



Changes to the Chronicle... we go weekly again, alternating Politics, News and the Arts



News and Events currently.... Please see last page for new scheduling on Arts versus Town News

- 1. John B. Vannucci, Editor : "Usama's Top Ten List (And Then Some) Redux / Mayoral Withdrawal"**
- 2. Janelle Smith Haff – "What Happens If...."**
- 3. Anna Marsolo, Candidate Cave Creek "Will Malfeasance Continue?"**
- 4. John Crane, Candidate Carefree**
- 5. NON PROFITS**
 - 1. Wild At Heart - www.wildatheartowls.org**
 - 2. Foothills Foodbank**
 - 3. Gold Mine Thrift Shop**

1. John B. Vannucci, Editor : "Usama's Top Ten List (And Then Some) Redux / Mayoral Withdrawal"



This editorial was written for our June 6, 2016 edition, prior to the last minute, sudden withdrawal of Usama Abujbarah for Mayor Campaign.

Nonetheless, as a matter of record we are publishing this editorial regarding Usama's many years as Town Manager and President of both the Water and Sewer Companies. We are not privy as to why Usama had a change of heart after having (along with Sorchych) orchestrated the 2015 Recall Election and his desire to return to power.

The possible reason for his turn around may be that the Usama/Sorchych team hope to install a new Sorchych Slate from the late entries for C.C. Council elections. If Sorchych is successful in retaining his new Slate, they in turn will return Usama as Town Manager. Usama's return as Town Manager would return the Power of the Purse (your tax dollars) to the corrupt individual who has jeopardized the Town's future for many years to come. The enormous debt that the Town is currently liable for, is Usama's legacy.

It now makes more sense that he would opt for a 'Paying job' instead of a 'Volunteer Mayor'. We shall see who Sorchych promotes as his chosen candidates for council and those he will describe as Darksidiers.

I also find it incredible that Usama continues to have supporters who enjoy drinking his cool-aid. How can this be, after all that has been exposed regarding his disastrous mismanagement as Town Manager for more than a decade. The following is a REMINDER of how much Usama has cost this Town's taxpayers.

- 1.** The State Land/Cave Creek Development Agreements boondoggle. All the obligations and expenses for infrastructure were put on the Town and its citizens. The State Land and developers have no obligation to pay for any of the proposed infrastructure. (Refer to the 2005/2007 Annexation Agreements) The requirement to pay and provide for these improvements is within a FIVE MILE radius outside of the town boundaries!
- 2.** The 'Water Ranch' (sewer/water). Specifically, the purchase of the old Cave Creek Water Co. using the threat of condemnation and eminent domain to force the sale from a private owner. Is there anyone in Town who still does not understand the screwing we got when Usama paid \$20 Million dollars for a deficient facility valued at only \$2 Million, without any prior inspection of the facilities!
- 3.** The Neary Water Storage Tank fiasco. The decision to rush the construction of this storage tank resulted in building part of the tank on the neighboring owner's private property. This negligence on the part of Usama and the engineering dept. cost the taxpayers an additional \$1.5 million dollars to the cost of the tank.
- 4.** After Usama's removal as Town Manager, it was discovered that he had an \$80 thousand dollar unpaid bill to the Town's law firm on expenditures that were OFF BOOK, transactions that were kept secret from the Council. This, on top of having control of Eight (8) town checking and banking accounts!
- 5.** Making changes to the town's Water Master Plan without councils knowledge; and finally, as President of both the water and sewer enterprises, he dismissed the Water Advisory Committee because of their objections to his management.
- 6.** The Morningstar paving litigation. Usama's bullying and court fights with citizen Jerry Freeman to give up his property rights to satisfy the need for Cahava Springs Development to get access to the development for an east side entrance, using the excuse for the need of a horse trail!
- 7.** The attempted annexation of Desert Foothills Nursery located in the County south of Carefree Hwy, in order to satisfy a repayment to the County Highway Dept. for the expansion of the Cave Creek/Carefree Hwy intersection (\$160,000.00)
- 8.** The payment of \$4000.00 dollars for legal fees on behalf of former councilman Dick Esser to be returned to the ballot for the June 2013 council election after Esser officially withdrew from the race.
- 9.** Let's not forget where most of our current debt came from. The \$50 Million dollar bond debt approved by misinformed voters to build an over capacity sewer plant, and a water company to service the 4000 acre annexation and the Desert Hills community which is NOT part of Cave Creek.
- 10.** The willful, intentional and unauthorized use of water/sewer enterprise fees for other General Fund projects; leaving the facilities without proper maintenance and repairs for 5 years! The cost of this mismanagement is being gradually revealed and repaired at great costs to taxpayers.
- 11.** During the same period that Usama was running and controlling the water and sewer enterprises, they have been consistently operating in the red by an estimated \$1.2 million dollars deficit for every year since the opening day to present time. The enterprises had to be subsidized by General Funds to keep operating. You may recall Usama declaring that the enterprises would pay for themselves.
- 12.** Usama's ego and arrogance refused and was unwilling to provide water service to our West side residents whose wells have been drying up over the past five years, claiming the town could not afford to provide water

