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**AGENDA
TOWN OF CAMP VERDE
REGULAR SESSION
MAYOR AND COUNCIL
473 S. MAIN STREET, SUITE 106
WEDNESDAY, MARCH 20, 2019 at 6:30 P.M.**

If you want to speak ON ANY ITEM ON THE AGENDA, PLEASE complete the Request to Speak Form

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

1. Call to Order

2. Roll Call. Council Members Buck Buchanan, Joe Butner, Bill LeBeau, Jessie Murdock, Robin Whatley; Vice Mayor Dee Jenkins; and Mayor Charles German.

3. Pledge of Allegiance

4. Consent Agenda – All those items listed below may be enacted upon by one motion and approved as consent agenda items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Council requests.

a) Approval of the Minutes:

1) Regular Session – March 6, 2019

b) Set Next Meeting, Date and Time:

- 1) Wednesday, March 27, 2019 at 6:30 p.m. – Council Hears P&Z Matters- CANCELLED
- 2) Wednesday, March 27, 2019 at 5:30 p.m. – Special Work Session
- 3) Wednesday, April 3, 2019 at 6:30 p.m. – Regular Session
- 4) Wednesday, April 9, 2019 at 5:30 p.m. – Special (Budget) Session
- 5) Wednesday, April 10, 2019 at 5:30 p.m. – Special (Budget) Session
- 6) Wednesday, April 17, 2019 at 6:30 p.m. – Regular Session

5. Special Announcements and presentations.

5.1. American Legion Centennial Day Proclamation.

5.2. March a Mile for Meals Proclamation.

5.3. Verde Connect Project Update. [Presenters: Troy Sieglitz, Jacobs Engineering Group Inc. Senior Projects Manager; Roger McCormick, Yavapai County Assistant Public Works Director]

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

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

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- 7. Business. Legal action can be taken.**
- 7.1. Discussion and possible approval of Resolution 2019-1022, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving and authorizing the Abatement of Dangerous Structure(s) located on Parcel 404-13-415, 4135 E. Clear Creek Dr., Camp Verde, Arizona; Directing and Authorizing the Building Official to issue a Start Work Order to Hollamon Generations for the purpose of demolishing and removing the above referenced structures(s); and approving and authorizing the Town Manager to allocate any additional funds, if required, to complete the abatement process. [Staff Resource: Robert Foreman]**
- 35 **7.2. Discussion and possible approval of Resolution 2019-1021, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona approving a Final Plat for the purpose of developing a 12-Lot Business Park on approximately 6.59 Acres located on the West Side of Homestead Parkway South of the Verde Ditch; APN 403-23-104W, in Camp Verde, Yavapai County, Arizona. [Staff Resource: Carmen Howard]**
- 55 **7.3. Discussion, consideration/update and possible direction to staff relative to proposed legislation by the 54th State Legislature. [Staff Resource: Russ Martin]**
- 8. Call to the Public for items not on the agenda. (Please complete Request to Speak Card and turn in to the Clerk.)**
- 9. Council Informational Reports.** These reports are relative to the committee meetings that Council members attend. The Committees are: Copper Canyon Fire & Medical District, Yavapai College Governing Board, Yavapai Apache Nation, Intergovernmental Association, NACOG Regional Council, Verde Valley Regional Economic Organization (VVREO), League Resolutions Committee, Arizona Municipal Risk Retention Pool, Verde Valley Transportation Org, Verde Valley Transit Committee, Verde Valley Water Users, Verde Valley Homeless Coalition, Verde Front, Verde Valley Steering Committee of MAT Force, Public Safety Personnel Retirement Board, Phillip England Center for the Performing Arts Foundation. In addition, individual members may provide brief summaries of current events. The Council will have no discussion or take action on any of these items, except that they may request that the item be placed on a future agenda.
- 10. Manager/Staff Report** Individual members of the Staff may provide brief summaries of current events and activities. These summaries are strictly for informing the Council and public of such events and activities. The Council will have no discussion, consideration, or take action on any such item, except that an individual Council member may request that the item be placed on a future agenda.

11. Adjournment

Posted by: v jonesDate/Time: 03-14-2019 10:00 a.m.

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

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk at 928-554-0021

Agenda items may be taken out of order.

Pursuant to A.R.S. §38-431.01 Meetings shall be open to the public - A. 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 A.R.S. §38-431.03(A)(2) and (A)(3), the Council may vote to go into Executive Session for the purpose of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

Camp Verde Council Meetings are recorded and may be viewed on the Camp Verde website. Pursuant to A.R.S. §1-602(A)(9), parents and legal guardians have the right to consent before the Town of Camp Verde makes a video or voice recording of a minor child. If you permit your child to participate in the Council Meeting, a recording will be made. You may exercise your right not to consent by not permitting your child to participate or by submitting your request in advance to the Town Clerk that your child not be recorded.

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DRAFT MINUTES
TOWN OF CAMP VERDE
REGULAR SESSION
MAYOR AND COUNCIL
473 S. MAIN STREET, SUITE 106
WEDNESDAY, MARCH 6, 2019 at 6:30 P.M.

1. Call to Order

Mayor German called the meeting to order at 6:30 pm.

- 2. Roll Call.** Council Members Buck Buchanan, Joe Butner, Bill LeBeau, Jessie Murdock, Robin Whatley; Vice Mayor Dee Jenkins; and Mayor Charles German.

Also Present: Town Manager Russ Martin, Town Clerk Judy Morgan, Town Marshal Corey Rowley, Library Director Kathy Hellman, Risk Manager Carol Brown, Finance Director Mike Showers and Recording Secretary Marie Moore.

3. Pledge of Allegiance

The Mayor led the Pledge of Allegiance.

- 4. Consent Agenda** – All those items listed below may be enacted upon by one motion and approved as consent agenda items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Council requests.

a) Approval of the Minutes:

- 1) (Budget) Work Session – February 8, 2019
- 2) Executive Session – February 8, 2019 (recorded and on file)
- 3) Regular Session – February 20, 2019

b) Set Next Meeting, Date and Time:

- 1) Wednesday, March 13, 2019 at 5:30 p.m. – Work Session
- 2) Wednesday, March 20, 2019 at 6:30 p.m. – Regular Session
- 3) Wednesday, March 27, 2019 at 6:30 p.m. – Council Hears P&Z Matters - CANCELLED
- 4) Wednesday, March 27, 2019 at 6:30 p.m. – Special Session
- 5) Wednesday, April 3, 2019 at 6:30 p.m. – Regular Session

- c)** Approval and possible adoption of 2019 Policy Statement that authorizes the Mayor (as the Town's Chief Elected Official), to support or oppose bills introduced during Legislative Sessions when they affect the Town's interest and require an immediate response. [Town Code Section 2-2-4 F]

- d)** Approval of Ordinance 2019-A443, an Ordinance of the Mayor and Council of the Town of Camp Verde, Yavapai County, Arizona, amending the Town Code, Article 2-2, Section 2-2-4 POWERS AND DUTIES OF THE MAYOR; Paragraph (F).

On a motion by Councilor Butner, seconded by Councilor Le Beau, Council approves the Consent Agenda with the exclusion of Items 4(b), (3-4)

Councilor Butner requested clarification from the Town Manager, Russ Martin

regarding the cancellation of Item 4 b) 3. and resetting Item 4 b) 4., a different matter for the same date and time.

Town Manager, Russ Martin explained that there is a monthly Planning & Zoning matters meeting scheduled each month. Due to the fact that there is not a need to hear any items from the Planning & Zoning Commission, the meeting is cancelled. In lieu of that meeting, the date and time will still be utilized as there are items that are in need of discussion, but the title of the meeting must be renamed as a "special session" as the matters on the Agenda for the meeting will not pertain to anything associated with Planning & Zoning. Martin did indicate that the meeting is scheduled for 6:30 pm and it would be at Council discretion if they would like to change the meeting time to 5:30 pm.

On a motion by Butner, seconded by Vice Mayor Jenkins, Council approves Item 4 b), 3-4 with the change of time for 4 b) 4. to 5:30 pm. Motion passes unanimously with Council Members Buck Buchanan, Joe Butner, Bill LeBeau, Jessie Murdock, Robin Whatley; Vice Mayor Dee Jenkins; and Mayor Charles German approving.

5. Special Announcements and presentations.

5.1. Vietnam Veterans Remembrance Day Proclamation.

Mayor proclaimed it for the 30th of March.

6. Call to the Public for items not on the Agenda. (Please complete Request to Speak Card and turn in to the Clerk.)

John Garinger stated the Town's code enforcement officer is harassing him, as it pertains to his residential trailer. He spoke on other properties that were not considered a violation yet his has been singled out as a violation. Mayor German explained that Council is unable to comment on items not on the agenda but directed Town Manager Russ Martin to look further into the matter.

Bruce George informed Council that AARP is assisting with tax filing for the community, free of charge, on Tuesdays, Thursdays and Saturday mornings at the Senior Center and on Thursday from 4pm to closing at the Public Library.

Marie Declue with Meals on Wheels requested the public and Council's help to raise \$5000.00 for the program during their event on March 23, 2019. Applications were handed to Council and available for the members of the public present at the meeting.

7. Business. Legal action can be taken.

7.1. Presentation and possible acceptance of the Town of Camp Verde's FY18 Audit. [Staff Resource: Mike Showers]

Scott Graff with Colby and Powell PLC firm reviewed the FY18 Audit report with Council.

Vice Mayor Jenkins questioned how the report is compiled. Scott explained it is completed in part by himself and the finance director and ultimately, Scott compiles everything to create the report.

Councilor Whatley asked how many years the CAFR (Comprehensive Annual Financial Report) certificate has been applied for and received in the last 5 years. Financial Director Mike Showers indicated that every year the certificate is

received. Councilor Whatley commended Mike Showers for the extra work he puts toward the CAFR Certificate each year.

Councilor Butner requested clarification on the fiduciary funds. Scott Graff indicated that on Page 96 of the report, the Employee Assistance Fund as well as the Camp Verde Sanitary District Fund are listed.

Councilor Butner questioned if the information on pages 4 through page 15 are provided by the Finance Department. Scott Graff affirmed that is correct.

Councilor Butner asked for clarification on page 11 regarding the Waste Water Fund decrease and depreciation. Finance Director Mike Showers indicated that this matter was discussed at a previous work session. The fund shows a balance decrease, however, the biggest cause in the fall is due to depreciation and not a funding loss. Councilor Butner questioned why the depreciation is so large. Mike Showers explained that the Sewer Department is like any other business and must show depreciation on their equipment.

Scott Graff offered to attend a work session where he could answer all of Council's questions regarding finer details of the report.

On a motion by Councilor Murdock, seconded by Councilor Butner, Council approves the Town of Camp Verde's FY18 Audit. Motion passed unanimously with Council Members Buck Buchanan, Joe Butner, Bill LeBeau, Jessie Murdock, Robin Whatley; Vice Mayor Dee Jenkins; and Mayor Charles German approving.

7.2. Discussion and possible approval of update to Library Job Descriptions.

[Staff Resource: Kathy Hellman]

Library Director Kathy Hellman explained that she has been in the new library for 2 years now and feels there is a need for structure and organization for staff as well as up-to-date job descriptions for appropriate positions. Organizational structure for in-house advancement is currently not available and with this update, she would like to create such opportunities.

Vice Mayor Jenkins indicated that several of the jobs require a master's degree and questioned if such education is easy to find to bring to the Town for the positions. Kathy Hellman explained that with the updates, recommendation rather than requirement for those positions have been made. Kathy did indicate that the Library Director and Supervisor should require a Master's Degree, but mainly, she is looking to prepare for the future when the need arises for new positions within the department.

Councilor Butner clarified that a new position is not being asked for at this time. Kathy Hellman explained that the youth librarian is not a new position but rather is a step down from the youth services librarian.

Councilor LeBeau commended Kathy for her hard work at the library and clarified that when necessary, any new positions would be included on a staffing chart when the time comes for requesting the new positions. Kathy Hellman indicated that when the time comes, she would include the request during the budget process.

Councilor Buchanan expressed his gratitude toward the library and all they do for

the town.

On a motion by Councilor Murdock, seconded by Councilor Whatley, Council approved the update to Library Job Descriptions. Motion carried unanimously with approval from Councilor Members Buck Buchanan, Joe Butner, Bill LeBeau, Jessie Murdock, Robin Whatley; Vice Mayor Dee Jenkins; and Mayor Charles German.

7.3. Discussion, consideration and possible approval of a Rodeo Grounds Lease between the Camp Verde Rodeo Association and the Town of Camp Verde Property adjacent to the current Wastewater Treatment Plant. [Staff Resource: Russ Martin]

Town Manager Russ Martin clarified in a memo to council, matters pertaining to the funding and lease details, explaining that If council was to pull section 4(C-2) of the agreement, there would still be a complete lease agreement for review, consideration and possible approval. An additional agreement would need to address the “gift clause” use of public funding and at this time, more time and detail is needed before consideration of budgetary concerns.

