13-318 - ☒	N/A	.20	R1-10	Yes	Yes	E. Yucca Dr
404-15-016A - ☒	N/A	.34	R1-10	Yes (ROW)	No	S. Aspen Way
404-16-416 - ☒	N/A	.36	R1-12	Yes	Yes	E. Warren Rd/S. Verde Lakes Dr
404-16-426 - ☒	N/A	.43	R1-12	Yes	Yes	E. North Ridge Ln

404-18-187P - ☒	N/A	1.96	R1L-35	Butler Park Field	No	N. Garner Ln
404-28-436 - ☒	N/A	.91	OP	Stormwater Retention Basin	No	Cliffs Parkway/W. Hollaman
404-32-145 - ☒	N/A	.29	R1L-12	Yes	Yes	E. Cross Rd/S. Yvonne Way
404-32-187 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Lake Front Dr/E. Skyline Dr
404-32-198 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Plum Ln/E. Cross Rd
404-32-200 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Plum Ln/E. Cross Rd
404-32-225 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Terrace Ln/E. Cross Rd
404-32-226 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Terrace Ln/E. Cross Rd
404-32-259 - ☒	N/A	.29	R1L-12	Yes	Yes	S. Kings Rd/E. Citrus Way
800-15-010Q - ☒	N/A	.19	ROW	Yes	No	Cliff's Parkway/SR260
800-15-010T - ☒	748 S Parks Dr	.88	ROW/Roadway Access	Yes (ROW)	No	General Crook Trl
800-15-011F - ☒	N/A	.19	ROW	Yes	No	W, Cherry Creek
800-15-012 - ☒	N/A	.77	R1L	Roadway	No	Whitehawk Dr
403-20-007D - ☒	2730 W Rainbow Dr	.33	RR-2A	Yes (Vacant Tract near water system tract)	No	Rainbow Drive
403-22-040A - ☒	807 N Industrial Dr	.70	M1-12	ACO Building	No	N. Industrial Drive

404-12-090 - ☒	N/A	.20	R1-10	Yes	Yes	S. Cross Creek Dr/E. Sparkling Ln
404-13-144 - ☒	N/A	.04	R1L-10	Yes	Yes	E. Ponderosa Trl/S. Verde Lakes Dr
404-13-178 - ☒	N/A	.21	R1L-10	Yes	Yes	E. Catclaw Dr/E. Ponderosa Trl
404-13-231 - ☒	3860 E Catclaw Dr	.20	R1-10	Yes	Yes	E. Catclaw Dr/S. Hilltop Dr
404-13-304 - ☒	3920 E Yucca Dr	.20	R1-10	Yes	Yes	E. Yucca Dr
404-13-305 - ☒	3890 E Yucca Dr	.20	R1-10	Yes	Yes	E. Yucca Dr
404-15-118 - ☒	3530 E White Cap Dr	.18	R1-10	Yes	Yes	S. Verdes Lake dr/E. White Cap Dr
404-15-198 ☒	3582 E Sunrise Dr	.18	R1-10	Yes	Yes	E. Sunrise Dr/E. Catus Blossom Ln
404-16-177 - ☒	N/A	.28	R1-12	Yes	Yes	E. Robin Ln
404-16-367 - ☒	N/A	.57	R1-12	Yes	Yes	E. Robin Ln/E. North Ridge Ln
404-16-368 - ☒	N/A	.31	R1-12	Yes	Yes	E. Robin Ln/E. North Ridge Ln
404-16-406 - ☒	N/A	.39	R1L-18	Yes	Yes	W. Warren Rd/E. Skyline Dr
404-16-415 - ☒	N/A	.37	R1-12	Yes	Yes	E. Warren Rd
404-16-435 - ☒	N/A	.96	R1-12	Yes	Yes	E. Yucca Dr/E. North Ridge Ln
404-16-436 - ☒	N/A	.35	R1-12	Yes	Yes	S. Verdes Lake Dr/ E. Warren Rd
404-22-060 - ☒	495 S 4th St	0.2	RR-2A	Water Treatment FC	No	4 th Street/Head St