service; while at the same time approving numerous high density subdivisions with their demand for water, as well as, Walmart and the Carefree Hwy. commercial corridor developers.

13. Finally, after keeping the Town in litigation for more than 20 months on his bogus civil rights law suit, and having been bought off with \$300,000.00 taxpayer dollars, approved by his current Slate of Council people.

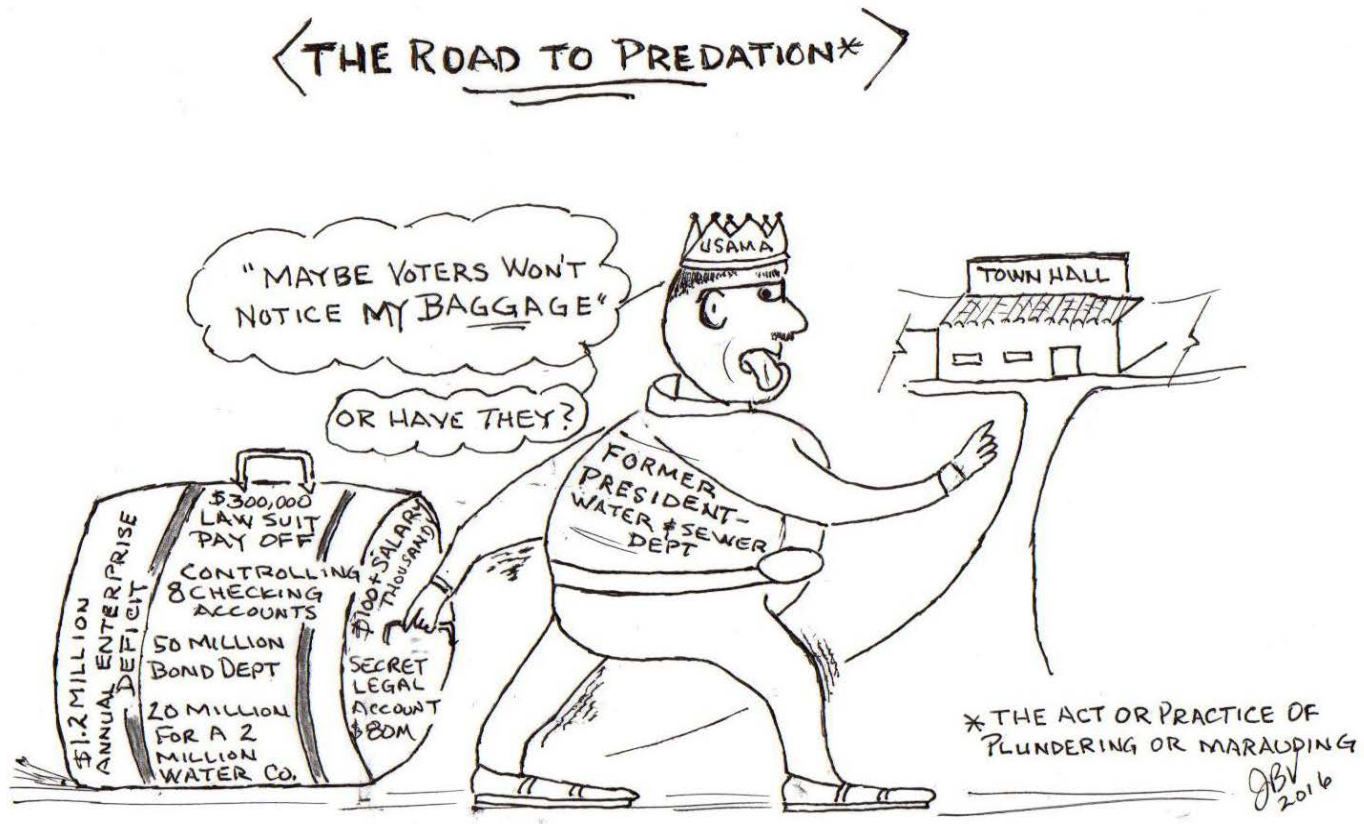
14. Usama's End Run to institute a Property Tax. Usama proposed and promoted the 'Cave Creek Fire District' (i.e. a fully functioning Fire Dept. again with YOUR tax dollars) with the backing of Rural Metro personnel, to be paid for by your sale tax dollars and a new property tax; and of course Usama would be the newly paid Fire Chief!

