

# Cave Creek Council Candidates and Mayor

Primary Election to elect a Mayor and 6 Council Members – Tuesday, March 12, 2013

## Council Incumbents

### Shelley V. Anderson



As a current member of cave Creek town council I have participated in discussions regarding noise, special events, Walmart's approval and the revamping of town code to name only a few. On council I have encouraged local business growth in the Town Core and added a new designation called Town Core so development can be differentiated from general commercial.

To ensure the Town of Cave Creek's survival in the future there will be many more important decisions to be made other than commercial development.

During my tenure on the council, I have voted for commercial to be added in appropriate areas and I have voted for current businesses to grow and thrive by adding more events to their current venues. My direction has been to support the town and to encourage current businesses to increase their revenues.

I am committed to help conserve and preserve the lifestyle Cave Creek residents enjoy now. Our town is truly a treasure. We are all fortunate to have so many opportunities to enjoy the open space by biking, hiking, riding and otherwise doing the things we love. I look forward to serving another term on town council and appreciate your vote.

### Jim Bruce



Judy, my wife of 45 years, and I moved to Cave Creek in 2002, from Evanston, Ill. Judy taught art for 35 years in the public school system and I was a trial attorney in Chicago for 27 years before we both retired.

Since coming to Cave Creek, I have served on the Planning Commission for four years and have been elected to the Town Council for the past two terms. During this time, Cave Creek has purchased a water company, built a new water ranch (waste treatment), secured Walmart (diversifying our tax base) and lived (successfully) through one of the worst economic periods in our history. This has occurred because of a positive attitude and a progressive plan, of the citizens, Town Council and Town Staff.

I am running for re-election because a new slate of candidates wants to take over Cave Creek. Most of these individuals have not participated in Cave Creek matters and have been against almost all of the things that have been accomplished.

There is more to be done in this next term; annexation, commercialization, protection and maintenance of the Town Core and continued improvement of infrastructure. These are positive steps, not negative candidate platforms.

### Ernie Bunch



I believe the Town of Cave Creek is in a pretty good position moving forward from where we are. Yes, we have debt, but the debt is for assets we needed, Water and Sewer! The debt is nothing more than a mortgage (mostly below 3 1/2 percent) to be paid over time. We're making it!

I'd like us to lower our sales tax back to pre-recession levels and remove it completely on food staples (bread, milk, meat, eggs, and fresh vegetables).

In order to do this we must have Commercial development in the Carefree Highway, Cave Creek Rd. area.

I think we have more than enough rules, regulations, and ordinances that affect our Property Rights and don't need anymore.

In my time on Council I have consistently voted for less strict regulations and more property rights. If your neighbors can't see it, hear it, or smell it then it's none of anyone's business but your own.

Please reseat like minded individuals on the Cave Creek Town Council.

### Dick Esser



Change is inevitable. The most important issue facing Cave Creek is the management of change. As Cave Creek matures, there will be significant change related demands that councils will have to address. The decision making processes used, the information depended on, the policies followed, and who the decision makers are – these are our issues for the future. Our leaders will need to be informed decision makers who know our history, policies and procedures and are mindful of the existing compacts with our citizens, business owners and land. Cave Creek is going to need effective leaders who work hard to shape our future growth so Cave Creek retains its current low density, personal responsibility and minimally intrusive government profile.

I am committed to preserving Cave Creek's rural lifestyle. In my career spanning more than forty years, I have dealt with most of the change issues Cave Creek will face in the future. As long as I am involved in a Cave Creek leadership role, I assure you that any change will be orderly and respective of our citizens' and businesses' needs. I know what it means to "keep Cave Creek Cave Creek." Small towns can be cool!

### Steve LaMar



I have lived in Cave Creek since 1986. I retired from the practice of law in August of 2012 after 38 years of public and private practice including the prosecution of prison gangs and major felonies. I am 63 years young.

