AMENDED
AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, JANUARY 7, 2004
6:30 P.M.

1. **Call to Order**
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) Special Session – December 24, 2003
      2) Regular Session – December 17, 2003
   b) **Set Next Meeting, Date, and Time:**
      1) Regular Session – January 21, 2004 at 6:30 p.m.
      2) Council Hears P&Z – January 28, 2004 at 6:30 p.m.
   c) **Possible approval of a Release and Litigation costs of $3,057.50 regarding Michael and Katherine Effertz v. Town of Camp Verde**

5. **Call to the Public for Items not on the Agenda** Pursuant to ARS §38-431.01.G, Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Council from taking any action on items not on the agenda, 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.

Please note: The Clerk's Office makes every attempt to provide a complete agenda packet for public review. However, it is not always possible or feasible to include all information in the packet. You are encouraged to contact the Clerk's Office for copies of supporting documentation, if any, that were unavailable at the time the packet was prepared.

Public input may be invited on the following:

6. **Discussion, consideration, and possible approval of the Camp Verde Library's proposed 5-Year Strategic Plan.**
7. **Discussion, consideration, and possible direction to staff concerning Beta Ventures, LLC offer to donate thirty (30) acres of land located upstream of the Verde River Bridge at I-17.**
8. **Discussion, consideration, and possible approval of the Town of Camp Verde Economic Development Incentives Policy.**
9. **Discussion, consideration, and possible authorization to establish a volunteer *Adopt-a-Road* for Camp Verde.**
10. **Public hearing, discussion, and possible adoption of Resolution 2004-579 a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting the Camp Verde 2003 General Plan as prepared by the Planning Agency of the Town of Camp Verde, Arizona; and submitting the Camp Verde General Plan to the Voters.**
11. **Discussion, consideration, and possible approval of purchase of LeBoy lay down machine from State Surplus in the amount of $8,500.00.** This is an unbudgeted item from HURF Contingency.

12. Discussion, consideration, and possible authorization to purchase 'People Mover' equipment in the amount of $9,500, and possible direction to staff concerning the development of a lease agreement between the Town of Camp Verde and Out of Africa for the use of this equipment. This is an unbudgeted item from Park Contingency Fund.

12.a Discussion, consideration, and possible direction to staff regarding the December 24, 2003 U.S. Department of Interior, Bureau of Indian Affairs notice of the revised Supplemental Environmental Assessment for a proposal to transfer 1,211 acres of fee lands owned by the Yavapai-Apache Nation to the United States of America to be held in Trust for the Yavapai-Apache Nation.

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

There will be no Public Input on the following items:

14. Advanced Approvals

a.) Discussion, consideration, and possible approval to transfer money from one line item to another to create sufficient funding for training. This will not change the overall departmental budget.

15. Manager/Staff Report

16. 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.

17. Adjournment

Posted by: D Barber Date/Time: 1-6-04 - 12:30 p.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.

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AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
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   a) **Approval of the Minutes:**
      1) Special Session – December 24, 2003
      2) Regular Session – December 17, 2003
   b) **Set Next Meeting, Date, and Time:**
      1) Regular Session – January 21, 2004 at 6:30 p.m.
      2) Council Hears P&Z – January 28, 2004 at 6:30 p.m.
   c) **Possible approval of the Library's 5-Year Strategic Plan.**
   d) **Possible approval of a Release and Litigation costs of $3057.50 regarding Michael and Katherine Effertz v. Town of Camp Verde**

5. **Call to the Public for Items not on the Agenda** Pursuant to ARS §38-431.01.G, Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Council from taking any action on items not on the agenda, 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.

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Public input may be invited on the following:

6. **Discussion, consideration, and possible direction to staff concerning Beta Ventures, LLC offer to donate thirty (30) acres of land located upstream of the Verde River Bridge at I-17.**
7. **Discussion, consideration, and possible approval of the Town of Camp Verde Economic Development Incentives Policy.**
8. **Discussion, consideration, and possible authorization to establish a volunteer *Adopt-a-Road* for Camp Verde.**
9. **Public hearing, discussion, and possible adoption of Resolution 2004-579 a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting the Camp Verde 2003 General Plan as prepared by the Planning Agency of the Town of Camp Verde, Arizona; and submitting the Camp Verde General Plan to the Voters.**
10. **Discussion, consideration, and possible approval of purchase of LeBoy lay down machine from State Surplus in the amount of $8500.00.** This is an unbudgeted item from HURF Contingency.
11. **Discussion, consideration, and possible purchase of 'people mover' equipment in the amount of $9500 and development of lease agreement between the Town of Camp Verde and 'Out of Africa'.** This is an unbudgeted item from Park Contingency Fund.

There will be no Public Input on the following items:

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

13. Advanced Approvals

a.) Discussion, consideration, and possible approval to transfer money from one line item to another to create sufficient funding for training. This will not change the overall departmental budget.

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: U Jones Date/Time: 12-31-03 10:45 a.m

Note: Pursuant to A.R.S. §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.

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MINUTES
REGULAR SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, JANUARY 7, 2004
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 and Parrish were present; Councilor Teague arrived at 6:32 p.m.; Councilor Gioia arrived at 6:33 p.m.

Also Present:
Town Manager Bill Lee, Town Attorney Julie Kriegh, Sr. Planner Nancy Buckel, Planner Wendy Escoffier, Town Clerk Debbie Barber and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
Councilor Kovacovich 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) Special Session – December 24, 2003
      2) Regular Session – December 17, 2003
   b) **Set Next Meeting, Date, and Time:**
      1) Regular Session – January 21, 2004 at 6:30 p.m.
      2) Council Hears P&Z – January 28, 2004 at 6:30 p.m.
   c) **Possible approval of a Release and Litigation costs of $3057.50 regarding Michael and Katherine Effertz v. Town of Camp Verde**

On a motion by Reddell, seconded by Kovacovich, the Council voted unanimously to approve the Consent Agenda, with the following corrections and additions:
Minutes of December 24, 2003, Item 4, vote was 5-1;
Set additional meetings:
Executive Session – January 14, 2004 at 6:00 p.m.
Special Session – January 14, 2004 at 6:30 p.m.
Executive Session -- February 4, 2004 at 5:00

A request was made to set a Executive Session on February 4th for reviews for the three Council-appointed positions, and a Special Session on January 14th for approval of the Out of Africa site plan; it was decided to also set an Executive Session with the Town Attorney on January 14th regarding a Notice of Claim that was recently received, plus an update on other pending legal matters.

5. **Call to the Public for Items not on the Agenda**
There was no public input.

6. Discussion, consideration, and possible approval of the Camp Verde Library's proposed 5-Year Strategic Plan.

On a motion by Gioia, seconded by Reddell, the Council voted unanimously to approve the Camp Verde Library's proposed 5-Year Strategic Plan.

Library Director Gerard Laurito introduced Shelly Mosley from the Glendale Library System, who was the facilitator for the 5-Year Strategic Plan. Ms. Mosley briefly described her extensive 26-year background as a Librarian participating in management, development, and design of major library facilities. The Planning for Results process that resulted in the subject plan was approved by the American Library Association and standardized for use across the country, and Ms. Mosley is one of a team of 18 librarians who have received special training and are sent out throughout the State as facilitators. She also pointed out that having such a plan has been instrumental in other communities receiving Federal funding. Ms. Mosley reviewed in detail the step-by-step process followed by the community participants in developing the plan that is being presented to Council.

There was no public input.

7. Discussion, consideration, and possible direction to staff concerning Beta Ventures, LLC offer to donate thirty (30) acres of land located upstream of the Verde River Bridge at I-17.

On a motion by Gioia, seconded by Baker, the Council voted unanimously to accept the offer from Beta Ventures, LLC to donate thirty (30) acres of land located upstream of the Verde River Bridge at I-17, and direct staff to interact with the local residents as to the uses and possible improvements.

Town Manager Lee referred to the letter from Archer Shelton outlining his offer to donate the subject 30-acre parcel that also contains two lots at the upper end that would include irrigation rights. Mr. Sheldon would want to get an appraisal on the property, and Lee pointed out that such an appraised value could be used for obtaining matching Heritage funding for a possible trail system or some type of recreational use. Lee emphasized the importance of working with the surrounding homeowners in developing any use, and the Council generally agreed that was important.

The Council discussed the potential benefit to the Town, in particular an important first step in developing the river trail, and irrigation rights that would come with the property. As far as possible expenses that might be incurred, such as paving the road and providing parking spots in the future, Lee said that the matching funds that would come from the donation would probably cover those costs. Sr. Planner Buckel reminded the Council that acceptance of the donation would then require a change to the General Plan map for that area to Open Space.

There was no public input.

8. Discussion, consideration, and possible approval of the Town of Camp Verde Economic Development Incentives Policy.

On a motion by Dickinson, seconded by Baker, the Council voted unanimously to approve the Town of Camp Verde Economic Development Incentives Policy with the following comments: That the policy be allowed to be applied anywhere that is appropriately planned for in Town boundaries, that it would include the Enterprise Zone upon formal approval from the State, that the wording on Item 4 of Incentive Tools be revised to more accurately reflect Council's wishes that it suggests that the Town **may** be involved in such things, and that Item 5 of the Incentive Tools, CDGB lists, that that list be expanded to include other potential grantors as well.

Mayor Dickinson advised the members that the Economic Development team had become aware early on that incentives are a large part of attracting business for the Town and staff has done work on developing the subject policy. Town Manager Lee confirmed that the team has been working on the policy for a number of weeks, even months, and then referred any questions to Town Attorney Kriegh. Dickinson briefly reviewed having discussions with other entities, and learning about what a major investment it is for a business to relocate, and that flexibility and assertiveness are necessary to promote future growth for the Town.

The Council discussed the proposed policy in detail with staff and the reasoning for including the different provisions and incentive tools. Attorney Kriegh confirmed that inclusion of the Enterprise Zone section was separate and dependent upon approval for such by the State, and possibly may need to be deleted. Even though no obligation arises except through a development agreement, there was objection that the Town would appear to offer to be responsible for funding tenant relocation, environmental cleanup and demolition expenses according to the policy guidelines, and it was suggested that the wording in that section should be changed to reflect offering assistance only. Other changes were generally agreed upon during the discussion, and included in the subsequent action taken by the Council.

There was no public input.

9. Discussion, consideration, and possible authorization to establish a volunteer *Adopt-a-Road* for Camp Verde.

On a motion by Teague, seconded by Gioia, the Council voted unanimously to approve establishing a volunteer Adopt-A-Road for Camp Verde.

Town Manager Lee explained that a number of telephone calls have been received over the last few years from citizens wishing to adopt a road, similar to those areas along the State highways. A draft of the ADOT program, with the names changed, has been included for Council review and approval of that type of project for Camp Verde streets. It was agreed that the program would be of benefit to the Town and the need seems to be increasing; also, the individuals who have already been involved for several years in keeping trash picked up would get recognition through such a program. The steps to initiate and put the process into effect were covered, together with the liability considerations.

There was no public input.

10. Public hearing, discussion and possible adoption of Resolution 2004-579 a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting the Camp Verde 2003 General Plan as prepared by the Planning Agency of the Town of Camp Verde, Arizona; and submitting the Camp Verde General Plan to the Voters.

On a motion by Baker, seconded by Reddell, the Council voted 5-2 to approve Resolution 2004-579, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting the Camp Verde 2003 General Plan as prepared by the Planning Agency of the Town of Camp Verde, Arizona; changing the date set forth on Page 3, Item 6 to May 18, 2004; including the Beta Ventures LLC property on the Land Use Map as Open Space; and submitting the Camp Verde General Plan to the voters of the Town of Camp Verde; with 'no' votes by Gioia and Parrish.

Mayor Dickinson reminded the Council that the General Plan had been approved on November 19th, and adoption of the subject resolution would formally ratify that action, including the changes that were made verbally at that time.

Town Attorney Kriegh pointed out the changes that had been made to the resolution, specifically some formatting changes, some incorrect dates, and the descriptive title to the Proposition 400 that will be submitted to the voters. Since this is the final step, any suggested changes would have to be made at this time; the maps have been updated. The Council's attention was brought to the date set forth on Page 3, Item No. 6, which should correctly be shown as May 18, 2004. A portion of the discussion involved the areas indicated as open space and public lands on the Land Use Maps, and staff confirmed that the parcel of land that had been donated to the Town by Beta Ventures LLC could now be shown as Open Space on the Land Use Map. There was concern about thoroughly informing the public prior to the vote. In addition to the Plan and the maps being published on the Town's Website, there will be a copy at the Library, Planning & Zoning Department and the Parks & Recreation Office. Planner Escoffier will be publishing a series of articles for the purpose of informing the public as well, and that information will be approved by the Town Attorney prior to publication. Although there was some expression of opposition to the General Plan, in particular the designated growth areas, their adjacent areas and the processing of major and minor amendments, and a question as to the intentions of the Babbitt family, it was generally agreed that the Plan is a good compromise and reflective of the wishes of the community.

There was no public input.

11. Discussion, consideration, and possible approval of purchase of LeBoy lay down machine from State Surplus in the amount of $8500.00.

On a motion by Gioia, seconded by Baker, the Council voted unanimously to deny the request for $8,500.00 for the purchase of the LeBoy lay down machine.

Town Manager Lee said that at a recent visit to State Surplus he became aware of a LeBoy lay down machine that could be used for laying down hot asphalt up to a 10-foot width and has only 390 hours of use. Lee believes the machine could be used for upcoming projects, including parking lots in Town, the new Park, the Library and the new Marshal's office.

The Council discussed the problem of having to train personnel to use the machine, the extended times it would be idle and therefore going to waste, and compared the costs for renting equipment when necessary, or contracting the jobs out. Considering all the factors involved, the fact that the machine could only be used for parking lots, and the current state of the economy, the Council agreed that the Town would not benefit by such a purchase at this time.

12. Discussion, consideration and possible authorization to purchase 'People Mover' equipment in the amount of $9500, and possible direction to staff concerning the development of a lease agreement between the Town of Camp Verde and Out of Africa for the use of this equipment.

On a motion by Baker, seconded by Reddell, the Council voted unanimously to approve the purchase of the 'People Mover' equipment in the amount of $9500, using the Park Contingency Fund, requesting the Town Attorney and staff to prepare an Incentive Agreement to resolve every equipment issue.

Town Manager Lee reported that during a visit to State Surplus he had found a trans-system that came out of the State Prisons system. Lee contacted the Harrisons and met with them at State Surplus where they viewed the equipment, and discussed the idea with Attorney Kriegh. The Harrisons are interested in the machinery. It will cost $9500 and holds approximately 75 people. That cost covers delivery to Camp Verde, and Lee outlined the refurbishment work that needs to be done, which Lee believes would be assumed by the Harrisons. He added that there are still details to be worked out with the State, the legal aspects with the Town Attorney, and a lease agreement with the Harrisons for transporting people to and from the Out of Africa Wild Life

Park. Other possibilities for using the transportation system for some Town events were also suggested.

12.a Discussion, consideration, and possible direction to staff regarding the December 24, 2003 U.S. Department of Interior, Bureau of Indian Affairs notice of the revised Supplemental Environmental Assessment for a proposal to transfer 1,211 acres of fee lands owned by the Yavapai-Apache Nation to the United States of America to be held in Trust for the Yavapai-Apache Nation.

Council took no action on this item.

Town Attorney Kriegh reviewed the background of the land transfer request, advising the Council that a revised Supplemental Assessment letter has been received with a request for a reply within 15 days; however, the BIA has agreed to more time for a response if requested. There was a general opinion by the Council that the transfer of lands to a Trust status was very important to the Nation, and would reflect the desire of the Council to continue to foster a good relationship with the Nation. The issues and concerns over the possibility of losing tax benefits as well as the Town losing control over planning issues were discussed at length, together with the impact on the future of Camp Verde and economic and environmental considerations. Although there was opinion that the transfer was such a serious and monumental matter to the Nation that it should definitely be supported as requested, it was nevertheless suggested that the response to be submitted by Camp Verde regarding the total 1,211 acres should include the following concerns: That there is whole-hearted support and agreement that the Nation needs the 400 acres proposed for residential; that the commitment by the Nation to return the 743 acres now basically used in the sand and gravel operation to agricultural use be honored; that as to the 68 acres proposed for commercial development, the Town would request negotiation of a compromise between the Nation and the Town which would impose an equivalent tax rate on that land and that those dollars be dedicated to a specific trust account for joint expansion and upkeep of infrastructures benefiting both the Nation and Camp Verde.