This little bit of Usama's history and all of the above incidents are in the Public Records of Cave Creek. I'm sure there are many more buried incidents regarding his selective favoritism for his friends and cronies. With this amount of baggage, only an arrogant and incompetent personality would motivate himself to run for Mayor and now, reinstatement as Town Manager.

We will continue to reprint these 'successes' to remind voters that the last thing this Town needs is Usama's return to power. His only attribute is how to waste taxpayers money.

To our readers: Stay informed and feel free to pass this information on to your friends and neighbors.

John Vannucci
The Fiscal Conservative Creeker



2. Janelle Smith Haff – “What Happens If....”

WHAT HAPPENS IF Part One

What happens to our property values and our property rights if:

. . the town remains committed under the four Open Space Agreements and the claims about a water shortage are true?

. . the town remains committed under the four Open Space Agreements and the claims about water rationing are true?

The majority of Cave Creek’s water supply comes from Lake Mead and is delivered via the Central Arizona Project canals as CAP water. Whether or not you accept as truth the scientific consensus about climate change and the Southwest being in the midst of a 16-year-long drought, the fact is more than 200 water agents, attorneys, and water specialists recently attended a meeting with Arizona water officials to develop a drought contingency plan involving present and future water availability in Arizona should the reduction in the levels at Lake Mead continue to drop.

Under the four Open Space Agreements, what happens to our property values if the claims about a water shortage are true?

Putting any State-declared water shortage aside, the four Open Space Agreements contain two provisions predicting a water shortage: “The Town does not have a designation of assured water supply under the Arizona Groundwater Code, A.R.S. §45-756 and A.A.C. R12-15-710 and has an allocation of Central Arizona Project (CAP) water which is not sufficient to serve full build out of the Town under the Town’s Master Water Plan in effect as of the Effective Date;”.

The second provision predicting a water shortage resulting from the required residential and commercial development under these four Agreements states, in part: “The Town’s CAP allocation could be short up to approximately 1,000 acre feet of the water necessary to serve the real estate which is the subject of the Four Agreements . . .”. The “real estate” referred to is 2,959 new homes, along with hundreds of acres of intense commercial development.