I have served 15 years on the Planning Commission including Chair and Vice Chair and two terms on Town Council, leading the town in the worst economic crisis in the history of Arizona. I have served on the Boards of Big Brothers and Sisters and Desert Foothills Habitat for Humanity and was Arizona Big Brother of the Year in 1998. I also now serve on the Vestry of my church.

The most important issue is the protection of the private property of the citizens of Cave Creek from a slate of special interest/Scottsdale lobbyist who would cripple the town's ability to provide essential basic services vital to securing our residential and commercial private property investments. It's hard to sell your house when there is no water or sewer service.

Since its incorporation when I helped write the first General Plan, I have served the best interests of Cave Creek. I need your support and votes to help me fight for the future of our town.

### Thomas McGuire



Sales tax revenues have grown and building activity is coming back as people recognize this is a very desirable destination. Walmart has been an important part of Cave Creek's economic recovery. I support growth, but growth must contribute to the independent and Western identity of Cave Creek. While the town has encumbered debt with the expansion of services, managing that debt in a transparent and responsible way is very important to me.

To enhance our economic viability, some areas along the Carefree Highway need to be rezoned with appropriate buffers to residential neighborhoods.

Our business, particularly in the historic Town Core, and our artist groups should be supported along with community-based organizations that provide important services.

I support preservation of our high-Sonoran desert environment along with ongoing efforts to connect all of Cave Creek with equestrian friendly multi-use trails. These will help unite the community for years to come.

My service has included volunteer work for the Cave Creek Museum, ten years of guided hikes at Spur Cross, trail maintenance throughout town and volunteering at many community events. My only objective as a candidate for Town Council is my continuing service to the community of Cave Creek.

## Unopposed for Mayor

### Vincent Francia



Post annexation, Cave Creek zoned 13 parcels, or 4,400 acres, as Preserved Open Space. The 4,400 acres are currently under the auspices of the State Land Department (SLD). Cave Creek has 14 years remaining of a 20-year agreement with the SLD to petition the land be put up for auction, bid on it to purchase and to bring the land into Cave Creek ownership. For this reason I support continued economic diversity development, revitalization of the Historic Core and continued creative promotions to attract people to the town. By securing this 4,400 acres of land into town ownership, Cave Creek can say with confidence that 50 percent of its land is and will forever be in its natural state. Acquiring Spur Cross gave Cave Creek its identifying voice; the annexation and council's subsequent zoning of open space land put words into actions. The town has shown it can balance economic development, i.e., Walmart, without causing harm to that which Cave Creek values most: its desert. The next steps in Cave Creek's future should follow that balance.

## Council Challengers

### Mike Durkin



My family and I are 23 year residents of Cave Creek. The town is heavily in debt and the present council has failed to address the future problems this debt brings. While Town Hall believes we want more services from our government, the opposite is demonstrated through council meetings and the recent property-tax vote.

This onerous debt and government desire to grow create a thirst for revenue. Left unchecked, these pressures will lead to higher density, higher property taxes and commercialization of more residential land to generate revenue.

We desperately need a town council that recognizes these problems and is willing to correct them. If elected I will: a) force the town to adopt a five-year financial plan and a capital improvement plan, b) limit spending to that essential to support existing town services and service debt, c) focus commercial development in the town core and d) promote term limits.

The next council will rewrite our general plan. We must ensure our general plan will counter the tendency for a government to spend what it has and look for more. The present council does not have the will to do this and needs to be refreshed.

### Reg Monachino



I am running for town council because the incumbents are totally out of touch with the values of the citizens of Cave Creek. My campaign platform rests on three issues:

**Fiscal Responsibility:** I believe town council members have a legal and fiduciary responsibility to prudently manage tax payers' funds. My plan is to introduce an agenda item to hire a Chief Financial Officer, conduct an independent audit of the town's finances and develop a five year plan. I will work to stop wasteful spending and the growth of government.

**Business Development:** The development of business, new and existing, is necessary for the health of our community. I believe the town must support businesses by minimizing the burdens of regulations and taxes.

