

**MINUTES
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, FEBRUARY 16, 2005
at 6:30 P.M.**

Minutes are a summary of the actions taken. They are not verbatim.
Input is placed after Council motion to facilitate future research.
Public input, where appropriate, is heard prior to the motion.

1. **Call to Order**

The meeting was called to order at 6:30 p.m.

2. **Roll Call**

Mayor Dickinson, Vice Mayor Reddell, Councilors Baker, Kovacovich, Parrish and Teague were present; Councilor Gioia arrived at 6:32 p.m.

Also Present: Town Manager Bill Lee, Town Attorney Bill Sims, Community Development Director Will Wright, Special Projects Coordinator Wendy Escoffier, Library Director Gerard Laurito, Council Candidate Ron Smith, Town Clerk Debbie Barber and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**

The Pledge was led by Councilor Kovacovich.

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) February 9, 2005 – Work Session
- 2) February 2, 2006 – Regular Session
- 3) January 26, 2005 – Council Hears Planning & Zoning

b) **Set Next Meeting, Date and Time:**

- 1) Council Hears Planning & Zoning – February 23, 2005 at 6:30 p.m.
- 2) Regular Session – March 2, 2005 at 6:30 p.m.
- 3) Regular Session – March 16, 2005 at 6:30 p.m.
- 4) Council Hears Planning & Zoning – March 23, 2005 at 6:30 p.m.

c) **Possible approval of Proclamation declaring April 22 and 23, 2005 as *Relay for Life Days* for the American Cancer Society.**

d) **Possible approval of Resolution 2005-627, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, establishing our Town as a Town of Character with the International Association of Character Cities.**

On a motion by Reddell, seconded by Kovacovich, the Council unanimously approved the Consent Agenda as presented.

Mayor Dickinson called special attention to Items c) and c) on the Consent Agenda prior to the vote of approval.

5. **Call to the Public for Items not on the Agenda.**

There was no public input.

6. **Yavapai-Apache Nation presentation of gaming revenues donated to the Town pursuant to Section 12(d)(1) of the Tribal-State Gaming Compact.**

There was no action taken.

In the absence of a representative from the Yavapai-Apache Nation, Item 7 was heard prior to Item 6; Chairman Fullmer arrived during the hearing on Item 7.

Chairman Fullmer reviewed the history of Proposition 202 and where it has led the Nation, and how the Nation is able to benefit neighbors through the gaming venture. The Nation is able to distribute the amount allocated by statute as it sees fit, with the goal of helping to strengthen the towns and cities to which it contributes; such distribution began in 2004. This year the Tribal Council has included the Verde Valley as its major and only benefactor, including the Town of Camp Verde, Clarkdale, Jerome, Sedona, Cottonwood, and the County of Yavapai. Chairman Fullmer said he was very proud of the established relationship with Camp Verde and the hard work that the Town and Council leaders have devoted to strengthening and keeping the relationship. Regarding the allocation of funds to Camp Verde, the Tribal Council is requesting that the Town utilize the funds as follows: 60% of the funding to go towards Town infrastructure development; 20% directly to the Chamber of Commerce; and 20% to the Camp Verde High School and its Native American Club; Chairman Fullmer explained that 30 to 35% of the Club members are non-Tribal which benefits the entire Town from the cultural relationship. Chairman Fullmer then presented to Mayor Dickinson a check in the total amount of \$38,995.70 for the Town of Camp Verde.

Mayor Dickinson said the Town really appreciates the strides made and the generosity that the Nation has always had with this community, the economic development the Nation has brought in and the awareness that we are a neighborhood and a community that must work together. The Town is still holding the funds received last year with the vision to use the money for much-needed infrastructure. There is no problem with the other two requests as well, and in a future meeting that business will be formally taken care of. Mayor Dickinson thanked Chairman Fullmer for his leadership and that of his Council, saying it was greatly appreciated.

7. **Public Hearing to discuss the proposed annexation of approximately 237 acres located north and west of the current Town boundary along the SR 260 corridor. An annexation petition with an amended Exhibit A was filed with the Yavapai County Recorder's Office on January 20, 2005.**

There was no action taken.

STAFF PRESENTATION

Community Development Director Wright said that the purpose of the meeting was to hear public comment from those with an interest in the subject annexation petition. No signatures have been obtained at this point because staff has been working with area property owners to persuade them regarding the benefits of being a part of Camp Verde. The necessary majority number of 50% plus 1 of the property owners has not yet been gained, plus there has not been the required valuation of the property. Director Wright reviewed the steps taken to date according to State statutes, including setting this public hearing.