404-30-040 - ☒	N/A	.14	R1-10	Yes (behind/within a residence property)	Yes	Tres Rios/Cherokee
404-30-342 - ☒	N/A	2.6	R1L-175	Yes	Yes	River Cave Rd
404-32-062 - ☒	N/A	.43	R1L-18	Yes	Yes	E. Driftwood Ln
404-32-155 - ☒	2525 E Cross Rd	.28	R1L-12	Yes	Yes	S. Yvonne
404-32-158 - ☒	N/A	.29	R1L-12	Yes	Yes	S. Yvonne
404-32-203 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Yvonne
404-32-212 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Mulberry Ln/E. Skyline Dr
404-32-219 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Terrace Ln/E. Skyline Dr
404-32-227 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Terrace Ln/E. Skyline Dr
404-32-265 - ☒	N/A	.35	R1L-12	Yes	Yes	E. Citrus Way/C. Cavalier
800-15-010S - ☒	N/A	.07	ROW	Yes	No	15 th st/SR260
800-15-010W - ☒	N/A	.18	ROW	Yes	No	W. General Crook Trl
800-15-011U - ☒	N/A	.04	ROW	Yes	Yes	Montezuma Castle Hwy/Toy Rd
800-15-011X - ☒	N/A	.10	C1	Yes	No	W. Dickson Cir/SR260
404-02-006F - ☒	24 E. State Route 260	.11	R1L-35	WWTP system Facility/Building	No	SR260/W. Salt Mine
404-02-024W - ☒	N/A	.38	C3	ROW/Roadway	No	S. Boyles Way
404-12-276 - ☒	N/A	.28	R1L-10	Yes	Yes	E. Creel View Dr
404-12-347 - ☒	N/A	.24	R1-10	Yes	Yes	W. Clear Creek

404-13-104 - ☒	3462 E Dawn Dr	.28	R1L-10	Yes	Yes	E. Dawn Dr/S. Verde Lakes Dr
404-13-130 - ☒	3270 E White Cap Dr	.53	R1L-10	Yes	Yes	W. White Cap
404-13-164 - ☒	3427 E Catclaw Dr	.24	R1L-10	Yes	Yes	E. Catclaw Dr/S. Verde Lakes Dr
404-13-236 - ☒	3790 E Catclaw Dr	.20	R1-10	Yes	Yes	E. Catclaw Dr/S. Hilltop Dr
404-13-250 - ☒	N/A	.20	R1L-10	Yes	Yes	E. Catclaw Dr/S. Greentree Ct
404-13-262 - ☒	N/A	.32	R1L-10	Yes	Yes	S.Greentree Ct
404-13-265 - ☒	N/A	.29	R1L-10	Yes	Yes	S.Greentree Ct
404-13-269 - ☒	N/A	.23	R1L-10	Yes	Yes	S.Greentree Ct
404-13-322 - ☒	3729 E Catclaw Dr	.23	R1-10	Yes	Yes	E. Catclaw Dr
404-13-331 ☒	N/A	.20	R1-10	Yes	Yes	E. Catclaw Dr
404-13-448 - ☒	N/A	3.52	R1L-18	Yes	Yes	E. Warren Rd/E. Skyline Dr.
404-15-132 - ☒	3591 E Poplar Rd	.18	R1-10	Yes	Yes	E. Poplar Rd/ S. Verde Lakes Dr.
404-15-268H - ☒	N/A	13.98	R1-10	Yes	Yes	Drainage area in Verde Lakes
404-16-347 - ☒	3565 E Robin Ln	.28	R1-12	Yes	Yes	E. Robin Ln/S. Verde Lakes Dr
404-16-369 - ☒	N/A	.28	R1-12	Yes	Yes	E. Robin Ln/S. Verde Lakes Dr
404-16-375 - ☒	N/A	.33	R1-12	Yes	Yes	E. Lee Way/S. Verde Lakes Dr
404-16-403 - ☒	3282 E Driftwood Ln	.42	R1L-18	Yes	Yes	E. Driftwood Ln

