

AGENDA



**REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS**

**473 S. Main Street, Room #106
WEDNESDAY, FEBRUARY 16, 2005
at 6:30 P.M.**

1. **Call to Order**

As a reminder, if you are carrying a cell phone, pager, computer, two-way radio, or other sound device, we ask that you turn it off at this time to minimize disruption of tonight's meeting.

2. **Roll Call**

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) 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.**

Public Participation:

Public Input is encouraged on matters that are not administrative in nature. If you wish to address the Council during this meeting, you **MUST** complete a **Speaker Request Form** in its entirety, and submit it to the Clerk as soon as possible. Your name will be called when it is your turn to speak. Forms are available at the door and on the podium.

Public participation enables the public to address the Council about an item that is NOT listed on the agenda. However, state law prevents the Council from taking any action on items that are not listed on the agenda, except to respond to criticism made by those who have addressed the public body, ask staff to review a matter, or ask that a matter be included on a future agenda.

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

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

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.**

Mayor Dickinson requested item #8:

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.**
9. **Discussion, consideration, and possible direction to staff to begin negotiations with Stroh Rogers Architect, Inc. for architectural services for the new library facilities.**
10. **Discussion, consideration, and possible approval of an amount not to exceed \$2,000 to develop a Camp Verde Interpretive Townsite Walking History Tour.** This is an unbudgeted amount from the Economic Development line item.
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."**
12. **Call to the Public for Items not on the Agenda**

There will be no Public Input on the following items:

13. **Advanced Approvals of Town Expenditures**
14. **Manager/Staff Report**
15. **Council Informational Reports** Individual members of the Council may provide brief summaries of current events and activities. These summaries are strictly for informing the 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.
16. **Adjournment**

Posted by: *J. Jones*

Date/Time: *2-11-05* *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.

**MINUTES
WORK SESSION
MAYOR and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, FEBRUARY 9, 2005
6:30 P.M.**

1. **Call to Order**

The meeting was called to order at 6:30 p.m. by Vice Mayor Reddell.

2. **Roll Call**

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

Also Present:

Town Manager Bill Lee, Projects Coordinator Wendy Escoffier, Jim Bullard, Council Candidates Ron Smith and Robert Johnson, and Recording Secretary Margaret Harper.

3. **Presentation and discussion about data that has been assembled on Camp Verde's water rights.**

John Munderloh prefaced his Power Point presentation explaining that because of recent talks about water rights and issues throughout the Verde Valley as well as the adjudication issues, the Water Advisory Committee has assembled extensive data regarding water rights and use throughout the County, much of which is publicly available and some of it created through other means. Mr. Munderloh's presentation demonstrated the Groundwater Site Inventory Database which is a compilation of hydrologic data gathered on various wells in the State, and included datasets of the types of water rights and claims, adjudication claims and well registrations. A brief discussion followed.

4. **Adjournment**

The meeting was adjourned at 7:14 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 discussion of the Mayor and Common Council of the Town of Camp Verde during the Work Session of the Town Council of Camp Verde, Arizona, held on the 9th day of February 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2005

Deborah Barber, Town Clerk

**MINUTES
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, FEBRUARY 2, 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 Gioia, Baker, Kovacovich, and Parrish were present; Councilor Teague was absent due to illness.

Also Present:
Town Manager Bill Lee, Town Attorney Brad Woodford, Finance Director Dane Bullard, Asst. Parks & Recreation Director Lynda Moore, Council Candidates Ron Smith, Helen Zimmerli and Robert Johnson; Town Clerk Debbie Barber and Recording Secretary Margaret Harper.
3. **Pledge of Allegiance**
Councilor Parrish led the Pledge.
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) There are no minutes for approval.
 - b) **Set Next Meeting, Date and Time:**
 - 1) Regular Session – February 16, 2005 at 6:30 p.m.
 - 2) Council Hears Planning & Zoning – February 23, 2005 at 6:30 p.m.
 - 3) Regular Session – March 2, 2005 at 6:30 p.m.
 - 4) Regular Session – March 16, 2005 at 6:30 p.m.
 - 5) Council Hears Planning & Zoning – March 23, 2005 at 6:30 p.m.
 - c) **Possible approval of a proclamation declaring the week of February 14-18, 2005 to be "Homes for Arizonans Week".**
On a motion by Reddell, seconded by Baker, the Council unanimously approved the Consent Agenda as presented, with the addition of a Work Session on February 9, 2005 at 6:30 p.m.

Mayor Dickinson drew special attention to the importance of Item 4c), expressing his belief that Camp Verde has done as well as the town has been able to in connection with home ownership.
5. **Call to the Public for Items not on the Agenda.**
There was no public input.
6. **Statewide Community Update presentation by Arizona State Treasurer David Petersen.**
The Council took no action; a copy of the Power Point presentation is attached.

David Petersen, Arizona State Treasurer, gave a comprehensive Power Point presentation particularly to inform the public about the function of the State Treasurer's Office and the management of the public funds entrusted to it. The presentation briefly referred to and was followed by the next item concerning the Character First! Initiative.
7. **Discussion, consideration, and possible direction to staff concerning the Character First! Initiative.**

On a motion by Dickinson, seconded by Gioia, the Council voted unanimously to adopt a resolution to declare Camp Verde a Town of Character, and directed staff to bring the resolution back to Council at the next meeting for approval.

Steve Harris made a detailed presentation on the formation and history of the Character First! Program; the Character First! Association of the Verde Valley will be the steering committee to take the program to each of the different cities. The goal of Character First! Is primarily to promote good morals, bring back the character that made the U.S. a great nation, and to assist government and community leaders to help make their communities a better place to live. Over 150 cities have signed the resolution, a sample of which was included in the agenda packet. After confirming that any employee participation would only be voluntary, the Council took the above action.

8. **Update and presentation by John Munderloh on the Yavapai County Water Advisory Committee's activities regarding Water Management Strategies and Water Conservation.**

The Council took no action; a copy of the Power Point presentation is attached.

John Munderloh made a Power Point presentation pointing out the many different ideas about what water management means, and reviewed in detail the focus on certain basic strategies; following his presentation Mr. Munderloh also advised that the State of Arizona is moving toward creating a State Water Conservation Office.

9. **Discussion, consideration, possible adoption of the Camp Verde Focused Future Strategic Plan for Community and Economic Development and possible direction to staff to begin working toward implementation of the plan.**

On a motion by Baker, seconded by Kovacovich, the Council voted unanimously to adopt the Camp Verde Focused Future Strategic Plan for our Community and direct staff to begin working towards the implementation once we receive the final document.

Sally Odette and **Mike Johnsen** of APS, the sponsor of the Focused Future Strategic Plan, gave a brief overview of the updated document that was included in each agenda packet. Camp Verde originally developed the plan in 1995, and Ms. Odette said that the update and revision is to carry the Town into the next 18 to 24 months in the area of Community and Economic Development. During the presentation, the teams and individuals who worked on the plan and devoted so much time and effort were recognized and congratulated for their accomplishments. Four focus areas were emphasized and discussed in detail: Business retention and development, physical infrastructure, communication within the community and with the Yavapai-Apache Nation, and tourism. Ms. Odette said that the next step would be for the Council to accept the Plan and begin work on its implementation.

The Council also complimented those who have worked on the Plan and looked forward to receiving the final document and implementing the Plan.

10. **Discussion, consideration, and possible authorization to hire a part-time Court Clerk funded from the Court Enhancement Fund.**

On a motion by Baker, seconded by Kovacovich, the Council voted unanimously to authorize hiring a part-time Court Clerk funded from the Court Enhancement Fund until July 1, 2005.

Magistrate Lyndall McElhane explained that the court has been using HERO students in the past, and they have worked out very well. However, the student who is currently filling that position will be leaving sometime in May to continue her education for a medical career. Each time a HERO student leaves there is a lag time of about six to eight weeks until another one is on board because of the need to advertise. McElhane proposed that a part-time court clerk be hired, with the pay to come from the Court Enhancement Fund until July 1st. McElhane said he would then

request that the newly-created position be added to the Court budget for the next fiscal year, citing the increasing workload handled by the Court to illustrate the need for the additional staff.