Martin requested that funding be discussed at a later time when the economic study is completed, approximately the end of April, therefore, allowing council to focus on the lease agreement itself.

Russ Martin introduced Risk Manager Carol Brown and commended her for her diligence in the work she has done for this project.

Councilor Whatley questioned item 5(b). Councilor Murdock clarified that if item 4(C-2) is removed, 5(B) would also need to be removed. Russ Martin requested that if any motion is made, the removal of both items be included in the motion. Martin also assured council that the lease can still be voted upon without either item.

Vice Mayor Jenkins requested clarification on item 15(D). Risk Manager Brown explained that the Risk Pool recommended that a policy of \$2 million per occurrence and \$6 million in aggregate coverage is required, anything below that amount would put the town at risk. The CVAA proposed a \$1 million / \$2 million policy. Carol Brown explained that if CVAA carried an additional \$1 million, and any host/contractor be required to carry the same policy, which would stack upon both policies in place, the coverage would be adequate.

Councilor Whatley clarified that the counter offer proposed amount is staff's recommendation. Carol Brown expressed that yes, it would minimize the Town's risk.

Camp Verde Arena Association (CVAA) President Mary Phelps informed Council that they will carry a policy as requested.

Councilor Butner questioned the timeframe indicated in the lease, specifically the summer rodeo. Mary Phelps indicated that the goal is to have year-round events. Councilor Butner recommended that a rodeo for Ft. Verde Days be included in the lease.

Mayor German indicated that in the lease it should state that the CVAA and the

Town will mutually agree on a schedule of dates.

Councilor Murdock expressed that she supports and understands the idea of securing the rodeo during Fort Verde Days, but doesn't feel such detail should be included in the lease agreement.

Councilor LeBeau asked CVAA President if the lease was reviewed by their attorney. Mary Phelps indicated that it had been and that the CVAA needs to maintain the right to all scheduling of the facility.

Councilor Butner clarified the importance of having precedence to the Fort Verde Days Rodeo so the facility can not be booked for a different event without CVAA's knowledge.

Call to the Public:

Town Clerk read a statement from resident Deborah Moody, stating she had called in and left a message for Council to read: "Verde Lakes is a poor neighborhood-mostly people cannot afford horses out here. Town can be better served to cater to more of its population."

Diane Bowlus indicated that there are a lot of people that can't manage to get to doctor appointments, etc., and feels the Town should focus on a transit system before focusing on a rodeo grounds. Mayor German assured that transportation is currently being worked on in conjunction with NACOG, Cottonwood Area Transit (CAT) and the Yavapai Apache Nation. Councilor Whatley indicated that the Senior Center also provides assistance for those needing rides to important appointments and suggested Ms. Bowlus seek them out for more information.

Bruce George stated that when he was on Council, the 2012 CIP included a budget with \$1.5 million allocated to a town arena. That amount was eventually reduced to \$50,000 for an equestrian area. Bruce George commended Town Manager Russ Martin for long-term planning for the Town, but doesn't feel that has been the case in his research for this project. Bruce George asked the Council to contact the Towns of Wickenburg and Prescott to receive accurate information regarding their rate of return on hosting rodeos, but at this point feels the Camp Verde needs to slow down on this project.

Shannon Wolfe indicated that stock contractors will not provide the extra insurance necessary for the Town to not be at risk. Shannon also expressed concern that the Jackpot Ranch has already scheduled events for the Fort. Verde Days and adding another arena would be pitting the Town (public sector) against the private sector. Mayor German complimented Shannon Wolfe on the written communication she provided for Council review before the meeting took place.

Amy Finley, owner of Jackpot Ranch spoke on the upcoming booked events at Jackpot Ranch and is concerned about the competition with the Town. Amy Finley explained that Bull Riding is already scheduled for Fort Verde days and the ranch is working in conjunction with the Casino.

Daria Weir spoke on behalf of Josh McReynolds who was unable to make the meeting due to a family emergency. Daria stated that Josh spoke of the increased business brought to Babes BBQ during the past weekend rodeo hosted by the Jackpot Ranch and hopes to see more events coming to the town in the future.

Daria indicated CVAA is an approved 501c3 and spoke of her extensive experience with several rodeo associations that will come in with insurance policies, as the Town is requiring. Daria indicated that she has worked for numerous years with the Casino in hosting rodeo events and is confident that there is a work-around with the previously booked events. The Town of Wickenburg has 15 arenas, all of which strongly support one another and feels Camp Verde can successfully do the same.

Brad Gordon indicated that he called the Town of Queen Creek and although he did not receive firm numbers on revenue brought in by their arena, the Economic Development Director indicated the rate of return is low. Brad expressed his desire in the completion of the ball park and concern about dwindling the CIP budget. Brad indicated that he would like to see the rodeo happen and is supportive of purchasing bleachers and such that can be used for other events.

Linda Buchanan feels there has not been enough public input, but there needs to be fiscal responsibility and core western values when considering building another arena. Linda spoke of events that have been put on without asking for Town funding and feels that this is being set up as an “us against them scenario”.

Mayor German called short break, recessing the meeting at 8:01 p.m.

Meeting resumed at 8:09 p.m.

Councilor Butner indicated that he has been an active representative in some way or sort for 30 years for Prescott Frontier Days and the rodeo generates between \$10-\$13 million dollars in revenue for the City of Prescott. Butner expressed that a consistent rodeo would be an economic development engine for the town. The Turquoise Circuit Finals takes place during the Fort Verde Celebration, and having spoken with the board, knows that they would prefer to have a location to host at, such as Camp Verde. The burden of the financial responsibility lies with the CVAA with the Town’s facilitation, it is not the Towns burden. What CVAA is proposing is not comparable to the Queen Creek Arena and Facility. Butner expressed that this is a positive investment for the Town of Camp Verde. Wickenburg has 15 arenas and is now considered the Calf Roping Capital of the world. There is room for multiple arenas in this town and Focus Future calls for this Town to build such a venue.

Councilor Buchanan asked CVAA President Mary Phelps how many people are currently in the organization. Mary indicated at this time there are currently 12 board members and although they have not opened up membership yet, she is aware of over 300 individuals who are awaiting the opportunity. Also, at this time, the CVAA has received over \$500,000 in time and material donations to make the new arena successful and they are actively working toward more donations every day. Councilor Buchanan suggested the membership process move forward and work toward financial and material donations.

Mayor German expressed his agreement with Councilor Butner that the arena would bring a tremendous economic impact to the Town and would like to see the economic development study from Yavapai College and once it is available, hold a public hearing. German feels that when a community is supportive and behind a cause, it can’t fail. German indicated that he is comfortable with the approach

CVAA has taken with the matter and has spoken with several members of the community. One member told him that CVAA will know if donations cannot be accumulated, then the community isn't in support of the project. German spoke of the necessity of keeping financial flexibility to the Town and doesn't feel that it is in the Town's best interest to tie up funding and miss opportunities that are essential to the Town. Mayor German indicated his full support of the rodeo and arena and CVAA moving forward.

Councilor Whatley clarified that the money component is not under discussion at this meeting and the only decision being made is the lease on the land, which the arena will be set up on. If the lease is approved, it gives the CVAA an opportunity to move forward with the rest of the project.

Councilor Murdock expressed her full support of the arena and spoke of the quality and caliber of what CVAA is proposing. Murdock indicated that she is thankful for Town Manager's efforts and doesn't feel that he has done a disservice to the Town regarding this matter. Murdock stated her support for the lease agreement without the funding component and feels the Town needs to provide services for citizens and the arena is a service.

Vice Mayor Jenkins expressed her support of the lease agreement, stating that it shows Town support and the validity of the arena. Jenkins also explained that there must be land in order for this group to get funding/take donations.

On a motion by Councilor Murdock, seconded by Councilor Whatley, Council approved the Rodeo Grounds Lease between the Camp Verde Rodeo Association and the Town of Camp Verde Property adjacent to the current Wastewater Treatment Plant, with the removal of item 4(C2) and item 5(B), including option 2, with insurance requirements, and removal of statement "Stock Contractor" where it appears 2 times and the inclusion of securing the dates in October for the Fort Verde Days. Motion passes unanimously with Council Members Buck Buchanan, Joe Butner, Bill LeBeau, Jessie Murdock, Robin Whatley; Vice Mayor Dee Jenkins; and Mayor Charles German approving.

7.4. Discussion, consideration and possible approval of road names for the roads accessing the Wastewater Treatment Plant and proposed Arena to be Cowboy Lane or Trail, or similar, and Hideout Arena Lane, or similar.

[Staff Resource: Russ Martin]

On a motion by Councilor Whatley, seconded by Councilor Butner, the road name for accessing the Wastewater Treatment Plant will be Cowboy Trail, and the road accessing the proposed Arena will be Hideout Arena Lane. Motion passed unanimously with Council Members Buck Buchanan, Joe Butner, Bill LeBeau, Jessie Murdock, Robin Whatley; Vice Mayor Dee Jenkins; and Mayor Charles German approving.

7.5. Discussion, consideration/update and possible direction to staff relative to proposed legislation by the 54th State Legislature. [Staff Resource: Russ Martin]

Town Manager Russ Martin updated Council regarding the taxing of online digital services and indicated that all Council members should be receiving updates from the League of Cities and Towns.

8. items not on the agenda. (Please complete Request to Speak Card and turn in to the Clerk.)

None.

9. Council Informational Reports.

Councilor Butner stated he met with School Superintendent Danny Howe and the Marshal to discuss implementing MATForce education to the Middle School, as it already exists in the elementary and high school facilities.

Councilor Buchanan will be attending an event welcoming the new Yavapai College President, at the Sedona Center.

Vice Mayor Jenkins attended the Intergovernmental meeting, which was well attended and very educational.

Mayor German stated that NACOG passed their budget for next year and there are components that the Town should be working with them on. German stated he would send the report to the Town Clerk, who can distribute it to each member of Council for review.

Councilor Murdock also attended the Intergovernmental meeting and expressed it is nice to have a facility in Camp Verde (hosted by Yavapai-Apache Nation at the Cliff Castle Casino) to hold such a meeting. Murdock indicated that Little league starts March 30, NAU Girls Softball Exhibition Games will be held this weekend at the school softball fields and it is spring break for local schools next week. Murdock also said she received a letter from ADOT/Adopt-a-Highway program regarding cancellation of the Town’s adopted piece along HWY 260 and expressed concern regarding statements in the letter stating there had been no clean up since 2016, which she feels is inaccurate. Murdock stated that she was under the impression the adoption was in perpetuity but apparently the permit needs to be renewed and there is a waiting list for that stretch of highway. Murdock asked for help to facilitate and clean up the stretch in the next 30 days.

10. Manager/Staff Report

Town Manager Russ Martin informed Council that he will not be at the next meeting. A presentation from the County regarding Verde Connect roadway process will be made, but no decisions will be made by Council. It is for information only.

Martin indicated he will be out of office next week and in his absence the Town Marshal will be acting Town Manager. Russ clarified he will not be available, and all questions or concerns should be directed to Marshal Rowley.

11. Adjournment

The meeting adjourned at 8:55 pm.

Attest:

Mayor Charles German

Town Clerk Judy Morgan

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during Regular Session of the Town Council of Camp Verde, Arizona, held on March 6, 2019. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2019.

Judy Morgan, Town Clerk

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American Legion Centennial Day Proclamation

Whereas, The American Legion has been a staunch advocate for veterans and their families since 1919; and

Whereas, The American Legion was founded on the four pillars of care for veterans, a strong national defense, Americanism, and children and youth; and

Whereas, The American Legion has played a leading role in initiatives and breakthroughs that have affected the lives of Americans in every community, from U.S. Flag Code to the GI Bill; and

Whereas, the Posts of the American Legion within Yavapai County have fulfilled the Legion's mission since 1919 through programs such as Boys State, Boy Scouts of America and School Awards for Scholarship and Citizenship; and

Whereas, The American Legion celebrated its centennial in 2018-19;

Now, Therefore, The Mayor and Council of the Town of Camp Verde, Arizona, do hereby proclaim April 27, 2019, as "American Legion Centennial Day".

In Witness Whereof, I Charles C. German, Mayor of the Town of Camp Verde, have hereunto set my hand and caused to be affixed the seal of the Town of Camp Verde, Arizona, this 20th day of March 2019.

Charles C. German, Mayor

ATTEST:

Judy Morgan, Town Clerk

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Agenda Item 5.2.