**Preserving Rural Cave Creek:** I am a strong proponent of preserving open space and maintaining low density zoning. My goal is to preserve our unique Western lifestyle. The piecemeal re-zoning of residential property, instead of in a comprehensive manner, is a disservice to the community.

The council has demonstrated they don't deserve to be re-elected. Councilmen LaMar, Bruce, McGuire and Shelly Anderson voted for a property tax – 66 percent of the voters rejected their views.

### Charles Spitzer



For 12 years, I've attended countless town meetings and acquired much knowledge about our town. My conclusion: Cave Creek deserves better leadership than it's getting. Our current Town Council is failing at fiscal responsibility, transparency, and protecting rural Cave Creek.

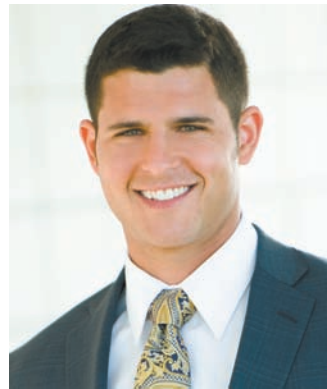
The incumbents have drowned us in debt; their only fix-it plan being rezoning of residential parcels to commercial in hopes of attracting more business. This, instead, draws customers from existing Town Core businesses, places rural neighborhoods in peril, lowers property values, and ruins the lifestyle that brought us here. When elected, I will not support rezoning residential parcels that don't meet the voter-approved General Plan.

Town funds should be used for "needs" rather than "wants." Voting on expenditures requires careful consideration of the consequences of additional debt. When elected, I will not support spending that increases our debt.

In the last 2 years, projects effecting residents have been proposed, but important information impacting the vote was hidden. When elected, I will propose all information important to our town and its residents be posted on our Cave Creek website.

The next town council must address these crucial items. When elected, I will add my dedication and hard work to that team.

### Adam Trenk



Cave Creek's debt is more than \$60,000,000, the highest per capita in the state and evidence of a badly bloated municipal government. This debt has created a lust for revenues within Town Hall. The majority of incumbents would have you believe their proposals for new property taxes and rezonings to monetize rural lands are not symptomatic of this problem. They want us to believe our fiscal house is in order and their policies do no harm to the town's character. Don't be fooled!

We need a council committed to paying down the debt without sacrificing the unique attributes of the community. This requires dedication to (1) Transparency, (2) Long Term Financial and Land Use Planning, and (3) Stopping the Growth of Government. I am running to bring these ideals to the council.

I believe a small government is not just a hallmark of a rural community, but that for Cave Creek it means survival on the heels of an era of excessive spending. My track record demonstrates my commitment, from my previous council experience to my successful efforts leading the No Tax PAC.

Please visit [www.AdamTrenk.com](http://www.AdamTrenk.com) for information about my candidacy. Thank you for your vote.

### Eileen Wright



I am running for town council because ... I love this town and want to protect it!

Living in Cave Creek is a privilege and with this privilege comes an obligation to preserve what we have.

The current council has chosen to ignore this obligation but instead has put the town more than \$62,000,000 in debt. In an attempt to solve this problem this council has adopted a "scorch the earth" mentality and is pushing the town into environmental bankruptcy.

The council, as evidenced by their actions: Has no intention of preserving Cave Creek as a unique rural town, is willing to throw you, your home and your lifestyle under the bus for revenue, has adopted a "developer friendly" approach to any rezoning application, has abandoned the General Plan and has engaged in financial mismanagement.

My pledge to you, I will: Preserve our unique rural lifestyle, protect Desert Rural Zoning, hold fast to the General Plan and never place commercialism in the path of your horses or homes.

Our rural lifestyle is unequalled ... help me preserve and protect what we have. I would be honored to earn your trust. Please vote for me!

**Publisher Note: Steve Snider has withdrawn as a Cave Creek Town Council candidate.**