The Council approved of hiring a part-time court clerk to be paid from the Court Enhancement Fund until the end of June, but expressed reservation about adding a new position to the budget starting July 1, questioning whether that would be fair to the other departments who also are overworked and what the Town may or may not be able to do for them as well. After further discussion, McElhane agreed that the person to be hired at this time would be advised that the position would be funded only until the end of June, and that the request to permanently add the part-time position to the Court staff would be revisited at budget time.

11. **DISCUSSION, CONSIDERATION, AND POSSIBLE APPROVAL OF ORDINANCE 2005-A292-A, AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA AMENDING SECTION 108 OF THE ZONING ORDINANCE AMENDING SUBSECTION L – STREET AND EASEMENT STANDARDS BY CLARIFYING SECTION 108.II(L)2(b)(4) RELATING TO PRIVATE DRIVE OR EASEMENT STANDARDS ON PARCELS CREATED AND RECORDED ON OR BEFORE FEBRUARY 26, 2005.**

On a motion by Baker, seconded by Reddell, the Council unanimously approved ORDINANCE 2005-A292-A, AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA AMENDING SECTION 108 OF THE ZONING ORDINANCE AMENDING SUBSECTION L – STREET AND EASEMENT STANDARDS BY CLARIFYING SECTION 108.II(L)2(b)(4) RELATING TO PRIVATE DRIVE OR EASEMENT STANDARDS ON PARCELS CREATED AND RECORDED ON OR BEFORE FEBRUARY 26, 2005.

Town Attorney Woodford explained that the proposed change is a very minor one in connection with the Ordinance that was passed last week. The language regarding any lots recorded prior to the date of February 26, 2005 was changed from, "...shall be allowed to occur" to, "...shall be permitted to occur". The Council discussed the change, confirming that the intent is to help those in the difficult situation that the Council has struggled with by permitting them to have building permits on the easements that have been a point of contention.

12. **Discussion, consideration, and possible approval of an agreement with the Verde Lakes Property Owner's Association for joint use of a 1.21-acre park owned by the Association.**

On a motion by Gioia, seconded by Baker, the Council voted unanimously to approve an agreement with Verde Lakes Property Owner's Association for joint use of a 1.21-acre park owned by the Association.

Introducing the item, Mayor Dickinson said that the Verde Lakes Property Owners Association had discussed with Parks & Recreation Commission members as well as the Town Manager the possibility of a joint use of the Verde Lakes property for a park area. The agreement would be somewhat similar to that with Sunnyside Park. Lee added that the agreement would be for a two-year period and could be terminated after that by either party. The Council discussed the benefit of having a Town park in that area, which also raised the issue of maintenance and the need of more staff. Attorney Woodford explained the indemnification provisions in the agreement that would protect both the property owner and the Town.

PUBLIC INPUT

Winogene Harris, representing the Verde Lakes Property Owners Association, expressed the hope that the park can be approved since she feels it would be an asset for all of Verde Lakes. The existing playground is worn out. She requested some help on the insurance issue and was assured that staff will work with her in that regard, and there should be no charge for adding a rider to the Association's insurance policy, which would meet the insurance requirement

A recess was called at 8:30 p.m.; the meeting was reconvened at 8:36 p.m.

13. **Discussion, consideration, and possible approval of contract with Arizona Engineering in the amount of \$31,427.50 for engineering documents for the Library Parcel, Tract G on the northwest side of Cliffs Parkway.**

On a motion by Reddell, seconded by Parrish, the Council unanimously approved payment to Arizona Engineering in the amount of \$31,427.50 out of the General Contingency Fund to engineer the eight lots on Cliffs Parkway on the land donated to the Library, to raise money for the Library, with the \$31,427.50 to be returned to the General Fund when the lots are sold.

Lee said that the proposal before the Council was for Arizona Engineering to complete the preliminary plans and documents necessary for the development of the infrastructure and roads for the eight lots on the five acres that had been donated to the Town in the Verde Cliffs subdivision. Council had previously determined that developing the property into lots to then be auctioned or sold off would generate the highest monetary return on the property, with the proceeds to go toward development of the new library. The initial investment being requested for the engineering would be paid back to the General Fund from the proceeds of the sale.

14. **Discussion, consideration, and possible direction to staff concerning an Equestrian Committee to serve under the Manager's direction. The committee's focus will be to develop an equine facility as part of the first phase of the Community Park.**

On a motion by Baker, seconded by Gioia, the Council voted unanimously to direct staff to form an Equestrian Committee to serve under the Town Manager's direction to develop that equine facility.

Lee described for the Council a tour that he and some staff had been taken on, including Horse Lovers Park and West World in Scottsdale. That tour gave rise to the desire to form a committee to work on ideas and plans for an equine facility for the Community Park. In discussion, the Council pointed out that the Town already has the arena equipment purchased last year, agreeing that forming a committee was a great idea.

15. **Discussion, consideration, and possible designation of representatives to serve on the FY 05-06 CIP Committee.**

The Council took no action.

Finance Director Bullard advised Council that the staff is currently in the process of putting together the CIP committee for the upcoming budget year. He reminded the members that the CIP is the capital asset side of the five-year budget plan that staff uses to forecast expenditures over the five-year period. Bullard said that it has been awhile since funds were available to realistically generate a CIP plan to start prioritizing various capital projects. The intent is to have each department head on the committee as well as a representative from each of the Town's various Committees and Commissions. Bullard suggested that each Council member appoint a representative from the community to share their views on the CIP Committee; those seven individuals would provide a cross-section of opinions to contribute to the Committee. After Bullard is provided with the names of those selected he will then contact them to set up a meeting, if not by next week, the following week at the latest; the total number of meetings required through the process would be three to four, and during the day. The Council agreed to come up with nominees in the next few days.

16. **Discussion, consideration, and possible approval to purchase the Rio Verde Plaza located at 497 S. Main Street for \$390,000.**

On a motion by Reddell, seconded by Kovacovich, the Council unanimously adopted Ordinance 2005-A297, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona approving submission of escrow papers to the Title Company for the purchase of real property known as the Rio Verde Plaza in Camp Verde, Arizona, including Parcels 404-23--011A and 404-23-011B, located at 497 S. Main Street.

Lee said that this item is the first step in the Master Plan for the seven-acre Town site, being able to acquire the subject property. The purchase of the property has been successfully negotiated as agreed upon for the price of \$390,000. Escrow should be able to close within the next couple of days. Dickinson then explained that the transaction requires the adoption of an ordinance because it is a government entity purchase, and the proposed ordinance was read into the record. The funds for the purchase are from the GADA loan that the Town has recently been approved for that will also provide for the purchase of the First Baptist Church property for the Marshal's Office, and for the remodeling and construction expenses for that facility. There was also a review of how the loan will be paid off from tax funds.

(The Council agreed to hear Items 19, 20, 21 and 22 prior to Items 17 and 18.)

17. **Discussion, consideration, and possible direction to staff concerning the property located at 493 S. Main Street as it relates to the Town Facilities Master Plan.**

On a motion by Reddell, seconded by Baker, the Council voted unanimously to go into Executive Session to discuss Items 17 and 18 pursuant to ARS Sec. 38-431.03(A)(3) for legal advice; (A)(4) Discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations; and ARS 38-431.03(A)(7) for discussions or consultations with designated representatives in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale, or lease of real property in the Town of Camp Verde. **The regular session was recessed at 9:21 p.m.**

The Regular Session was called back to order at 10:22 p.m.

Dickinson advised that Council discussed this matter and that direction had been given.

18. **Discussion, consideration, and possible approval of a proposed Letter of Intent to allow for the lease, operation, and option to purchase assets of Camp Verde Water Systems, Inc.**

On a motion by Dickinson, seconded by Baker, the Council voted unanimously to approve the Letter of Intent and to move forward with the purchase.