March a Mile for Meals

Communities working together to recognize the value & nutritional need of our senior citizens

Join our walk on March 23, 2019

PROCLAMATION

A PROCLAMATION PROCLAIMING MARCH 2019 AS MARCH FOR MEALS MONTH

WHEREAS, on March 22, 1972, President Richard Nixon signed into law a measure that amended the Older Americans Act of 1965 and established a national nutrition program for seniors 60 years and older; and

WHEREAS, Meals on Wheels America established the March for Meals campaign in March 2002 to recognize the historic month, the importance of the Older Americans Act Nutrition Programs, both congregate and home-delivered, and raise awareness about the escalating problem of senior hunger in America; and

WHEREAS, the 2019 observance of March for Meals provides an opportunity to support Meals on Wheels programs that deliver vital and critical services by donating, volunteering and raising awareness about senior hunger and isolation; and

WHEREAS, the Meals on Wheels program – home-delivered in Camp Verde, Cottonwood, Clarkdale, Cornville, Lake Montezuma, Rimrock and outlying County areas of the Verde Valley, has served our communities admirably for more than 40 years; and

WHEREAS, volunteers for the Meals on Wheels program serving Camp Verde, and all other areas of the Verde Valley are the backbone of the program and they not only deliver nutritious meals to seniors and individuals with disabilities who are at significant risk of hunger and isolation, but also caring concern and attention to their welfare; and

WHEREAS, the Meals on Wheels program located in Cottonwood provides nutritious meals to seniors throughout the Verde Valley to assist them in maintaining their health and independence, thereby preventing unnecessary falls, hospitalizations and/or premature institutionalization; and

WHEREAS, the Meals on Wheels program in the Verde Valley provides a powerful socialization opportunity for hundreds of seniors to help combat loneliness, isolation and depression; and

WHEREAS, the Meals on Wheels program serving the entire Verde Valley deserves recognition for the contributions they have made and will continue to make to local communities, our State and our Nation.

NOW, THEREFORE, The Mayor and Common Council do hereby proclaim March 2019 as “March for Meals Month” and urge every citizen to take this month to honor our Meals on Wheels program, the seniors they serve and the volunteers who deliver meals to them. Our recognition of, and involvement in, the National 2019 March for Meals can enrich our entire community and help combat senior hunger and isolation in America.

Dated: this ___ day of _____, 2019.

Attest:

Charles C. German, Mayor

Judy Morgan, Town Clerk

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Town of Camp Verde Agenda Item 5.3.

Agenda Item Submission Form – Section I

Meeting Date: March 20, 2019

- Consent Agenda Decision Agenda Executive Session Requested
- Presentation Only Action/Presentation Special Session Work Session

Requesting Department: Council

Staff Resource/Contact Person: Russ Martin - Presenters: Troy Sieglitz, Senior Projects Manager at Jacobs Engineering Group Inc., and Roger McCormick, Assistant Public Works Director, Yavapai County

Agenda Title (be exact): Verde Connect Project Update

List Attached Documents: n/a

Estimated Presentation Time: 15 minutes

Estimated Discussion Time: 5 minutes

Reviews Completed by: n/a

Department Head: Town Attorney Comments: n/a

Finance Review: Budgeted Unbudgeted N/A

Finance Director Comments/Fund:

Fiscal Impact:

Budget Code: _____ Amount Remaining: _____

Comments:

Background Information: The Verde Connect project would create a new connection between Cornville Road and SR 260 between I-17 and SR 89A. A study has been ongoing, but with the award of a BUILD grant, the project is moving forward at a much faster pace. Yavapai County will present the changes in the process for identifying the route, designing the project and obtaining environmental clearance and provide information on the upcoming opportunities to participate in the process.

Recommended Action (Motion): no action to be taken

Instructions to the Clerk: none.

ADD YOUR VOICE

YAVAPAI COUNTY'S VERDE CONNECT PROJECT

The Verde Connect Project team will study a potential roadway and bridge across the Verde River to connect the northern portion of the Yavapai-Apache Nation and the Town of Camp Verde to State Route 260. Due to Yavapai County's recent USDOT grant award, the project study transitioned from a planning-level study to an Environmental Assessment process as required by the National Environmental Policy Act.



WE NEED YOUR INPUT:



Visit our website at www.verdeconnect.com and click on "Get Involved" to complete a short survey. Or, click on "Contact Us" to be added to the project email list.



Call Public Involvement Manager Kristin Darr at **602-750-7139** for more information or to be added to our mailing list.



or mail comments to:

Verde Connect Project/Central Creative,
24 W Camelback Rd. #A-479,
Phoenix, AZ 85013

Your input will help us prepare for the next phase—identifying and comparing different route alternatives. Your initial comments on the project are requested by March 31, 2019. Public Meetings will be scheduled for May 2019 to obtain public input on different route alternatives and the criteria to evaluate them.



Yavapai County initiated planning in the spring of 2018, with no funding available for final design or construction. Now we are completing a NEPA study. The first phase of this process, which we are in now, is scoping. This phase is for the study team to obtain input from the stakeholders, including the public, on the project study area, the need for the project, and any areas the team should avoid in development of the alternatives.



For More Information: www.verdeconnect.com or call Kristin Darr, Public Involvement Manager 602-750-7139, YYV-0(209)

Title VI of the Civil Rights Act of 1964 and the Americans with Disabilities Act (ADA)

Pursuant to Title VI of the Civil Rights Act of 1964, and the Americans with Disabilities Act (ADA), ADOT does not discriminate on the basis of race, color, national origin, or disability. Persons who require a reasonable accommodation based on language or disability should contact Kristin Darr, 602-750-7139. Requests should be made as early as possible to ensure the State has an opportunity to address the accommodation.

De acuerdo con El Título VI de la Ley de Derechos Civiles de 1964 y la Ley de Estadounidenses con Discapacidades (ADA por sus siglas en inglés), el Departamento de Transporte de Arizona (ADOT por sus siglas en inglés) no discrimina por raza, color, nacionalidad, o discapacidad. Personas que requieren asistencia (dentro de lo razonable) deben ponerse en contacto con la Kristin Darr, 602-750-7139. Las solicitudes de asistencia deben hacerse lo más pronto posible para asegurar que el equipo encargado del proyecto tenga la oportunidad de hacer los arreglos necesarios.

What is Verde Connect?

The Verde Connect Project represents a 25-year vision for the construction of a new north-south regional roadway between Cornville Road and State Route (SR) 260 in an area bounded by Interstate 17, Cornville Road, SR 260, and SR 89A. The new route has been in Regional Transportation Plans for years. This is a multi-phase project that envisions a two-lane roadway and a bridge across the Verde River to connect the northern portion of the Yavapai-Apache Nation and the Town of Camp Verde to the regionally significant SR 260 corridor (extending from SR260 to Cornville Road).

Yavapai County initiated and funded a Design Concept Report in the spring of 2018, with no funding available for final design or construction. As part of that process, public meetings were held in Cottonwood, Camp Verde, and on the Yavapai Apache Nation in September and October of 2018. At the time of the public meetings, the study team had already received more than 350 responses to an online survey launched in June 2018 at the project website (www.verdeconnect.com), and had begun to apply environmental and engineering constraints along with public input to a map of the study area, identifying initial areas to be avoided.

BUILD Grant Awarded December 2019

When the Better Utilizing Investments to Leverage Development (BUILD) grant program became available from the United States government, the County applied. The grant application was submitted in July 2018, with written support from a wide range of communities, agencies, and dignitaries from the region. The level of support received from those within the Verde Valley undoubtedly played a big part in the success of the grant application.

According to U.S. Transportation Secretary Elaine L. Chao, "BUILD transportation grants are major investments in road, rail, transit, and port projects that serve as a down payment on this administration's commitment to America's infrastructure." Of the total 851 BUILD Grant applications submitted to the USDOT (requesting \$10.9 Billion in funds), only 91 projects were awarded (totaling \$1.5 Billion). This project was the only one awarded in the State of Arizona. This award starts the clock immediately on a project that is in the early planning stages, as the Design Concept Report is still underway and Yavapai County will be required to have funding obligated by September 30th, 2020. To obtain funding authorization from the Federal Highway Administration (FHWA), the County must complete a National Environmental Policy Act (NEPA) environmental study, in this case an Environmental Assessment (EA), prior to that date. The Grant requires that all funds be fully expended by September 30, 2025.

What has been going on since the public meetings last fall?

Following the December 2018 award of the \$25 Million BUILD grant, the project study transitioned from a planning-level study to an EA process as required by the NEPA. Yavapai County is partnering with the FHWA to move the project forward.

Important things to note:

- **No route has been selected**—Yavapai County and FHWA will conduct a thorough and transparent process to identify possible routes and compare them, so the best alternative can be selected with the least amount of impact.
- **There will be two more rounds of public meetings**—the Study Team is working on a new schedule that incorporates the NEPA process. The next round of public meetings will be scheduled for May 2019 to obtain public input on different route alternatives and the criteria to evaluate them.

The New Process Associated with Federal Grant Dollars

Federal funding requires compliance with the NEPA. An EA will now be required, which means close coordination with local, regional, state, and federal agencies such as the US Fish and Wildlife Service (USFWS) and the Environmental Protection Agency (EPA). To outline this coordination, the County is developing an Agency Coordination Plan that defines roles, participation, and timelines for involvement to successfully deliver the project. The development of this coordination plan is imperative to the success of the Verde Connect project.

NEPA also requires a “scoping” period to initiate the EA process.

What is Scoping?

Scoping is the process used to determine the appropriate scope of an EA study, such as the study area and the need for the project. Public participation is an integral part of scoping. The first scoping step is to announce to the public and government agencies that an EA will be prepared and to ask for comments about what should be included. For Verde Connect, the Public Scoping period will extend through March 31, 2019. Input received during this time will be added to the hundreds of comments received since public involvement kicked off in June 2018. The initial survey that has been online since June of 2018 is still online, and will remain active until the end of the scoping period.

How Can I Stay Informed and Involved?

Visit our website at www.verdeconnect.com and click on “Get Involved” to complete a short survey. Or, click on “Contact Us” to be added to the project email list.

Call Public Involvement Manager Kristin Darr at 602-750-7139 to be added to our physical mailing address list.

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Agenda Item Submission Form – Section I

Meeting Date: March 20, 2019

Consent Agenda Decision Agenda Executive Session Requested

Presentation Only Action/Presentation

Requesting Department: Community Development/Building Division

Staff Resource/Contact Person: Carmen Howard (Community Development Director), Robert Foreman (Building Official).

Agenda Title (be exact): A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, APPROVING AND AUTHORIZING THE ABATEMENT OF DANGEROUS STRUCTURE(S) LOCATED ON PARCEL 404-13-415, 4135 E CLEAR CREEK DR, CAMP VERDE, ARIZONA; DIRECTING AND AUTHORIZING THE BUILDING OFFICIAL TO ISSUE A START WORK ORDER TO HOLLAMON GENERATIONS FOR THE PURPOSE OF DEMOLISHING AND REMOVING THE ABOVE REFERENCED STRUCTURE(S); AND APPROVING AND AUTHORIZING THE TOWN MANAGER TO ALLOCATE ANY ADDITIONAL FUNDS, IF REQUIRED, TO COMPLETE THE ABATEMENT PROCESS.

List Attached Documents: Resolution 2019-1022, photos of and Abatement Contractor's Quote for 4135 E CLEAR CREEK DR.

Estimated Presentation Time: 10 minutes

Estimated Discussion Time: 10 minutes

Reviews Completed by:

Department Head: Town Attorney Comments:

Finance Review: Budgeted Unbudgeted N/A

Finance Director Comments/Fund:

Fiscal Impact: Currently there is \$10,000 budgeted for the abatement of dangerous buildings under the Community Development Department, Code Enforcement.

Background Information:

- Under the Town Administrative Building Code Section 7-2-108 the Building Official may declare a building as a dangerous structure and a public nuisance to be abated by repair, rehabilitation or demolition.
- Under the Town Administrative Building Code Section 7-2-108.4 Right to Demolish. If the owner shall fail, neglect or refuse to comply with the notice to repair, rehabilitate or demolish said building the Town Council may order the owner of the building prosecuted as a violator of the provisions of this code and may order the Building Official to proceed with the work specified in such notice.

The property currently slated to be abated as a dangerous building by the Building Official is as follows:

- 4135 E Clear Creek Dr. Parcel number 404-13-415. **Contractor's Quote for Abatement = \$7,744.00**

Per the Town Administrative Building Code Section 7-2-108.2.1 (Notice to Owner), states that "The Building Official shall examine or cause be examined every building or structure or portion thereof reported as dangerous or damaged and, if such is found to be an unsafe building as defined in this section, the Building Official shall give to the owner of such building or structure written notice stating the defects thereof. This notice may require the owner or person in charge of the building premises, within 48 hours, to commence either the required repairs or improvements or demolition and removal of the building or structure or portions thereof, and all such work shall be completed within 90 days from the date of notice, unless otherwise stipulated by the Building Official. If necessary, such notice shall also require the building, structure or portion thereof to be vacated forthwith and not reoccupied until the required repairs and improvements are completed, inspected, and approved by the Building Official."