Kriegh said she did not believe the role of the BIA was to develop any agreement between the Nation and the Town; rather, such understanding and agreement should be discussed with the Nation prior to the response to the request for Trust status of the lands. Kriegh suggested that staff be directed to arrange such a meeting with the Nation. It was decided by the Council that the staff be directed to notify the BIA that a response will be forthcoming within two weeks, and that in the meantime a meeting will be arranged between the Yavapai-Apache Nation and the Town Council to discuss the concerns expressed by Council and to prepare a response to the BIA.

Public Input

Fred Sanchez, Vice Chairman for the Nation's Council, said he would take the Council's concerns back to his Council which must consider all issues, agreeing that a joint meeting would be very helpful and informative; he will follow through and let his Council know about the invitation to meet with the Town within the next couple of weeks.

George Young said he did not perceive the issue of the sales tax being some kind of imbalance, but rather the type of business was a more important factor; in his experience the sales tax has no particular bearing on a purchase, depending on what specific item is needed.

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

There was no public input

14. Advanced Approvals

a.) Discussion, consideration, and possible approval to transfer money from one line item to another to create sufficient funding for training.

On a motion by Reddell, seconded by Kovacovich, the Council voted unanimously to approve the transfer of money from one line item to another in the Planning & Zoning Department.

There were no other Advanced Approvals.

15. Manager/Staff Report
There was no Manager/Staff Report.

16. Council Informational Reports
Parrish said he had received some phone calls regarding the blue striping on the road over by the Catholic Church, and some complaints about the condition of the road over by the Casino as well as the accumulated mess on the shoulders of the road; he has also received complaints about no bathroom facility at the Skate Board Park, and the neighbors are reporting that the kids are urinating wherever they choose to. The Mayor suggested that staff maybe tone down the blue striping; Manager Lee said the Skate Board Park bathroom is an item in the CIP budget; Parrish was assured that the Montezuma Castle Highway will receive another layer of asphalt in the summer, and the representative from the County is aware that some cleaning-up is required.

17. Adjournment
On a motion by Reddell, seconded by Gioia, the Council voted unanimously to adjourn the meeting at 8:38 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 7th day of January 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 21 day of January, 2004

Deborah Barber, Town Clerk

EXECUTIVE SESSION
and
SPECIAL SESSION

MAYOR and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106

WEDNESDAY, JANUARY 14, 2004
6:00 P.M. and 6:30 P.M.

1. **THESE MEETINGS HAVE BEEN CANCELLED.**

Posted by: C. Jones Date/Time: 1-13-04 11:00 a.m

Note: Pursuant to A.R.S. §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.

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AGENDA

WORK SESSION
MAYOR and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106

WEDNESDAY, JANUARY 14, 2004
3:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion, consideration, and review of funding sources for the FY 2004/05 Capital Improvement Plan. Discussion of funding sources may include, but not be limited to sales tax, Municipal Property Corporation, bonding capacity, general fund, etc.**

4. **Update and possible discussion on the Council-Appointed Employee Review Procedures.**

5. **Discussion and consideration of a 2-year Mayoral term vs. a 4-year term.**

6. **Adjournment**

Posted by: C. Jones Date/Time: 1-13-04 11:00 a.m

Note: Pursuant to A.R.S. §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.

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MINUTES
WORK SESSION
MAYOR and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106

WEDNESDAY, JANUARY 14, 2004
3:00 P.M.

1. **Call to Order**
Mayor Dickinson called the meeting to order at 3:00 p.m.

2. **Roll Call**
Mayor Dickinson, Vice Mayor Reddell, Councilors Baker, Kovacovich, and Parrish were present. Councilor Teague arrived at 3:08 p.m., and Councilor Gioia was absent.

Also Present:
Finance Director Dane Bullard, Town Attorney Julie Kriegh, Accounting Tech Debi Phillips, Deputy Clerk Virginia Jones, and Town Clerk Debbie Barber were also present.

3. **Discussion, consideration, and review of funding sources for the FY 2004/05 Capital Improvement Plan. Discussion of funding sources may include, but not be limited to sales tax, Municipal Property Corporation, bonding capacity, general fund, etc.**
Bullard presented a PowerPoint presentation addressing various funding sources, as well as Camp Verde's current financial condition. A copy of the presentation is attached, and becomes a permanent part of this record. Council discussed the dire need for a new Marshal facility and the desire for a new library and parks. They also discussed loans, bonds, the List Fund, and possible increases in taxes associated with construction activity and food.

Bullard advised that recent reports indicated that economists were 'cautiously optimistic' about the turnaround in the economy. He said he remained hopeful that state-shared revenues would not be cut. He also noted that our tax collections have remained consistent, but flat throughout the past few years. He pointed to a substantial increase in November, but was unsure as to what caused that to occur.

4. **Update and possible discussion on the Council-Appointed Employee Review Procedures.**
Mayor Dickinson explained that Council would meet in Executive Session to discuss each Council-appointed employee's performance. A separate meeting will be held with each employee to discuss the review. He explained that this procedure is based on one that Queen Creek has used successfully for many years.

5. **Discussion and consideration of a 2-year Mayoral term vs. a 4-year term.**
Council members discussed the pros and cons of the 2-year mayoral term. A 2-year term requires the election of four council members every two years. Council discussed that a 4-year

mayoral term would allow for a more consistent and stable leadership for staff and the community, and would allow the Mayor to see a project completed.

6. **Adjournment**
The meeting was adjourned at 4:08 p.m.

Mitch Dickinson, Mayor

Deborah Barber, Town Clerk

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 work session of the Town Council of Camp Verde, Arizona, held on the 14th day of January 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 21 day of January, 2004

Deborah Barber, Town Clerk

AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, JANUARY 21, 2004
6:30 P.M.

1. **Call to Order**
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) Work Session – January 14, 2004
      2) Regular Session – January 7, 2004
   b) **Set Next Meeting, Date, and Time:**
      1) Joint Work Session with Yavapai Apache Nation – January 23, 2004 at 9:00 a.m.
      2) Executive Session – January 28, 2004 at 5:00 p.m.
      3) Council Hears P&Z – January 28, 2004 at 6:30 p.m.
      4) Executive Session – February 4, 2004 at 4:00 p.m.
      5) Regular Session – February 4, 2004 at 6:30 p.m.
      6) Regular Session – February 18, 2004 at 6:30 p.m.
      7) Council Hears P&Z – February 25, 2004 at 6:30 p.m.
   c) **Possible approval of the judicial collections amount of $24,515.06 for the second quarter, in compliance with §12-116.04.** This is an unbudgeted item.
   d) **Possible acceptance of resignation letters from Pat Hjalmarson of the Library Advisory Committee and Suzy Burnside of the Planning & Zoning Commission.**
   e) **Possible approval of Resolution 2004-583, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, to enter into an Intergovernmental Agreement for Criminal Incident Investigation Team.**
   f) **Possible approval of the amended Intergovernmental Agreement with USDA Forest Service, Coconino National Forest, and the Town of Camp Verde, authorized by Resolution 2003-576, which was approved by Council on October 22, 2003.**
   g) **Possible approval of Resolution 2004-582, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting fees for Town Services.**

5. **Call to the Public for Items not on the Agenda** Pursuant to ARS §38-431.01.G, Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Council from taking any action on items not on the agenda, 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.

Please note: The Clerk's Office makes every attempt to provide a complete agenda packet for public review. However, it is not always possible or feasible to include all information in the packet. You are encouraged to contact the Clerk's Office for copies of supporting documentation, if any, that were unavailable at the time the packet was prepared.

Public input may be invited on the following:

6. **Yavapai Apache Nation Chairman Jamie Fullmer will present a check to the Town for the contribution from the Cliff Castle Gaming Facility, pursuant to Section 12(d)(1) of the Tribal-State Gaming Compact.**

7. **Yavapai Apache Nation presentation and update on the Middle Verde Road Improvement Project.**

8. **Public Hearing, discussion, consideration, and possible approval of Resolution 2004-581, a Resolution of the Common Council of the Town of Camp Verde, Arizona approving the site plan for Out of Africa Wild Life Park on parcels 403-23-005W and 403-23-005V consisting of approximately 104 acres. The location of the site is off the County Facility Easement Road on the south side of Hwy 260 near Cherry Road.**
   - **Call for STAFF PRESENTATION**
   - **Declare PUBLIC HEARING OPEN**
     a. **Call for APPLICANT'S STATEMENT**
     b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
     c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
   - **Declare PUBLIC HEARING CLOSED**
   - **Call for COUNCIL DISCUSSION**

9. **Discussion, consideration, and possible approval of annual funding for $10,800 for the continued support of the Town's Internet access.** This is a budgeted item in the General Fund.
10. **Discussion, consideration, and possible direction to staff to pursue a 1% sales tax increase on construction activity only.**
11. **Discussion, consideration, and possible direction to staff to begin application to the Greater Arizona Development Authority (GADA) for financing of CIP projects.**
12. **Discussion, consideration, and possible approval of Ordinance 2004-A270, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending section 2-2-1 of the Town Code regarding direct election of Mayor.** This amendment changes the mayoral term from two years to four years. This matter will be set for voter approval at the May 18, 2004 Special Election.
13. **Discussion, consideration, and possible direction to staff to go out to bid to place storm water culverts between the Parsons and Carter's Powder River properties at the south end of Main Street. The estimated cost is $25,000.** This is an unbudgeted item.

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

There will be no Public Input on the following items:

15. **Advanced Approvals**
16. **Manager/Staff Report**
17. **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.
18. **Adjournment**

Posted by: C. Jones Date/Time: 1-16-04 8:55 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
REGULAR SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, JANUARY 21, 2004
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**
Mayor Dickinson called the meeting 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 arrived at 6:32 p.m.

Also Present:
Town Manager Bill Lee, Town Attorney Julie Kriegh, Community Development Director Will Wright, Town Marshal John Wischmeyer, Town Clerk Debbie Barber and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
Councilor Baker 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) Work Session – January 14, 2004
2) Regular Session – January 7, 2004

b) **Set Next Meeting, Date, and Time:**
1) Joint Work Session with Yavapai Apache Nation – January 23, 2004 at 9:00 a.m.
2) Executive Session – January 28, 2004 at 5:00 p.m.
3) Council Hears P&Z – January 28, 2004 at 6:30 p.m.
4) Executive Session – February 4, 2004 at 4:00 p.m.
5) Regular Session – February 4, 2004 at 6:30 p.m.
6) Regular Session – February 18, 2004 at 6:30 p.m.
7) Council Hears P&Z – February 25, 2004 at 6:30 p.m.

c) **Possible approval of the judicial collections amount of $24,515.06 for the second quarter, in compliance with §12-116.04.** This is an unbudgeted item.

d) **Possible acceptance of resignation letters from Pat Hjalmarson of the Library Advisory Committee and Suzy Burnside of the Planning & Zoning Commission.**

e) **Possible approval of Resolution 2004-583, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, to enter into an Intergovernmental Agreement for Criminal Incident Investigation Team.**

f) **Possible approval of the amended Intergovernmental Agreement with USDA Forest Service, Coconino National Forest, and the Town of Camp Verde, authorized by Resolution 2003-576, which was approved by Council on October 22, 2003.**

g) **Possible approval of Resolution 2004-582, 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 Reddell, seconded by Baker, the Council voted unanimously to approve the Consent Agenda as presented, with the addition of a joint meeting with the Sanitary District Board of Directors on February 10th at 3:00 p.m.; and a meeting at the Chamber of Commerce on January 29th at 1:00 p.m. for a presentation on land use.

Mayor Dickinson requested adding to the meeting schedule the date and time for a joint meeting with the Sanitary District Board of Directors for February 10th at 3:00 p.m. Attorney Kriegh clarified that it would be a normal work session and if indicated the Council could elect to go into an Executive Session.

Town Manager Lee advised the Council that a presentation by Bill Sims on land use was scheduled for January 29th at 1:00 in the Chamber of Commerce room, and requested that it be posted as a meeting. He explained that Bill Sims is an attorney with the Town's risk carrier and will be speaking on legal issues regarding land use and the permitting process.

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

There was no public input.

6. Yavapai Apache Nation Chairman Jamie Fullmer will present a check to the Town for the contribution from the Cliff Castle Gaming Facility, pursuant to Section 12(d)(1) of the Tribal-State Gaming Compact.

There was no action taken.

Jamie Fullmer advised the Council that in entering into the Gaming Compact the Nation had spearheaded the movement for the rural tribes to localize some of the dollars for contribution to the surrounding communities. He stressed the desire and commitment of the Nation to develop a strong working relationship with its neighbors, and said that discussions with Council members have shown that the same concerns are shared in common; that is, air, water, wastewater, economic development, and education. Regarding economic development, Fullmer acknowledged that the Valley will grow, pointing out that the Nation wants to provide housing for its people as well as providing job opportunities for the townspeople of Camp Verde and the surrounding Verde Valley. The contribution being brought to the Town is based on the concept that a majority of the Nation's community members live in the area, and that the Nation, regardless of past history, believes it can have a working relationship with the Town. One of the issues the Tribe considers of highest priority is wastewater, but there is also the recognition that the Town is trying to develop a regional park. The Chamber of Commerce is also recognized as an important factor to support for the commercial development.

Chairman Fullmer then presented to Mayor Dickinson on behalf of the Town a check for $30,255 on behalf of the Yavapai Apache Nation, with the request that the Town consider, at least as priorities, the funds being used for the further development of wastewater issues, with a portion going toward the finishing of the regional park. He also presented a check for $7,563 to representatives of the Chamber of Commerce as recognition of the Nation's desire to be good neighbors and to help promote the Town's commerce.

Chairman Fullmer said that the Nation is currently working on an RFP process to help consider the various presentations by the County, cities and towns, in making quarterly distributions. He reiterated the importance and desire of the Nation to develop a good working relationship despite cultural differences.

Mayor Dickinson expressed wholehearted agreement with Chairman Fullmer's references to the five priorities, and the deep gratitude of the Town for the donation of the funds, as well as optimism for the future based on the improved relationship with the Nation and its leadership.

7. Yavapai Apache Nation presentation and update on the Middle Verde Road Improvement Project.

There was no action taken.

Mayor Dickinson introduced Rennie Toman, Economic Development Administrator for the Yavapai Apache Nation, who in turn asked Jim Binnick to explain the history and detail of the project that will include two roundabouts, in order to dispel any misconceptions that may exist regarding the planned road improvement project. Mr. Binnick's detailed presentation also pointed out that from traffic studies and working with ADOT, the roundabouts seem to be a good solution to an interesting traffic problem occurring from the close proximity of the casino to the freeway interchange, as well as creating an entry feature for the Town of Camp Verde. Ms. Toman then gave a dissertation on the proven safety features of roundabouts, and showed a

video that demonstrated how the roundabouts move traffic and covered the rules and courtesy for using them. Mr. Binnick followed up with a detailed description of the proposed roundabouts during a discussion with the Council.

PUBLIC INPUT
Tom Neilsen, who lives in the senior citizen apartments on General Crook Trail, said that there has been an over-abundance of cars and trucks since blocking Main Street, and he wanted to speak about saving lives. He commented on the traffic and said that they've got to have a roundabout, or something in that area. The situation is getting worse.

8. Public Hearing, discussion, consideration, and possible approval of Resolution 2004-581, a Resolution of the Common Council of the Town of Camp Verde, Arizona approving the site plan for Out of Africa Wild Life Park on parcels 403-23-005W and 403-23-005V consisting of approximately 104 acres. The location of the site is off the County Facility Easement Road on the south side of Hwy 260 near Cherry Road.
On a motion by Gioia, seconded by Teague, the Council voted unanimously to approve Resolution 2004-581, a Resolution of the Common Council of the Town of Camp Verde, Arizona approving the site plan for Out of Africa Wild Life Park on parcels 403-23-005W and 403-23-005V consisting of approximately 104 acres. The location of the site is off the County Facility Easement Road on the south side of Hwy 260 near Cherry Road.