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

Cheri Wischmeyer read from a prepared document as follows:

"Recently I received information from an ex-employee of the Town of Camp Verde that I might find it interesting to review the building permit on file for the remodel of Dane Bullard's home in 2003. I explained that on November 15, '04 I had requested this information along with a great deal more financial and zoning information and that on December 6 when I reviewed the requested documents I was advised that there were no building permits on file for him. The ex-employee simply stated that perhaps I might want to make another request. The statement intrigued me so I returned to Town Hall and filed a new request for permits issued to Dane Bullard since my original request. Imagine my surprise on December 22, 2004 when I was presented with a building permit No. 2004451 dated November 23, 2004 for Mr. Bullard's remodel. During my interviews with Camp Verde citizens, I had been told that Mr. Bullard did his remodel in 2003, and was the reason he had written himself a vacation cash-out check, which was never written off the books on November 21, 2003. The remodel building permit was completed and filed after my request to review documents but before I actually had the opportunity to review the requested document. Therefore, it can only be assumed that this record was filed because I had begun investigating this particular incident. I cannot think of any other plausible explanation for the date discrepancy. The Town Zoning Code Section 115 states, 'It is unlawful to erect, construct, reconstruct, maintain or use any land in any area subject to the provisions of this Ordinance in violation of any regulation or provision herein. Each and every day during which such violation continues is a separate offense.' It goes on to state in c) of the same section, 'Any person, firm or corporation violating any regulation or provision of this

Ordinance is guilty of a Class 2 Misdemeanor.' Mr. Bullard was in non-compliance for at least a year and should be charged by the Town accordingly. After reviewing the building permit on December 22' I asked to see the inspection record. I was advised that there were no inspection records on file. On December 27, 2004, I received a telephone call from Town Hall advising me that the records I had requested were available. I was confused since I had not requested any additional records, and it was only after I arrived at Town Hall that I realized the record in question was an undated, vague inspection record. There was no receipt or completed date on the document that I could find, and in fact, there was nothing but a signature and a parcel number, which did not match the original building permit but contained the other corresponding information related to Mr. Bullard's remodel. I realized at that point that the Town employees were simply complying with my original request to review the building permits and inspection records for this construction project as is required by law. Based on this information I am filing a second complaint against Dane Bullard for his blatant disregard for compliance with the Town's Code and possible State and/or County zoning laws. As previously stated I expect this complaint will be forwarded to the Town Council for a written response. In previous statements to the Town Council, I requested that Mr. Lee and Mr. Bullard be placed on suspension to prevent destruction or revision of Town documents that may lead to a valid investigation. This act clearly indicates that my concerns were valid and that what I feared had come to pass. If any of the Town citizenry, including me, was to build a home or remodel an existing one, we would be expected to acquire a building permit and would be cited by the Town Zoning Department for failing to do so. It is the Town's Code and it was written and passed by the Town Council for a reason. Town management should not simply ignore it because they can. In this incident, it is worse. Mr. Bullard did not simply remodel his home without a permit, he then attempted to cover up the issue by filing a permit over a year later, and only after he began to fear he had been caught. Mr. Bullard violated Town Code and generally accepted accounting principles, yet he still remains the Town's Chief Financial Officer. He implicated Town employees when he had an employee stamp a check using another authorized signer signature stamp for an interest-free loan, had a Town employee sign a building permit that was filed over a year late, had an employee complete an inspection document on work that was done over a year previously and could not have been completed according to normal inspection processes. And when he stated on the document that he was not using a contractor for the remodeling project, it is my understanding that there were numerous discussions at Town Hall by Mr. Bullard regarding his remodel and the use of a local contractor on the project. The incidents that I have been looking into are but a minute portion of the Town's day-to-day function. How much longer can the Town Council ignore the actions of their management staff? How much longer must the citizens of the Town of Camp Verde have to wonder how many other illegal or inappropriate acts are occurring or being covered up? How much longer do the ethical employees who work for the Town need to be subjected to working for an unethical leadership. You have exceptional employees who work hard for the Town and want to be proud of their jobs. Right now, I don't believe that's the case. Will they come forward? Of course not. In rural communities, good jobs don't come along often. These employees expect the Town Council to protect them against this type of behavior. I will say it's a shame that the Town Council continues to allow the Town management team to place our most valuable asset, our employees, in this type of situation. I once again request that you give my concerns your prompt attention. I would also like to request that Mr. Dickinson recuse himself from both investigations and ultimate decision-making processes since some of my information indicates that there may be a conflict of interest in these situations. As always, I will await your response on this and my previous request. Thank you."

Dane Bullard stated that he would like to go on record saying, "I'm getting tired of this individual attempting to make normal, routine transactions somehow seem dishonest. The money that I drew down was my money. It was not a loan, you cannot loan yourself money. She has gone on record as stating in the local paper that this is nothing personal. I don't think there's a person in this room that believes this is not personal. We know why she has turned into a so-called "community activist," and it really is discouraging when you have individuals motivated by this sort of maliciousness. But individuals who make allegations that are untruthful, and no basis, should recognize the legal liability they are placing themselves in. Thank you."

There was no further public input.

20. **Advanced Approvals of Town Expenditures**

On a motion by Reddell, seconded by Baker, the Council voted unanimously to take \$3,876.10 out of the Park Contingency Fund for the new chemical system for the pool.

21. **Manager/Staff Report**

Manager Lee said that the Town, along with Sedona, Prescott, and Jerome, has been invited to take part in a Civic Tourism Study consisting of four Summits that will be attended by employees, followed by an Open House in Camp Verde to present the findings of the study.

Regarding the question about the ADOT contract and the traffic signals, the contract with Camp Verde is the same as that with Prescott, Payson and Prescott Valley as far as maintenance and payment of electricity.

In response to a request to do some research on what the Town has been expending on Verde Lakes, Lee cited a detailed list of service calls, road maintenance projects, crack sealing, picking up animals when requested, tree trimming, all for the total of approximately \$143,121.40 out of the HURF dollars. All Town government services are provided and/or available to all the citizens in Verde Lakes, with no differentiation because of the difference in location from the center of Town Hall.

Wendy Escoffier has been appointed as the new liaison to the Chamber of Commerce to replace Lynda Moore.

A team is being formed for the Verde Valley Relay of Life in connection with funding for cancer research; Lee invited anyone interested in participating through walking or donations to contact him.

Lee announced that 2.64 acres of water rights have been acquired through the donation to the Town of the 35-acre parcel out by the I-17 bridge.

Marshal Dave Smith started his Citizen Police Academy last Thursday; 10 residents are attending the 9-week course; Lee commended Marshal Smith for putting it together.

Lee reminded all about the Bachelor's Auction Saturday night and the Pecan & Wine Festival the following weekend.

22. **Council Informational Reports**

Councilor Parrish expressed his concern about the prospect of a major crop of tumbleweeds.

Vice Mayor Reddell reported that four interviews have been set up this week for the selection of architects for the conceptual design of the library. Two will be selected to bring to Council for the final selection,

Councilor Kovacovich thanked the League of Women Voters and the Chamber for hosting the Candidate Forum last night.

Councilor Baker will report later on her attendance at the Transportation Committee meeting. She pointed out that, contrary to the claim of being annexed as expressed in a recent newspaper issue, Verde Lakes has been a part of the entire incorporated area of Camp Verde, although there was a movement at that time to keep Verde Lakes out of the incorporated limit.

Councilor Gioia echoed the sentiment of Kovacovich, also thanking the League of Women Voters and the Chamber, particularly the dedication of the League for their dedication to our political process.

Mayor Dickinson announced that beginning next week, Thursday, February 10, at noon, and each Thursday thereafter, Lee, and one different department head each week would be at Basha's for lunch, from 12:00 to 1:00, available for anyone to sit down in a relaxed setting and discuss any concerns or compliments. Dickinson also said that an archaeological convention would be at the Fort Verde State Park; the Fort will allow people to camp out there; there will be food service, outdoor cooking, archaeological exhibits, and other interactive-type activities.

Finance Director Bullard updated the Council on the GADA loan; the bonds were sold yesterday and \$2.15 million will now be available for the Marshal's remodel. The interest rate closed at 4.08.

23. **Adjournment**

On a motion by Baker, seconded by Kovacovich, the meeting was adjourned at 10:24 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 2nd day of February 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2005

Deborah Barber, Town Clerk

MINUTES
COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, JANUARY 26, 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 Gioia, Baker, Kovacovich, Parrish and Teague were present.

Also Present: Community Development Director Wright, Sr. Planner Nancy Buckel, Council candidates Ron Smith and Robert Johnson, and Recording Secretary Margaret Harper
3. **Pledge of Allegiance**
The Pledge was led by Councilor Gioia.
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) January 19, 2005 – Regular Session
 - b) **Set Next Meeting, Date and Time:**
 - 1) Regular Session – February 2, 2005 at 6:30 p.m.
 - 2) Regular Session – February 16, 2005 at 6:30 p.m.
 - 3) Council Hears Planning & Zoning – February 23, 2005 at 6:30 p.m.
 - c) **Discussion, consideration, and possible approval of Resolution 2004-626, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2005-01 for Pebble Rock Subdivision located on 15.63 acres consisting of parcel 404-02-004B. This project is located off McCracken Lane.**

On a motion by Baker, seconded by Gioia, the Council unanimously approved the Consent Agenda, with the deletion of Item 4 c).