404-16-405 - ☒	N/A	.42	R1L-18	Yes	Yes	E. Driftwood Ln
404-16-424 - ☒	N/A	.47	R1-12	Yes	Yes	E. North Ridge
404-16-429 - ☒	3920 E North Ridge Ln	.47	R1-12	Yes	Yes	E. North Ridge
404-28-007A - ☒	24 W Finnie Flat Rd	.26	C2-4	Yes (Part of possible future Road Alignment -old circle k)	No	Finnie Flat/Arnold St
404-28-060B - ☒	646 S 1st St	1.69	C2-4	CVMO	No	S. 1 st Street
404-32-159 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Yvonne Way
404-32-164 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Kelly Way/E. Cross Rd
404-32-185 - ☒	3367 S Lake Front Dr	.28	R1L-12	Yes	Yes	S. Lake Front Dr/E. Susan Way
404-32-204 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Mulberry Ln/E. Skyline Dr
404-32-229 - ☒	N/A	.29	R1L-12	Yes	Yes	S. Palm Ln/E. Skyline Dr
404-32-230 - ☒	N/A	.29	R1L-12	Yes	Yes	S. Palm Ln/E. Skyline Dr
404-32-244 - ☒	3326 S Century Ln	.30	R1L-12	Yes	Yes	S. Century Ln/E. Skyline Dr
404-32-247 - ☒	N/A	.34	R1L-12	Yes	Yes	S. Century Ln/E. Citrus Way
404-32-266 - ☒	N/A	.34	R1L-12	Yes	Yes	S. Kings Rd/E. Citrus Way
404-32-273 - ☒	N/A	.44	R1L-12	Yes	Yes	S. Terrace Ln/E. Citrus Way
800-15-010Y - ☒	N/A	.12	ROW	Yes	No	W. General Crook Trl

800-15-011E - ☒	N/A	2.15	Roadway	Yes	No	Commonwealth Dr
800-15-011K - ☒	N/A	3.7	Roadway	Yes	No	Cowboy Trl
403-22-025G - ☒	1498 W Peterson Rd	16.76	M1-35	TOCV Streets Yard	No	N. Industrial Dr
403-23-152A - ☒	N/A	2.97	R1L-70	Yes (Possible future of Oasis Tailhead)	No	SR/Oasis Rd
404-02-024U - ☒	N/A	.24	C3	Roadway	No	S. Boyles Way
404-02-171B - ☒	990 E Champion Trl	114.18	RR-2A	Sports Complex	No	Champion Trl
404-12-129 - ☒	4081 E Sparkling Ln	.28	R1-10	Yes	Yes	E. Sparkling Ln/ E. Lazy River Rd
404-12-227 - ☒	N/A	.10	R1-10	Yes (ROW)	Yes	S. Spring Ln
404-12-278 - ☒	N/A	.36	R1L-10	Yes	Yes	E. Creek View Dr
404-12-412 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Kings Ln
404-13-112 - ☒	N/A	.29	R1L-10	Yes	Yes	E. Dawn Dr/S. Verde Lakes Dr
404-13-113 - ☒	3461 E Dawn Dr	.29	R1L-10	Yes	Yes	E. Dawn Dr/S. Verde Lakes Dr
404-13-138 - ☒	3375 E Ponderosa Trl	.38	R1L-10	Yes	Yes	E. Ponderosa Trl
404-13-209 - ☒	N/A	.20	R1-10	Yes	Yes	E. Ponderosa Trl
404-13-240 - ☒	3720 E Catclaw Dr	.20	R1-10	Yes	Yes	E. Catclaw Dr/S. Hilltop
404-13-297 - ☒	3959 E Yucca Dr	.37	R1-10	Yes	Yes	E. Yucca Dr/S. Aspen way
404-13-317 - ☒	N/A	.20	R1-10	Yes	Yes	E. Yucca Dr
404-13-469 - ☒	N/A	.12	R1L-10	Yes (Developable)	No	E. Phyllis Cir