STAFF PRESENTATION
Community Development Director Will Wright reminded the Council that only about a month ago there had been an extensive review of the plans for the Out of Africa project that should be of great benefit to the community, particularly a boost to tourism. He said that from a technical review of the site plan and a discussion with the engineer, Jim Binnick, the applicants are in agreement with most all of what is before the Council. There will be an opportunity to deed over the right-of-way through the grading plan; the drainage issues are being addressed; all of the planned improvements will be subject to the permitting process, and staff feels comfortable with what is being submitted.

PUBLIC HEARING OPEN
Applicant's Statement
Jim Binnick, Engineer, also referred to the earlier in-depth presentation as to what Out of Africa was all about. He stressed that every effort is being made to retain the natural terrain and topography, and the route for the tram has been made more gentle, and special attention has been paid to pedestrian areas to include handicap access. Mr. Binnick said that the issues raised in correspondence from the Town engineer have been addressed; dedications of easements will be made; the questions of drainage, retention and detention on commercial developments have been resolved. Mr. Binnick described the project as unique, and essentially a giant landscaping project, limiting pavement, and with very little roof coverage. He said that as the building permits are issued, the applicant will supply the necessary documents, including addressing all site development issues.

Comment from Other Persons
There was no public input.

PUBLIC HEARING CLOSED
COUNCIL DISCUSSION
The Council also discussed the issues raised in the letter from Arizona Engineering that Mr. Binnick had referred to, clarifying the question regarding clear property ownership, and dedication of a right-of-way from the County access road that will also benefit homeowners in the area in the future, as well as the project's flood control measures. Some concern was expressed regarding build-up of sediment from flooding, and the Councilors were assured that the location of the State highway provides a type of safety cushion that would prevent that in the future; if sediment has in fact piled up the applicant will contact ADOT to correct a possible problem. Following further conversation regarding the drainage issue, the discussion was ended.

A RECESS WAS CALLED AT 7:54 P.M.; THE MEETING WAS RESUMED AT 8:01 P.M.

9. Discussion, consideration, and possible approval of annual funding for $10,800 for the continued support of the Town's Internet access.

On a motion by Baker, seconded by Gioia, the Council voted unanimously to approve renewal of the contract with InsightAble Services on a month-to-month basis until after the County representative has reviewed the Town of Camp Verde's system.

Finance Director Dane Bullard explained that the three-year term with InsightAble Services was recently completed; while research is being made into the IP and telecommunication needs of various staff by an IP professional from Yavapai County, Council is being requested to approve continuing with InsightAble on a month-to-month basis in the interim. Once the research is done, the Town will be more knowledgeable as to the Town's needs for preparing a long-term contract with InsightAble.

10. Discussion, consideration, and possible direction to staff to pursue a 1% sales tax increase on construction activity only.

On a motion by Teague, seconded by Reddell, the Council voted unanimously to direct the staff to pursue a 1% sales tax increase on construction activity only.

Director Dane Bullard distributed to the Council copies of a capsule summary of what was covered at the last work session. Mayor Dickinson explained that the Town has had a difficult time coming up with certain CIP list funds to cover all the Town's needs, and there had been discussion about taking assertive steps forward on some of the goals that had been set; namely, the Marshal's facility and the new Library.

Bullard confirmed that trying to find ways and means to fund any debt service for new construction, since just covering M&O costs leaves no funds from the budget for capital improvements. In order to obligate the Town for the projected $1.5 million for the new Marshal's office, there will need to be some outside funds generated. A proposal for a 1% sales tax increase on construction activity appears to be the most tolerable to consider, since that would amount to approximately $150,000 to $180,000 per year that could cover the required debt service.

The Council discussed with Bullard the possibility of obtaining a loan through the Greater Arizona Development Authority (GADA) for the best interest rate, and agreed that there is a desperate need for replacement of the existing Marshal's facility because of its deplorable working conditions. Bullard confirmed that with approval of the sales tax increase the next step would be to submit an application to GADA, which will take a little over two months to fund. Bullard said that until any sales tax increase came into effect, which would take until about July, there are currently some funds available in the CIP to get the initial funding started, and it could be possible to break ground before the end of the year. Bullard also explained the process of allocating the sales tax proceeds, and there was further discussion of the types and location of construction projects that would be subject to the tax.

PUBLIC INPUT

George Young questioned whether the sales tax increase would affect the Sanitary District's project of constructing the sewer line. He was advised that the time involved for the tax coming into effect would probably work to the District's benefit.

There was no further public input.

11. Discussion, consideration, and possible direction to staff to begin application to the Greater Arizona Development Authority (GADA) for financing of CIP projects.

On a motion by Baker, seconded by Kovacovich, the Council voted unanimously to direct staff to begin application to the Greater Arizona Development Authority (GADA) for financing of CIP projects, in particular financing the Marshal's office.

Director Bullard said that in connection with a previous agenda item, authorization is being sought to begin the process to submit an application to GADA on February 10th and secure funding to get started on the new Marshal's facility. The completed application will be brought back to Council for review and final approval, somewhere between February 10th to the 20th. Bullard confirmed that GADA had not only funded the

Cottonwood public safety building, but had provided a grant for technical assistance in putting the project together. Bullard added that there is little doubt that the Town would be approved for the loan from GADA, which he estimates would probably take place the middle to the end of April.

12. Discussion, consideration, and possible approval of Ordinance 2004-A270, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending section 2-2-1 of the Town Code regarding direct election of Mayor.

On a motion by Reddell, seconded by Parrish, the Council voted unanimously to approve Ordinance 2004-A270, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending section 2-2-1 of the Town Code regarding direct election of Mayor, and direct staff to put the item on the ballot for the May election.

Mayor Dickinson reviewed the effect of the proposed amendment that would be set for the May 18, 2004 special election, and reminded the members that changing the mayoral term from two years to four years was discussed at the recent work session. Dickinson explained that the four-year term has been adopted by most small communities in Northern Arizona, and helps to build continuity and consistency, and the matter was placed on the agenda because of the positive input he had heard at the work session. Town Attorney Kriegh confirmed the requirement of the Arizona Statute that since the original two-year term had been approved by the voters the issue would have to be taken back to the voters for a change to four years. The ordinance would amend the particular section of the Town Code setting the term, but in order for it to become effective the change also has to be placed on the ballot and approved by the voters at the May 18th special election. Discussion also pointed out that since the change would go into effect at the next mayoral election, it does not affect the Mayor's current term. The longer term would also allow a Mayor to more effectively plan and achieve results through continuity of thought, policy and direction.

13. Discussion, consideration, and possible direction to staff to go out to bid to place storm water culverts between the Parsons and Carter's Powder River properties at the south end of Main Street. The estimated cost is $25,000.

There was no action taken.

Town Manager Bill Lee said that the item was brought to his attention by a Council member. It is an issue of drainage running between two properties, and eventually on down to the river. The area had been covered up by a huge growth of blackberry vines, and it was not evident that there was drainage portion running through the property. The vines have been cleaned out by staff, and there is responsibility on the part of the Town to make sure it is an effective storm drain. There seems to be a problem with the new culvert put in by ADOT, and Manager Lee believes there may be a conflict with ADOT regarding the drainage issue. Rather than seek any funding at this time, Lee requested the Council to direct staff to negotiate with ADOT to try to come up with a better solution on how the drainage is to run, and to work with the property owners to create an easement for a sediment pond, and then bring the matter back to Council as far as going out to bid and handling the project. The Council discussed the history of that drainage area and responsibilities of the Town and the property owners; there was also comment that there would appear to be some liability on the part of ADOT because of the work it had done. The Council directed staff to follow through to try to resolve the issue and then bring the matter back for discussion and possible action.

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

David Reeder, who resides in the Cliffs area, at the end of the second development, expressed concern regarding the prefab homes being developed behind his property and fill dirt that has been deposited into the area abutting property owners' rear line that has resulted in an ugly mess. Mr. Reeder said he would like to ask Council and staff to come out and take a look to see if there is something that can be done. Mr. Reeder also said he appreciated the development going on in Camp Verde and wants to be a part of Town in the long range, but does not know how to proceed in the problem he described.

The Mayor assured Mr. Reeder that staff will definitely follow up on addressing the issue in the coming days.

15. Advanced Approvals

There were no advanced approvals.

16. Manager/Staff Report

Town Marshal Wischmeyer expressed gratitude on behalf of himself and his employees for the action taken by the Council regarding initiating construction of the new facility. He added that, although he has been stressing the need for a new Marshal's office, the Town also needs a new Library and he also supports whatever can be done to add that to the Town.

Director Wright advised the Council that an e-mail had just been received from the Department of Commerce Enterprise Zone Administration that the Enterprise Zone designation for Camp Verde has been approved. Camp Verde was one of four new communities, and there were about 16 other renewals that were issued by the Department. That approval will make Camp Verde eligible for Enterprise Zone funding, which may be of help in the future. Manager Lee pointed out that Wright and his staff worked very hard on the application, and in spite of very short notice were able to get that application to the Department of Commerce.

17. Council Informational Reports

Councilor Teague said that he had been duly appointed to the 2004 Verde Valley Forum as a Council member and there are deadlines to meet by the end of the month. He appealed for two volunteers from the Council to sit in on the Forum as well. It will be held February 27, 28 and 29 at Cliff Castle Casino, with an orientation meeting on February 7th.

Councilor Parrish said that at a meeting he had attended with the County and State and others, Tom Foster commented that Verde Valley would get the first two of the proposed roundabouts. Parrish asked if one was planned for 260, why wasn't it constructed now instead of building the interchange, saying that in the next four or five years the interchange will have to be torn out and replaced with the roundabout. Foster had no explanation, only that, "That's what they're doing down below."

There were no other reports.

18. Adjournment

On a motion by Reddell, seconded by Baker, the Council voted unanimously to adjourn the meeting at 8:51 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 21st day of January, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 16 day of February, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

JOINT WORK SESSION
MAYOR and COMMON COUNCIL
and the
YAVAPAI APACHE NATION COUNCIL
CLIFF CASTLE LODGE
333 Middle Verde Road
Camp Verde, Arizona

FRIDAY, JANUARY 23, 2004
9:00 A.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion and consideration of special revenue accounts to be funded by gaming revenues that are donated to the Town pursuant to Section 12(d)(1) of the Tribal-State Gaming Compact for the expansion of infrastructure.**

4. **Discussion with the Yavapai Apache Nation Council on BIA's Supplemental Environmental Assessment Report and consideration of an Intergovernmental Agreement regarding land use and taxes on Tribal-owned land that is addressed in the Nation's current Trust Status application.**

5. **Adjournment**

Posted by: C Jones Date/Time: 1-21-04 4:10 p.m

Note: Pursuant to A.R.S. §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.

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MINUTES
JOINT WORK SESSION
MAYOR and COMMON COUNCIL
and the
YAVAPAI APACHE NATION COUNCIL
CLIFF CASTLE LODGE
Camp Verde, Arizona
FRIDAY, JANUARY 23, 2004
9:00 A.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**
Mayor Dickinson called the meeting to order at 9:00 a.m.

2. **Roll Call**
Mayor Dickinson, Vice Mayor Reddell, Councilors Baker, Kovacovich, Parrish and Teague were present; Councilor Gioia arrived at 11:24 a.m.

Also Present:
Finance Director Bullard, Town Attorney Kriegh, Town Manager Lee and Recording Secretary Margaret Harper.

(Note: Following the arrival and formal assembly of a quorum of the Nation Council, the joint work session commenced at 9:39 a.m.)

Present on behalf of Yavapai-Apache Nation Council:
Chairman Fullmer, Vice Chairman Sanchez, Council Members Smith, Earl Beauty, Kwail and Randall.

Also Present:
Council Attorney Laman, Business Manager Scott, and Public Relations Representative Secakuku

Chairman Fullmer announced that the Nation Council was responding to a request from the Town for a work session meeting, out of respect for the Town and the Nation's understanding of Camp Verde's concerns for future community growth, and that the meeting should begin with the ideal of being able to voice concerns and laying the groundwork for the potential future for the Valley. Mayor Dickinson explained that the Camp Verde Council is bound by Arizona Statutes, and that a work session is only to discuss and be informed; no action can be taken. Dickinson stressed that however the groups agreed or disagreed, it should not affect the improved relations between the Town and the Nation.

3. **Discussion and consideration of special revenue accounts to be funded by gaming revenues that are donated to the Town pursuant to Section 12(d)(1) of the Tribal-State Gaming Compact for the expansion of infrastructure.**
Mayor Dickinson again thanked the Nation for the gift brought to the Council, and Finance Director Bullard explained the process of setting up a special account with the donated funds to be used only for a designated purpose and only by approval of Council. The discussion covered the process of the Nation allocating future funds to communities, protection and auditing of the funds. It was generally agreed that by working together the Nation and the Town could achieve the mutual goal of expansion of infrastructure, including applying for funds from the County, and a possible partnership between the Town and the Nation was explored, to begin with wastewater treatment. It was agreed that another work session should be scheduled on just infrastructure and roads.

4. **Discussion with the Yavapai Apache Nation Council on BIA's Supplemental Environmental Assessment Report and consideration of an Intergovernmental Agreement regarding land use and taxes on Tribal-owned land that is addressed in the Nation's current Trust Status application.**

Mayor Dickinson opened the discussion by sharing his history and respect for the Nation and the hardships it has endured, and the reminder that the community supported gaming on the Nation's property, adding his admiration for the manner it is using the funds. There was concern expressed regarding the 68 acres being requested for commercial designation in the trust application, and the loss of local sales tax revenues. The discussion included the reminder by the Nation that it would be taking the financial risk for commercial development, it has provided and continues to provide a strong employment base, revenue to the schools, and other related financial benefits, all of which the Nation felt the question of sales tax revenue was minor by comparison. After lengthy discussion and debate including requests for concessions on the part of the Nation together with issues of commitment and trust, it was agreed to go into an Executive Session so that both sides could discuss legal points with their respective attorneys.

On a motion by Baker, seconded by Reddell the Council voted unanimously to go into Executive Session, and the meeting was adjourned at 12:48.

The meeting was called back to order at 1:13.

Mayor Dickinson then thanked the Nation Council for the opportunity to meet, and the hospitality that was extended. He expressed belief that progress definitely has been made, and after the weekend the Camp Verde Council will make the Nation aware of the direction the Town wants to take, based on the discussions and legal advice.

Chairman Fullmer said that the Nation's priority is creating a working relationship with not only Camp Verde but other local towns, all as a region. He reiterated the Nation's commitment to working on the whole wastewater concept. As far as the trust lands question, he suggested it was much too early to consider some of the ideas proposed, but the Nation is ready to talk about the wastewater issue at this time. Fullmer added that he appreciated coming together and debating the issues at an intellectual level.

5. **Adjournment**

On a motion by Baker, seconded by Gioia, the meeting was adjourned at 1:17 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 Joint Work Session of the Town Council of Camp Verde, Arizona, and the Yavapai-Apache Nation Council held on the 23rd day of January, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 5 day of Feb, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

EXECUTIVE SESSION
MAYOR and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106

WEDNESDAY, JANUARY 28, 2004
5:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion concerning the performance of Council-appointed employees consisting of the Town Manager, Town Attorney, and Finance/Personnel Director, pursuant to ARS §38-431.03 (A)(1) for discussion or consideration of assignment, appointment, promotion, demotion, dismissal, salaries, disciplining, or resignation of a public officer, appointee or employee of any public body.**

4. **Adjournment**

Posted by: Virginia Jones Date/Time: 1-23-04 1:45 p.m

Note: Pursuant to A.R.S. §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.

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AMENDED AGENDA

COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, JANUARY 28, 2004
6:30 P.M.

1. **Call to Order**
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) There are no minutes for approval.
   b) **Set Next Meeting, Date, and Time:**
      1) Work Session – January 29, 2004 at 1:00 p.m.
      2) Executive Session – February 4, 2004 at 4:00 p.m.
      3) Regular Session – February 4, 2004 at 6:30 p.m.
      4) Joint Work/Executive Session with Camp Verde Sanitary District – February 10, 2004 at 3:00 p.m.
      5) Regular Session – February 18, 2004 at 6:30 p.m.
      6) Council Hears P&Z – February 25, 2004 at 6:30 p.m.
   c) **Possible approval of a letter to the Corporation Commission supporting the extension of the Environmental Portfolio Standard (EPS) beyond 2012.**
5. **Call to the Public for Items not on the Agenda** Pursuant to ARS §38-431.01.G, Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Council from taking any action on items not on the agenda, 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.