On a motion by Reddell, seconded by Teague, the Council unanimously approved Resolution 2004-626, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2005-01 for Pebble Rock Subdivision located on 15.63 acres consisting of parcel 404-02-004B.

Councilor Gioia requested that Item 4c) be pulled from the Consent Agenda for discussion. He also asked that a Council Work Session be scheduled for a presentation of water rights and the research and data that has been compiled to discuss the process of working on a water portfolio, so that Council might have that input prior to considering any proposal from an outside consultant; he suggested the date of February 9th at 6:30 p.m. for a Regular Work Session.

Item 4c) was pulled to consider and discuss the changes that had been made between the preliminary and final plats.

STAFF PRESENTATION

Director Wright briefly summarized the primary concerns regarding the application, one of which was the narrow width of the pavement, and another the water issue. The applicant plans to post

the street with a sign indicating no on-street parking to allow for safe access for emergency vehicles, and the plan is now to have one well to serve every two lots. The issue of flooding and drainage has also been addressed.

Luke Sefton, Engineer, in response to further clarification during Wright's presentation, and referring to the plat map, discussed in detail with the Council the flood lines and the drainage issue for the development.

There was no further public input.

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

Barbara Miller, who hosts a TV show on Channel 18, wanted to let everyone know that invitations have been sent to all eight candidates for Mayoral and Council seats; five have responded. Two at a time will be interviewed so that each will be given the opportunity to speak. The shows are scheduled for Thursday nights at 7:30, Channel 4 on cable, and on the antenna, Channel 18 and 21 on Saturday nights at 8:30. She issued a special invitation to the three who have not yet responded. There will be no criticism, only emphasis on why each candidate should be elected.

6. **Discussion, consideration, and possible approval of Resolution 2005- 625, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting fees for Town Services.**

On a motion by Teague, seconded by Baker, the Council voted 6-1 to approve Resolution 2005-625, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting fees for Town Services, as provided, with three modifications: One being the Mixed Use/Low Density Fees to be equivalent to the PAD and PUD fees, the Golf Course w/o subdivision provision to be eliminated, and the Minor Land Division fee to be \$150, with a 'no' vote by Gioia.

STAFF PRESENTATION

Director Wright responded to the question of the Mixed Use/Low Density Fees being a zero charge, reminding the Council that Planning had done an extensive fee study that was presented to the Council in 2003 which included that Mixed Use/Low Density category, with the intent that Council was going to later determine a fee. Since the Mixed Use/Low Density District was probably included to be similar to the General Plan land use designations and does not appear to be in place currently, there was a suggestion from the Council that perhaps the category could be deleted. Sr. Planner Buckel reviewed the background of putting the zoning in place and pointed out that the new General Plan does not have a Mixed Use/Low Density District; Buckel also explained the inclusion of the Golf Course category with no fee specified.

COUNCIL DISCUSSION

The Council addressed the fact that during the last two years there have been no issues on either of the two categories listing no fees, and yet they do exist on the fee schedule. There was a suggestion that the Mixed Use/Low Density category could serve a purpose and should be kept in place, and that the fees be equivalent to the PAD and PUD fees, which was met with general agreement. The Council briefly discussed the possibility of a golf course being developed, with or without a subdivision and whether Town-owned or private, and the hurdles to be met; the discussion included suggestions to either impose a \$1,000 fee or just delete the category. Wright clarified the reasoning for setting some of the other fees, including categories for naming private drives and Site Plan Reviews; he also pointed out that for the Minor Land Division category, the Planning & Zoning Commission had recommended one fee of \$150. The Council then discussed the Administrative Fees, with particular emphasis on document copying charges, together with several suggestions for lessening the burden on individuals requesting copies; it was also generally agreed that staff had arrived at the fees after thoroughly considering all the factors and Council would continue to rely on the staff in that regard, while working with staff to implement some of the suggestions made.

7. **Discussion, consideration, and possible approval of Ordinance 2005-A291, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcel 403-23-006E consisting of approximately 23.29 acres from RCU-2A to C3. This rezoning is to allow for commercial activity.**

On a motion by Reddell, seconded by Parrish, the Council unanimously approved Ordinance 2005-A291, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcel 403-23-006E consisting of approximately 23.29 acres from RCU-2A to C3.

STAFF PRESENTATION

Director Wright reviewed the request to rezone property along State Route 260 where there has been much rezoning activity to a commercial use in the last few months which coincides with the general thinking that that corridor is the future growth area of the community. The Planning & Zoning Commission has recommended approval of the request, and staff has no objection.

PUBLIC HEARING OPEN

Applicant's Statement

Jim Binick, of Shephard-Wesnitzer, Inc., Cottonwood, briefly reviewed the request for rezoning, explaining that it is consistent with what has been occurring on the 260 corridor, describing the location of the subject property and the surrounding parcels with commercial activity.

COMMENT FROM OTHER PERSONS

There was no comment from other persons, and no rebuttal was necessary.

PUBLIC HEARING CLOSED

Council Discussion

The Council confirmed that the requirement for a Site Plan Review had been included in the subject Ordinance.

8. **Discussion, consideration, and possible approval of Ordinance 2005-A292, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona amending Section 108 of the Zoning Ordinance amending Subsections K – Land Division by requiring a Minor Land Division Permit and Subsection L – Streets and Alleys providing for development on private easements and construction standards for private easements.**

On a motion by Baker, seconded by Gioia, the Council voted 2-5 in opposition to table this item for a future meeting; with 'no' votes by Baker, Kovacovich, Dickinson, Reddell and Parrish.

On a motion by Reddell, seconded by Parrish, the Council voted 6-1 to approve the red-lined version, as received by members of Council at 6:00 to 6:30, of Ordinance 2005-A292, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona amending Section 108 of the Zoning Ordinance amending Subsections K – Land Division by requiring a Minor Land Division Permit and Subsection L – Streets and Alleys providing for development on private easements and construction standards for private easements; with the addition to have the Town Attorney write a letter to the Planning & Zoning Commission explaining the changes he made, with a response from Planning & Zoning on how they needed to look at the issue in a different way, and that the phrase "poor design" be stricken from Page 4, Item 4, second paragraph; with a no' vote by Gioia.

STAFF PRESENTATION

Director Wright described the background of working on the proposed amendment, meeting with a work group several times beginning sometime in October following a large meeting in August with many members of the real estate community. The Planning & Zoning Commission had recently met twice, especially January 14th where there were a number of changes arrived at.

Some last-minute changes were made by the Town Attorney just yesterday and have been included in the agenda packets and shown as red-lined. Director Wright then reviewed in detail the changes that the Commission and the work group had agreed upon, and the legal counsel's revisions to some of those changes, and in general the effect of the ordinance on minor land divisions, both past and future. Health and safety issues and protecting property rights have been of primary concern.

PUBLIC HEARING OPEN/COUNCIL DISCUSSION

Rob Witt, Planning & Zoning Commissioner, reviewed the long process of arriving at the proposed amendment, working with the committee that was formed to provide community input. One of the main concerns was protecting property rights, both past and future, and how a change in the law would affect those; also, health and safety were considered to be the minimum criteria. Mr. Witt said he had received the latest revision today, and then outlined in detail changes he drafted to that revision, distributing copies of those changes. He also recommended that the phrase "poor design" be stricken from Item 4, page 4, second paragraph under Subdivision Plat Approval.

Karen Keel questioned whether there was a difference between the criteria for a private owner of property and a realtor. The existing problems of past lot splits, the intent of the Town to arrive at a reasonable compromise, and the procedure to be followed in the future to avoid those problems were briefly outlined for Ms. Keel.

Following the input from the first two individuals and the review of the problems of past lot splits for Ms. Keel, the Council proceeded to discuss with Director Wright the proposed Ordinance and the changes made, in particular those made by legal counsel, with Wright offering to explain his understanding of the reasoning behind those changes. Wright confirmed that other neighboring communities have their own requirements and each has a somewhat different approach; Camp Verde is trying to find a balanced approach based on what has been done and past history. He believes that the Commission and the work group have reached that point. Any additional changes made will have to be presented to the attorney for review and then back again; the Council could also request a written opinion from the attorney on the changes he has imposed. Wright also briefly reviewed the revisions suggested by Rob Witt. There was a suggestion to send the last-minute changes back to the Commission, the work group, staff and legal counsel for further review, or in the alternative to adopt what has now been approved by the attorney.