PUBLIC HEARING OPEN

Tom Griffith said that he represents 20 acres of the less than 50 acres of private land that is included in the 237-acre annexation. He said he had expressed his opposition at the public hearing on June 9th; letters and phone calls since that time have produced nothing to change his position. Mr. Griffith said he sent a formal letter to the Town Manager declining annexation on October 21st, specifically referring to all four 10-acre parcels that he represents, with no response until a letter of January 25, 2005, from Will Wright informing Mr. Griffith that the map includes two of those four parcels. Mr. Griffith then quoted sections of that letter that advised him that inclusion of the two parcels had been necessary to accommodate the wishes of the property owner above. Mr. Griffith feels that by doing so Mr. Wright has reneged on a promise made not to take any of Mr. Griffith's parcels. Mr. Griffith again wrote on January 31st requesting information that he said Mr. Lee had promised to recommend to the Council; no answer has yet been received. Mr. Griffith believes this is a prime example of political gerrymandering. He questioned how the businesses in the area will be adequately served because of the distance from the existing boundary; further, how can the Town justify taking on 190 acres of Forest Service land just to get those properties.

Jim Bullard said he wanted to caution people that if we don't take this property, there is a lot more to this because the Water Company wells are in that area and we need that water.

PUBLIC HEARING CLOSED

Council Discussion

Mr. Griffith was assured that his position was understandable, but the Town of Camp Verde has from the beginning viewed the Steve Coury piece as the source of a tremendous increase to the sales tax base to provide the services that the community needs for its citizens, and not being able to arrive at an agreement was unfortunate. Mr. Coury chose to come into Camp Verde, the Camp Verde water system would come into the incorporated boundaries with the wells that are now located outside, and the Town must now move forward for the betterment of the Town and the increase in sales tax revenue. Also, it was confirmed that the Town limits are within one mile of the proposed annexation. The asserted non-response to Mr. Griffith on the part of the Town was addressed by Director Wright and Manager Lee who explained the background of the conversations and the steps taken to work with Mr. Griffith while at the same time negotiating with Mr. Coury. Manager Lee said that efforts will be made to meet with Mr. Griffith and try to negotiate further; it is the desire of the Town that all parties be able to agree if possible.

8. **Discussion, consideration, and possible direction to staff to pursue a contract with Burgess & Niple to develop a water portfolio for the Town of Camp Verde.**

On a motion by Dickinson, seconded by Baker, the Council voted unanimously to direct staff to pursue negotiations and a contract with Burgess & Niple to develop a water portfolio for the Town of Camp Verde.

Mayor Dickinson reviewed the background of discussions with Bill Allen of Burgess & Niple beginning on August 17, 2004 through November 17, 2004, with the idea in mind to gather information and begin to develop a water portfolio, and introduced Bill Allen who then presented a proposal for the Council's consideration. Mr. Allen described in detail the work involved that would include, among many factors, a review of surface water rights, and a determination of the decreed rights within each irrigation district; during Mr. Allen's presentation the subject of the SRP issue was also briefly discussed. Mr. Allen agreed that he would begin working with staff in order to determine the size of the project, including what needs to be done in order to develop a GIS system for staff to be able to readily access information, so that the proposed cost can be determined. There was also a suggestion from Council that it would be helpful if Mr. Allen could present a written step-by-step proposal so that the Council could arrive at a plan and move forward. After further discussion with Council, Mr. Allen said he would work with the Manager and staff in order to prepare a formal proposal to develop a water portfolio for the Town.

9. **Discussion, consideration, and possible direction to staff to begin negotiations with Stroh Rogers Architect, Inc. for architectural services for the new library facilities.**

On a motion by Teague, seconded by Reddell, the Council voted unanimously to direct staff to begin negotiations with Stroh Rogers Architect, Inc. for architectural services for the new library facilities.

Library Director Laurito briefly described the selection process that had been followed, ending up with three well-qualified firms; using a ranking system Stroh Rogers Architect, Inc., came out on top. Laurito said the Council is being requested to allow staff to negotiate a contract with that firm in order to start the design phase. Mr. Doug Stroh was introduced and he displayed some renderings of suggested styles of architecture, complimenting the Council and the Town on their vision and stressing the many varied facets of a library and what it means to a community. There was some discussion about the drawings, with Mr. Stroh pointing out that he went for a territorial style in keeping with other Camp Verde historical buildings, and enthusiasm about the views that will be enjoyed from the building.