To help meet the water shortage predicted under the four Open Space Agreements, in 2013, the town requested 1,100 acre feet/year of additional water allotment. That water allotment request was denied. The town received a water allotment approval for 386 acre feet. Approval of the 386 acre feet came with the added directive that the town would receive only one additional water allotment approval to support the town’s expected build out in 2040 of 65 acre feet/year. There is no evidence that the town has purchased its 386 acre foot water allotment. The purchase price is \$1,288.00 per acre foot, making the cost to the town: \$497,168.00. This \$497,168.00 is an expense that must be paid through higher water bills or with monies from the town’s General Fund.

This is 549 acre feet short of the water shortage predicted in the four Open Space Agreements, and is in addition to any State water shortage that may be declared by Arizona water officials. As evidenced above, even if the 386 acre feet and 65 acre feet water allocations are purchased, the town will still suffer the effects of a 549-acre feet water shortage under the four Open Space Agreements unless additional water allotments are approved and purchased.

The town’s current water allocation is 2,606 acre feet/year for 2,579 homes and businesses. The four Open Space Agreements require an additional 2,959 new homes. Using the Arizona Department of Water Resources own calculations, the 2,959 additional homes will require a water allotment of 2,959 acre feet/year. Although it is impossible to estimate how much water is used by commercial developments as these figures are not made public, this 2,959 acre allotment also includes water that will be used by the required commercial development under the Open Space Core Site Agreement. One resort is required.

During the recent FY 2017 budget workshops, the mayor and town council discussed selling some of the town's present CAP water allotment to raise much-needed income for the town. Given that there is no evidence of the town's purchase of the 386 acre feet water allotment, any sale of CAP water the mayor and council may be contemplating would be based on a reduction to our existing 2,606 acre feet/year water allotment – an allotment the town has had since entering into the four Open Space Agreements. Any sale of our present CAP water allotment by town officials exposes existing residents to a water shortage which will be even worse in the event of a State-declared water shortage and by remaining in the four Open Space Agreements.

Editor note. We refer you to the most current minutes of Cave Creek's Online Agenda Dated May 16, 2016, containing an excellent explanation of the town water processes, costs, likely expansion, and possible interaction with other adjoining water companies. Chairman Tony Geiger gave a detailed discussion on many aspects of the Committee's planned review and analysis activities. Water Committee meetings are usually on the second Wednesday of each month, and are open to everyone. 6 PM usually.

Under the four Open Space Agreements, what happens to our property values if the claims about water rationing are true?

Part 2

Splashed across the headlines are news stories that the water level in Lake Mead has almost reached the tipping point where water rationing will likely be required.

Water rationing will affect every city and town differently. Because of their financial investment and commitment to water management and conservation protocols, the city of Phoenix only obtains about 36% of its water from the CAP, and the city of Scottsdale only obtains about 48% of its water from the CAP, making them better positioned to avoid or minimize the effects of water rationing should the reduction in the levels at Lake Mead continue to drop.

Unlike Phoenix and Scottsdale, since 2008 Cave Creek town officials have pursued a policy for the acquisition of 4,000 acres of land under the four Open Space Agreements and have made a financial investment toward that end. The \$50+ million dollar expense for our water treatment facility was incurred to accommodate the residential and commercial development required under the four Open Space Agreements. Since October, 2015, the town has spent \$100,000± from the General Fund monies in pursuit of the acquisition of the 4,000 acres.

Recently Vice Mayor LaMar wrote that the acquisition of the 4,000 acres is a priority of the town council in order to "keep the advance of Phoenix urban sprawl from engulfing the Town." All of the "Phoenix urban sprawl" alleged by Vice Mayor LaMar will occur in Phoenix and outside the borders of Cave Creek. Meanwhile, absent in his article is any discussion about Cave Creek's urban sprawl --- an urban sprawl created and agreed to by our town officials as part of the four Open Space Agreements. Cave Creek's urban sprawl will more than double the number of homes and present population within the borders of Cave Creek.

In referring to the "Phoenix urban sprawl," Vice Mayor LaMar also wrote that "The more developed our adjoining communities become the more attractive and valuable our residential and commercial property will become." In comparison to Phoenix or Scottsdale, how "attractive and valuable" will Cave Creek properties be to potential purchasers and commercial investors if Cave Creek is subject to stricter water rationing than Phoenix or Scottsdale?