Per the Town Administrative Building Code Section 7-2-108.2.2 (Proper Service), states that "Proper service of such notice shall be by one of the following methods; personal service upon the owner of record, if found within the Town Limits; if not found within the Town Limits, such service may be made upon said owner by first class mail, postage paid, addressed to the owner, occupant, agent, manager or responsible person at the last known address; delivered in any manner permitted by the Arizona Rules of Civil Procedure for Service of Process or posted in a conspicuous place on or about the entrance of the structure affected by such notice. Service by mail is deemed complete upon deposit in the U.S. Mail. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner. The designated period within which said owner or person in charge is required to comply with the order of the Building Official shall begin as of the date such notice was mailed, received or posted."

Per the Town Administrative Building Code, Section 7-2-108.3 (Posting of Signs), states that "The Building Official shall cause to be posted at each entrance to such building a notice to read: DO NOT ENTER, UNSAFE TO OCCUPY by order of the Community Development Department, of the Town of Camp Verde. Such notice shall remain posted until the required repairs, demolition or removal are completed. Such notice shall not be removed without written permission of the Building Official and no person shall enter the building except for the purpose of making the required repairs or of demolishing the building."

The Building Official has met all the requirements for Sections 7-2-108.2.1, 108.2.2 & 108.3. For the property under consideration by the Council for Abatement as referenced above.

The owners their agents or managers have not complied with the order as noticed by the Building Official for the referenced property. The Building Official now must rely on the Right to Demolish portion of the Town Administrative Section of the Town Code, Section 7-2-108.4 as recited under the second bullet point on page one of this Agenda Report.

On January 8, 2013 the Town awarded a contract to Hollamon Generations to provide abatement of dangerous building services to the Town. There is \$10,000 dollars in the current budget for these services.

As referenced above, the Building Official is presenting this property to the Town Council for their review and consideration.

Also, under Section 7-2-108.4 of the Town Code, "the Town Council may order the owner of the building prosecuted as a violator of the provisions of this code..." Direction from the Council to staff is also requested on this item.

Recommended Action (Motion): A motion to direct the Town Manager to order the Building Official to proceed with the work specified in the notice of a Dangerous Structure to Abate by Demolition for 4135 E Clear Creek Dr., aka parcel 404-13-415.

Instructions to the Clerk: N/A



RESOLUTION 2019-1022

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, APPROVING AND AUTHORIZING THE ABATEMENT OF A DANGEROUS STRUCTURE LOCATED ON PARCEL 404-13-415, 4135 E CLEAR CREEK DR, CAMP VERDE, ARIZONA; DIRECTING AND AUTHORIZING THE BUILDING OFFICIAL TO ISSUE A START WORK ORDER TO HOLLAMON GENERATIONS FOR THE PURPOSE OF DEMOLISHING AND REMOVING THE ABOVE REFERENCED STRUCTURE; AND APPROVING AND AUTHORIZING THE TOWN MANAGER TO ALLOCATE ANY ADDITIONAL FUNDS, IF REQUIRED, TO COMPLETE THE ABATEMENT PROCESS.

WHEREAS, the structure on the above referenced property were deemed to be an 'unsafe condition' per Town Code Section 7-2-108.1, General.

WHEREAS, the property owner(s) were notified in accordance with Town Code Section 7-2-108.2.1, Notice to owner; and proper service was performed in accordance with Town Code Section 7-2-108.2.2, Proper service.

WHEREAS, the structure was posted in accordance with Town Code Section 7-2-108.3, Posting of signs.

WHEREAS, the property owner(s) have failed, neglected or refused to comply with the notice to repair, rehabilitate, or to demolish and remove said building, structure or portion thereof per Town Code Section 7-2-108.4, Right to demolish.

WHEREAS, the Town Council may order the owner of the building prosecuted as a violator of the provisions of this code and may order the Building Official to proceed with the work specified in such notice per Town Code Section 7-2-108.4, Right to demolish.

WHEREAS, the costs incurred under Town Code Section 7-2-108.4, Right to demolish, for the demolishing, inspection, and removal of the above referenced structure(s) shall be paid out of the Town Treasury and shall be charged to the owner and collected by the Financial Director in the manner specified in Town Code Section 7-2-108.5, Costs.

NOW THEREFORE, THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, DO HEREBY RESOLVE AS FOLLOWS:

Section 1: To direct the Town Manager, to direct the Building Official, to proceed with the abatement of the dangerous structure located on parcel 404-13-415, 4135 E Clear Creek Dr, Camp Verde, Arizona; and to issue a start work order to Hollamon Generations, as the designated agent, for the purpose of demolishing and removing the above referenced structure.

Section 2: *That upon inspection of the completed work by Hollamon Generations, the Building Official will present the total costs and penalties incurred, paid out of the Town Treasury, to the Financial Director for collection pursuant to Town Code Section 7-2-108.5, Costs.*

PASSED AND ADOPTED BY A MAJORITY VOTE OF THE TOWN COUNCIL IN AN OPEN MEETING BY THE TOWN COUNCIL, TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, this 20th day of March, 2019.

Charles C. German, Mayor *Date:*

Attest:

Approved As To Form:

Judy Morgan, Town Clerk *Date:*

Town Attorney



Town of Camp Verde
 Community Development
 473 S. Main St., Suite 108
 Camp Verde, AZ 86322
 Tel: (928) 567-8514
 Fax: (928) 567-7401
 Email: Robert.Foreman@campverde.az.gov

TO: Hollamon Generations
Attn: Mary & Kelly Hollamon – Owners
285 E. Hollamon St.
Camp Verde, Arizona 86322

From: Robert Foreman
Building Official

Date Issued: 1-31-19

Quote and Start Work Order (specific parcel)
Abatement of Dangerous Building

Subject Property: Parcel No. 404-13-415

Street Address: 4135 E. CLEAR CREEK

Complaint No. _____

Scope of Work: To supply all labor, equipment and transportation necessary to remove dangerous building(s) and associated rubbish and debris.

1.) Structure(s)/Building(s). DEMOLITION + REMOVAL OF MOBILE HOME - FIRE DAMAGED.

2.) Rubbish/Debris. REMOVAL OF ALL RUBBISH + DEBRIS

3.) Special. _____

Contractor's Specific Quote: \$ 77441.00

Robert Foreman, CBCO
 Building Official

Date:

Hollamon Generations-Mary & Kelly Hollamon

2/25/19

Date:







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Town of Camp Verde

Agenda Item 7.2.

**Agenda Item Submission Form / Section I: Resolution 2019-1021
Final Plat Application #2019-0035 White Hawk Business Park**

Meeting Date: March 20, 2019 Town Council Meeting

- Consent Agenda
- Recommendation to Council
- Executive Session Requested
- Presentation Only
- Action/Presentation

Requesting Department: Community Development
Staff Resource/Contact Person: Carmen Howard, Community Development Director

Applicant: Scott Simonton
Application: Application 2019-0035 a request for approval of a Final Plat to subdivide/ create a 12 lot Business Park on the west side of Homestead Parkway south of the Verde Ditch.

Agenda Title (be exact):
 A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA APPROVING A FINAL PLAT FOR THE PURPOSE OF DEVELOPING A 12 LOT BUSINESS PARK ON APPROXIMATELY 6.59 ACRES LOCATED ON THE WEST SIDE OF HOMESTEAD PARKWAY SOUTH OF THE VERDE DITCH; APN 403-23-104W, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA.

List Attached Documents:

- Resolution 2019-1021
- Staff Report with Supporting Documents
- Maps

Estimated Presentation Time: 10 minutes.
Estimated Discussion Time: 20 minutes

Reviews Completed by:

- Department Head: Carmen Howard
Comments: In Staff Report
- Town Attorney review:
Comments: Resolution for form

**Exhibit A – Staff Report: Simonton Ranch 1, LLC Resolution 2019-1021
Final Plat for White Hawk Business Park Application # 2019-0035**

Town of Camp Verde: March 30, 2019 Town Council

BACKGROUND:

Scott Simonton, Simonton Ranch 1, LLC, has submitted an application for a Final Plat for Parcel No. 403-23-104W. The project, proposed as “White Hawk Business Park”, will create 12 individual parcels for commercial development. The property is located at the end of the Homestead Parkway extension, northeast of State Route 260, just past the intersection of Davidson Drive. The Zoning District for this property is C2 (Commercial: General Sales and Services). It borders the new Verde Valley Archaeology Pit House site to the west, low density residential to the north, vacant Arizona State Parks land to the east, and vacant residential property to the south.

Mr. Simonton intends to develop Homestead Parkway to the end of the existing right-of-way, which is the furthest edge of the subject parcel. The internal roadway in the project, White Hawk Drive, will be dedicated to the public and also developed by Mr. Simonton. Existing utilities will be extended into the project, providing service hookup for future parcel owners.

The purpose of the Final Subdivision Plat is to provide complete detail and engineering design for compliance with the Town of Camp Verde Subdivision regulations and for construction of improvements that meet or exceed the Town standards.

THE FOLLOWING HAS BEEN COMPLETED BY THE APPLICANT AND/OR STAFF:

The Town Council reviewed and approved the Preliminary Plat on January 23, 2019.

COMMUNICATIONS FROM AGENCIES/PUBLIC:

Staff has received no comments from the public regarding this request.

Staff received some minor comments from reviewing agencies and departments. The applicant has made all requested corrections to the Final Plat.

GENERAL PLAN:

The proposed subdivision is located within the Finnie Flat Character Area. This Area is very diverse in land uses, including industrial and commercial; residential uses such as multi-family, high density single family and low-density single family; and government-held properties. It is located within a high concentration of commercial and industrial uses. The preferred land uses surrounding Davidson Drive and Homestead Parkway include RS (Residential and Services), C1 (Commercial: Neighborhood Sales and Services), C2 (Commercial: General Sales and Services), C3 (Commercial: Heavy Commercial), PM (Performance Industrial), and M1 (Industrial: General).

The existing zoning of C2 (Commercial: General Sales and Service) complies with the preferred land use for this Area. Other aspects of compliance with the Finnie Flat Character Area are:

- **Goal A: Promote regional commercial and employment opportunities:**
 - A.1 Encourage regional commercial and employment centers to support the region's needs. *This project is located in a high-commercial/industrial area of our community, close to the interchange of State Route 260 and Interstate 17. The location promotes regional commerce and employment opportunities due to its proximity to the interchange.*
 - A.2 Promote the commerce corridor as a place for new businesses by partnering with other regional economic development agencies. *The successful pursuit of improving the remainder of Homestead Parkway was a direct result of coordination with Economic Development and this proposal that encourages additional commercial opportunities.*
 - A.3 Facilitate the development of a corridor overlay plan to coordinate access, design, circulation, and utilities. *This project promotes the extension of critical access and utilities to future projects in the area, and the potential to improve the design of the Town's urban trail system.*

- **Goal D: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.**
 - D.1 Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use. *The development of Homestead Parkway will facilitate access to the open space situated at the end of this roadway extension.*
 - D.2 Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest. *The development of Homestead Parkway will facilitate the future implementation of trails from the Verde Valley Archaeology Pit House site to the Verde River.*

- **Goal E: Create inviting gateway entrances.**
 - E.2 Promote improvements for safe and efficient traffic flow. *Currently the Homestead Parkway extension is dirt. This project will provide improvements that will enhance the aesthetics, safety, and efficiency of the existing right-of-way.*

STAFF RECOMMENDATION:

Based on the findings that White Hawk Business Park meets the requirements of the Town of Camp Verde Planning and Zoning Ordinance, Section 505-Final Subdivision Plat, and conforms to the General Plan, and should benefit the Town of Camp Verde, Staff recommends approval of the request for a Final Plat, to be known as "White Hawk Business Park" for the development of commercial uses.

RECOMMENDED MOTION:

A MOTION TO APPROVE RESOLUTION 2019-1021, A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA APPROVING A FINAL PLAT FOR THE PURPOSE OF DEVELOPING A 12 LOT BUSINESS PARK ON APPROXIMATELY 6.59 ACRES LOCATED ON THE WEST SIDE OF HOMESTEAD PARKWAY SOUTH OF THE VERDE DITCH; APN 403-23-104W, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA.