10. **Discussion, consideration, and possible approval of an amount not to exceed \$2,000 to develop a Camp Verde Interpretive Townsite Walking History Tour.**
On a motion by Baker, seconded by Kovacovich, the Council voted 6-1 to approve an amount not to exceed \$2,000 to develop a Camp Verde Interpretive Townsite Walking History Tour; with a 'no' vote by Gioia.

Special Projects Coordinator Wendy Escoffier explained that the idea came from Council some time ago, probably in connection with one of the economic development meetings. Now that the Main Street project has been completed, staff felt this would be the time to put together a walking history tour; pictures of some examples of plaques have been included in the agenda packet. The plaques would cost approximately \$500 each if cast in bronze, and if in aluminum the cost would be \$15 each and could be made locally. Escoffier said that possibly property owners would be willing to purchase their own bronze plaques, and suggested other options. There was some strong objection that more research and planning on the tour should be done before any funds are allocated. It was finally determined that allocating the requested funds would help get the project started beginning with a brochure to hand out to local people and tourists to garner interest and arrive at a consensus for the design, and then perhaps there could also be some research into grant funding resources. Manager Lee confirmed that the minimum cost would be \$2,000, based on research already done; Escoffier will be reporting back to the Council as the project develops.

A recess was called at 7:56 p.m.; the meeting was reconvened at 8:01 p.m.

11. **Discussion, consideration, and possible direction to staff to prepare a resolution to supercede Resolution 99-432, Section 1, which states, "Agendas will be final and posted no later than noon the previous Friday for a regular Wednesday council meeting, and in all other meetings at least 3 working days in advance, to allow preparation and distribution of the agenda packets to the council, staff, and public."**
On a motion by Reddell, seconded by Baker, the Council voted unanimously to table this Item 11.

Mayor Dickinson explained that the proposed change to the deadline for posting agendas had been suggested by staff, but after further discussion with staff it had been decided that the issue would be tabled indefinitely at this time.

- 11a. **Discussion, consideration, and possible approval of a lease agreement for Rio Verde Plaza Unit #5.**
(Actions on Items 11a and 11b were consolidated into the motions on Item 11b.)

Attorney Sims explained that although the initial request was to prepare a lease agreement for one specific unit, it was suggested that a standard form of lease might be created to use on an interim basis for all of the units, and that the Manager could be authorized to execute the leases. Mr. Sims pointed out that Paragraph 25 of the lease form that he had prepared for approval should be deleted; it had inadvertently been included. He also suggested that the term of any lease should expire in January, 2006.

The next Item 11b was introduced during the discussion, since both items were directly related.

In summary, one lessee is prepared to execute a lease, and the same proposed form could be used to approve any future leases for the other units, up to the expiration date of January 31, 2006. Mr. Sims said that with the Manager authorized to execute such leases, which would be appropriate, income from the units would be on a continuous basis with no delays or loss of tenants due to requiring Council approval in each instance. There was also the understanding that the rental for the units would be no less than \$300 and no more than \$600, depending upon the particular unit. It was agreed that in the event the Town would not need to take over the building at the end of January, 2006, the leases could be extended on a month-to-month basis

upon approval by the Council; any tenant's request for extension would be made by November, 2005.

11b. Discussion, consideration, and possible authorization for Manager approval of all future leases of the units in Rio Verde Plaza.

A motion by Dickinson, seconded by Reddell to direct the Manager to approve a lease agreement for the Rio Verde Plaza Unit No. 5, and authorize the Manager to approve all future leases, and direct the Manager to report back to Council no later than sixty (60) days prior to the termination of January 31, 2006 leases, failed by a unanimous vote of Council.

On a motion by Dickinson, seconded by Reddell, the Council voted unanimously to direct and authorize the Manager to approve the lease agreement that is pending for Rio Verde Plaza, with the deletion of Paragraph 25; and all future leases as well, and report back to Council no later than 60 days prior to January 31, 2006 expiration date.