What is the point of having property rights if our properties are not “attractive and valuable” due to the fact that our properties have no investment value because there is not enough water?

On August 30, 2016, voters in Cave Creek will decide which is more important: making an investment in water management and conservation, or making an investment in 4,000 acres of undevelopable land? The current Town Council members whose priority is the acquisition of 4,000 acres of undevelopable land includes mayoral candidate Ernie Bunch and council candidates Tom McGuire and Susan Clancy. Before you vote it is very important to know how the other candidates stand on this issue, as well.

As I declared when announcing my campaign for Mayor: the four Open Space Agreements are toxic to our Cave Creek lifestyle. We must preserve our Cave Creek lifestyle, our property rights, and our property values for today and tomorrow. We live in the desert. Our State is experiencing a 16-year drought. The priority of our town officials should be water management and conservation, not the acquisition of 4,000 acres of undevelopable land. If you agree, please vote for me on August 30, 2016.
Thank you.

Janelle Smith-Haff

Candidate for Mayor

www.janelleformayor.com

info@janelleformayor.com Paid for by Janelle for Mayor Committee

3. Anna Marsolo – “Will Malfeasance Continue?” Anna Marsolo, Candidate Cave Creek

For our town of Cave Creek, this is a crucial election because voting patterns have been established that are at the detriment of our Town. WE can't allow that anymore. Elected candidates must not emulate Francia, Bunch, Clancy, McGuire, Lamar and Esser, who allegedly have set their sights on open government, and the public right to be heard, but have been in gross violation of this expressed ethic!

Where was the public input upon rewarding the Buffalo Chip owner over \$18,000 in forgiven permit fees? First it was a \$2000 waiver, but then became \$18,000. Wasn't it enough our community pitched in and raised over \$87,000 as a gift to Mr. Wendt and his staff? Myself giving \$300!
Where is the public hearing on spending over \$100,000 to look for an alternative to purchasing 4,000 acres ?!

Our town is in debt for \$49,000,000 (million). and in the "red" today for over \$1,400,000. Folks, we are 3 years shy of being broke yet they continue to spend our money on pet projects having no bearing on town sustainability; paying our bills by taking from Peter to pay Paul!

They claim to need "flexibility" in their ability to not follow codes or how they spend our money. To me, it's more of the same malfeasance behavior that got us into such debt. No matter how much sales receipts are being brought in (at the expense of incontrovertible destruction of residential neighborhoods) it will never be enough for this Council.

Do you take a quart of milk from the refrigerator and taste it and say "oh its sour, I'll put it back in the refrigerator to try again later!?" Incumbents Bunch, Clancy and McGuire are counting on you doing that very act again and again!

McGuire, Clancy, and Bunch should have to explain to you the nitty-gritties of why they voted for 'this and that', amending so many changes to existing ordinances, and to our General Plan 2005. They authorized in

April, 2015, \$184,000 for a road to nowhere between Harolds and the Chip, and \$75,000 additional funds for bike lanes. Even though, that same month, west side citizens, led by Terry Smith, stood before them begging for \$20,000 to bring them water to their homes. Begging them to keep an 8 year promise that water lines would be completed! Today, those citizens are still without water. Choosing a road (parking lot) for the privately owned saloons over life-sustaining water to their citizens was not acting in the public interest. It was more about the "cronyism" and personal interests of those officials that prevailed.

New candidates should have to convince voters that their first term will not be just learning Zoning 101. Most of them have never seen the inside of our council chambers and definitely never attended any meetings. (I know because I was there for 90% of those meetings in the last 19 years). New candidates must know they have an obligation to continually assess the effectiveness and necessity of town staff, must put public interest and welfare above personal gain, and must keep a balanced budget.

It is vital that voters confirm those they vote for will have a basic set of principles of personal and public beliefs that will maintain our desert rural style, our western character, and will not support the proposed General Plan 2016.