RESOLUTION 2019-1021

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA APPROVING FINAL PLAT 20180437 FOR THE PURPOSE OF DEVELOPING A 12 LOT BUSINESS PARK ON APPROXIMATELY 6.59 ACRES LOCATED ON THE WEST SIDE OF HOMESTEAD PARKWAY SOUTH OF THE VERDE DITCH; APN 403-23-104W, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA.

WHEREAS, a request for approval of Final Plat 20180437 was filed by Scott Simonton, owner of Simonton ranch 1, LLC, owner of parcel 403-23-104W, on November 2, 2018;

WHEREAS, a Preliminary Plat was heard by the Planning and Zoning Commission on December 18, 2018 and approved by the Mayor and Common Council under Resolution 2019-1019 on January 23, 2019 in public meetings that were posted according to state law, and;

WHEREAS, the purpose of the Final Plat is to allow for the development of a twelve (12) lot, commercial subdivision, located on parcel 403-23-104W, on approximately 6.59 acres located on the west side of Homestead Parkway South of the Verde Ditch;

WHEREAS, the site improvements have been initiated and financed by Mr. Simonton in order to fulfill a public-private development agreement regarding relocation of the Verde Valley Archaeology Center and public access to the Town Park; and

WHEREAS, the construction plans for improvements have been approved by the Town Engineer; and

WHEREAS, for efficiency purposes the White Hawk Business Park infrastructure improvements will be constructed in conjunction with Homestead Parkway improvements; and

WHEREAS, the proposed Final Plat is in compliance with the currently adopted General Plan and Planning and Zoning Ordinance, and the proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved;

NOW, THEREFORE, THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE HEREBY RESOLVE AS FOLLOWS:

1. The Mayor and Common Council of the Town of Camp Verde hereby approve Final Plat 20180437 for the purpose of developing the White Hawk Business Park Subdivision with twelve (12) commercial lots, located on parcel 403-23-104W.

**PASSED AND ADOPTED by the Mayor and Common Council of the Town of Camp Verde,
Yavapai County, Arizona, this 20th day of March, 2019.**

Charles C. German, Mayor

Attest:

Virginia Jones, Town Clerk

Date



Town Attorney

Revised 06/05/18

Application #: 20190035



Land Use Application Form

1. Application is made for:

- | | | |
|---|---------------------|----------------------|
| Zoning Map Change | Use Permit | Temporary Use Permit |
| Conceptual Plan Review | Preliminary Plat | <u>Final Plat</u> |
| PAD Final Site Plan Review | Variance | Appeal |
| Street Abandonment | Minor Land Division | Wireless Tower |
| Administrative Review | Lot Line Adjustment | Zoning Verification |
| Development Standards Review (Commercial) | Other: _____ | |

2. Project Name: White Hawk Business Park

3. Contact information: (a list of additional contacts may be attached)

Owner Name: <u>Simonton Ranch 1, LLC</u>	Applicant Name: <u>same</u>
Address: <u>2639 W. Lovebird Lane</u>	Address: <u>same</u>
City: <u>Gilbert</u> State: <u>AZ</u> Zip: <u>85297</u>	City: _____ State: _____ Zip: _____
Phone: <u>480-220-8280</u>	Phone: <u>same</u>
E-mail: <u>scott@simontoncompanies.com</u>	E-Mail: <u>same</u>

4. Property Description: Parcel Number 403-23-104W Acres: 6.59

Address or Location: West side of Homestead Parkway South of Verde Ditch

Existing Zoning: C2 Existing Use: Vacant Lane

Proposed Zoning: C2 Proposed Use: Business Park

5. Purpose: (describe intent of this application in 1-2 sentences)

Final plat
Obtain preliminary plat approval to develop property into a 12-lot business park. Provide sites for businesses to locate in Campe Verde.

6. Certification:

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action. I have also attached a completed Permission to Enter form for consent to access the property regarding this action.

Owner: [Signature] Date: 2-6-2019

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Camp Verde must be submitted prior to having this application processed.

Applicant: [Signature] Date: 2-6-2019



February 13, 2019

Ms. Carmen Howard
 Community Development Director
 Town of Camp Verde
 473 S. Main Street, Suite 108
 Camp Verde, AZ 86322

FEB 14 '19 PM 3:43

Re: White Hawk Business Park Final Plat

Dear Ms. Howard:

Granite Basin Engineering, Inc., on behalf of Simonton Ranch 1 LLC, is submitting the following requested documents for use by the Town in processing the Final Plat Application for the White Hawk Business Park. The following items are enclosed:

- 1) 1 Copy – Land Use Application Form for Final Plat
- 2) 1 Application Fee - Check No. 1207 for \$1,462.60.
- 3) 1 Copy – Narrative Letter of Intent Dated 11/1/18
- 4) 1 Copy – Legal Description
- 5) 1 Copy – Permission to Enter Property
- 6) 1 Copy – White Hawk Business Park Protective Covenants
- 7) 1 Copy – Email and Attachment from Camp Verde Water System re: 100 Yr. Assured Water
- 8) 4 Copies – 24" x 36" Final Plat
- 9) 7 Copies – 11" x 17" Final Plat
- 10) 1 Copy – 8½" x 11" Final Plat
- 11) 1 Annotated Checklist for Final Plat

Some of the items in the final plat submittal package have already been submitted with the preliminary plat. These already submitted items include the construction plan set and drainage report. Other items to be finalized after initial review include required signatures and recording of Protective Covenants.

If any additional information is required please contact our office.

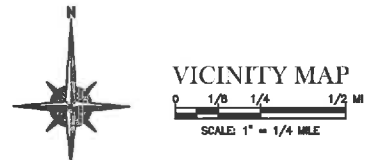
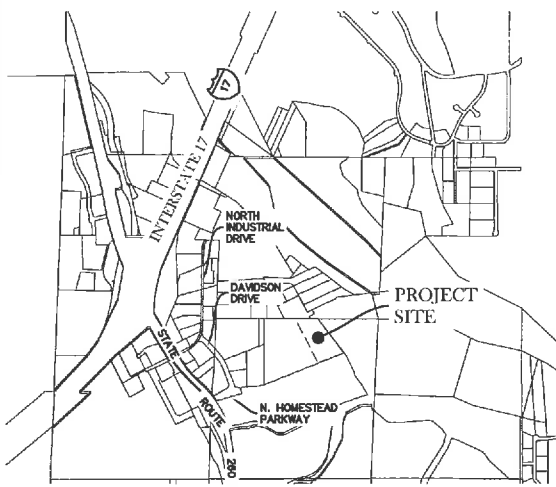
Sincerely,

James Binick, P.E.

Enclosures: Final Plat Package

24" X 36"
Document
available for
viewing in
Community
Development
Department

PLOTTED: Feb 11, 2019 - 3:15pm



PROJECT INFORMATION

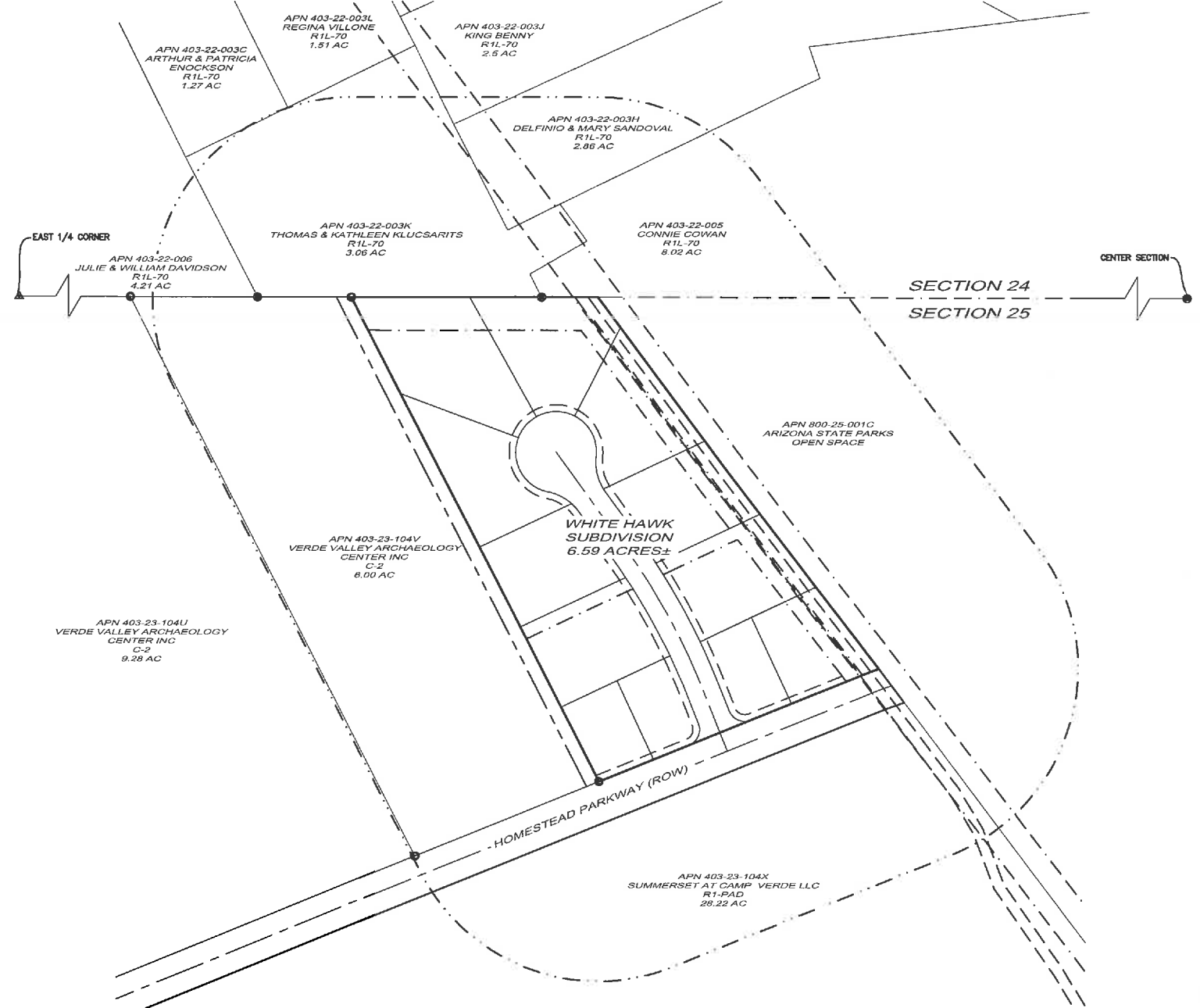
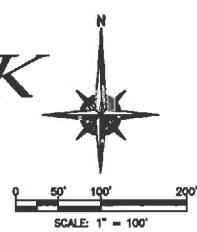
CLIENT/OWNER: SIMONTON RANCH 1, L.L.C. 2838 E. LOVEBIRD LANE GILBERT, ARIZONA 85297
ENGINEER/SURVEYOR: GRANITE BASIN ENGINEERING, INC. 1981 COMMERCE CENTER CIRCLE, SUITE B PRESCOTT, ARIZONA 86301
SITE DATA: ASSESSOR PARCEL NUMBER 403-23-104W
ZONING NOTE: C-2 COMMERCIAL TOWN OF CAMP VERDE
UTILITIES AND SERVICES AVAILABLE: ELECTRIC - ARIZONA PUBLIC SERVICE, SOLID WASTE DISPOSAL - TAYLOR AND SONS HAULING, NATURAL GAS - UNSOURCE ENERGY SERVICES, TELEPHONE/INTERNET/CABLE T.V. - SUDDELINK
FLOODPLAIN NOTE: THIS PROJECT IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) 04025C2280G DATED SEPTEMBER 3, 2010. THE PROJECT SITE IS DELINEATED ZONE X AND IS NOT IMPACTED BY FEMA DELINEATED 100 YEAR FLOODPLAIN.
SEWAGE DISPOSAL: TOWN OF CAMP VERDE SANITARY DISTRICT
WATER SUPPLY: CAMP VERDE WATER SYSTEM
FIRE DISTRICT: COPPER CANYON FIRE & MEDICAL AUTHORITY
SCHOOL DISTRICT: CAMP VERDE SCHOOL DISTRICT
POLICE: TOWN OF CAMP VERDE MARSHAL'S OFFICE

SHEET INDEX table with 2 rows: 1 COVER / 300' BUFFER AREA, 2 LOT DEVELOPMENT PLAN