Please note: The Clerk's Office makes every attempt to provide a complete agenda packet for public review. However, it is not always possible or feasible to include all information in the packet. You are encouraged to contact the Clerk's Office for copies of supporting documentation, if any, that were unavailable at the time the packet was prepared.

Public input may be invited on the following:

6. **Possible appointment to the Planning & Zoning Commission.**
7. **Public Hearing, discussion, consideration, and possible approval of Ordinance 2004-A269, an ordinance of the Town of Camp Verde, Arizona adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcel 404-30-023 from R1L-35 to R1-35 to allow for placement of a manufactured home. The location of the site is 255 Hollamon Street.**
   - **Call for STAFF PRESENTATION**
   - **Declare PUBLIC HEARING OPEN**
     a. **Call for APPLICANT'S STATEMENT**
     b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
     c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
   - **Declare PUBLIC HEARING CLOSED**
   - **Call for COUNCIL DISCUSSION**
8. **Public Hearing, discussion, consideration, and possible approval of Resolution 2004-584, a Resolution of the Common Council of the Town of Camp Verde approving the abandonment/trade of a portion of Cliff House Drive in Fort River Caves Subdivision as Public Roadways.**
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- **Declare PUBLIC HEARING CLOSED**
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9. **Public Hearing, discussion, consideration, and possible approval of Ordinance 2004-A268, an ordinance of the Mayor and Common Council of the Town of Camp Verde, 7Yavapai County, Arizona amending Section 120, Outdoor Lighting Regulations of the Planning & Zoning Ordinance (87-A23).**
   - **Call for STAFF PRESENTATION**
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     a. **Call for PUBLIC COMMENT (either in favor or against)**
     b. **Call for REBUTTAL (if appropriate)**
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10. **Discussion, consideration, and possible approval of Ordinance 2004-A272, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to Ordinance 2002-A228, which amended the Zoning Map of the Planning & Zoning Ordinance from RCU-2A to C3-70 for parcel 403-15-002K for the purpose of relocating the owner's excavating and paving business** (this parcel is located adjacent Hwy. 260 at Milepost 214). **OR Possible approval of Resolution 2004-580, a resolution of the Council of the Town of Camp Verde, Yavapai County, Arizona, authorizing the Mayor to execute Development Agreement No. 2004-001 with Michael S. Mulcaire, governing uses of property known as Midpoint Industrial AND Ordinance 2004-A271, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting Development Agreement 2004-01 between the Town of Camp Verde and Michael S. Mulcaire, owner of parcel 403-15-002R (formerly -002K) for the purpose of governing uses and placing conditions on the development of this parcel.**

11. **Discussion, consideration, and possible direction to staff concerning the General Plan Amendment Process.**

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

There will be no Public Input on the following items:

13. **Advanced Approvals**
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: Virginia Jones Date/Time: 1-23-04 2:45 p.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.

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

January 22, 2004

Marc Spitzer
Corporation Commission
1200 W. Washington
Phoenix, AZ 85007

Re: Extension of the EPS beyond 2012

Dear Marc:

Camp Verde is surrounded by National Forest and just a few minutes east of our Town limits the forest turns into a jungle. The density of the trees is a disaster waiting to happen. While it appears that the debate about how the forest can be thinned has new options, the options on what to do with the waste from the clean up have been fairly limited. On the rare occasions that forest cleaning has taken place, the slash piles have waited for the right weather conditions to burn. These are labor-intensive exercises that leave a smoke trail that always seems to find our Town.

I understand that this year the Corporation Commission has the option of reviewing the Environmental Portfolio Standard (EPS) and include Biomass energy production as an addition to the mix. I see this as a way that Biomass, as a clean burning, inexpensive way to clean up the forest, can be used to as a renewable energy source. In order to make this process viable, it would be necessary to extend the EPS beyond 2012 so that possible investors can achieve a return on their investment.

I urge you to assist in moving this forward and providing forest clean up a productive option to use.

Sincerely,

Mitch Dickinson,
Mayor, Camp Verde

AGENDA

COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, JANUARY 28, 2004
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Public input may be invited on the following:

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     a. **Call for APPLICANT'S STATEMENT**
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   - **Call for COUNCIL DISCUSSION**

8. **Public Hearing, discussion, consideration, and possible approval of Resolution 2004-584, a Resolution of the Common Council of the Town of Camp Verde approving the abandonment/trade of a portion of Cliff House Drive in Fort River Caves Subdivision as Public Roadways.**
   - **Call for STAFF PRESENTATION**
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     a. **Call for APPLICANT'S STATEMENT**

MINUTES
COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, JANUARY 28, 2004
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
Mayor Dickinson called the meeting 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:
Town Manager Bill Lee, Community Development Director Will Wright, Sr. Planner Nancy Buckel and Recording Secretary Margaret Harper.

3. Pledge of Allegiance
Councilor Gioia led the Pledge.

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c) Possible approval of a letter to the Corporation Commission supporting the extension of the Environmental Portfolio Standard (EPS) beyond 2012.

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

5. Call to the Public for Items not on the Agenda
There was no public input.

6. Possible appointment to the Planning & Zoning Commission.
On a motion by Reddell, seconded by Parrish, the Council voted unanimously to appoint Robert Witt to the Planning & Zoning Commission to fulfill the remaining term of Suzy Burnside.

Mayor Dickinson explained that with the resignation of Commissioner Burnside, whose term will run for approximately two more years, there were two individuals applying for appointment to the Planning & Zoning Commission. Following a motion made to appoint Robert Witt, there was comment that Robert Johnson was also very well qualified. Mr. Witt was not in attendance; Mr. Johnson was invited to speak on his own behalf. After the Council's action Mr. Johnson was informed that his application will remain on file for six months.

7. Public Hearing, discussion, consideration, and possible approval of Ordinance 2004-A269, an ordinance of the Town of Camp Verde, Arizona adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcel 404-30-023 from R1L-35 to R1-35 to allow for placement of a manufactured home. The location of the site is 255 Hollamon Street.

On a motion by Reddell, seconded by Parrish, the Council voted unanimously to approve Ordinance 2004-A269, an ordinance of the Town of Camp Verde, Arizona adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcel 404-30-023 from R1L-35 to R1-35 to allow for placement of a manufactured home located on the site at 255 Hollamon Street.

STAFF PRESENTATION

Community Development Director Wright reviewed the request of Mr. Hollamon for a zoning map change in order to allow him to place a modular home on his lot that is currently zoned for a conventionally-built home only. Most of the comments from surrounding homeowners expressed approval of the applicant's request, since the home would be an improvement over the existing older, uninhabitable dwelling. The requested change would be appropriate for the area.

PUBLIC HEARING OPEN

Applicant's Statement

Ron Hollamon said that the Planning & Zoning Commission had voted unanimously to support his request. He explained that the existing home was built in 1910, and that the lot would be big enough for a manufactured home and a garage. Mr. Hollamon plans to retire to in a few years, and make his home in Camp Verde.

COMMENT FROM OTHER PERSONS

There were no comments.

PUBLIC HEARING CLOSED

Council Discussion

There were questions for Mr. Hollamon concerning whether or not the planned mobile home would be a newer model, and the Council was assured that the applicant will purchase a new model to be set up on the lot. The applicant also confirmed that the time frame to do that would be within the next three or four years and that he plans to first build a garage/workshop, which Director Wright explained would normally have to be done pursuant to the Planning & Zoning permitting process; however, Mr. Hollamon could build the garage while the existing dwelling is still in place.

8. Public Hearing, discussion, consideration, and possible approval of Resolution 2004-584, a Resolution of the Common Council of the Town of Camp Verde approving the abandonment/trade of a portion of Cliff House Drive in Fort River Caves Subdivision as Public Roadways.

On a motion by Dickinson, seconded by Gioia, the Council voted unanimously to direct staff to schedule a meeting and invite the following: CV Water, other utilities that may be involved, Albert Ruiz, Mr. Honea, Mr. Brown, Mr. Hoover, Mr. Lizotte, Dr. Noone, and the Petersons to explore some sort of plan that would suffice the needs of all the parking that currently needs to exist there, and perhaps some future plan for specific uses on the remaining parcels, and bring that back to Council at some point in the future.

STAFF PRESENTATION

Director Wright referred to the applicant's lots that would benefit from the requested partial street abandonment in connection with future development plans, and described the areas proposed to be traded to the Town in return for that abandonment. The Town does not maintain the described sliver of approximately 25 feet of right-of-way, but there are several concerns about how the area is being used by neighboring properties as well as impact on maintenance of or responsibility for relocation of existing utilities in connection with future development. The applicant has suggested that the three small parcels to be traded to the Town could serve as a possible other lane of traffic. All of the utilities have been notified of the request. There have also been letters of opposition received with different opinions about what needs to occur in the area in connection with traffic and parking and business access. The Street Department has

indicated support for the trade, suggesting that it would help to better align the street through the area and take the abandoned area out of any potential maintenance or improvement by the Town.

PUBLIC HEARING OPEN
Applicant's Statement

Kyle Honea spoke briefly on behalf of the Charles Brown, referring to the map showing the lots and the subject areas, and said that all that is being sought is access to the lots and not changing any utility lines in the process. The proposed exchange would allow the owners of Lots 2 through 11 access to their properties and to better maintain the area in front.

PUBLIC COMMENT
Albert Ruiz, owner of Beto's Corner next to the lots, submitted pictures of the water meters, water lines, electrical lines and cable, as well as a diagram of the estimated traffic and parking impact, which he described in detail. Mr. Ruiz pointed out that the water lines go right through the area, as shown on the pictures.

Henry Hoover said he has been a resident of Fort River Caves for approximately 20 years and has submitted his letter of opposition because the area was originally designed for small commercial shops with adequate parking in front. If the trade is granted, someone will have to pay for moving the water line, telephone and cable. Mr. Brown's three parcels that he proposes to trade amount to approximately 3,000 feet in return for 10,000 feet of parking space. The appraised value is $200 per lot, and the assessed value is $36.

Ralph Lizotte, who has owned a home in the subdivision for almost 25 years, knew both of the developers, and understood that the area in question was intended for common parking for all of the lots. The lots can only accommodate small businesses, and there would be a problem with traffic if the property is abandoned. He does not think the Town should be donating property or land like that to a private citizen.

Marvin Buckel, of the Town of Camp Verde Street Department, said he had prepared the staff report that was before the Council, and he called the Council's attention to the size of the larger lots that have homes on them by comparison with the lots at the end that are smaller and clearly intended for commercial. The subdivision was done in the early 70's, and the parking requirements have changed to off-street since then. He feels that it would be good to clean up the area and would be in the best interest of the Town to make the trade, that circulation with big trucks is not an issue, and that future businesses will have to be small and probably would not involve large semi-trucks. Having the center islands would provide the opportunity to redo that road section when it becomes necessary to accommodate traffic flows based on development. There also could be the benefit of getting development in there that may result in sales tax dollars for the Town. Mr. Buckel reiterated the position stated in his report, that Mr. Brown should be responsible for all recording and expense of having to move utilities, if necessary, and language to that effect should be incorporated into the trade documents.

There was no further public comment.

APPLICANT'S REBUTTAL
Mr. Honea said that Mr. Ruiz, who spoke earlier, has 40 spots for seating in his restaurant, but parking for only two vehicles; he does not feel that the property he is buying should be supporting parking for Mr. Ruiz's business. Mr. Honea questioned how Mr. Ruiz got a restaurant without any parking all this time. As far as the utilities, he and the applicant do not want to move them or the existing easements to change. They just want to improve the property with asphalt and tie into the roadway. Mr. Honea said he has talked with persons at the utilities who have not expressed having any problem with what is proposed. As far as trucks, the property is zoned commercial, and residential services are what is being looked for.

PUBLIC HEARING CLOSED
Council Discussion
Director Wright confirmed that Lots 2 through 11 currently have a C-2 zoning, and Council requested having the complete list of allowed businesses cited. Staff was also requested to provide the appropriate material in the agenda packets whenever zoning changes or uses are to be discussed to aid the members in their review of such items. There were numerous allowed businesses under C-2 zoning, which also included C-1, which staff suggested was probably contemplated originally since the businesses allowed under C-1 would be more appropriate for the small lots. Because of the variety of businesses that could be allowed, however, there was concern regarding the possibility of delivery trucks having to be routed through a residential neighborhood. The question of the impact on and responsibility for the existing utility lines was discussed in detail. It was generally agreed that the area presents a problem with parking, and is an area that apparently needs to be cleaned up, and it was suggested that the Town discuss just buying the private islands in the middle of the existing road, although there also appear to be good reasons for considering the trade. There was also speculation about the intent of the developers and the failure to complete the development as they had apparently intended, and the suggestion that the Town should therefore consider finishing the project as it was designed. After further suggestions and discussion of the complexity of the issue, it was decided that a meeting between the Town and all the involved parties would be the better course of action at this time in order arrive at some solution.

9. Public Hearing, discussion, consideration, and possible approval of Ordinance 2004-A268, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona amending Section 120, Outdoor Lighting Regulations of the Planning & Zoning Ordinance (87-A23).
On a motion by Baker, seconded by Reddell, the Council voted 6-1 to approve Ordinance 2004-A268, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona amending Section 120, Outdoor Lighting Regulations of the Planning & Zoning Ordinance (87-A23); with a 'no' vote by Gioia.

STAFF PRESENTATION
Director Wright referred to the recommendation for amendment of the Outdoor Lighting regulations, Section 120 of the Planning & Zoning Ordinance, explaining that the Commission has met for several months to review the item. The proposed amendment was crafted following a decision that was rendered by the Board of Appeals against the Town on certain requirements in the existing lighting ordinance. The Cottonwood outdoor lighting ordinance was researched, together with a presentation by Mike Gardner on his research and general review of those lighting regulations, and the amended Outdoor Lighting ordinance presented to Council is based on that background and a public hearing held by the Planning & Zoning Commission. The Cottonwood ordinance is based on the second most restrictive lighting regulation in the City of Flagstaff, the first being the area around the Observatory. Wright pointed out that the intent of the ordinance is to maintain the dark skies while pursuing safe lighting for commerce and private use, and ensuring an environment free from light pollution.

PUBLIC HEARING OPEN
Public Comment
Tim Moser questioned what the commercial lumens are now and what they would be changed to, and Director Wright explained the increase being allowed by the new proposal, and that was what was recommended through Cottonwood's research. Mr. Moser also asked about the residential lumens and suggested that what was allowed would exceed the County limits. Mr. Moser suggested that the Town was in violation of what the County allows. The Mayor then informed Mr. Moser that he is only offered the opportunity to make comments, not engage in a debate; furthermore, the County regulation Mr. Moser was referring to had to do only with the County, the Town of Camp Verde can make its own rules for what goes on in the Town boundaries.

Matthew Malloy, a chemistry, physics and astronomy teacher at the high school, expressed his appreciation for what has been done as far as shielding lights, but said that when the light is doubled there is still double the light bouncing off the ground, and he gave a short lesson on reflectivity. Mr. Malloy said

there should be concern for the older citizens, many of whom suffer from night blindness, and the contrast between the light and shadows creates a depth-perception problem on the roads as well as parking lots at night. Lower light with less contrast is safer, and he said he is in favor of keeping the lighting requirement as it exists, not increasing it. Mr. Malloy also said lighting affects the migratory patterns of birds, and cited one example. He believes light pollution is as offensive as sound pollution, and increasing light for safety and better sight is a fallacy.

PUBLIC HEARING CLOSED

Mike Gardner was invited to explain his research to the Council. Mr. Gardner said that he is Principal Planner with Casa Verde Consulting in Cottonwood, but would speak as a private citizen, not as an agent. He said he agreed with Mr. Malloy's comments, but used the lighting in the Council Chambers by way of demonstrating the relatively low amount of lumens per acre required by the proposed amendment. To explain the increase in lumens allowed, Mr. Gardner described the safety factor of the combination of street lights and a commercial site, and the difficulty of making a safe site without the street lighting. He added that Cottonwood has had a very good experience in administering the ordinance, it is simple to interpret and does not require experts. What actually has been done is to go from a huge amount of light possible to what may even be an over-restrictive amount, and that needs to be balanced back out, which is the reason for patterning regulations after the Cottonwood ordinance.