These newbies must not emulate current officials who spend our money in such reckless malfeasance.

Anna Marsolo, Cave Creek, Candidate for Mayor

JOHN CRAIN, CANDIDATE CAREFREE COUNCIL:

John Crane is a 26 year resident of Carefree and has enjoyed actively serving the community in various roles. He was appointed to the Carefree Town Council in 2012 and elected to the Town Council in 2013. John currently serves as Vice Mayor. Previously, John served on the Carefree Subdivision Committee and as the Vice Chairman of the Carefree Planning and Zoning Commission. John is serving his eighth year as president and board member of the Carefree Foothills Homeowners' Association, is a Desert Foothills Land Trust board member and is an Arizona Site Steward monitoring Indian archeological sites in the Cave Creek / Carefree area.

John earned a BS degree in Mathematics from Villanova University in 1978 and a MS degree in Systems Management from the University of Southern California in 1985. After serving seven years as a nuclear submarine officer, he entered the electronics field. For the past 21 years, as a business owner, he has served as a sales representative for Asian, European, and US semiconductor material and equipment suppliers to customers in North America.

John believes local government, as the level of government closest to the people, must be transparent and responsive and must work. While successful economic development is key to the Town's future, a balance must be struck between citizen and commercial interests and fiscal restraint.

Non Profit Events

Foothills Foodbank & Resource

For more information, call the Foothills Food Bank & Resource Center at 480.488.1145. The Foothills Food



Bank & Resource Center is located at 6038 E. Hidden Valley Drive in Cave Creek.



Fighting Hunger Giving Hope

CONTACT: Pam DiPietro/480.488.1145



Wild At Heart Wish List 2016



Wild At Heart is an all-volunteer, nonprofit organization dedicated to the conservation and preservation of Arizona's native wildlife through the rescue and rehabilitation of injured and orphaned birds of prey, relocation of displaced raptors, public education and habitat enhancement programs.

Dear Neighbors, please make the time for the injured birds in our neighborhoods. Can you help?

We continue to offer a free 3 time advertisement for any contribution of cash, materials, or volunteering confirmed by Sam Fox at the office. Or, call us at the Chronicle to have something picked up. 480-231-3549

Cash donations are always needed to help with food and medical supplies. Any assistance you can offer is greatly appreciated! Remember, all donations are tax deductible.

Please call Bob at 602-989-1955 or 480-595-5047. Thank you for helping to preserve Arizona's wildlife.

Thank You!!! Sam & Bob Fox - Wild At Heart

www.wildatheartowls.org

Wildlife Rehabilitation - Educational Programs - Habitat Enhancement - (480) 595-5047

31840 N. 45th Street, Cave Creek, Arizona 85331 - Non-profit - Tax I.D. # EIN 86-0770883



Phone: 480-231-3549 Email me if you want to ask about volunteer service. Sara

Jeff Hill is a real estate agent with HomeSmart, the largest Real Estate brokerage in Arizona. Jeff is also one of HomeSmart's top producing agents.

A Phoenix native that knows the Valley well, you can count on Jeff to treat you with

professionalism whether you're buying or selling. Jeff loves the outdoors and likes to spend time with his bride of 33 years, Mimi, traveling, hiking and fly-fishing. They have lived in the quiet bedroom community of Cave Creek for the last 22 years. Listening to clients'

needs is essential for Jeff, and you can be assured you will feel comfortable and at ease when discussing your real estate goals with him.

If you're thinking of selling, you owe it to yourself to get Jeff's professional advise on how to sell your home for the highest price the market will allow.

If you want an agent who's dedicated to bringing excellence to your next real estate transaction, call Jeff Hill at 602-694-4333. Shop Local!

Jeff Hill, Realtor®

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Fax: 602.733.5671
jeff@jeffdhill.com
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Gold Mine Thrift Shop & Gold Mine Too!