A FINAL PLAT FOR WHITE HAWK BUSINESS PARK

A PROPOSED SUBDIVISION APN: 403-23-104W

SITUATED IN A PORTION OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA



DECLARATION/DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS: THAT 'WHITE HAWK BUSINESS PARK SUBDIVISION', AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF THE 'WHITE HAWK BUSINESS PARK SUBDIVISION' BEING A SUBDIVISION SITUATED IN A PORTION OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF CAMP VERDE, COUNTY OF YAVAPAI, STATE OF ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF THE 'WHITE HAWK BUSINESS PARK SUBDIVISION' AND DECLARES AS FOLLOWS:
1. SETS FORTH THE NAME, LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAID AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.
2. DEDICATES FOR THE PUBLIC USE, THE STREETS AS SHOWN AND PLATTED HEREON.
3. GRANTS AND/OR RESERVES AS APPLICABLE, THE EASEMENTS AS SHOWN, FOR THE PURPOSES DESCRIBED HEREON.
4. ALL DRAINAGE WILL BE MAINTAINED WITHIN THE PROJECT LIMITS. PRE-DEVELOPMENT DISCHARGE WILL BE EQUAL TO THE POST-DEVELOPMENT RATE AND DRAINAGE FEATURES ONCE CONSTRUCTED WILL BE CONTROLLED WITHIN THE DESIGNATED TRACTS AND/OR EASEMENTS.
5. ALL NECESSARY EROSION CONTROL MEASURES WILL BE DEVELOPED AND REMAIN IN PLACE FOR THE DURATION OF THE PROJECT OR WHEN STABILIZATION OF THE DISTURBED AREAS OCCURS. ALL TOWN OF CAMP VERDE DEVELOPMENT CRITERIA WILL BE ADHERED TO DURING THE DEVELOPMENT OF THIS PROJECT.
IN WITNESS WHEREOF:
'WHITE HAWK BUSINESS PARK SUBDIVISION',
AN ARIZONA LIMITED LIABILITY COMPANY
BY 'SIMONTON COMPANIES, LLC'
AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER
THIS ____ DAY OF _____, 2019.
G. SCOTT SIMONTON, MANAGER
ACKNOWLEDGEMENT:
STATE OF ARIZONA }
COUNTY OF _____ } SS
ON THIS ____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DID PERSONALLY APPEAR G. SCOTT SIMONTON, WHO ACKNOWLEDGES HIMSELF AS THE AUTHORIZED AGENT OF SIMONTON COMPANIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, MANAGER OF 'SIMONTON RANCH 1, L.L.C.' AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGES AS SUCH, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BEING DULY AUTHORIZED TO DO SO.
IN WITNESS WHEREOF, I HEREunto SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____, Y.C.O.R.
DECLARATION OF RESTRICTIONS:
THE DECLARATION OF RESTRICTIONS FOR THE WHITE HAWK BUSINESS PARK SUBDIVISION ARE RECORDED AT RECEPTION # _____, Y.C.O.R.
WATER AVAILABILITY NOTE:
THIS SUBDIVISION IS NOT WITHIN A DESIGNATED ACTIVE WATER MANAGEMENT AREA. A STATEMENT CONCERNING WATER ADEQUACY HAS BEEN RECEIVED FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES (PURSUANT TO A.R.S. 46-106) STATING THE WATER RESOURCES ARE ADEQUATE FOR THIS SUBDIVISION AS DETAILED BELOW.
'THAT WHITE HAWK BUSINESS PARK SUBDIVISION IS BEING SERVED GROUNDWATER BY DRY-LOT INDIVIDUAL WELLS. THE DEVELOPER HAS CHOSEN NOT TO DEMONSTRATE A 100-YEAR ADEQUATE WATER SUPPLY. THE APPLICANT HAS NOT DEMONSTRATED THAT THE CRITERIA FOR PERMANENT AND CONTINUOUS AVAILABILITY, WATER QUALITY, AND FINANCIAL CAPABILITY HAVE BEEN MET. THEREFORE THE DEPARTMENT MUST FIND THE WATER SUPPLY TO BE ADEQUATE. FOR ADDITIONAL INFORMATION PLEASE CONTACT THE OFFICE OF ASSURED AND ADEQUATE WATER SUPPLY AT 602-771-8556.'
TOWN ENGINEERING NOTES:
NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT UTILITIES, ASPHALT PAVING, GRASS AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE TOWN OF CAMP VERDE SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OR REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTION OR RECONSTRUCTING UTILITY FACILITIES.
ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
ALL ELECTRICAL AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
DRAINAGE AND MAINTENANCE NOTE:
NATURAL GROUND CONDITIONS MAY CONVEY FLOWS THROUGH INDIVIDUAL LOTS. CAUTION SHOULD BE EXERCISED IN SELECTING A BUILDING SITE. PROPERTY OWNERS MAY WISH TO CONTACT THE TOWN OF CAMP VERDE FOR ADDITIONAL DIRECTION. INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF DRAINAGE OVER THEIR RESPECTIVE LOTS.
FUTURE DEVELOPMENT OF LOTS WITHIN THIS SUBDIVISION MAY ALTER EXISTING NATURAL WATERCOURSES DEPICTED ON THIS PLAT. PROPERTY OWNERS SHOULD BE AWARE THAT DRAINAGE PLANNING AND COOPERATION IS REQUIRED BETWEEN ALL FUTURE PROPERTY OWNERS WITHIN THIS SUBDIVISION SO THAT SHARED, CONTINUOUS DRAINAGE DRAINAGE INFRASTRUCTURE DEVELOPED TO THE POINT WHERE FULLY-DEVELOPED RUNOFF LEAVES THE SUBDIVISION BOUNDARY AT A RATE EQUAL TO OR LESS THAN THE RATE PRIOR TO ANY DEVELOPMENT.
CLASS III DRAINAGE EASEMENTS:
EASEMENTS ARE HEREBY GRANTED TO THE TOWN OF CAMP VERDE FOR DRAINAGE PURPOSES AS SHOWN AND NOTED ON THIS PLAT IN THE AREAS MARKED AS DRAINAGE EASEMENT CLASS III.
THE TOWN OF CAMP VERDE IS RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENTS CONDITION AS IT WAS WHEN THE SUBDIVISION WAS APPROVED AND ACCEPTED. DRAINAGE EASEMENTS CONFORM TO NATURAL OR MAN-MADE WATERCOURSES AND SHALL NOT BE MOVED FROM THE LOCATION EXISTING AT THE TIME OF APPROVAL AND ACCEPTANCE OF THE SUBDIVISION (UNLESS APPROVED BY THE TOWN OF CAMP VERDE).
THESE WATERCOURSES MAY REQUIRE PERIODIC MAINTENANCE TO CONVEY ON-SITE OR OFF-SITE DISCHARGES. PERIODIC MAINTENANCE MAY CONSIST OF THE REMOVAL OF EARTH AND/OR VEGETATIVE MATERIAL THAT HAS BUILT UP SINCE THE ORIGINAL APPROVAL OF THE FINAL PLAT FOR THIS SUBDIVISION.
THESE NATURAL OR MAN-MADE WATERCOURSES WILL REQUIRE PERIODIC MAINTENANCE TO CONVEY ON-SITE OR OFF-SITE DISCHARGES. PERIODIC MAINTENANCE WILL CONSIST OF THE REMOVAL OF SEDIMENT, VEGETATIVE MATERIAL OR OTHER BUILDUP THAT HAS CAUSED THE WATERCOURSE NOT TO FUNCTION AS IT WAS ORIGINALLY INTENDED SINCE THE ORIGINAL APPROVAL OF THIS PLAT.
IF THE DRAINAGE EASEMENTS ARE NOT ADEQUATELY MAINTAINED BY THE PROPERTY OWNER(S) THE TOWN OF CAMP VERDE SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGES, HOWEVER, IT HAS THE AUTHORITY TO COME ONTO THE SITE AND MAINTAIN THE DRAINAGE EASEMENTS. IF THE TOWN HAS TO MAINTAIN THE EASEMENT IN THE INTEREST OF HEALTH, SAFETY, AND THE GENERAL WELFARE, THE RESPONSIBLE PROPERTY OWNER(S) [OR HOME OWNERS' ASSOCIATION] WILL BE BILLED SHOULD COURT ACTION BE NECESSARY TO COLLECT THESE BILLS. THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR ATTORNEY'S FEES AND COSTS.
FIRE DISTRICT NOTES:
FIRE ADEQUACY NOTE:
IN RECOGNITION OF THE NEED FOR APPROPRIATE FIRE FLOW FOR ALL NEW SUBDIVISIONS, ADEQUATE ON-SITE FIRE FLOW REQUIREMENTS SHALL BE MET PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. IN ACCORDANCE WITH LOCAL LAWS AND ADOPTED FIRE CODES, THE PERMANENT ON-SITE WATER SUPPLY FOR FIRE FLOW SHALL BE INSTALLED AND OPERATIONAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION APPROVAL.
FIRE ADDRESS NOTE:
WHITE HAWK DRIVE SHALL NOT BE CONSTRUCTED IN ANY MANNER INCLUDING THE PARKING OF VEHICLES. 'NO PARKING FIRE LANE' SIGNS SHALL BE INSTALLED ALONG NORTH THEO COURT AND NORTH JESSICA WAY ON BOTH SIDES OF ROADWAY IN ACCORDANCE WITH SECTIONS D103.6, D103.6.1 AND D103.6.2 OF THE 2012 INTERNATIONAL FIRE CODE.

TOWN APPROVALS:

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE APPROVED PRELIMINARY PLAT AND ANY SPECIAL CONDITIONS ATTACHED THERETO, TO THE REQUIREMENTS OF THE CAMP VERDE SUBDIVISION REGULATIONS, AND ANY OTHER APPLICABLE REGULATIONS, AND APPEARS TO COMPLY WITH ALL REQUIREMENTS WITHIN MY JURISDICTION TO CHECK AND EVALUATE.

TOWN ENGINEER DATE
COMMUNITY DEVELOPMENT DIRECTOR DATE

CERTIFICATION OF TOWN COUNCIL APPROVAL:

I, _____, TOWN CLERK OF THE TOWN OF CAMP VERDE, HEREBY CERTIFY THAT SAID COUNCIL APPROVED THE FINAL PLAT RESOLUTION ON THIS ____ DAY OF _____, 2019. ACCEPTED ON BEHALF OF THE PUBLIC ALL PARCELS OR TRACTS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

TOWN CLERK DATE

ENGINEER'S CERTIFICATE:

I, JAMES BINICK, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL CIVIL ENGINEER, AND THAT I HOLD LICENSE NUMBER 14453 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF ARIZONA. I FURTHER CERTIFY THAT THE DRAINAGE STUDY, ROADWAY DESIGN, PERCOLATION TESTS AND UTILITY DESIGN FOR THIS SUBDIVISION WAS MADE UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY 2019 AND TO ALSO CERTIFY THAT THE FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND THAT THIS PLAT IS CORRECT AND ACCURATE AS SHOWN.

ENGINEER: JAMES BINICK, P.E. DATE:
ARIZONA REGISTRATION #14453

SURVEYOR'S CERTIFICATE:

I, THOMAS A. LIUZZO, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 33861 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF ARIZONA. I FURTHER CERTIFY THAT I HAVE PREPARED THIS PLAT FROM THE ORIGINAL FIELD NOTES MADE DURING A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED AND WAS PERFORMED IN ACCORDANCE WITH THE ARIZONA MINIMUM STANDARDS FOR LAND SURVEY EFFECTIVE FEBRUARY 2002.

SURVEYOR: THOMAS A. LIUZZO, R.L.S. DATE:
ARIZONA REGISTRATION #33861

EXCEPTIONS/WAIVERS

1. EXCEPTION OR WAIVER TO ALLOW FOR A RURAL ROAD SECTION INSTEAD OF AN URBAN ROAD SECTION, AS RECOMMENDED BY THE TOWN ENGINEER/PUBLIC WORKS DIRECTOR AS SHOWN IN THE TYPICAL ROAD SECTION DETAIL LOCATED ON SHEET 2 OF THIS PRELIMINARY PLAT.

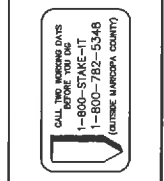
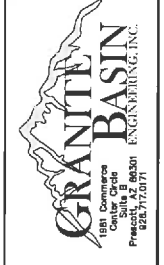


Table with columns: REVISIONS, DESCRIPTION, NUM., DATE, BY. Includes checkboxes for review and approval.



SIMONTON RANCH 1, L.L.C. 2838 E. LOVEBIRD LANE GILBERT, ARIZONA 85297
A FINAL PLAT FOR WHITE HAWK BUSINESS PARK COVER / 300' BUFFER AREA

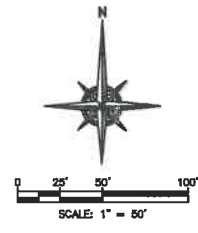
PRELIMINARY FOR REVIEW ONLY

Table with columns: JOB, DATE, SCALE, FIELD, DRAWN, CHECKED. Includes a large number '1' in a box.