There was some further discussion following Mr. Gardner's comments, as well as one expression of disappointment over the doubling of the lumens, and a suggestion that the section on residential lighting should be restored into the ordinance, even though it was pointed out that the ordinance as amended would apply equally to residential and commercial properties. Staff explained that the size is what matters and what determines the total amount of lumens allowed, whether residential or commercial. There was general agreement that the proposed amendment addresses the concerns about maintaining dark skies while taking a safe approach to address all of the needs for the community.

A RECESS WAS CALLED AT 8:15 P.M.; THE MEETING WAS RESUMED AT 8:18 P.M.

10. Discussion, consideration, and possible approval of Ordinance 2004-A272, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to Ordinance 2002-A228, which amended the Zoning Map of the Planning & Zoning Ordinance from RCU-2A to C3-70 for parcel 403-15-002K for the purpose of relocating the owner's excavating and paving business (this parcel is located adjacent Hwy. 260 at Milepost 214). **OR Possible approval of Resolution 2004-580, a resolution of the Council of the Town of Camp Verde, Yavapai County, Arizona, authorizing the Mayor to execute Development Agreement No. 2004-001 with Michael S. Mulcaire, governing uses of property known as Midpoint Industrial AND Ordinance 2004-A271, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting Development Agreement 2004-01 between the Town of Camp Verde and Michael S. Mulcaire, owner of parcel 403-15-002R (formerly -002K) for the purpose of governing uses and placing conditions on the development of this parcel.**

On a motion by Baker, seconded by Kovacovich, the Council voted unanimously to approve Ordinance 2004-A272, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to Ordinance 2002-A228, which amended the Zoning Map of the Planning & Zoning Ordinance from RCU-2A to C3-70 for parcel 403-15-002K for the purpose of relocating the owner's excavating and paving business.

STAFF PRESENTATION

Director Wright reviewed the background of the applicant's request for rezoning which led to some confusion arising out of a prior Council action in 2002. Because of a requirement for a "development agreement" in the 2002 ordinance, and because of an ambiguity as to how it can be enforced or even the need for any such agreement, the staff recommends adopting an ordinance to amend that prior ordinance since it is not anticipated that any additional requirements outside the zoning code will be imposed on Mr. Mulcaire for use of the subject property.

Council Discussion
The members discussed with Director Wright the current intent of Mr. Mulcaire and the need for space for relocating his heavy equipment storage as well as his development plans, and the concern of the prior Council regarding the appearance of the property which is roughly adjacent to Hwy 260; they were assured that because of the topography Mr. Mulcaire's operation will be effectively shielded by the hill, more on the Hwy 260 side than on the Old 279 side. Shielding and fencing will be addressed throughout the design review of the development plans. The Council discussed in detail those concerns, including grading and elevation, with Matthew Morris, Casa Verde Consulting agent for Mr. Mulcaire. The discussion also addressed the anticipated uses of the property and the businesses interested in being a part of the development.

11. Discussion, consideration, and possible direction to staff concerning the General Plan Amendment Process.
No action was taken.

Director Wright explained that during the time frame between the adoption of the General Plan and the upcoming vote that there will be questions regarding how to proceed with requests. The uses shown on the General Plan map are "bubbles" that do not precisely define property lines. Some latitude for the property ownership is needed to interpret where the designation is, rather than trying to determine the exact location, to avoid placing a property owner under two land use designations that could unfairly require that owner to get a General Plan amendment. The Council discussed with Director Wright some examples of conflicts that may be created unless flexibility is allowed, including the Simonton development plans. Wright recommended that at this time the Council allow staff to bring General Plan amendments for discussion and action, particularly those that would be classified as minor amendments. The requirements of the Growing Smarter legislation were also addressed. The Council generally agreed that such flexibility is warranted, and that the Council has the authority to make decisions in the interim as requested. It was agreed that there may also be a period of time after the voters' adoption of the General Plan where there may continue to be minor conflicts in the designations of land uses that can be resolved either by memo or Council action. The Council directed staff to proceed as discussed and recommended to Council.

12. Call to the Public for Items not on the Agenda
George Young commented that because of recent rerouting of traffic he had not witnessed the demolishing of the old Mattress Shop so it was a surprise today to see that it is gone; he feels that will now present a nice open view back towards the Fort and provide parking, and he expressed his appreciation for the change.

There was no further public input.

13. Advanced Approvals
On a motion by Teague, seconded by Reddell, the Council vote unanimously to authorize entering into a lease for a new copier for the Community Development Department.

Director Wright explained that the 5-year-old copier in his department now requires almost double the original service calls. By leasing a new digital copier, the monthly payment could be reduced by approximately $10, and there would be a further saving since the maintenance and toner would be included.

There were no other advanced approvals.

14. Manager/Staff Report
There was no Manager/Staff report.

15. Council Informational Reports
There were no Council informational reports.

16. Adjournment

On a motion by Reddell, seconded by Teague, the meeting was adjourned at 9:10 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 28th day of January 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 3 day of March, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

WORK SESSION
MAYOR and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
CHAMBER OF COMMERCE
385 S. Main Street

THURSDAY, JANUARY 29, 2004
1:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Bill Sims of Southwest Risk will be present to discuss Municipal Land Use issues. (Please note: A majority of members from the Planning & Zoning Commission may also be present.)**

4. **Adjournment**

Posted by: Virginia Jones Date/Time: 1-23-04 1:45 p.m.

Note: Pursuant to A.R.S. §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.

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MINUTES
WORK SESSION
MAYOR and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
CHAMBER OF COMMERCE
385 S. Main Street

THURSDAY, JANUARY 29, 2004
1:00 P.M.

1. **Call to Order**
Bill Sims of SW Risk began a PowerPoint presentation at 1:10 p.m.

2. **Roll Call**
Vice Mayor Reddell, Councilors Baker, Gioia, Kovacovich, Parrish, and Teague were present. Mayor Dickinson was absent.

Also Present:
Planning & Zoning Commissioners Jim Bullard, George Young, Matt Morris and Ron Smith, Staff members Manager Lee, Attorney Kriegh, Community Development Director Wright, Planner Buckel, General Plan Administrator Escoffier, Admin Assistants Oium & Huff, and Clerk Barber

3. **Bill Sims of Southwest Risk will be present to discuss Municipal Land Use issues. (Please note: A majority of members from the Planning & Zoning Commission may also be present.)**
Mr. Simms presentation is attached and becomes a permanent part of this record. Topics covered include Land Use Claims and Development Agreements, General Plan Complexities, Constitutional Claims, Procedural Defects, Due Process, Property Rights, Legislative Acts of Council and Administrative Acts of Boards and Commissions, Breach of Contract, Misrepresentation, Extortion, Detrimental Reliance, Breach of Fiduciary Duty, and Getting Elected Officials, Staff, and Developers on the Same Page.

4. **Adjournment**
The meeting was adjourned at 2:15 p.m.

John Reddell, Vice Mayor

Deborah Barber, Town Clerk

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 work session of the Town Council of Camp Verde, Arizona, held on the 14th day of January 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 6 day of February, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

EXECUTIVE SESSION
MAYOR and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106

WEDNESDAY, FEBRUARY 4, 2004
4:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion or consultation with the Town Attorney to consider Council's position and instruct the attorney regarding its position in pending or contemplated litigation, or settlement discussions conducted in order to avoid or resolve litigation, regarding the Notice of Claims from Scagnelli, Strathmere, and Peterson, pursuant to ARS §38-431.03(A)(4).**

4. **Discussion with the Town Attorney concerning the Attorney's performance review, pursuant to ARS §38-431.03 (A)(1) for discussion or consideration of assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body.**

5. **Discussion with the Finance/Personnel Director concerning the Finance/Personnel Director's performance review, pursuant to ARS §38-431.03 (A)(1) for discussion or consideration of assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body.**

6. **Discussion with the Town Manager concerning the Manager's performance review, pursuant to ARS §38-431.03 (A)(1) for discussion or consideration of assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body.**

7. **Adjournment**

Posted by: [illegible] Date/Time: 1-30-04 1:30 p.m

Note: Pursuant to A.R.S. §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.

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AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, FEBRUARY 4, 2004
6:30 P.M.

1. **Call to Order**
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) Work Session – January 29, 2004
      2) Joint Work Session – January 23, 2004
      3) Regular Session – January 21, 2004
   b) **Set Next Meeting, Date, and Time:**
      1) Joint Work/Executive Session with Camp Verde Sanitary District – February 10, 2004 at 3:00 p.m.
      2) Regular Session – February 18, 2004 at 6:30 p.m.
      3) Council Hears P&Z – February 25, 2004 at 6:30 p.m.
   c) **Possible approval of a Proclamation proclaiming March as "Water Awareness Month" in Yavapai County.** (Councilor Teague requested this item.)
   d) **Possible approval of the Arbitration Policy as recommended by Diane Madenci of Lewis and Rocca, to become part of the Personnel Manual.**

5. **Call to the Public for Items not on the Agenda** Pursuant to ARS §38-431.01.G, Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Council from taking any action on items not on the agenda, 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.

Please note: The Clerk's Office makes every attempt to provide a complete agenda packet for public review. However, it is not always possible or feasible to include all information in the packet. You are encouraged to contact the Clerk's Office for copies of supporting documentation, if any, that were unavailable at the time the packet was prepared.

Public input may be invited on the following:

6. **Possible appointment to the Library Advisory Commission.**
7. **Discussion, consideration, and possible acceptance of the road that services the Outpost Town Home and Patio Home project in exchange for a drainage easement. Approval may consist of accepting the road into the Town's street system; access point(s); and naming the road, 'Ruby's Way'.**
8. **Discussion, consideration, and possible approval of Resolution 2004-586, a Resolution of the Mayor and Council of the Town of Camp Verde, Arizona, designating certain tax receipts to be used solely for Capital Improvement Projects, and providing for a separate account for such funds.**
9. **Discussion, consideration, and possible approval of Ordinance 2004-A273, an ordinance of the Town of Camp Verde, Arizona, relating to the Privilege License Tax; amending the Town Tax Code by increasing the tax rate on contracting activities; providing penalties for the violation thereof; providing for severability and designating an effective date.** This will increase the tax from two percent to three percent on construction contracting: construction contractors, speculative builders, and owner-builders who are not speculative builders.
10. **Discussion, consideration, and possible authorization for the placement of sewer lines at 7th Street and Finnie Flat at a cost of approximately $4,000 and at Boyer and SR 260 for**

approximately $9,200 on behalf of the Camp Verde Sanitary District, and to enter into an Intergovernmental Agreement for repayment of funds. This is an unbudgeted item; however, the Camp Verde Sanitary District will reimburse the funds as stipulated in the IGA.

11. **Discussion, consideration, and possible selection of names for the following streets: the two new roads that form the commercial loop near SR 260 & I-17 Interchange and the street from SR 260 to the Comfort Inn.**

12. **Discussion, consideration, and possible direction to staff concerning the development of a list of Street Names to be used in the future.**

13. **Discussion, consideration, and possible award of contract for the NEPA Process on the Community Park located at the Old Airport Site.** This is an unbudgeted item from Parks Contingency previously approved by Council.

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

There will be no Public Input on the following items:

15. **Advanced Approvals**
16. **Manager/Staff Report**
17. **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.

18. **Adjournment**

Posted by: D Jones Date/Time: 1-30-04 12:00 p.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.

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MINUTES
REGULAR SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, FEBRUARY 4, 2004
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
Mayor Dickinson called the meeting 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:
Town Manager Bill Lee, Town Attorney Julie Kriegh, Sr. Planner Nancy Buckel, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper.

3. Pledge of Allegiance
Councilor Teague 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) Work Session – January 29, 2004
2) Joint Work Session – January 23, 2004
3) Regular Session – January 21, 2004

b) Set Next Meeting, Date, and Time:
1) Joint Work/Executive Session with Camp Verde Sanitary District – February 10, 2004 at 3:00 p.m.
2) Regular Session – February 18, 2004 at 6:30 p.m.
3) Council Hears P&Z – February 25, 2004 at 6:30 p.m.

c) Possible approval of a Proclamation proclaiming March as "Water Awareness Month" in Yavapai County. (Councilor Teague requested this item.)

d) Possible approval of the Arbitration Policy as recommended by Diane Madenci of Lewis and Rocca, to become part of the Personnel Manual.

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved the Consent Agenda with the following corrections: Item c) to reflect that Councilor Kovacovich requested the item; and Item b)1) changed to "Joint Work/**Special** Session with Camp Verde Sanitary District."

Councilor Kovacovich pointed out that he had requested Item c) to be included on the agenda. Kriegh explained that Item b)1) should indicate a Special Session instead of Executive Session.

5. Call to the Public for Items not on the Agenda
There was no public input.

6. Possible appointment to the Library Advisory Commission.
On a motion by Reddell, seconded by Baker, the Council unanimously approved the appointment of John Crane to the Library Advisory Commission.

There was only one applicant for appointment to the Library Commission, and no Council discussion.

7. Discussion, consideration, and possible acceptance of the road that services the Outpost Town Home and Patio Home project in exchange for a drainage easement. Approval may consist of accepting the road into the Town's street system; access point(s); and naming the road, 'Ruby's Way'.

On a motion by Dickinson, seconded by Reddell, the Council voted 6-1 to accept the road that services the Outpost Town Home and Patio Home project up to the point of the Homeowners Association gate, that we eliminate the western access from Finney Flat, and that we ask Mr. Simbric to allow the proper easement to address our drainage; with a 'no' vote by Baker.

After introduction of this item by Mayor Dickinson, Sr. Planner Buckel advised that the name "Ruby's Way" would create a problem for Dispatch, since there is already a street named "Ruby Lane."

Wally Dickinson, Street Superintendent, then spoke on behalf of the Street Department, explaining that accepting the road as proposed would cost the Town as much as $20,000 within the next three or four years since it would need complete reconstruction, and expressing his opinion that the Town should not accept the road in its present condition.

The Council discussed in depth the need for a resolution of the problem of drainage in that area, and the two accesses to Finney Flat Road that could exist, which was not considered to be a good result. It was suggested that the group of people who live in that area want to create a Homeowners Association and install a gate at the entrance. Their HOA would then inherit the road, and the Town could consider accepting only the portion of the road up to that entrance gate, which would reduce the cost of reconstruction by at least two-thirds. The history of working with ADOT on drainage issues was also discussed, as well as an existing signed agreement with ADOT that the Town would be responsible for putting in the culvert in that area, although there was comment that the road in question was only a driveway to the homes and that responsibility should lie with ADOT. It was finally generally agreed that the easement was necessary in order to correct a potentially severe drainage problem that was the responsibility of the Town, and the Town should accept the road up to the gate.

8. Discussion, consideration, and possible approval of Resolution 2004-586, a Resolution of the Mayor and Council of the Town of Camp Verde, Arizona, designating certain tax receipts to be used solely for Capital Improvement Projects, and providing for a separate account for such funds.

On a motion by Baker, seconded by Reddell, the Council voted 5-1 to approve Resolution 2004-586, a Resolution of the Mayor and Council of the Town of Camp Verde, Arizona, designating certain tax receipts to be used solely for Capital Improvement Projects, and providing for a separate account for such funds; with a 'no' vote by Parrish; Teague abstained.

Mayor Dickinson introduced the item, explaining for the public about the need for extra funds for construction of Capital Improvement Projects, in particular the need for a new Marshal's Office. He said that several options were explored for increasing revenue, and it was decided that imposing a 1% tax on construction only appeared to be the best way to accomplish that.

PUBLIC INPUT

Henry Shill shared his feelings on the issue, saying that a construction tax would be the same as a development impact fee, only with a different name. He said he would prefer that the Council consider a ¼ of 1% sales tax on everything except groceries. The tax as proposed is unfair, and would be asking people who are not even here to pay it. He urged the Council to take a little more time and consider the issue carefully.

There was no further public input.