Ron Smith, Planning & Zoning Commission Vice-Chairperson, said that the Commission had worked on the amendment since last September, and then received at 6:30 Thursday night a new change that the Commission had never seen. He protested that such a last-minute change by the attorney was not fair, that there had been a lot of people working on the ordinance. Mr. Smith suggested that either Planning & Zoning be replaced by the attorney, or the Council should listen to what the Commission recommends. Sending it back to the Commission could have the potential of more last-minute changes, creating even more delays.

There was comment from the Council that the members are extremely indebted to the Commission, acknowledging that the issue is a very tough and complicated, and without the help of the Commission and the realtors and surveyors the proposed Ordinance would not even be this close, and there was some consideration to table the item at this time. A motion was made to table the item, with a subsequent discussion pointing out that the proposed Ordinance as red-lined could be approved and later added to if necessary. There was strong sentiment expressed that the document should first go back to those who have worked on it and then come back to Council.

Diane Smith suggested that, since everyone is so close to agreement, and the Town Attorney is required to do what he has to do, perhaps the process could be speeded up by either having the attorney on a conference call or attending the meeting in person in order that everyone could be aware of last-minute changes at the same time.

There was no further public input.

After a brief further discussion, including concern about passing a law that has not been perfected, the motion to table the item failed. The Council then took action to approve the proposed Ordinance, with stipulations.

A recess was called at 8:36 p.m.; the meeting was reconvened at 8:41 p.m.

9. **Discussion, consideration, and possible approval of Ordinance 2005-A293, an ordinance of the Mayor and Common Council of the Town of Camp Verde amending Section 103 of the Zoning Ordinance amending definitions.**

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved Ordinance 2005-A293, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending Section 103 of the Zoning Ordinance amending definitions.

STAFF PRESENTATION

Director Wright advised the Council that there were a few definitions of items that needed to be added to clarify what staff is trying to do in connection with Sections 108 and 109 of the Zoning Ordinance. The Commission recommended approval as provided to them.

COUNCIL DISCUSSION

The discussion confirmed that it would be proper to go ahead and approve the Ordinance based on the action taken in the preceding item.

10. **Discussion, consideration, and possible approval of Ordinance 2005-A294, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona amending Section 108 of the Zoning Ordinance amending the height limits and set back requirements.**

On a motion by Baker, seconded by Teague, the Council unanimously approved Ordinance 2005-A294, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona amending Section 108 of the Zoning Ordinance amending the height limits and setback requirements, with the red-lined changes.

STAFF PRESENTATION

Director Wright said that the subject was an area of some concern because the Town did not have much industrial zoned property. Some of the activities such as commercial and minor manufacturing should be allowed under C-3 under certain conditions including closed buildings, and the proposed amendment provides for greater flexibility and addresses building heights. The red-lined changes were suggested by the attorney; the 50-foot limit was set by the Fire Department based on its current equipment. Wright outlined the reasoning for the basic changes addressing setbacks, square footage, types of activities and use permits.

COUNCIL DISCUSSION

The Council agreed on the need for the commercial design review to start moving forward, and commended staff on the work done.

PUBLIC INPUT

Rob Witt confirmed that the red-lined changes are the same intention that Planning & Zoning had, and they are unanimous with staff on the item.

There was no further public input.

11. **Discussion, consideration, and possible approval of Ordinance 2005-A295, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai**

County, Arizona amending Section 109 of the Zoning Ordinance amending C3 Zoning District Uses.

On a motion by Baker, seconded by Reddell, the Council unanimously approved Ordinance 2005-A295, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona amending Section 109 of the Zoning Ordinance amending C3 Zoning District Uses, deleting the statements on Page 3 of 31, "other than on RCU-2A" under Paragraph 2a(1) and "except RCU-2A" under Paragraph 2i(1).

STAFF PRESENTATION

Director Wright apologized for having already gone over this item in his preceding presentation, basically, and confirmed that this is the section dealing with activities and use permits.

COUNCIL DISCUSSION

There was a brief discussion on the activities and references to "except RCU-2A" in Paragraph 2. It was confirmed in discussion with staff that such an exception could be removed, uses can be considered on a case-by-case basis, and that there would be no problem to exclude such references.

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 of Town expenditures.

14. **Manager/Staff Report**

There was no Manager/Staff report.

15. **Council Informational Reports**

Gioia said the Extravaganza on Main Street was wonderful; it was a great idea and he thanked the Chamber and the Director for coming up with the idea that should enhance the Town's economy. Gioia congratulated everyone involved.

Baker said she absolutely agreed with what Gioia said; it was a wonderful day. In regard to a letter received from an anonymous critic, Baker said that criticism is welcomed, and asked that someone be brave and adult enough to sign their name to such a letter. She also said that she and several others had gone to West World, to the Equine Center, on Sunday to research the possibilities for using the Town's arena equipment. Cottonwood and Yavapai County are already researching what Camp Verde wants to do, so the Town should move quickly on the issue.

Kovacovich reported on the Field Trip Sunday; they were given the VIP tour.

Teague announced that there is mini-camp in Sedona this Saturday, the 29th, starting at 10:00 a.m., for kids 12 and under. Bob Brenley, Mark Grace and Luis Gonzales will be there. The event is free.

Parrish reported on the Sun Country Horse Show; it brought back happy memories of when he used to show horses.

Reddell also commented on the horse event, something that Camp Verde might implement one day.

Dickinson said that everyone should be grateful for some gentle rain.

16. **Adjournment**

On a motion by Gioia, seconded by Baker, the meeting was adjourned at 9:05 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 26th day of January, 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2005

Deborah Barber, Town Clerk



Town of Camp Verde Camp Verde, Arizona

A PROCLAMATION

Whereas, the Relay for Life is the signature activity of the American Cancer Society and honors cancer survivors (anyone who has ever been diagnosed with cancer) and remembers those lost to the disease; and

Whereas, Camp Verde and other Verde Valley citizens who are committed to the fight against cancer will join together at Mingus Union High School in Cottonwood on April 22 and 23, 2005; and

Whereas, the Town of Camp Verde's citizens, employees, and volunteers have been, and continue to be impacted by this terrible disease; and

Whereas, money raised during the Verde Valley Relay for Life helps support research, education, advocacy, and patient services,

NOW THEREFORE, the Mayor and Common Council of the Town of Camp Verde, Camp Verde, Arizona, do hereby proclaim April 22 and 23, 2005 as *Relay for Life Days* in Camp Verde, and encourage citizens to participate in the *Verde Valley Relay for Life*, which will be held at Mingus Union High School in Cottonwood from 6:00 p.m. on Friday, April 22 through 12:00 p.m. on Saturday, April 23, 2005.

Proclaimed this 16th day of February 2005.

Mitch Dickinson, Mayor

ATTEST:

Deborah Barber, Town Clerk

STAFF REPORT

Council Meeting of: February 16, 2005

Title: Discussion, consideration and 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.

Description of Item: The Mayor and Council voted unanimously in the last Regular Session for the Town Manager to prepare and submit the attached resolution to the Town Council for approval. This resolution provides a public declaration and gives us the opportunity to present a resolution to the International Association of Character Cities.

Comments:

Staff Recommendation: Recommend Approval.