PLOTTED: Feb 11, 2019 - 3:17pm
 E:\Projects\2019\14086\14086\FINAL\14086_FINAL_PLAT_14086.dwg CC:300_jmp@esb.com

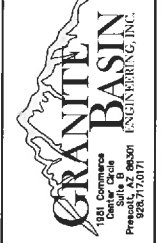
A FINAL PLAT FOR WHITE HAWK BUSINESS PARK

A PROPOSED SUBDIVISION
 APN: 403-23-104W
 SITUATED IN A PORTION OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 4 EAST
 OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA



PROJECT SUMMARY	
TOTAL LOTS	12
TOTAL LOT AREA	5.82 ACRES 88%
TRACT A (ROADWAY)	0.78 ACRES 12%
TOTAL PROJECT AREA	6.59 ACRES 100%

- LEGEND**
- FOUND 1/2" REBAR & TAG RLS 13015
 - FOUND 1/2" REBAR WITH MARKING JDS RLS 12218
 - 1/2" REBAR WITH CAP RLS 33881 TO BE SET UPON COMPLETION OF CONSTRUCTION
 - △ FOUND 1/2" REBAR & TAG RLS 27238
 - CALCULATED POINT
 - ▲ CENTERLINE MONUMENT TO BE SET
 - MEASURED DATA
 - LINE AND CURVE TAG LABELS
 - SUBDIVISION PARENT PARCEL LINE
 - INDIVIDUAL LOT LINES
 - ADJACENT PARCEL LINE
 - BUILDING SETBACKS
 - MONUMENTED SECTION LINE
 - COMBINED DRAINAGE EASEMENT AND BUILDING SETBACK
 - ROADWAY MONUMENT CENTERLINE
 - VERDE DITCH EASEMENT BOOK 3552, PAGE 730, Y.C.O.R.
 - SANITARY SEWER EASEMENT BOOK 4084, PAGE 731, Y.C.O.R.
 - 300 FOOT OWNERSHIP BUFFER
 - 3125 INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - FLOW LINE
 - PROPOSED FIRE HYDRANT



SIMONTON RANCH I, LLC
 9889 E LOVEBIRD LANE
 GILBERT, ARIZONA 85297
 A FINAL PLAT FOR
 WHITE HAWK BUSINESS PARK
 LOT DEVELOPMENT PLAN

PRELIMINARY FOR REVIEW ONLY

JOB: 14086
 DATE: NOVEMBER 2016
 SCALE: AS SHOWN
 FIELDS: NN
 DRAWN: TL
 CHECKED: TL

SHEET 2 OF 2
 Page 44 of 56

PARCEL DATA

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	88.19	N64° 52' 05.40"E	L21	149.43	S27° 14' 48.20"W
L2	45.31	S21° 58' 49.08"E	L22	213.23	S36° 52' 14.71"E
L3	58.05	S68° 01' 10.92"W	L23	168.72	S84° 52' 05.40"W
L4	130.61	N25° 07' 54.60"W	L24	173.05	S84° 52' 05.40"W
L5	88.75	S88° 01' 10.92"W	L25	81.27	N36° 10' 10.86"W
L6	125.82	N27° 13' 33.00"W	L26	56.16	S36° 52' 14.71"E
L7	93.21	N64° 52' 05.40"E	L27	81.98	S37° 39' 20.08"E
L8	175.36	N64° 52' 05.40"E	L28	106.86	S84° 52' 05.40"W
L9	135.09	N27° 13' 33.00"W	L29	85.65	S84° 52' 05.40"W
L10	135.09	N27° 13' 33.00"W	L30	23.01	S37° 39' 20.08"E
L11	153.18	N64° 52' 05.40"E	L31	115.27	S37° 39' 56.08"E
L12	81.27	S36° 10' 10.86"E	L32	142.94	S25° 07' 54.60"E
L13	188.58	S69° 22' 06.75"E	L33	66.14	S68° 01' 10.92"W
L14	259.31	N27° 13' 33.00"W	L34	45.31	N21° 58' 49.08"W
L15	177.35	S89° 55' 08.12"E	L35	118.46	S88° 01' 10.92"W
L16	208.07	S29° 20' 43.27"E	L36	148.42	S37° 36' 56.08"E
L17	163.19	N27° 13' 33.00"W	L37	6.27	S37° 08' 58.08"E
L18	108.19	S89° 55' 08.12"E	L38	22.03	S89° 01' 37.98"W
L19	84.97	S89° 54' 00.45"E	L39	100.00	S68° 01' 10.92"W
L20	56.77	S36° 52' 14.71"E			

Curve Table

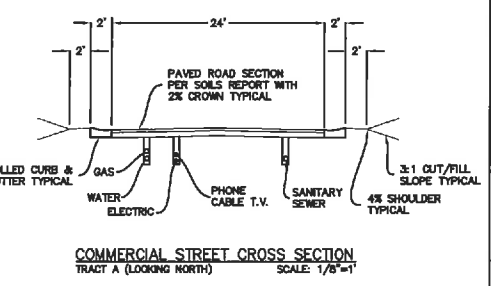
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	65.00	975.00	3.82	S23° 53' 24"E	64.99
C2	39.27	25.00	90.00	S23° 01' 10"W	35.36
C3	135.56	975.00	7.97	S29° 46' 58"E	135.45
C4	15.65	75.00	11.93	S42° 08' 46"E	15.62
C5	40.91	975.00	2.40	S34° 58' 04"E	40.90
C6	105.90	61.00	99.47	S29° 06' 11"E	93.09
C7	40.21	75.00	30.72	S63° 28' 48"E	39.73
C8	42.81	61.00	40.02	S40° 38' 35"W	41.75
C9	60.25	61.00	58.59	S88° 57' 02"W	57.83
C10	73.73	61.00	89.25	N28° 07' 39"W	69.32
C11	50.42	75.00	38.52	N12° 45' 43"W	49.48
C12	50.59	1025.00	2.83	N34° 45' 20"W	50.59
C13	5.43	75.00	4.15	N34° 05' 46"W	5.43
C14	135.50	1025.00	7.57	N29° 33' 18"W	135.40
C15	87.75	1025.00	3.79	N23° 52' 26"W	87.74
C16	39.27	25.00	90.00	N68° 58' 49"W	35.38

BASIS OF BEARINGS & BENCHMARKS

THE BASIS OF BEARING IS N89°54'16"E, 2648.13 FEET FROM THE EAST QUARTER CORNER OF SECTION 25 TO THE CENTER OF SECTION 25, (MONUMENT DESCRIPTIONS AS NOTED HEREON)

BENCHMARK POINT	NORTHING	EASTING	ELEVATION
EAST 1/4 COR	1301224.21	713718.90	3097.06
CENTER SEC	1301228.82	711068.78	3138.72

VERTICAL DATUM IS NAD83 CONTOUR INTERVAL = 1'
 BACKGROUND TOPOGRAPHY IS PROVIDED TO GRANITE BASIN ENGINEERING, INC. BY HOSKIN RYAN CONSULTANTS, INC.





Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 2.15.2019

When Recorded, Return to:

Simonton Ranch 1, LLC
Attn: G. Scott Simonton
2639 E. Lovebird Lane
Gilbert, Arizona 85297

(Parcel 403-23-104W)

Space above this line for recorders use

WHITE HAWK BUSINESS PARK PROTECTIVE COVENANTS

THESE PROTECTIVE COVENANTS for WHITE HAWK BUSINESS PARK (these “Covenants”) are made this ____ day of _____, 2019, by SIMONTON RANCH 1, LLC, an Arizona limited liability company (the “Developer”).

A. The Developer is the owner of Lots 1 thru 12 White Hawk Business Park ~~(, which are more particularly described in Exhibit A attached hereto and by reference incorporated herein (each, a “Lot”; collectively, the “Business Park”))~~, located in the Town of Camp Verde, ~~Arizona~~ (the “Town”~~”~~), Coconino County, Arizona. These protective covenants ~~(the “Covenants”)~~ impose upon the Business Park mutually beneficial restrictions for the benefits of the owner, now or in the future, of each Lot within the Business Park ~~(each, an “Owner”)~~.

B. The Developer hereby declares that all of the Lots within the Business Park be held, sold, used and conveyed subject to ~~the following restrictions and covenants~~ these Covenants, which shall run with the title to the ~~real property subjected to the Covenants. The Business Park. These~~ Covenants shall be binding upon and shall inure to the benefit of all parties having any right, title, or interest in any portion of the Business Park, their heirs, successors, successors-in-title, and assigns.

1. General Purpose. The declared purpose of these Covenants is to insure proper use and development of each ~~lot within the Business Park~~ Lot; to protect the environment; to guard against the development of improper, unsuitable structures and uses; to maintain property values; to insure protection from incompatibility and unsightliness; to protect the health and safety of ~~residents~~ Owners, tenants, occupants and their guests and invitees in the area of the Business Park; and to attract quality businesses and industries to the Business Park. In addition to the rules that follow, all Lots shall be used in conformance with federal, state and local zoning, building, fire safety, health, and environmental regulations, rules, ordinances and laws.

2. Use of Lots. It is the intention of the Developer that the Business Park be developed to provide an environment conducive to attracting businesses to the Town and enhance its future growth.

All manufacturing, processing, storage, warehousing, assembly or commercial uses in the Business Park shall be of the same general character and shall not be obnoxious, unhealthful, or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odor, toxic, or noxious matter, glare or heat, electronic interference, or fire or explosive hazards. All uses in and of the Business Park shall be in compliance with the ~~Town Zoning Ordinances~~ Town’s zoning ordinances.

~~The~~ Until the Turnover Date (as defined in Section 10.3 below), Developer ~~shall be entitled to~~ oversee and enforce compliance with these Covenants and the harmony of the land use of the ~~property~~ Lots and the external design of building improvements ~~in the Business Park~~. All of the Developer’s decisions as to the

compliance, adequacy, compatibility, and appropriateness of proposed uses of the Lots shall be in the sole ~~and~~, absolute and unfettered judgment and discretion of the Developer.

3. No Further Subdividing. The Business Park consists of 12 lots ~~and, which~~ shall not be further subdivided; ~~Provided, however,~~ the Owner of a Lot Owner may own more than ~~1 lot~~ one Lot and may combine the lots any Lots owned by such Owner that are adjacent to each other (*i.e.*, share a common lot line) to form a larger lot to meet the purposed uses of the ~~lots owned~~ commonly owned Lots; and provided such combination is approved by all applicable governmental authorities.

4. Submission of Plans. ~~No~~ Until the Turnover Date, no building or improvement shall be erected or placed on any lot in the Business Park until the plans for such building or improvement, including fencing and landscaping, have been approved in writing by the Developer/~~Manager~~.

5. Buildings and Improvements. It is the intent of these Covenants that all structures be designed and constructed in such a manner as to provide aesthetically pleasing and harmonious overall development of the Business Park. The faces of all buildings must be kept in good repair and appearance at all times.

During construction, it shall be the responsibility of each ~~lot owner~~ Owner of a Lot to insure construction sites are kept free of unsightly accumulations of rubbish and scrap materials; and that construction materials, trailers and the like are kept in a neat and orderly manner. All approved drives, fencing, and other site improvements shall be completed at the time of issuance of a building occupancy permit- but the Town. Landscaping must be completed within 12 months of building occupancy.

6. Landscaping and Exterior Maintenance. Every effort shall be made to protect and retain existing trees and shrubbery within the drainage easement on Lots 6 and 7 to provide screening for the adjacent property.

Grass, trees, shrubs and other vegetation shall be kept watered and in good appearance. If landscaping is not maintained such that it does not detract from and/or devalue surrounding properties, the Developer/~~Manager~~ may deliver notice to the ~~lot owner~~ Owner of a Lot of such noncompliance. If the noncompliance is not corrected within 10 calendar days, the Developer/~~Manager~~ may contract with a service or individual to correct the noncompliance and the ~~lot owner~~ Lot Owner shall reimburse the Developer/~~Manager's~~ cost within 7 calendar days.

The ~~e~~ Owner of any undeveloped ~~H~~ Lot shall maintain the ~~H~~ Lot free of rubbish and noxious weeds.

7. Outdoor Storage and Trash Containers. Outdoor storage areas and trash containers on each Lot shall be maintained in a neat and orderly manner and maintained so as to present a good appearance at all times.

8. Drainage Control. The grading of individual ~~H~~ Lots and construction sites shall be the responsibility of the ~~lot owner~~ Owner of a Lot and shall include containment of drainage peak flow runoff resulting from ~~H~~ Lot improvements. Each ~~lot owner~~ Owner of a Lot shall properly maintain and repair all drainage improvements on ~~his lots~~ Lot or which cross ~~his lots~~ Lot.