PUBLIC HEARING CLOSED

Finance Director Bullard explained that the intent of Council was not to just impose another tax to increase revenue but to target a specific factor that is causing an increase on municipal services; as far as tracking the specific revenue from a new tax, that would be no problem either way, sales tax or construction tax. He also stressed that a decision needed to be made because of the timing for applying to GADA for a loan, and that the application must show that the Town will have the revenue coming in to service the loan.

Ron Smith, Planning & Zoning Commissioner, commented that he favored the ¼ of 1% sales tax, and that probably half of the revenue would be coming from services offered from the I-17 corridor; that there is new development coming in which we need, but a development fee may not be appropriate; that we need to be ahead of development, not behind.

Bob Womack, Planning & Zoning Commissioner, agreed with Smith's comments. He is very much in favor of a sales tax increase rather than an increase on a tax related to construction, and that the Council is here basically because of the backlash on impact fees. He said the proposed tax is something that will take the community to another place we don't want to go. Womack also said he would even be in favor raising the sales tax to ½ to 1%, citing the need for the new library as well, plus some other things the Town needs.

Jim Bullard, Planning & Zoning Commissioner, suggested that the retail sales tax would affect everyone, and that the Council should leave the tax like we have it.

The Council discussed the input from the speakers, and shared comments they had received from the community. It was generally agreed that a timely decision was necessary. The proposed tax targeted less of the citizens in the area. As far as development coming in, it was suggested that under the guidelines of the Economic Development Incentive provisions, it would be possible to waive the tax if the Council so deemed it necessary.

9. Discussion, consideration, and possible approval of Ordinance 2004-A273, an ordinance of the Town of Camp Verde, Arizona, relating to the Privilege License Tax; amending the Town Tax Code by increasing the tax rate on contracting activities; providing penalties for the violation thereof; providing for severability and designating an effective date.

On a motion by Baker, seconded by Reddell, the Council voted 5-0 to approve Ordinance 2004-A273, an ordinance of the Town of Camp Verde, Arizona, relating to the Privilege License Tax; amending the Town Tax Code by increasing the tax rate on contracting activities; providing penalties for the violation thereof; providing for severability and designating an effective date; Councilors Parrish and Teague abstained.

After introduction of this item, Town Attorney Kriegh explained that waiving the tax on construction, if considered to be a further incentive for development, could be accomplished through a rebate process.

10. Discussion, consideration, and possible authorization for the placement of sewer lines at 7th Street and Finnie Flat at a cost of approximately $4,000 and at Boyer and SR 260 for approximately $9,200 on behalf of the Camp Verde Sanitary District, and to enter into an Intergovernmental Agreement for repayment of funds.

On a motion by Gioia, seconded by Baker, the Council voted unanimously to direct staff to prepare a draft Intergovernmental Agreement for Council approval with the Camp Verde Sanitary District for repayment of funds to be advanced by the Town for the placement of sewer lines at 7th Street and Finnie Flat at a cost of approximately $4,000 and at Boyer and SR 260 for approximately $9,200 on behalf of the Camp Verde Sanitary District.

Mayor Dickinson explained that the Camp Verde Sanitary District did not have the funds to place the sewer lines in at 7th Street and Finnie Flat during the current construction phase, and if not accomplished now the street would have to be torn up later to install the lines, and a short-term loan to the District would be a good way to work together as a community. Manager Lee suggested that the District be given up to a year to repay such a loan, which he felt was sufficient. The Council agreed that there was a need

for the loan, and discussed directing staff to prepare a draft Intergovernmental Agreement for approval before committing to advance the funds.

11. Discussion, consideration, and possible selection of names for the following streets: the two new roads that form the commercial loop near SR 260 & I-17 Interchange and the street from SR 260 to the Comfort Inn.

On a motion by Dickinson, seconded by Baker, as amended by Gioia and accepted, the Council voted unanimously to select names for the following streets: The extension of Industrial Drive, "Goswick Way"; the intersecting road back to the east, "George Rothrock Rd."; from the corner and across, "Homestead Parkway"; and the street behind Denny's and Taco Bell, "Davidson Drive."

Sr. Planner Buckel described the two new roads that had been created during the construction activities, and the suggestion by Comfort Inn that the existing name of "Industrial Drive" gave the wrong impression of the area that is being developed.

The Council discussed the issue of street names and their impact, including a means of drawing attention of tourists to the history of Camp Verde by using historical names and honoring the pioneer families of the community. Bob Womack drew the Council's attention to the possibility of using Yavapai-Apache Nation names, which would also be a way of recognizing and honoring the Nation as our neighbors, and might lead to tourists researching the Nation's history.

At one point a suggestion of "Henry's Way" was made for renaming Industrial, in honor of Henry Shill, but Mr. Shill declined, saying he preferred that the Council consider "Pioneer." However, it was determined that "Pioneer" is already used in another section. After a lengthy discussion and several checks of existing street names, the Council arrived at a consensus for naming the new streets and changing the existing name.

12. Discussion, consideration, and possible direction to staff concerning the development of a list of Street Names to be used in the future.

There was no action taken.

13. Discussion, consideration, and possible award of contract for the NEPA Process on the Community Park located at the Old Airport Site.

On a motion by Gioia, seconded by Baker, Council voted unanimously to table this item.

Manager Lee apologized for the item being on the agenda, explaining that some of the necessary information had not been received, and requested that the item be tabled.

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

Jim Bullard relayed to the Council a suggestion he had received that the Town needs some signage to show where Fort Verde is.

Ron Smith expressed his opinion that the Town should install a roundabout on the corner of Salt Mine and Oasis; it is a very dangerous corner and the new idea of a roundabout just might work to make the area safer.

15. Advanced Approvals

There were no advanced approvals.

16. Manager/Staff Report

Manager Lee wanted to remind everyone about the upcoming Bachelor's Auction and the Pecan & Wine Festival.

Marshal Wischmeyer announced that the staff in the Marshal's Office has set up a dog vaccination clinic on February 21 at Town Hall from 11:00 a.m. to 2:00 p.m.

17. Council Informational Reports

Gioia said that he had attended a meeting of the Mingus Land Trade Group, and that the group is working on trying to find areas for trade possibilities.

Baker reported on the field trip she had made to the existing Out of Africa Wild Life Park, that it is a very exciting prospect, and the move to Camp Verde appears to be a "match made in Heaven."

Kovacovich wanted to express appreciation for the volunteers who had worked on the Mattress Shop.

Teague reminded the members of the Verde Valley Forum orientation scheduled for this coming Saturday.

Parrish also commented on the Out of Africa tour, saying that everyone had missed a good trip.

Dickinson said that the Council and staff are very much aware of the hardship that has been created by the ongoing street construction activities, apologizing but explaining that the Town does not have much control over what ADOT does.

18. Adjournment

On a motion by Baker, seconded by Parrish, the Council voted unanimously to adjourn the meeting at 8:27 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 4th day of February 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 3 day of March, 2004

Deborah Barber

Deborah Barber, Town Clerk

JOINT SPECIAL SESSION

with the
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
and the
CAMP VERDE SANITARY DISTRICT
COUNCIL CHAMBERS
473 S. Main Street, Room #106

TUESDAY, FEBRUARY 10, 2004
3:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Update and discussion on the status of the 2001 CVSD Sewer Expansion Project.**

4. **Update and discussion on the possible use of CDBG funds for sewer hookups.**

5. **Update and discussion on WIFA Consultant to do a Master Plan Study in cooperation with Yavapai-Apache Nation and Yavapai County.**

6. **Discussion, consideration, and possible approval of the Intergovernmental Agreement for the placement of a collector line at the intersection of 7th Street & Finnie Flat Road and a sewer service line and tap placements on Boyer Lane.**

7. **Discussion and consideration of the process for possible acquisition of the Sanitary District by the Town of Camp Verde.** (Discussion may include, but not be limited to interest, timing, and procedures.)

8. **Adjournment**

Posted by: C Jones Date/Time: 2-5-04 5:00 p.m

Note: Pursuant to A.R.S. §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.

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MINUTES
JOINT SPECIAL SESSION
with the
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
and the
CAMP VERDE SANITARY DISTRICT
COUNCIL CHAMBERS
TUESDAY, FEBRUARY 10, 2004
3:00 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**
Mayor Dickinson called the meeting to order at 3:04 p.m.

2. **Roll Call**
Mayor Dickinson, Vice Mayor Reddell, Councilors Baker and Kovacovich were present; Councilor Teague arrived at 3:13 p.m.

Also Present:

For the Sanitary District Board
Chairperson Burnside, Vice Chairperson Young, Members King and Bullard were present; Member Hollamon was absent. Also Present: Attorney Corbin Vandemoer.

Town of Camp Verde:
Town Manager Lee, Town Attorney Kriegh, Recording Secretary Margaret Harper.

3. **Update and discussion on the status of the 2001 CVSD Sewer Expansion Project.**
No action was taken.

After a review of the history of the expansion project which started in 1990, and an overview of the current service areas, the proposed project and the anticipated timing for the bids were discussed in depth, together with the question of being able to purchase the land and the current financing options. It was confirmed that the question coming before the voters was the transference of use, with an additional $600,000 to help defray the cost on the land, since the appraisal had come in much higher than what was anticipated; the Council was assured that the District is in the process of acquiring easements. The plans should be out to bid within 4 to 6 weeks, back in 5 or 6 after that, awarded 30 to 60 days after the assessments are cleared; the construction period will be potentially six months, and the project including the collector lines and the plant will take 12 to 14 months from the date of start, probably summer of '05. The expansion project cannot be done without ownership of the land, and it was agreed that it is imperative that the voters support and pass the bond.

4. **Update and discussion on the possible use of CDBG funds for sewer hookups.**
No action was taken.

It was pointed out that the CDBG funds could possibly be used, but there are existing issues with the Town's housing program and many difficulties to go through; however, in cases of severe hardship the Council would probably have the attitude that the hurdles would be worth tackling. The District Board may also be able to help with waiving hookup fees, but not the construction or monthly charges, and the Council is asked to consider helping with the residents' relief when extreme hardship is demonstrated. The question of obtaining a loan of CDBG funds and arrangement for repayment was reviewed. It was agreed that the Town Clerk would be the office to contact with a request for such help.

5. **Update and discussion on WIFA Consultant to do a Master Plan Study in cooperation with Yavapai-Apache Nation and Yavapai County.**
No action was taken.

Meetings have been held between the Town and the Nation recently to discuss expansion of sewer lines; WIFA was there and some of the available funding sources were reviewed. It was agreed that a Master Plan was necessary to determine locations and approximate costs. The Nation plans to apply to WIFA for $35,000 for a consultant and the Town would apply for additional consulting if needed. Other potential funding with NACOG and from the County was discussed, as well as the ED grant. The project must be done, and it is important to bring in all the lending sources, with the help of WIFA, and it is to the advantage of all to work together. It was pointed out that the Master Plan Study is a preliminary engineering design report on what exists and what is needed, and it will not interfere with the current project. The groups must not start to splinter off; there is strength in numbers.

6. **Discussion, consideration, and possible approval of the Intergovernmental Agreement for the placement of a collector line at the intersection of 7th Street & Finnie Flat Road and a sewer service line and tap placements on Boyer Lane.**
On a motion by Reddell, seconded by Teague, the Council unanimously approved the Intergovernmental Agreement for the placement of a collector line at the intersection of 7th Street & Finnie Flat Road and a sewer service line and tap placements on Boyer lane, with the amendments suggested by Attorney Kriegh to replace Burnside's name in Sections 6 and 9 with "Board Chairman;" and Section 11, 3rd line down, should read "south side" on Finnie Flat instead of north side.

The sequence of events and work being done by ADOT was reviewed, and the proposed loan by the Town was discussed as a type of good-neighbor arrangement to get the sleeves put underneath the roads pending funds becoming available to the District for reimbursement to the Town. An IGA has been drafted, and Attorney Kriegh pointed out two minor changes to the draft before the Board and Council, approved by both attorneys. Kriegh had recommended, as did the attorney for the District, that plans, that specifications and guidelines be provided for the Council's information to avoid future misunderstandings. The Board Chairperson explained to the Council that there was a design flaw in the existing prints for Boyer Lane which left several homes without service, plus there is a right-of-way issue with ADOT, and a renegade line on 7th Street also is a problem; and she reviewed the corrections and work that are planned. Easements are being obtained, and the homeowners are in litigation with ADOT over the right-of-way. Kriegh assured the Council that it would incur no liability simply by lending the funds, and the Council agreed to approve the IGA as amended since time was of the essence. The District Board planned to take official action after discussion the following day.

7. **Discussion and consideration of the process for possible acquisition of the Sanitary District by the Town of Camp Verde.**
No action was taken.

The discussion was held for the purpose of making everyone aware of what the acquisition process would be since the community needs economic development and there is a lack of infrastructure where needed, and it was felt by the Council that with growth there must be some thought given to the idea of public utilities under one Board or entity. Corbin Vandemoer, attorney for the District, explained the status of the existing indebtedness and legal liabilities of the District, and the complex legal process of effecting a takeover of the District which would include assuming all of its liabilities and responsibilities. The discussion explored the subject of the need for infrastructure and incentives for economic development involving not only the Town but the Yavapai-Apache Nation, as well as how would the Town benefit from acquisition of the District or improve on the services and planning in place and anticipated which already follow the Town's needs. It was generally agreed that the Master Plan Study earlier discussed would be invaluable in arriving at some of the choices that are needed to be made; the Town has also delegated staff to sit in on District meetings to become better informed.

Mayor Dickinson expressed appreciation for the District Board's willingness to discuss and identify some of the issues that were addressed today.

PUBLIC INPUT

Henry Shill thinks the Town should own the Sanitary District someday, but right now with the current plans he would hate to see that happen; should be left alone until the big project is accomplished, then maybe talk about it.

Jim Bullard agreed with Mr. Shill, saying that was his opinion also, that the project should be completed, and after that the Town should look at taking it over at that time, or if the estimate comes in too high, take it over at that time. Also, Mr. Bullard expressed his opinion that the Town should eventually have both the water and sewer, and the Fire Department, all the utilities, everything, when they can afford it, with one Public Utilities Director to run everything. Right now the Town cannot afford it.

The Mayor agreed, saying that the Town is going through a difficult period of time, but must start planning now for the complex issues being faced, stay focused and work diligently to be prepared to make things happen.

8. **Adjournment**

On a motion by Reddell, seconded by Kovacovich, the Council voted unanimously to adjourn the meeting at 4:45 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 joint special session with the Town Council of Camp Verde, Arizona, and the Camp Verde Sanitary District held on the 10th day of February, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 3 day of March, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

REGULAR SESSION

MAYOR and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main, Room #106
WEDNESDAY, FEBRUARY 18, 2004
6:30 P.M.

CANCELLED

DUE TO LACK OF AGENDA ITEMS

Posted by: Valerie Horn Date/Time: 2/13/04 9:20 a.m.

Note: Pursuant to A.R.S. §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.

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.

AGENDA

COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, FEBRUARY 25, 2004
6:30 P.M.

1. **Call to Order**
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) Joint Special Session – February 10, 2004
      2) Regular Session – February 4, 2004
      3) Council Hears P&Z – January 28, 2004
   b) **Set Next Meeting, Date, and Time:**
      1) Regular Session – March 3, 2004 at 6:30 p.m.
      2) Regular Session – March 17, 2004 at 6:30 p.m.
      3) Council Hears P&Z – March 24, 2004 at 6:30 p.m.
5. **Call to the Public for Items not on the Agenda** Pursuant to ARS §38-431.01.G, Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Council from taking any action on items not on the agenda, 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.

Please note: The Clerk's Office makes every attempt to provide a complete agenda packet for public review. However, it is not always possible or feasible to include all information in the packet. You are encouraged to contact the Clerk's Office for copies of supporting documentation, if any, that were unavailable at the time the packet was prepared.