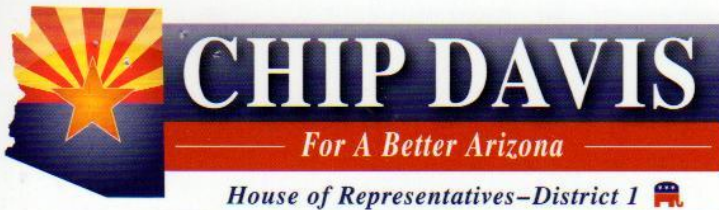
6502 E. Cave Creek Road, Cave Creek

Stop by to shop or donate

Wednesday - Saturday

9:00 a.m. - 3:00 p.m.

Two of our local District 1 Candidates spoke to the residents attending the Council Meeting. More information on them and others to follow over the next months. Sara



FOURTH GENERATION ARIZONAN

- Life-long Republican
- Proven Fiscal Conservative
- Supports a Balanced Budget
- Committed to Efficient Government
- Believes in Quality Education
- Advocate for Rural Issues
- Dedicated to Improving Roads & Infrastructure



VICE CHAIRMAN, FEDERALISM & STATES' RIGHTS
MILITARY AFFAIRS & PUBLIC SAFETY
TRANSPORTATION & INFRASTRUCTURE

NOEL W. CAMPBELL
MEMBER, DISTRICT 1

ARIZONA
HOUSE OF REPRESENTATIVES
1700 W. WASHINGTON STREET, STE. H
PHOENIX, ARIZONA 85007-2844

CAPITOL: (602) 926-3124
TOLL FREE: 1(800) 352-8404
ncampbell@azleg.gov

The full text of comments by the two District 1 legislators will be available online when the next Council meeting is scheduled for June 20th. Email if you would like a copy emailed to you. Sara Vannucci, Editor creekerlady@gmail.com.

About the Desert Foothills Chronicle & Chronicle Arts *expanded* Journal.

We have resumed weekly issues, generally issued midweek, after Cave Creek Council meetings, usually scheduled for Mondays. We have a substantially increased readership, adding businesses and other nonprofits who are readers now. Advertisers are welcome.

Substantial changes include: alternating issues of ARTS versus TOWN(S)/LOCAL ELECTION NEWS/SCHOOLS. Non-Profit news will included in both (but not duplicated). Advertisers appear as requested. This will allow commercial advertising with more Local news and more arts...a win-win for all. If you are interested in only one type of news, we are not offended if you hit the delete button.

The Chronicle welcomes photographs and information intended for sharing on our website and newsletters. By submitting these images, the artist and end reader agree that this use is a limited license for personal enjoyment and social sharing, but no commercial re-use of the image/material is intended or permitted without the written permission of the original artist. The Chronicle disclaims any ownership rights in any submission.

Looking for old issues of the Chronicle? We are current with storage of previous Newsletters. Go to www.desertfoothillschronicle.com. You will find many of the research and longer news information, such as water stories and documents, stored in "documents" or under a researcher/writer's name. We will be combining art and news in similar articles until late summer when the art world is more active. Artist issues are listed separately, and will continue to be separate on alternate weeks.

The Desert Foothills Chronicle has expanded its election and political coverage, after three years of delivering local news on our web-based periodical. The Desert Foothills Chronicle, Inc, is an AZ nonprofit organization – YOU are our mission.

Visit:

www.carefreetruth.com for CarefreeTown info & Events

Janelle Smith-Haff - Visit new entries on current issues of the Blog.

www.cavecreektownhallblog.com; janelle@cavecreektownhallblog.com

www.DesertFoothillsChronicle.org

Letters to the Editor are welcome-creekerlady@gmail.com

How to Contact your Councilman in Cave Creek: Current Council members are:

vfrancia@cavecreek.org; SLaMar@cavecreek.org;

sclancy@cavecreek.org; desser@cavecreek.org; tmcguire@cavecreek.org;

ebunch@cavecreek.org; cdyrek@cavecreek.org is the address to Town Clerk Carrie Dyrek.