Attachments: Yes No

Is This a Budgeted Item: X N/A YES NO

Prepared by: Carol Brown for Bill Lee



Resolution 2005-627

A Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, establishing the Town of Camp Verde as a Town of Character with the International Association of Character Cities

WHEREAS, the people of our Town recognize the importance of honorable character qualities based upon the moral standards held by our Founding Fathers on which they established our nation and legal system; and

WHEREAS, we desire to build upon our heritage and make our city a place where families are strong, homes and streets are safe, education is effective, business is productive, neighbors care about one another, and citizens are free to make wise choices for their lives and families; and

WHEREAS, we recognize that individuals are responsible for their actions and that daily decisions should be based upon objective moral standards which are the basis of universally recognized character qualities, including diligence, truthfulness, generosity, loyalty and responsibility; and

WHEREAS, lack of commitment and irresponsibility have resulted in an increasing number of family problems causing personal, social, and financial consequences to individual family members and to this Town as a whole; and

WHEREAS, there is a need for more positive role models among our young people; and

WHEREAS, if people fail to demonstrate positive character qualities and if they make wrong moral choices, the health, safety, and welfare of the citizens are endangered, resulting in a financial burden upon the taxpayers for the costs of law enforcement; and

WHEREAS, many current societal problems will be alleviated when the citizens of the city live by positive and constructive character qualities which distinguish between right and wrong; and

WHEREAS, teaching positive character qualities to juvenile delinquents has been known to produce a change in behavior, reducing recidivism rates; and

WHEREAS, our schools should be a safe atmosphere where character is exemplified, taught, and strengthened and where learning is encouraged; and

WHEREAS, encouraging employees by recognizing positive character qualities has resulted in an increase in workplace morale, employee safety, and corporate profits; and

WHEREAS, the emphasis of positive character qualities in every sector of society can only occur as individuals commit themselves to exemplifying character in their personal lives and inspiring others to do the same;

NOW THEREFORE, BE IT RESOLVED that the people of the Town of Camp Verde pledge our commitment to character and to doing all in our power to become known as a Town of Character by promoting character in our schools, businesses, homes, churches, city government, media, and community groups, and we urge the leaders of each of these jurisdictions to do likewise.

PASSED AND APPROVED by the Mayor and Common Council of the Town of Camp Verde, Arizona, this 16th day of February 2005 by a vote of ___ ayes and ___ nays.

Approved as to form:

Mitch Dickinson, Mayor

Town Attorney

ATTEST:

Deborah Barber, Town Clerk

Date



TOWN OF CAMP VERDE

Arizona's Territorial Town

P.O. Box 710 ♦ 473 S. Main Street ♦ Camp Verde, Arizona 86322 ♦ (928) 567-6631 FAX 567-9061
Marshal 567-6621 ♦ Parks & Recreation 567-0534 ♦ Community Development 567-8513 ♦ www.cvaz.org

DATE: February 9, 2005

TO: Members of the Camp Verde Town Council

THROUGH: Bill Lee, Town Manager

FROM: Will Wright, ^{PTW} Community Development Director

SUBJECT: Annexation of Property Along the Town's North and West Boundary

The Town of Camp Verde filed an annexation petition with the Yavapai County Recorder's Office on May 14, 2004. A public hearing was held on June 9, 2004 as required by A.R.S. 9-471.A.3 (see attached A.R.S. requirement). As you are aware, staff worked diligently with property owners during the last half of 2004 to invite them to participate in this annexation by showing them the advantages our community could offer them as well as our commitment to cooperate on any ideas and programs they had for this area, which would mutually benefit those involved in this process. Staff has to this point been unable to convince a sufficient number of those property owners of these benefits, but has until June 12, 2005 in which to obtain the required signatures for this annexation.

Additionally, town staff has been working with Mr. Steve Coury regarding this annexation and should have an agreement to present for Council consideration in the near future. It was determined, after weighing our options regarding the annexation and in consultation with the Town Attorney, staff would file an annexation petition with an amended Exhibit A - map and legal description of the area proposed to be annexed. The Town filed the annexation petition with amended Exhibit A on January 20, 2005 with the Yavapai County Recorder's Office. This annexation proposes to take in 237 acres (see attached notice) and a public hearing has been scheduled for February 16, 2005.

Signatures can be collected on this annexation petition beginning February 22, 2005. In conjunction with this annexation effort, as was indicated above, an agreement with Mr. Coury should be forthcoming for Council action. Additionally, applications for a General Plan Amendment and Zoning Map Change have been initiated by the Town for the Coury properties as a part of this annexation process. Those requests should be coming to Council for your consideration on March 23, 2005. I hope this memo adequately outlines the major activities involved with the ongoing annexation program for those properties to the north and west of the Town's boundary, including, among other properties, the area of the Camp Verde Water Company and the Coury auto dealership.



Handicap Relay: Voice: 1-800-842-4681 ♦ TDD: 1-800-367-8939



PUBLISHER'S AFFIDAVIT

STATE OF ARIZONA, }
County of Yavapai, } ss

Pam Hood, first having been duly sworn on her oath says:

That she is the Publisher of The Verde Independent and The Bugle, a Three Times Weekly Newspaper published at Cottonwood, Yavapai County, Arizona; that the notice attached hereto, namely,

PUBLIC HEARING NOTICE

Camp Verde SR 260 Annexation

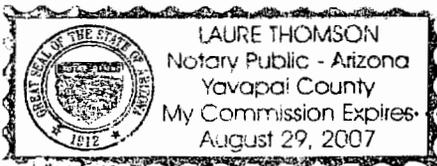
has, to the personal knowledge of affidavit, been published and legally printed in said County of Yavapai in the newspaper aforesaid, according to law, from the 30th day of January, 2005, to the 30th day of January, 2005, both inclusive, without change, interruption or omission, amounting in all to 1 insertions, made on the following dates:

January 30, 2005

..... Pam Hood
(Signature)

Subscribed and sworn to before me this 2 day of Feb, 2005,

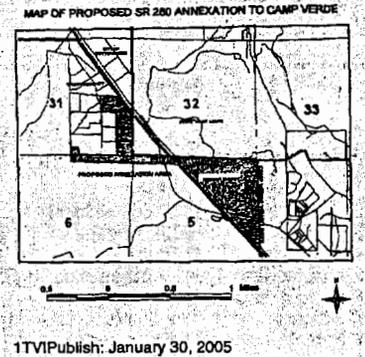
in witness whereof I have hereunto set my hand and seal of office.



..... Laure Thomson
Notary Public

My Commission Expires August 29, 2007.....

CAMP VERDE SR 260 ANNEXATION PUBLIC HEARING NOTICE
The Town of Camp Verde Town Council will hold a public hearing at 6:30 PM on Wednesday, February 16, 2005 in the Council Chambers at 473 South Main Street in Camp Verde to discuss the proposed annexation of approximately 237 acres located north and west of the current Town boundary along SR 260 corridor. A map of the proposed annexation is shown below. If you have any questions, please contact the Community Development Department at (928) 567-8513. All interested persons are encouraged to attend or submit written comments at least 10 days before the hearing.



9-471. Annexation of territory; procedures; notice; petitions; access to information; restrictions

A. The following procedures are required to extend and increase the corporate limits of a city or town by annexation:

1. A city or town shall file in the office of the county recorder of the county in which the annexation is proposed a blank petition required by paragraph 4 of this subsection setting forth a description and an accurate map of all the exterior boundaries of the territory contiguous to the city or town proposed to be annexed. Notice and a copy of the filing shall be given to the clerk of the board of supervisors and to the county assessor. The accurate map shall include all county rights-of-way and roadways with no taxable value that are within or contiguous to the exterior boundaries of the area of the proposed annexation. If state land, other than state land utilized as state rights-of-way or land held by the state by tax deed, is included in the territory, written approval of the state land commissioner and the selection board established by section 37-202 shall also be filed.

2. Signatures on petitions filed for annexation shall not be obtained for a waiting period of thirty days after filing the blank petition.

3. After filing the blank petition pursuant to paragraph 1 of this subsection, the governing body of the city or town shall hold a public hearing within the last ten days of the thirty day waiting period to discuss the annexation proposal. The public hearing shall be held in accordance with the provisions of title 38, chapter 3, article 3.1, except that, notwithstanding the provisions of section 38-431.02, subsections C and D, the following notices of the public hearing to discuss the annexation proposal shall be given at least six days before the hearing:

(a) Publication at least once in a newspaper of general circulation, which is published or circulated in the city or town and the territory proposed to be annexed, at least fifteen days before the end of the waiting period.

(b) Posting in at least three conspicuous public places in the territory proposed to be annexed.

(c) Notice by first class mail sent to the chairman of the board of supervisors of the county in which the territory proposed to be annexed is located.

(d) Notice by first class mail with an accurate map of the territory proposed to be annexed sent to each owner of the real and personal property as shown on the list furnished pursuant to subsection G of this section that would be subject to taxation by the city or town in the event of annexation in the territory proposed to be annexed. For the purposes of this subdivision, real and personal property includes mobile, modular and manufactured homes and trailers only if the owner also owns the underlying real property.