404-15-123 - ☒	N/A	.18	R1-10	Yes	Yes	E. White Cap Dr/S. Verde Lakes Dr.
404-15-137 - ☒	N/A	.18	R1-10	Yes	Yes	E. Poplar Rd/S. Verde Lakes Dr.
404-16-393 - ☒	N/A	.46	R1L-18	Yes	Yes	E. Driftwood Ln
404-30-196 - N/A ☒	N/A	0.06	R1L-18	Yes (Developable)	Yes	Cliff House Drive/Montezuma Castle
404-30-198 - ☒	N/A	.03	C2-4	Yes (Road area)	No	E. Cliff house Dr
404-30-368C - ☒	N/A	26.44	RR-2A	Equestrian Center and part of WWTP	No	S. Cowboy Trl
404-32-066 - ☒	N/A	.41	R1L-18	Yes	Yes	E. Skyline Dr
404-32-154 - ☒	N/A	.27	R1L-12	Yes	Yes	E. Cross Rd/S. Mulberry Ln
404-32-180 - ☒	N/A	.33	R1L-12	Yes	Yes	E. Susan Way/S. Lake Front Dr
404-32-189 - ☒	N/A	.50	R1L-12	Yes (Developable)	Partially	E. Skyline Dr/S. Lake Front Dr.
404-32-202 - ☒	N/A	.26	R1L-12	Yes	Yes	E. Skyline Dr/S. Mulberry Ln.
404-32-218 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Terrace Ln/E. Skyline Dr
404-32-224 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Terrace Ln/E. Skyline Dr
404-32-232 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Palm/E. Skyline Dr
404-32-254 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Kings Rd/E. Skyline Dr

404-32-267 - ☒	2920 E Citrus Way	.40	R1L-12	Yes	Yes	E. Citrus Way
404-32-268 - ☒	N/A	.48	R1L-12	Yes	Yes	E. Citrus Way
800-15-010Z - ☒	N/A	.06	ROW	Yes	No	W. General Crook Trl
800-15-011H - ☒	44 W Hollamon St	.1	C2-4	Yes	No	W. Hollamon St (Parking space area)
800-15-011L - ☒	806 E Quarterhorse Ln	.38	R1-35 (ROW)	Yes	No	E. Quarterhorse Ln
800-15-011W - ☒	N/A	7.75	(ROW)	Yes	No	SR260/Rio Vista Dr
800-15-011Z - ☒	N/A		(ROW)	Yes	Ni	S. Yaqui Cir
800-15-012A - ☒	N/A	.31	C2-PAD	Yes	No	Roadway access to Verde Racnch Estates
403-21-014Q - ☒	N/A	.27	C2-PAD	Yes	Yes	Behind Verde Ranch RV Resort /Verde River
403-21-021C - ☒	N/A	3.2	R1L-175	Yes	Yes	Rawhide and Verde River Area
403-21-251B - ☒	N/A	.37	R1L-175	Yes	Yes	Rawhide and Verde River Area
404-12-098 - ☒	4050 E Sparkling Ln	.20	R1-10	Yes	Yes	E. Sparkling Ln
404-12-137 - ☒	4181 E Crystal Cir	.25	R1-10	Yes	Yes	E. Crystal Cir.
404-12-341 - ☒	4291 E Lazy River Rd	.30	R1-10	Yes	Yes	E. Lazy River
404-12-415 - ☒	N/A	.27	R1L-12	Yes	Yes	E. Citrus Way