No ~~H~~ Lot shall be developed or use permitted that would impair the water drainage flow as designed. Erosion control measures must be taken during and after construction. All elements of the drainage control system shall be constructed, maintained, and properly directed to drainage and water detention areas in accordance with the overall Business Park drainage plan. Each ~~lot owner~~ Owner shall take necessary precautions to ensure that storm drainage from ~~their lots~~ Lot is not contaminated with motor vehicle fuels or lubricants, scale, or other chemical compounds or hazardous substances that are detrimental to the environment.

9. Nuisance Control. No operation, process, manufacturing, or building use ~~in the Business Park on any Lot~~ shall produce or create excessive noise, odors, smoke, dust, gas, industrial waste, toxic matter, or other excessive measurable external nuisance.

10. ~~Amendments.~~ General Provisions.

10.1 Acceptance by Future Owners. By acceptance of a deed or by acquiring any ownership interest in any portion of the Business Park, each Owner of Lot or any portion thereof, its heirs, representatives, successors, transferees and assigns, binds itself, its heirs, representatives, successors, transferees and assigns, to these Covenants and any amendments thereof. In addition, each Owner by so doing hereby acknowledges that these Covenants set forth a general scheme for the improvement and development of the Business Park and thereby evidence its interest that these Covenants shall run with the land and be binding on all subsequent and future Owners, grantees, purchasers, transferees and assignees of all or any portion of a Lot. Furthermore, each Owner fully understands and acknowledges that these Covenants shall be mutually beneficial, prohibitive and enforceable by the various current and future Owners.

10.2 Enforcement. The Developer, ~~in his~~ and any Owner shall have the right to enforce, by any proceeding at law or in equity, these Covenants. Failure by the Developer or by any Owner to enforce any portion of these Covenants shall in no event be deemed a waiver of the right to do so thereafter. If any portion of any Lot is maintained so as to: (a) present a public or private nuisance, (b) substantially detract from or affect the appearance or quality of any surrounding Lot or the Business Park, or (c) is used in a manner which violates these Covenants, or if the Owner or tenant or occupant of any Lot fails to perform its obligation under these Covenants, the Developer or any other Owner may give notice to the violating Owner that corrective action must be completed within twenty (20) days of the receipt of such notice. If the violating Owner fails to take corrective action within said period of time, the Developer or notifying Owner may take, at the violating Owner's expense, appropriate corrective action to remedy such nuisance, detraction, violation or failure of performance including, without limitation, appropriate legal action. Charges incurred by the Developer or notifying Owner, as applicable, shall be paid by the violating Owner on demand together with interest at the rate of twelve percent (12%) per annum or such higher rate that is equivalent to the maximum rate allowed by law accruing from the date said charges are incurred until paid in full.

10.3 Definition of Turnover Date. As used in these Covenants, "Turnover Date" shall mean the date on which all of the following are true at the same time: (a) Developer does not, directly or indirectly, own any interest in the Business Park, including, without limitation, any fee, lease, option, reversionary or future interest; (b) Developer is not, directly or indirectly, a beneficiary under a deed of trust encumbering any portion of the Business Park; and (c) Developer is not, directly or indirectly, the mortgagee under a mortgage encumbering any portion of the Business Park.

11. Amendments and Termination.

11.1 Amendments. Prior to the Turnover Date: (a) Developer, exercising its sole judgment and absolute discretion, ~~shall have the right to~~ and without restriction or limitation, may amend the Covenants set forth herein. Upon the sale of all lots within the Business Park and thereafter, ~~the these Covenants without needing the consent or approval of any other Owner, person or entity; and (b) no amendment to these Covenants shall be effective unless approved in writing by the Developer. After the Turnover Date, these Covenants may only be amended by written approval of the then current Owners of at least a two-thirds favorable vote of all lot owners and shall become effective 75% of the Lots, without needing Developer's consent or approval.~~

11.2 Termination. Prior to the Turnover Date: (a) these Covenants may only upon the execution and recording of be terminated by the written approval of all of the then current Owners of the Lots and the Developer; and (b) no termination of these Covenants shall be effective unless approved in writing by Developer. After the Turnover Date, these Covenants may only be terminated by written approval of the then current Owners of at least 90% of the Lots, without needing Developer's consent or approval.

11.3 Recording. No amendment of termination of this Agreement shall be effective until a written instrument setting forth its terms has been executed by Developer and/or the required number of Owners and recorded in the records of Yavapai County, Arizona.

11.2. Assignment. The Developer shall have the right to assign its rights herein as Developer to a third party without the consent of the Lot Owners. Such assignment shall be effective when a written instrument setting forth its terms has been executed by Developer and recorded in the records of Yavapai County, Arizona. Upon the recording of such assignment, all references to "Developer" under these Covenants shall be deemed to refer to the assignee of the Developer's interest.

11.3. Severability. Invalidation of any one of these Covenants contained herein, by judgement or court order, shall in no way affect any of the other provisions hereof which shall remain in full force and effect.

11.4. Other Applicable Laws. Nothing contained herein shall nullify any of the requirements of federal, state or city laws, regulations or ordinances. In instances where applicable laws, regulations or ordinances and these protective covenants conflict, the more restrictive shall apply.

15. Time of the Essence. Time is of the essence of these Covenants and all provisions, obligations and conditions thereof.

16. Governing Law. This Agreement together with all attachments and exhibits shall be governed by, and construed and enforced in accordance with, the internal substantive laws of the State of Arizona (without reference to choice of law principles).

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EXHIBIT A

Legal Description of Business Park

Lots 1 through 12, inclusive, WHITE HAWK BUSINESS PARK, according to plat recorded at Instrument No. _____, records of Yavapai County, Arizona.



Town of Camp Verde

Community Development

◆ 473 S. Main Street, Suite 108 ◆ Camp Verde, Arizona 86322 ◆

◆ Telephone: 928.554.0050 ◆

◆ www.campverde.az.gov ◆

To: Jim Binick
Granite Basin Engineering

From: Carmen Howard, Director
Melinda Lee, Planner

Re: White Hawk Business Park Final Plat / Agency Comments / Application #20190035

The following agency comments need to be addressed on the Final Plat, to be included in the staff report for the March 20, 2019, Town Council meeting.

Town of Camp Verde Community Development:

- a. On the cover sheet of the Final Plat:
 - Under “Exceptions/Waivers”, the end of the statement should read “Final Plat”, with “Preliminary” deleted.
 - Under “Water Availability Note”, the statement regarding dry-lot wells needs to be removed.
 - The FEMA FIRM Panel information does not match up with what we found; please verify the proper dates and panel numbers. The property appears to be located on two adjoining panels.
 - Under “Class III Drainage Easements”, paragraph 5, line 2, the word “any” is misspelled.
 - Under “Fire District Notes” and “Fire Access Note”, the street name should be “White Hawk Drive”, with “North Theo Court” and “North Jessica Way” deleted.
- b. The Covenants were revised; we will need an outline of what revisions were made from the original:
- c. Final Plat submittal:
 - (9) 11”x 17” hard copies of sheets 1 & 2 of the revised Final Plat for Town Council
 - A 24”x 36” hard copy and electronic copy for office records
 - Outline of changes made to the Covenants
 - (2) Mylars to be scaled at 1” = 300’ for signatures after approval

Town of Camp Verde Building Department:

Robert Foreman, Building Official

No Comments

CenturyLink (Telecommunications):

Heidi Hansen

Provided instructions for the installation of telecommunications to the site.

Copper Canyon Fire & Medical:

Gary Johnson, Fire Marshal

1. No parking fire lane signs, with Town ordinance cited, shall be posted on both sides of the street.
2. Three fire hydrants shall be provided on White Hawk Drive and shall not be spaced more than 300' apart.
 - a. One fire hydrant placed at the intersection of White Hawk Drive and Homestead Parkway.
 - b. One fire hydrant placed at the north most point of the White Hawk Dr. cul-de-sac, between individual lots.
 - c. One fire hydrant placed midway on White Hawk Drive, between individual lots.
3. Fire access note references North Theo Court and North Jessica Way. These streets are not located in the final plat.
4. Additional requirements may be forthcoming once the building plans have been submitted.

Yavapai County Cartography:

Karen Remster, Chief Cartographer

I have reviewed the attached description of the subdivision boundary, and the final plat. The Boundary closes very well mathematically. The plat appears to be complete; Chord Bearings and Lengths are given for all curves, and all lot lines appear to be annotated. The Basis of Bearings is noted. White Hawk Drive is to be dedicated as a public street. All lots show the calculated acreage.

There is an ambiguous monument shown along the North Line of Lot 10. It was somewhat difficult to interpret on the reduced drawing, compounded by the green annotation which is too small to read. There is always the option to separate the horizontal infrastructure improvement plans from the platted legal lot lines by showing them on separate sheets. This is not a requirement, but may be considered "best practice".

The plat as submitted would be accepted for tax roll purposes.

Arizona Public Service (Electric):

Amanda Gapen

The plat looks fine to me, I am at a standstill with design and research until the town assigns an address. Then my process can start. (*Address assigned and provided to APS*).

Town of Camp Verde Public Works:

Troy Odell, Assistant Public Works Director

The Class III Drainage Easements wording on Sheet 1 of 2 of the Final Plat needs to be revised to say that: "The individual adjacent property owners and Property Owner's Association shall be responsible for maintenance and repair of the drainage easements and drainage appurtenances as they were when the Subdivision was approved and accepted within the limits of the Subdivision, and that the Town of Camp

Verde reserves the right to give notice to those property owners to any necessary or required repairs when necessary. If those maintenance items or repairs are not made within the time allotted by the Town, the Town shall reserve the right to effect those maintenance items or repairs at the owner's expense.

The staff report documents need to be submitted to the Town Clerk on Monday, March 11th. Therefore, we will need the revisions back to us prior to that date.

Please contact us if you with any questions or concerns you may have.



Handicap Relay: 711 or Voice: 1-800-842-4681 TTD: 1-800-367-8939





Issue 9 – March 8, 2019

Legislative Update

Today is the 54th day of the legislative session. Most standing committees in both chambers returned to regular order to begin hearing bills that have crossed over. House and Senate floor sessions focused on debates and votes on bills to send to the opposite chamber before the last committee hearing deadline. Budget-related small group meetings have begun in the Senate; however, no definitive details have been discussed. The highway safety fee and tax conformity will continue to be sticking points in budget negotiations. The narrow margins in the House will likely complicate the budget process more than we have seen in previous years.

The highway safety fee remains an unsettled issue. As reported in previous bulletins, lawmakers have introduced bills to either cap the highway safety fee or repeal it. While the governor hasn't formally indicated how he will address either measure if they reach his desk, it has been noted that any reduction or repeal of the fee will jeopardize budget priorities to improve key commerce corridors, such as the expansions of I-17 and I-10. HB2320 highway safety fee; reduction, sponsored by Representative Noel Campbell (R-Prescott) and SB1001 highway safety fee; repeal; VLT, sponsored by Senator Michelle Ugenti-Rita (R-Scottsdale) are the measures targeting the fee. HB2320, that caps the fee at \$18, failed to pass the House, but the bill has been revived and is expected to be further amended on Monday before proceeding for another vote of the full House. SB1001, that completely repeals the fee, was scheduled to be heard in the House Transportation Committee this week but was held from consideration by Chairman Campbell.

Peer-to-peer Car Rental Bills

The Senate on Thursday approved SB1305 peer-to-peer car sharing; taxation, sponsored by Representative David Livingston (R-Peoria). The bill establishes

regulations for the P2P car sharing industry and applies the same state and local TPT and surcharges the rental car industry must pay to car sharing transactions conducted on P2P platforms. The bill passed 27-3 and now proceeds to the House for committee assignment. The competing measure, HB2559 peer-to-peer car sharing, sponsored by Representative Travis Grantham (R-Gilbert) has not been scheduled for a vote in the House. This measure exempts car sharing transactions from state TPT and surcharges and, if enacted, would create a competitive advantage over the conventional car rental industry.

HURF Distribution

On Thursday afternoon in the House Committee of the Whole, Representative David Cook (R-Globe) offered an amendment to HB2047; HURF distribution; cities, towns, counties. The original version of the bill directs an initial \$18 million from HURF to rural counties, towns and cities before calculating the additional funds based on the traditional formula.

The amended version of the bill does not sweep any money from the HURF distribution, but instead calls for an appropriation of \$30M combined to all counties and another \$30M combined to all cities and towns. The county formula allocates \$1.5M to each county with the remaining monies distributed to counties based on population. The city and town formula allocates \$150k to each city or town with the remaining monies distributed based on population.

Mr. Cook's amendment was accepted, allowing the League to move from a position of opposition to a position of support. HB2047 is on a third read calendar on Monday, March 11 where we hope it will receive wide support.

Legislative Bill Monitoring

All bills being actively monitored by the League [can be found here](#).