4. Within one year after the last day of the thirty day waiting period a petition in writing signed by the owners of one-half or more in value of the real and personal property and more than one-half of the persons owning real and personal property that would be subject to taxation by the city or town in the event of annexation, as shown by the last assessment of the property, may be circulated and filed in the office of the county recorder. For the purposes of this paragraph, real and personal property includes mobile, modular and manufactured homes and trailers only if the owner also owns the underlying real property.

5. No alterations increasing or reducing the territory sought to be annexed shall be made after a petition

has been signed by a property owner.

6. The petitioner shall determine and submit a sworn affidavit verifying that no part of the territory for which the filing is made is already subject to an earlier filing for annexation. The county recorder shall not accept a filing for annexation without the sworn affidavit.

B. All information contained in the filings, the notices, the petition, tax and property rolls and other matters regarding a proposed or final annexation shall be made available by the appropriate official for public inspection during regular office hours.

C. Any city or town, the attorney general, the county attorney, or any other interested party may upon verified petition move to question the validity of the annexation for failure to comply with the provisions of this section. The petition shall set forth the manner in which it is alleged the annexation procedure was not in compliance with the provisions of this section and shall be filed within thirty days after adoption of the ordinance annexing the territory by the governing body of the city or town and not otherwise. The burden of proof shall be upon the petitioner to prove the material allegations of his verified petition. No action shall be brought to question the validity of an annexation ordinance unless brought within the time and for the reasons provided in this subsection. All hearings provided by this section and all appeals therefrom shall be preferred and heard and determined in preference to all other civil matters, except election actions. In the event more than one petition questioning the validity of an annexation ordinance is filed, all such petitions shall be consolidated for hearing. If two or more cities or towns show the court that they have demonstrated an active interest in annexing any or all of the area proposed for annexation, the court shall consider any oral or written agreements or understandings between or among the cities and towns in making its determination pursuant to this subsection.

D. The annexation shall become final after the expiration of thirty days from the adoption of the ordinance annexing the territory by the city or town governing body, provided the annexation ordinance has been finally adopted in accordance with procedures established by statute, charter provisions, or local ordinances, whichever is applicable, subject to the review of the court to determine the validity thereof if petitions in objection have been filed.

E. For the purpose of determining the sufficiency of the percentage of the value of property under this section, such values of property shall be determined as follows:

1. In the case of property assessed by the county assessor, values shall be the same as shown by the last assessment of the property.

2. In the case of property valued by the department of revenue, values shall be appraised by the department in the manner provided by law for municipal assessment purposes.

F. For the purpose of determining the sufficiency of the percentage of persons owning property under this section, the number of persons owning property shall be determined as follows:

1. In the case of property assessed by the county assessor, the number of persons owning property shall be as shown on the last assessment of the property.

2. In the case of property valued by the department of revenue, the number of persons owning property shall be as shown on the last valuation of the property.

3. If an undivided parcel of property is owned by multiple owners, such owners shall be deemed as one

STAFF REPORT

Council meeting of: February 16, 2005 – Regular Session

Title: Possible direction to staff to begin negotiations with Stroh Rogers Architect, Inc. for architectural services for the new library facilities.

Budgeted item: N/A

Description of Item: The selection committee recommends Stroh Rogers Architect Inc. do design the new library. The next step in the process is to begin contract negotiations. Staff will bring the final contract to Council for approval. Funding for this project will come from the Lyons Estate donation.

Staff Recommendation: Direct staff to begin negotiations.

Comments: N/A

Attachments: Yes

Prepared by: Gerard Laurito/db



Memorandum

To: Mayor Dickinson and Town Council
From: Gerry Laurito
Date: 2/10/2005
Re: Recommendation for architectural services
Cc: Bill Lee

In December of 2004 I sent out "Requests for Qualifications" to 17 architectural firms from Arizona Colorado and Nebraska, and to a clearinghouse for professional services in San Diego California. We set a cut off date of January 10, 2005 for the responses. We also set up a selection committee of 5 people to evaluate the responses. The Selection Committee consisted of Councilman John Reddell, Library Commissioner John Crane, Trapper Moore, representing the Library Endowment, Jan Archull, representing the library staff and myself. We received 11 responses by the cut off date and I photocopied and distributed the statements of qualifications to the selection committee. The committee met on Friday January 21st to select 4 firms to make presentations and be interviewed. We selected Langdon Wilson and Larry Enyart Associates from Phoenix, SSPW from Scottsdale, and Stroh Rogers from Prescott. This took place on Feb. 3rd & 4th. Members of the Library Commission & Library Endowment were invited to observe. The Selection Committee met once more on Feb. 8th to formulate a recommendation. Each member of our committee ranked the 4 firms we brought in and defended those rankings. They also listed what they liked and disliked about each firm & their presentation.

Based on all the above, the Selection Committee for architectural services for the new library building is recommending the following.. Stroh Rogers Architect Inc is our first choice followed by LEA Architecture as our second choice and Langdon Wilson Architecture Planning Interiors as our 3rd choice. The 4th firm involved in this process (SSPW) did not have an impressive presentation. I will be presenting these recommendations in person and will be available to answer your questions.

Gerard Laurito
Library Director

STAFF REPORT

Council Meeting:

February 16, 2005

Title:

Discussion, consideration, and possible approval of an amount not to exceed \$2,000 to develop a Camp Verde Interpretive Townsite Walking History Tour.

Budgeted item:

Funds are available from Economic Development.

Description of item:

Now that the Main Street Beautification project is completed and commercial properties are being renovated, businesses are being re-established and pedestrian traffic is picking up in the vicinity of Main Street. In an effort to capitalize on our newly renovated Main Street, Fort Verde State Historic Park and our town's rich history, staff would like to initiate an Interpretive Walking History Tour.

The self-guided walking tour would begin near the gazebo/Camp Verde Historical Society office on Main Street. Each building or site on the tour will be marked with a plaque. A photo depicting the building or site and historical information will be included on each plaque. Staff has identified approximately 25 buildings and/or locations along or adjacent to Main Street and Fort Verde State Historic Park to include on the tour. Buildings would only be included with the property owner's permission.

Brochures that will include a map of the marked buildings and locations and additional historical information will be available to guide visitors along the tour.

Owners contacted so far are interested in participating. The Townsite Redevelopment Committee supports a walking history tour for the area, complete with plaques or markers and a brochure.

Expenses for this project will include the plaques, stands for the plaques, and creating and printing brochures. The Economic Development line item is proposed as the funding source for this project.

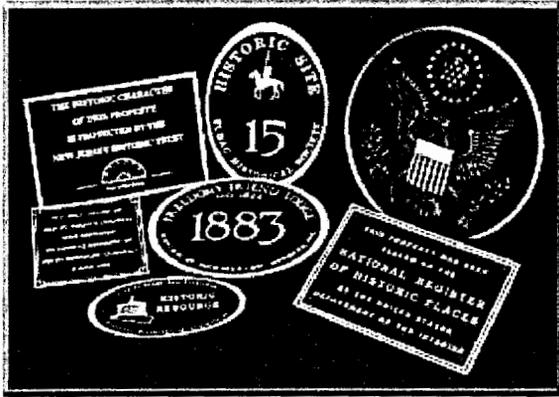
Funding options include having individual property owners pay the expenses for the plaques or the Town could pay for plaques. Depending on the style of plaque, the cost can range from \$500 for a bronze plaque to \$15 for an aluminum plaque. Plaques would then be either secured to buildings or attached to free-standing pedestals in front of buildings.

Staff Recommendations:

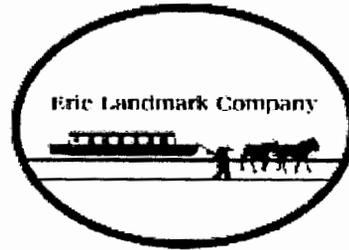
Recommend Council approval an amount not to exceed \$2,000 for plaques, stands, and brochures.

Prepared by:

Wendy Escoffier



Erie Landmark Company



For Preservation, Historical & Community Groups

Erie Landmark offers discounted programs, whether the plaques are ordered in quantity, or one by one. We have found that each program has its own "personality".