Public input may be invited on the following:

6. **Discussion, consideration, and possible approval of Ordinance 2004-A271, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning & Zoning Ordinance for parcels 404-28-014P, -015K, -018U, -102A, -154C, and 154D from R1L-35 and R2-3 to PAD with the underlying zoning of R1L-5.5 for 53.02 acres, R1L-10 for 13.38 acres and 3.91 acres of the northwest corner of the property is to remain R1L-35. This rezoning is to allow for the development of Verde Cliffs Planned Area Development. The location of the site is off Cliffs Parkway.**
   - **Call for STAFF PRESENTATION**
   - **Declare PUBLIC HEARING OPEN**
     a. **Call for APPLICANT'S STATEMENT**
     b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
     c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
   - **Declare PUBLIC HEARING CLOSED**
   - **Call for COUNCIL DISCUSSION**

7. **Discussion, consideration, and possible approval of Resolution 2004-580, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2004-02 for the purpose of developing Verde Cliffs Planned Area Development on Parcels 404-28-014P, -015K, -018U, -102A, -154C, and -154D consisting of approximately 71.22 acres and 205 lots and a public facilities site. The location of the project is off Cliffs Parkway.**
   - **Call for STAFF PRESENTATION**
   - **Declare PUBLIC HEARING OPEN**
     a. **Call for APPLICANT'S STATEMENT**

b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
c. **Call for APPLICANT'S REBUTTAL (if appropriate)**

- **Declare PUBLIC HEARING CLOSED**
- **Call for COUNCIL DISCUSSION**

8. **Discussion, consideration, and possible approval of Resolution 2004-584, a resolution of the Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving the abandonment of the un-named access road to the Verde Cliffs subdivision as a public roadway.**
   - **Call for STAFF PRESENTATION**
   - **Declare PUBLIC HEARING OPEN**
     a. **Call for APPLICANT'S STATEMENT**
     b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
     c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
   - **Declare PUBLIC HEARING CLOSED**
   - **Call for COUNCIL DISCUSSION**

9. **Discussion, consideration, and possible approval of Resolution 2004-585, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2004-01 for the purpose of developing Lucky Canyon Estates Subdivision on parcel 403-06-001 consisting of approximately 19.9 acres and 15 lots. The location of the development is off Salt Mine Road.**
   - **Call for STAFF PRESENTATION**
   - **Declare PUBLIC HEARING OPEN**
     a. **Call for APPLICANT'S STATEMENT**
     b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
     c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
   - **Declare PUBLIC HEARING CLOSED**
   - **Call for COUNCIL DISCUSSION**

10. **Discussion, consideration, and possible approval of Resolution 2004-588, a resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2004-01 for the operation of a Private Party Site to include a satellite kitchen for Babe's, the catering of private affairs, and the sale of western paraphernalia on parcel 404-18-171H for a period of ten (10) years. The location of the site is 115 W. Camp Lincoln Road.**
    - **Call for STAFF PRESENTATION**
    - **Declare PUBLIC HEARING OPEN**
      a. **Call for APPLICANT'S STATEMENT**
      b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
      c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
    - **Declare PUBLIC HEARING CLOSED**
    - **Call for COUNCIL DISCUSSION**

11. **Discussion, consideration, and possible approval of Resolution 2004-587, a resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2004-02 for the purpose of placing an Off-Premise Sign on parcel 404-18-187A for a period of three (3) years. The location of the sign is at the corner of Montezuma Castle Highway and Camp Lincoln Road.** The purpose of the off-premise sign is to indicate the new location and time of services for the First Baptist Church.
    - **Call for STAFF PRESENTATION**
    - **Declare PUBLIC HEARING OPEN**
      a. **Call for APPLICANT'S STATEMENT**
      b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
      c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
    - **Declare PUBLIC HEARING CLOSED**
    - **Call for COUNCIL DISCUSSION**

12. **Discussion, consideration, and possible direction to staff on a request from Charles Brown, owner of lots 2-11 in the Fort River Caves subdivision, to quit claim the thee (3) islands of approximately .14 acres (6,000 square feet) in the middle of Cliffhouse Drive to the Town in exchange for Town improvements, consisting of on-street parking on the north side of Cliffhouse Drive immediately adjacent to lots 2-11 and containing approximately .21 acres (9,000 square feet).** Council heard this matter on January 28 and directed staff to bring it back after meeting with property owners and utility providers.
13. **Discussion, consideration, and possible approval of funds for stamped concrete sidewalks on Main Street.** This is an unbudgeted item from HURF Contingency.

Councilor Parrish requested the following item(s):

14. **Discussion, consideration, and possible approval to change the Town motto from "Arizona's Territorial Town".**
15. **Discussion, consideration, and possible direction of staff to speak to ADOT concerning the motto on the entrance sign.**

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

There will be no Public Input on the following items:

17. **Advanced Approvals**
    a) **Possible approval of a $14,000 expenditure from the Housing Program Revolving Loan Fund (RLF) to recapture a home that is going into foreclosure.** (The RLF is a fund separate from the General Fund.) This action will keep the home in the Town's Affordable Housing Program.

18. **Manager/Staff Report**
19. **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.

20. **Adjournment**

Posted by: [illegible] Date/Time: 2-20-04 11:15 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.

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MINUTES
COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, FEBRUARY 25, 2004
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**
Vice Mayor Reddell called the meeting to order at 6:00 p.m.

2. **Roll Call**
Vice Mayor Reddell, Councilors Kovacovich, Parrish and Teague were present; Councilor Gioia arrived at 6:34 p.m.; Mayor Dickinson arrived at 8:07 p.m.; Councilor Baker was absent.

Also Present:
Community Development Director Will Wright, Sr. Planner Nancy Buckel, Town Manager Bill Lee and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
Councilor Teague 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) Joint Special Session – February 10, 2004
      2) Regular Session – February 4, 2004
      3) Council Hears P&Z – January 28, 2004
   b) **Set Next Meeting, Date, and Time:**
      1) Regular Session – March 3, 2004 at 6:30 p.m.
      2) Regular Session – March 17, 2004 at 6:30 p.m.
      3) Council Hears P&Z – March 24, 2004 at 6:30 p.m.

On a motion by Kovacovich, seconded by Teague, the Council unanimously approved the Consent Agenda, with the following changes: Add Special Session – March 3, 2004 at 6:00 p.m., Council may vote to go into Executive Session.

Vice Mayor Reddell requested that the Consent Agenda include a Special Session beginning at 6:00 on March 3, 2004, adding that the picture-taking program will be moved to 7:30 from 6:15, and the Special Session with the Town Attorney may go into Executive Session.

5. **Call to the Public for Items not on the Agenda**
There was no public input.

6. **Discussion, consideration, and possible approval of Ordinance 2004-A271, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning & Zoning Ordinance for parcels 404-28-014P, -015K, -018U, -102A, -154C, and 154D from R1L-35 and R2-3 to PAD with the underlying zoning of R1L-5.5 for 53.02 acres, R1L-10 for 13.38 acres and 3.91 acres of the northwest corner of the property is to remain R1L-35. This rezoning is to allow for the development of Verde Cliffs Planned Area Development. The location of the site is off Cliffs Parkway.**
On a motion by Gioia at 7:40 p.m., seconded by Teague, the Council voted unanimously to table Item 6 until after hearing Item 7.

On a motion by Reddell at 8:48 p.m., seconded by Parrish, the Council voted 5-1 to approve Ordinance 2004-A271, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning & Zoning Ordinance for parcels 404-28-014P, -015K, -018U, -102A, -154C, and 154D from R1L-35 and R2-3 to PAD with the underlying zoning of R1L-5.5 for approximately 67 acres, and 3.91 acres of the northwest corner of the property is to remain R1L-35. This rezoning is to allow for the development of Verde Cliffs Planned Area Development. The location of the site is off Cliffs Parkway; with a 'no' vote by Gioia.

DISCUSSION OF MOTION
Staff pointed out that if smaller lots were to be mixed in with the larger lots, as suggested during the discussions, that instead of 53.02 acres for R1L-5.5 and 13.38 acres for R1L-10, the underlying zoning on the total of approximately 67 acres could be R1L-5.5, which minimum would allow for the flexibility of the varying lot sizes. The Council confirmed that the total number of varying lots for the development will be controlled through the Preliminary Plan.

STAFF PRESENTATION
Community Development Director Wright reviewed the rezoning request, which involves a subdivision comprised of approximately 200 lots, the details of which will be presented by the applicant, together with his technical staff. The Planning & Zoning Commission, following an in-depth discussion, recommended approval of the request on February 5th. Director Wright pointed out that this item requesting a rezoning and the next item submitting the Preliminary Plat overlap somewhat, and that last July the Council had reviewed and approved the applicant's conceptual plan, which included the proposal to donate five acres to the Town for the library site, and allow higher densities. Correspondence and a petition have been received in objection to the requested densities.

PUBLIC HEARING OPEN
Applicant's Statement
Scott Simonton, representing the owner of the property, Verde Cliffs, L.L.C., also referred to his request last July that the Council review conceptual plans, one with larger lots and the other with smaller lots and somewhat higher density to compensate for the donation of land to the Town. Based on approval of the latter, the developer then proceeded to invest in the considerable costs of engineering and bringing the project to the current status. Mr. Simonton outlined on a plat map the proposed different-sized lots, and the open space areas, explaining that with few exceptions it was the same plan submitted to the Council last July. As an alternative, Mr. Simonton suggested that, working with his engineering staff, he would propose to intersperse smaller lots within the larger-lot parcels, which would add to the interest of the development.

COMMENT FROM OTHER PERSONS
Irene Calhoun, referred to the letter she had submitted, and reviewed her written objections, mainly to the proposed densities, which she had interpreted as consisting of as much as eight homes on one acre. She felt that neighboring homeowners whose homes are on more than one acre would object to being next to such a density, and reviewed the small lot sizes. Ms. Calhoun suggested that the offer to donate land for the library is a carrot being dangled before the community, and that a library will inevitably be built regardless, and Camp Verde should not settle for the proposed densities. She strongly objected to the resulting setbacks for the small lots, questioning whether the fire department would have the space to be able to control a fire.

Frank New, an owner of property on Oasis Road that adjoins the property in question. He voiced his strong objection to the zone change; he understands growth will happen, but should be controlled in an orderly fashion. His main concern is fire protection and fire abatement, and he asserted that there is no way to get fire equipment in to protect the houses because of the small space between them, and any fire will just spread, uncontrolled. In addition, Mr. New said the Camp Verde Fire Department is made up of mostly volunteers using their own vehicles; also, the roadways will not accommodate emergency equipment. He believes that grading the land for the library would cost more than buying a level site that is more suitable; the donated land will not generate any income or taxes for the Town.

Dennis McLouth said he had seen the plan about two months ago, and the whole layout bothered him at that time. He is familiar with the lay of the land and the steep sides and what would be usable for a house and what would not. Building a library on that site will not be cheap. Mr. McLouth is in favor of developing the area, but is objecting to the densities. There are beautiful view lots there and there could be some beautiful homes, but stacking buildings so close together on such small lots would make it look like a trailer park from the air. Mr. McLouth said the neighbors should have been consulted. He also referred to fire hazards as well as other hazards as the neighborhood matures, and asked if the Town wants that as a centerpiece right in the middle of the Town. When his family bought one of the largest neighboring lots back in the '50s, that was not their dream. It will be sad to see the smaller lots.

G. S. Stewart said that he did not want to be redundant, but expressed complete agreement with remarks made by Mrs. Calhoun, Frank New and others, and wanted to go on record as being very much opposed to this for all those reasons, primarily the fire situation and the ugliness of this type of development. He said this is not what the neighborhood should look like.

Bob Womack said that he is hearing objections of "not in my back yard," and the need to have one-acre and five-acre lots for homes. If so, the Town would soon need to try to annex Cottonwood to accommodate more homes. The size of the lots is what many people are looking for and will help to avoid sprawl and protect open spaces. Mr. Womack said he is very much in favor of the project.

Jim Bullard said he is in favor of the project, and pointed out that this community has a whole lot of retirees and people who do not make much money. The Town is not like Scottsdale; this could be good for those who need the something like this.

Gerard Laurito, the Library Director, said he is in favor of the project since it is a good deal for the community. The various entities, Fire Department, sewer, water, and other interested groups, have looked over the project and have expressed no major concerns. He agreed that there is a need in this community for this type of affordable housing which this development addresses. In addition, there is a significant saving of the expense of purchasing land for the library.

Roger Doering also questioned the lay of the land being donated for the library, and that more study is needed in terms of what is available.

Clayton Young, of the Camp Verde Fire Department, assured the Council that the plans have been reviewed and there is no Fire Code violation. The Fire Department is not made up of volunteers; the members do not come to fires in their own vehicles, but in the Fire Department apparatus, and they have the ability to stop fires, and take care of what needs to be done. From a professional standpoint he does not like houses that close together because that does make it tougher for the firefighters to do their job, but they can take care of whatever situation occurs.

Robert Johnson said he is very much in favor of a new library, but the project seems like way too much density for a housing development; perhaps something like this should be put down Finney Flat Road next to the trailer park, or whatever, but not up there where there are houses with so much land around them.

Donola Hudson-Heard said her letter is in protest to the changing of the zoning of Verde Cliffs; she owns property on Oasis Road, and was told when she bought the property that it was zoned for only one dwelling per acre, and the property to the east of her was zoned the same. Now the developer wants to be able to have eight dwellings per acre; two or three homes per acre seems more reasonable. As far as the library is concerned, there is a big drainage area going right through the property. The plans should be changed on the development; the density is the main thing.

Michalina Wojtowicz said she is and has been a volunteer for the Camp Verde public Library for the last three years, coming originally from Detroit, Michigan, a very large city. She said she sees Camp Verde as a town that needs a lot of infrastructure, but also needs a new library. Mr. Wojtowicz said she is not happy about a lot of up-building and the crime it can bring. She said the library is strapped for space

and needs work; there is nothing for the children here. It is of the utmost importance to get a bigger library built for the children in this Town; they should be the first and only priority when it comes to the library; the children are our future. They should have the best humanly possible, and she is in favor of the project. As far as the subject of fire, the Verde Valley is wild fire country, and it makes no difference whether the houses are two feet or two acres apart.

APPLICANT'S REBUTTAL
The applicant addressed several of the issues raised by the public, especially the suggestion by Town staff regarding the need for a library site and his decision to respond with a donation of property. He reviewed the locations of the proposed lots and access to the homes, stressing his continuing cooperation with the Town and sensitivity to the community's concerns, comparing his proposed development with those in other growing communities. Mr. Simonton pointed out that no negative comments have been received from utilities and the fire department, all of which have indicated approval of the design.

PUBLIC HEARING CLOSED

COUNCIL DISCUSSION
The members discussed with Mr. Simonton the lot sizes of neighboring properties, fire safety issues, the percentage of open space, the issue of the donation of property for the library, and the effect of that donation on the overall density of the project. There was some understanding expressed in detail regarding the objections stated by the public speakers, especially the high densities. However, it was confirmed by staff that the existing General Plan would have allowed even higher density. A suggestion was made to move up to Item 7 to consider the Preliminary Plat prior to making any decision on the zoning change request being discussed, and Item 6 was tabled accordingly.

COUNCIL DISCUSSION (Continued after hearing Item 7)
In reintroducing this item, Mayor Dickinson commented on the history of reviewing the proposed development which received unanimous approval originally, and reminded the members and public of the need for affordable housing, and difficulty of making these types of decisions. He agreed that change is upsetting, but after considerable thought he believes that the community needs this change. Dickinson said that the working citizens who serve us are the backbone of the community, and deserve to be able to find the American dream of home ownership, and this is the kind of opportunity the town needs. Dickinson also commented on Mr. Simonton's cooperation with staff, his keeping an open mind to what the needs of the community are, and working to the wishes of the community, and the Mayor expressed support for the requested zoning change for the betterment of the community.

7. Discussion, consideration, and possible approval of Resolution 2004-580, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2004-02 for the purpose of developing Verde Cliffs Planned Area Development on Parcels 404-28-014P, -015K, -018U, -102A, -154C, and -154D consisting of approximately 71.22 acres and 205 lots and a public facilities site. The location of the project is off Cliffs Parkway.

On a motion by Reddell at 8:44 p.m., seconded by Kovacovich, the Council unanimously approved moving back to Item 6 to address the zoning change.

On a motion by Gioia at 8:57 p.m., seconded by Kovacovich, the Council unanimously tabled Item 7 pending submission of a revised Preliminary Plat.

Following discussion and action on Item 6, and reintroduction of this Item 7, Mayor Dickinson pointed out that the plat presented at this meeting does not cover the issues discussed, and it cannot therefore be approved; the applicant will need time to re-prepare a final plat for approval.