404-13-098 - ☒	3403 E Cactus Blossom Ln	.24	R1L-10	Yes	Yes	E. Catus Blossom Ln
404-13-290 - ☒	3849 E Yucca Dr	.22	R1-10	Yes	Yes	E. Yucca Dr
404-13-324 - ☒	3759 E Catclaw Dr	.20	R1-10	Yes	Yes	E. Catclaw/S. Hilltop Dr
404-13-329 - ☒	N/A	.20	R1-10	Yes	Yes	E. Catclaw Dr
404-13-450 - ☒	N/A	1.18	R1-10	Yes	Yes	W. Clear Creek
404-15-149 - ☒	3625 E Sunrise Dr	.18	R1-10	Yes	Yes	E. Sunrise Dr
404-15-153 - ☒	3685 E Sunrise Dr	.28	R1-10	Yes	Yes	E. Sunrise Dr
404-16-371 - ☒	N/A	.53	R1-12	Yes	Yes	S. Verde Lakes Dr/E. Robin Ln
404-16-385 - ☒	N/A	.40	R1-12	Yes	Yes	S. Saguaro Ln
404-16-387 - ☒	3221 E Driftwood Ln	.44	R1L-18	Yes	Yes	E. Driftwood
404-16-414 - ☒	N/A	.37	R1-12	Yes	Yes	E. Warren Rd
404-16-421 - ☒	N/A	.50	R1-10	Yes	Yes	E. North ridge
404-19-166 - ☒	235 N Montezuma Castle Hwy	4.3	R1L-70	Yes - West Beaver Creek /Verde River Connection	Yes	N. Montezuma Castle Hwy
404-22-124 - ☒	385 S. Main ST/374 S Woods St	.82	C2-4	BRIC (ECDEV)building and parking lot	No	E. Hollaman St/S. Main St
404-23-042A - ☒	531 S 1st St	.21	C2-4	Utility Area	No	S. 1 st Street
404-32-070 - ☒	N/A	.78	R1L-18	Yes	Yes	E. Skyline Dr/E. Warren Rd
404-32-156 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Yvonne Way/ E. Cross Rd

404-32-162 - ☒	N/A	.29	R1L-12	Yes	Yes	S. Kelly Way
404-32-178 - ☒	N/A	.39	R1L-12	Yes (Developable)	Partially	S. Lake Front Dr/ E. Skyline Dr
404-32-191 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Pulm Ln/ E. Skyline Dr
404-32-201 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Pulm Ln/ E. Skyline Dr
404-32-207 - ☒	N/A	.27	R1L-12	Yes	Yes	S. Mulberry Ln/E. Cross Rd
404-32-215 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Terrace Ln/E. Skyline Dr
404-32-228 - ☒	N/A	.28	R1L-12	Yes	Yes	S. Terrace Ln/E. Skyline Dr
800-10-043Q - ☒	N/A	.02	ROW	Yes	No	SR260/N industrial Roundabout
800-15-012B - ☒	N/A	36.6	R1L-35	Yes	No	Sports Complex Drainage Area
800-15-012J – ☒ (Added 05/13/26)	N/A	4.82	C2-PAD	Yes	No	Part of Goswick roadway
800-12-012C – ☒ (Added 05/13/26)	N/A	Unk	Unk	Yes	No	Spilt parcel result
800-15-012L – ☒ (Added 05/13/26)	N/A	7.58	M1-PAD	Yes	No	High View @ Boulder Creek (Roadway)
800-15-012H – ☒ (Added 05/13/26)	N/A	.55	C3-70	Yes	No	Aultman (North) Parkway Plat Dedication – Roadway

800-15-012K – ☒ (Added 05/13/26)	N/A	1.19	C2-PAD	Yes	No	ROW – Verde Commercial – Goswick
403-20-142C ☒	N/A	.27	R1-70	Yes (Appears that building are there).	No Flood	Rainbow drive