In further discussion of the two items it was noted that Agenda Item 11a referred to Unit #5; that should have been Unit #4. There was also further discussion regarding the Council authorizing the Manager to execute the leases, and not specify any particular unit as part of that authorization; any unit number would be filled in on each lease form. Mr. Sims also said that a paragraph would be added to specify that the parties mutually agree upon a month-to-month retention after January, 2006, and it was also pointed out that use of the proposed lease form was the intent of the motion.

12. Call to the Public for Items not on the Agenda

There was no public input.

13. Advanced Approvals of Town Expenditures

There were no advanced approvals.

14. Manager/Staff Report

Lee said he wanted to acknowledge the hard work by the Parks & Recreation Department and volunteers on the Pecan & Wine Festival; attendance during the rainy weather conditions still resulted in ending up in the black; the Bachelors' Auction netted approximately \$5,000.

There was a meeting last night on Forest Service Road 503 where there were some residents expressing support and others expressing opposition; letters will be sent out requesting written opinions. Also, a meeting with property owners below the State Park regarding a proposal by ADOT for a roadway to come out on Fain Street resulted in no support at all from those owners for the proposal. ADOT will be advised accordingly.

Lee, Town staff and Street Department will have a final walk-through with Ames and ADOT on the bypass as well as Main Street. Any suggestions from Council members should be given to Lee in writing for reference during the walk-through. On Saturday an auction of surplus items will be held, beginning at 10:00 a.m. There will be a meet-and-greet on February 22nd with the County Supervisors at the Lodge on the Nation's property; all the Mayors and Managers within the Verde Valley have been invited to attend.

15. Council Informational Reports

Kovacovich said that he had attended a Water Advisory Committee meeting today in Chino Valley; Prescott and Prescott Valley reported on their activities regarding water management and conservation. Over the next month other cities and towns will report on their activities. There will be a meeting at 6:30 tomorrow night at the multi-use complex at the school about the Willow Flycatcher; the WAC has a list of questions they hope to have answered at that meeting. March 31st is the deadline for comments on the Willow Flycatcher.

Baker reported briefly on the transportation issues being discussed at NACOG. She wanted to remind everyone that Joe Hughes is their liaison for our area. Baker said that in support of the NACOG Transportation Committee it is very important for everyone to contact the legislators; Mr. Hughes is doing a fine job on notifying the Committee on transportation issues and important pending bills. Baker added that she had talked with a couple from San Francisco who come over every year to attend the Pecan & Wine Festival.

Gioia thanked the Verde Watershed Association; they are sponsoring the Fish & Wildlife presentation tomorrow night in the multi-purpose center. Gioia encouraged everyone to attend, saying that the environmental protection blanket that Fish & Wildlife is preparing for the Verde Valley will have far-reaching consequences for a number of issues, and a compromise better than what is proposed is needed.

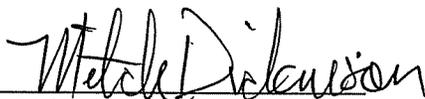
Reddell said that the issue of the Willow Flycatcher is going to impact everybody greatly up and down the river, not just Camp Verde.

Parrish commented on the Pecan & Wine Festival; he said that he had talked with a couple from Mesa who decided to come to the Festival based on a TV program that featured Mayor Dickinson; many came from Prescott, Paulden, Flagstaff, Phoenix, and even some from Tucson. He said that the Parks & Rec people work hard and deserve any help they can get. Parrish also had talked with a couple who bought property on Beaver Creek, and any flooding makes it impossible in case of sickness or fire to get out except by helicopter; they believe that if a bridge is going to be built it should be for their area.

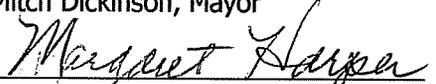
Teague also thanked Parks & Rec; he was absent because of his activities with the basketball program. He said he has been named President of the Camp Verde Youth Football group, and announced that he needs referees; at least one AIA-certified referee must be on the field for every game. Camp Verde will host two meetings, one in March and the other in April for the other presidents and coaches to be here, approximately 50 to 100 people. They also hope to have the Championship Games at the end of the season here in Camp Verde.

16. **Adjournment**

On a motion by Baker, seconded by Gioia, the meeting was adjourned at 8:27 p.m.



Mitch Dickinson, Mayor



Margaret Harper, Recording Secretary

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 the regular meeting of the Town Council of Camp Verde, Arizona, held on the 16th day of February, 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 4 day of March, 2005



Deborah Barber, Town Clerk