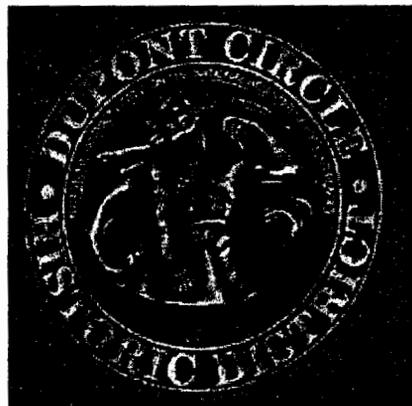
Our experience enables us to offer suggestions, produce a prototype, design your order

form and give you flexible payment options - whatever is necessary for a successful program. Ask for our free technical leaflet:

Establishing a Plaque Program: Bringing Local History to the Community.

Click on any of the pictures below to see a larger image then use the 'back' button on your browser to return to this page.

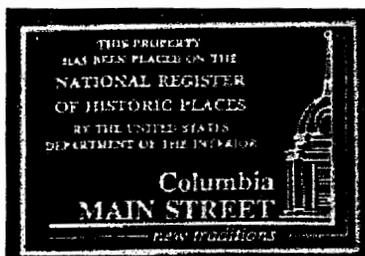
10" x 7"
Natural Finish
Single Border



7-3/4" x 8-3/4"

Patina Finish

10" x 7"
Brown Background



10" x 7"
Black Background

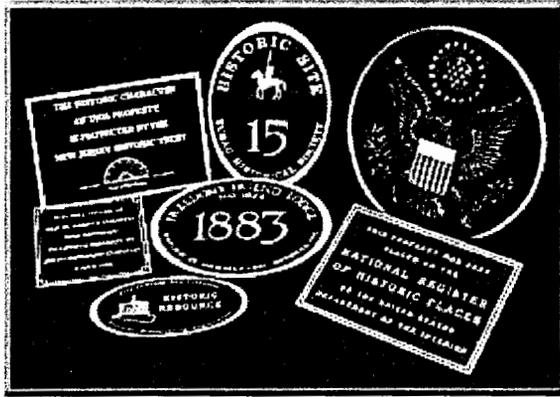
10" x 7"
Blue Background



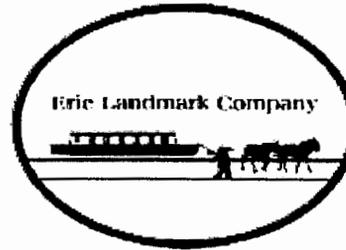
8" x 4-1/4"
Brown Background

9" Diameter
Brown Background





Erie Landmark Company



Custom Plaques in Cast Bronze & Aluminum

We cast any size.

Please call for a price quote.

Click on any of the pictures below to see a larger image then use the 'back' button on your browser to return to this page.

9-3/4" Diameter
Brown Background
with Bas-Relief



8" x 8"
Black Background
Custom Logo

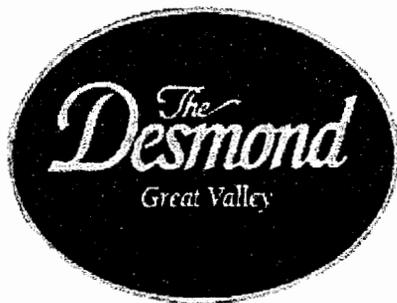
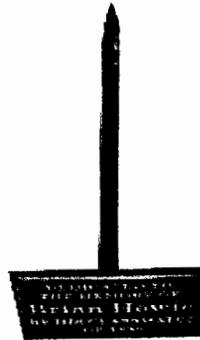
5" x 7"
Black Background

Custom Logo



11" x 8"
Brown Background
with Bas-Relief

Bronze Plaque on 18" cast
stake (also available with
24" or 36" stake)



11" x 9"
Custom Blue Background

10" x 7"
Black Background



6" x 6"
Black Background

10" x 7"
Brown Background
Custom Logo



We will work with you to design an attractive plaque.
Use of logos, graphics and special type styles available



Erie Landmark Company
637 Hempfield Hill Rd.
Columbia, PA 17512

Phone: 800-874-7848
Fax: 703-758-2574
E-mail: info@erielandmark.com

Established 1986

STAFF REPORT

Council meeting of: February 16, 2005 – Regular Session

Title: 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.

Budgeted item: N/A

Description of Item: Resolution 99-432 sets forth Council meeting agenda procedures.

Staff Recommendation: None

Comments: It is standard procedure for the attorney to review and approve Council agendas before they are posted. Currently agenda items are due in the Clerk's Office by 5:00 p.m. on the Wednesday before the meeting. This allows one day (Thursday) to prepare the agenda, review the supporting documentation, and compile the packet, meet with the Mayor, and send the agenda for attorney review and approval in order to get the agenda posted by noon on Friday.

For some time now, agenda items have not been available until Fridays, which results in posting the agenda to meet the noon requirement without the opportunity for adequate review and has limited the review by our attorney.

Staff met and determined that changing the posting requirement to 5:00 p.m. on Friday might help to alleviate some of these problems. Agenda items will still need to be in the Clerk's Office by Thursday afternoon to allow sufficient time for Mayor/Manager approval and adequate time to prepare the packets. This change will allow staff one extra day to prepare their agenda item requests.

Attachments: Yes

Prepared by: Debbie Barber

RESOLUTION 99-432

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA ESTABLISHING COUNCIL MEETING AGENDA PROCEDURES

WHEREAS, Section 2-3-6.A of the code of the Town of Camp Verde now provides for preparation of the council meeting agendas by the manager in consultation with the Mayor, and to distribute copies with the necessary reports and materials to council members, and

WHEREAS, it would be in the best interest of the public, staff, and council members to adopt a standard procedure for agenda preparation and format

**NOW THEREFORE THE MAYOR AND COMMON COUNCIL OF THE
TOWN OF CAMP VERDE RESOLVE TO ADOPT THE FOLLOWING
AGENDA PROCEDURES:**

1. 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.
2. There will be a standard agenda item allowing council members or the Manager to request agenda items for the next regular session. This method will be preferred over informal contacts by the council members with the Manager or Mayor to place new items on the agenda. Items added by council members will not be open for discussion until properly noticed and listed at a future agenda.
3. All items placed on the agenda by a council member will be open for public input.
4. When an agenda is prepared, it will indicate the name of the sponsoring council member, who will be called upon by the Mayor to present the item for discussion. Immediately after its introduction, the Mayor will then call on staff for any input, recommendations, or research. If designated, the item will then be open for public input, and brought back to the council for any action.
5. If requested by the Mayor or Manager, the Town Attorney shall review the legal sufficiency of an agenda item or its description prior to posting.

6. Placement of agenda items in an emergency, such as last-minute requests for action from another municipality or agency, or deadlines for grant applications, may be done by the Manager or Mayor.
7. If the Manager request an agenda item outside of a regular session, it shall be done "in consultation with the Mayor" as the present code requires.
8. Council members are cautioned that when they receive agenda packets to discuss the contents only with the Manager or staff, and not other council members, to ensure that all deliberations on the items are conducted in open public meetings.
9. Not all actions suggested by the public or a council members are appropriate for Council action. An item may already be under review by staff, or may be the jurisdiction of another governmental agency, or it may be an item concerning court proceedings that are independent of legislative intervention and provide their own avenues for appeal and relief.
10. *Call to the public for items not on the agenda will be a standard agenda item placed both at the beginning and at the end of the proceedings, just after the consent agenda and, before the Manager's Report and the call for setting future agendas. The Mayor may consider the request to determine if it is appropriate for council action pursuant to these guidelines, and may then request staff to investigate and report on the item, and/or set it for a future agenda for action by the council. As with items requested by council members, discussion is not permitted until the item is brought up on a future council agenda.*
11. The manager may add the following notice to appropriate agendas:

"Pursuant to ARS 38-431.03.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. "
12. This resolution replaces Resolution 98-403 passed by the Council on July 1, 1998.

PASSED AND APPROVED by majority vote of the Common Council at the regular meeting of November 17, 1999:

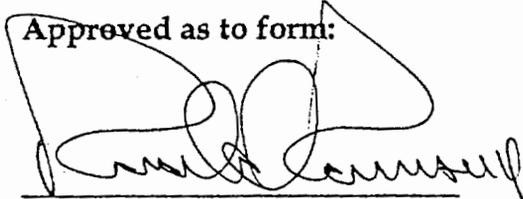
 **Barbara Miller, Mayor**

Attest:



Dane Bullard, Town Clerk

Approved as to form:



Ronald C. Ramsey, Town Attorney