STAFF PRESENTATION
Community Development Director Wright pointed out that the Preliminary Plat is as has been proposed previously, with somewhat of a variation which Mr. Simonton will review with Council. Director Wright outlined the four phases of the development with the different sized lots, and the exceptions being

requested by the applicant, as well as the proposed drainage, traffic study, sidewalks, and the reviews by Town staff, agencies and utilities.

PUBLIC HEARING OPEN
Applicant's Statement
The applicant said that he was available to address comments and concerns of the Council. He indicated that the representatives from Hoskin-Ryan Consultants Engineering Firm were present to answer questions regarding engineering and drainage.

COMMENT FROM OTHER PERSONS
There was no further public input.

PUBLIC HEARING CLOSED

COUNCIL DISCUSSION
There was extensive discussion regarding the exceptions requested by the applicant for setbacks and sidewalks, and a suggestion for possible reductions in the sizes of lots and therefore density, without requiring a zoning change. Staff reminded the Council that the existing zoning still would allow a higher density, although no specific size is stipulated. Mr. Simonton pointed out how the locations of the proposed lots were determined, based on overall existing allowed densities, and that he had received unanimous approval from both P&Z and the Council for the proposed development last year. During discussion of the issue of proposed sidewalks within the development, with some disagreement among the members, Mr. Simonton indicated that they would be willing to install sidewalks all along Cliffs Parkway, including in front of the library property.

In response to questions regarding drainage, Mr. Hoskin, of Hoskin-Ryan Engineers, explained in detail as well as in technical terms the proposal for accommodating drainage within the development and improvement to the existing detention pond, in compliance with Yavapai regulations and standards.

Mr. Simonton estimated the prices of the homes would be from $120,000 up to $350,000-plus range. There was some approval expressed regarding the proposed smaller lots in that they would be affordable and would take less maintenance. There was further discussion regarding the question of fire protection and the proposed densities and open space, and the history of the zoning of the property was reviewed at length. In response to a question asking whether an alternate plan with lower density would still be viable for the developer, Mr. Simonton said that based on the prior approval and his agreement to install things, donate property, and make concessions to the utilities, all those considerations determine that the proposed plan is what is needed to be a viable project. There was some question about the number of lots proposed which originally was 211, and it was confirmed that if lot sizes can be mixed together as suggested earlier, the total number could be somewhat reduced.

A RECESS was taken at 8:37 p.m.; the meeting was called back to order at 8:44 p.m., with Mayor Dickinson now residing.

The Council then moved to resume discussion on the preceding Item 6.

8. Discussion, consideration, and possible approval of Resolution 2004-584, a resolution of the Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving the abandonment of the un-named access road to the Verde Cliffs subdivision as a public roadway.
On a motion by Teague, seconded by Kovacovich, the Council voted 5-1 to approve Resolution 2004-584, a resolution of the Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving the abandonment of the un-named access road to the Verde Cliffs subdivision as a public roadway; with a 'no' vote by Gioia.

STAFF PRESENTATION

Director Wright said that a title search of the subject property showed that there had been a roadway dedication that was never improved. In order to proceed with development of the Cliffs project, it will be necessary to abandon that right-of-way back to the property owner.

PUBLIC HEARING OPEN
There was no public input.

COUNCIL DISCUSSION
There was some question about abandoning Town-owned property to the developer. Director Wright said that it was a common formality, citing similar situations, adding that the right-of-way had never been used for that property. The discussion pointed out that the property being developed will give back far more roads to the Town than what is being abandoned. Director Wright said that State law allows for abandonment of roadways to owners of both sides, and that the developer owns both sides.

9. Discussion, consideration, and possible approval of Resolution 2004-585, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2004-01 for the purpose of developing Lucky Canyon Estates Subdivision on parcel 403-06-001 consisting of approximately 19.9 acres and 15 lots. The location of the development is off Salt Mine Road.
On a motion by Dickinson, seconded by Reddell, the Council voted unanimously to adopt Resolution 2004-585, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2004-01 for the purpose of developing Lucky Canyon Estates Subdivision on parcel 403-06-001 consisting of approximately 19.9 acres and 15 lots; the location of the development is off Salt Mine Road; with the following stipulations: That the cost of legal description surveying for the easements necessary will be borne by the developer, that indemnification papers to the owners who wish to have them will be provided for the easements at the cost of the developer, that the drainage is subject to approval by Town staff and Town Engineer for final submission, and that the developer bears the cost of the 8-inch water line extension from the ditch to the subject property as described by the agent, Mr. Pender.

STAFF PRESENTATION
Sr. Planner Buckel outlined the background of the request for approval of a Preliminary Plat; the existing zoning and application are in agreement with the General Plans. Buckel reviewed the dedication of two new roadways to the Town, drainage issues, agency reviews, project meetings with staff and principals, street names, and the proposed number of lots. Concerns regarding drainage have been addressed, and the P&Z Commission unanimously has recommended approval of the plat as submitted. The developer plans to bring in the water service which would comply with State requirements.

PUBLIC HEARING OPEN
Applicant's Statement
Tom Pender, agent for the applicant, confirmed what Buckel had outlined, and said that plans will be adjusted even more to enhance the drainage and eliminate some flooding issues, and he feels confident the area will be improved when the project is finished. A little over a mile of 8-inch water transmission line will be brought in to serve the entire area which will also handle future growth.

COMMENT FROM OTHER PERSONS
Leonard Monti said he owns property on the other side of the road and gets a lot of drainage from that area consisting of heavy mud, and his main concern is the proper drainage that the applicant plans to put in and then turn over to the Town. He wants to be sure it is maintained as promised. The people across the road will catch most of the runoff that breaks out of the culverts. His understanding from the previous meeting is that the Town will accept responsibility for it.

Ila Thorson questioned how the water will be brought out, referring to a letter she received from the property owner in December asking permission to use the easement in front of her property for the water line.

Stephan Dumont said he was also notified about bringing the water in using the utility easement, and he called and addressed his concerns because the easement goes straight down Copper Canyon and that is the property line. He understands that is controlled by the Department of Army Corps of Engineers and Waterways. He has not received a response to his call to the property owner who sent the letter. He will not sign a letter allowing people to come and reroute the waterway and possibly get fined for it, so the Council needs to address that.

Bob Womack said he had driven around and walked the project and believes it is a worthy project and wanted to express his support.

APPLICANT'S REBUTTAL
Tom Pender assured the Council they have addressed the drainage issues by providing an easement on the plat that is parallel to Salt Mine, and will construct a swale that will take care of the concerns about the water crossing the road; the channel will be constructed such that the Town maintenance crews will be able to access it for cleaning sediment deposits. He is aware that the developer will have to comply with Federal laws in crossing Copper Canyon wash, they will need approvals from ADEQ and all the other bodies.

PUBLIC HEARING CLOSED

COUNCIL DISCUSSION
Mayor Dickinson summarized the costs to be borne by the developer in connection with: Bringing water from Camp Verde Water Company to the lots; any easements, legal descriptions, surveying that need to be done in relation to that; drainage problems that need to be dealt with as per easements, and Army Corps of Engineers, or any permitting necessary, thus leaving property owners harmless from any of the actions. Confirming that summary, Mr. Pender added that they would be willing to provide whatever legal documentation requested that would indemnify the homeowners from the actions of the developer. The Council discussed at length with the applicant the drainage plans of the developer; the applicant confirmed that Arizona Engineering had been included in the studies.

10. Discussion, consideration, and possible approval of Resolution 2004-588, a resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2004-01 for the operation of a Private Party Site to include a satellite kitchen for Babe's, the catering of private affairs, and the sale of western paraphernalia on parcel 404-18-171H for a period of ten (10) years. The location of the site is 115 W. Camp Lincoln Road.
On a motion by Reddell, seconded by Teague, the Council unanimously approved Resolution 2004-588, a resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2004-01 for the operation of a Private Party Site to include a satellite kitchen for Babe's, the catering of private affairs, and the sale of western paraphernalia on parcel 404-18-171H for a period of ten (10) years, with all the stipulations. The location of the site is 115 W. Camp Lincoln Road.

STAFF PRESENTATION
Director Wright explained that the applicant's use permit that was approved in 2001 was for three years and the applicant is requesting for an extension of 10 years, with some revisions to the original request for the on-site activities; the applicant will describe those planned activities. The application was reviewed by the P&Z Commission, including discussion of the liquor license issue, with a recommendation to Council for approval.

PUBLIC HEARING OPEN
Applicant's Statement
John McReynolds expressed his appreciation for being able to conduct his business the last three years, and described the improvements they have constructed and invested in, explaining that the ten years would help in recovering some of those costs and to complete the project, although it seems to be an ongoing one with constant improvements and additions. He feels he lived up to his original promise to conduct a quality operation, and the stipulations now being requested are necessary in order to fairly compete in business.

COMMENTS FROM OTHER PERSONS
Bob Womack said that the business generates a lot of taxes for the Town; it is a great asset; and as the applicants continue to work and improve the business it will be even more of an asset and potentially will bring business to the Town; he is very much in favor of the ten-year variance.

PUBLIC HEARING CLOSED

COUNCIL DISCUSSION
There was only a brief discussion, with agreement among the members that the applicants have done a wonderful job, with no complaints.

11. Discussion, consideration, and possible approval of Resolution 2004-587, a resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2004-02 for the purpose of placing an Off-Premise Sign on parcel 404-18-187A for a period of three (3) years. The location of the sign is at the corner of Montezuma Castle Highway and Camp Lincoln Road.
On a motion by Dickinson, seconded by Gioia, the Council unanimously approved Resolution 2004-587, a resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2004-02 for the purpose of placing an Off-Premise Sign on parcel 404-18-187A for a period of three (3) years; the location of the sign is at the corner of Montezuma Castle Highway and Camp Lincoln Road; with the following stipulation: That the permit fee be waived.

STAFF PRESENTATION
Director Wright reviewed the request from Will Stoll for an off-premise sign which is now located at the corner of Montezuma Castle Highway and Camp Lincoln Road, on property owned by Mr. and Mrs. Krautbauer and with their permission. The sign is to advise the public of changes in the current location of church services as well as the future site of the church. The P&Z Commission has reviewed the request and has recommended approval and that the permit fee be waived.

PUBLIC HEARING OPEN
Applicant's Statement
Will Stoll explained that the church has been in the same location for 38 years, and since it has been necessary to move because of increase in the number of services and the decision to build a larger facility on a different site, the sign was needed to inform the community of the change.

COMMENT FROM OTHER PERSONS
John McReynolds said that so many negative things are seen in our worldly times, and the sign is a great one, no matter what denomination one is, and it is good to show what the sign represents.

Leon Krautbauer, the property owner, said he believes the sign improves the corner.

A RECESS was taken at 9:38 p.m.; the meeting was called back to order at 9:40 p.m.

12. Discussion, consideration, and possible direction to staff on a request from Charles Brown, owner of lots 2-11 in the Fort River Caves subdivision, to quit claim the thee (3) islands of approximately .14 acres (6,000 square feet) in the middle of Cliffhouse Drive to the Town in exchange for Town improvements, consisting of on-street parking on the north side of Cliffhouse Drive immediately adjacent to lots 2-11 and containing approximately .21 acres (9,000 square feet).
On a motion by Gioia, seconded by Reddell, the Council unanimously approved the request from Charles Brown to quit claim the three (3) islands of approximately .14 acres (6,000 square feet) in the middle of Cliffhouse Drive to the Town in exchange for Town improvements, consisting of on-street parking on the north side of Cliffhouse Drive immediately adjacent to lots 2-11 and containing approximately .21 acres (9,000 square feet).

Director Wright acknowledged that the meeting had been held with approximately 20 property owners and utility providers, as directed in January, and gave the Council a brief report. There was a discussion with the Council that confirmed receipt of two letters supporting the trade and agreeing that the three bays will be taken care of after the Town develops the road and installs a planter through it. Director Wright described the complex issue that involved property intended for public parking that had not been maintained or improved, a request for abandonment or improvement of it, and the private ownership of the three subject islands. Wright also pointed out various suggestions that had been made to resolve the issue, including installing a turn lane. The Council discussed the conditions of the trade that had been agreed upon as a result of the meeting, including resolution of any need to move utilities.

13. Discussion, consideration, and possible approval of funds for stamped concrete sidewalks on Main Street.

On a motion by Reddell, seconded by Gioia, the Council unanimously authorized the Town Manager to proceed with negotiations for stamped concrete sidewalks on Main Street within the approximate amount of $54,000; Council is to be advised in advance of any higher amount.

Town Manager Lee reviewed the prior discussion by the Council regarding stamped, boardwalk-looking sidewalks along Main Street. Lee said he believes that approximately $54,000 would cover the cost of stamped sidewalks that would set Camp Verde apart from other communities in Arizona and would help to enhance the Main Street project. ADOT has been asked at this point to consider whether the Town could pay the extra and have the stamped sidewalks done; Lee described what he would propose to have done, and believes the cost could be less than the $54,000 discussed previously. ADOT has not yet responded to the request.

14. Discussion, consideration, and possible approval to change the Town motto from "Arizona's Territorial Town".

On a motion by Parrish, seconded by Reddell, the Council unanimously approved changing the Town motto on the entrance sign from "Arizona's Territorial Town" to "Historic Camp Verde," with the staff to notify ADOT of the Town's decision.

Councilor Parrish explained that he never felt that Camp Verde was a territorial town, and would like to see the motto changed to "Historic Camp Verde." ADOT is ready to install the pedestals for the Town signs, and a decision should be made. The Council discussed other possible mottos based on history, and arrived at a consensus of "Historic Camp Verde."

15. Discussion, consideration, and possible direction of staff to speak to ADOT concerning the motto on the entrance sign.

On a motion by Reddell, seconded by Gioia, the Council unanimously tabled Item 15.

Mayor Dickinson pointed out that this item was addressed in Item 14 and should be tabled.

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

There was no public input.

17. Advanced Approvals

a. **Possible approval of a $14,000 expenditure from the Housing Program Revolving Loan Fund (RLF) to recapture a home that is going into foreclosure.**

On a motion by Reddell, seconded by Gioia, the Council unanimously approved a $14,000 expenditure from the Housing Program Revolving Loan Fund (RLF) to recapture a home that is going into foreclosure.

Manager Lee said that unless the home is recaptured from going into foreclosure, the existing investment on the property would be lost, and the Council agreed the housing is necessary to help those in need.

18. Manager/Staff Report

There was no Manager/Staff Report.

19. Council Informational Reports

Councilor Teague announced the Verde Valley Forum taking place this coming Friday, Saturday and half-day Sunday.

20. Adjournment

On a motion by Gioia, seconded by Kovacovich, the meeting was adjourned at 10:01 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 25th day of February 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 18 day of March, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

EXECUTIVE SESSION
MAYOR and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
CHAMBER OF COMMERCE
385 S. Main Street

WEDNESDAY, MARCH 3, 2004
6:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion or consultation with the Town Attorney pursuant to ARS §38-431.03(A)(4) to consider Council's position and instruct the attorney regarding Council's position in pending or contemplated litigation, or settlement discussions conducted in order to avoid or resolve litigation, regarding Pierce v. Town of Camp Verde.**

4. **Discussion or consultation with the Town Attorney pursuant to ARS §38-431.03(A)(4) to consider Council's position and instruct the attorney regarding Council's position in pending or contemplated litigation, or settlement discussions conducted in order to avoid or resolve litigation, regarding Robertson Notice of Claim.**

5. **Adjournment**

Posted by: C. Jones Date/Time: 2-27-04 11:45 a.m

Note: Pursuant to A.R.S. §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.

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AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, MARCH 3, 2004
at 6:30 P.M.

1. **Call to Order**
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:** There are no minutes to approve.
   b) **Set Next Meeting, Date, and Time:**
      1) Regular Session – March 17, 2004 at 6:30 p.m.
      2) Council Hears P&Z – March 24, 2004 at 6:30 p.m.

5. **Call to the Public for Items not on the Agenda** Pursuant to ARS §38-431.01.G, Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Council from taking any action on items not on the agenda, 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.

Please note: The Clerk's Office makes every attempt to provide a complete agenda packet for public review. However, it is not always possible or feasible to include all information in the packet. You are encouraged to contact the Clerk's Office for copies of supporting documentation, if any, that were unavailable at the time the packet was prepared.

Public input may be invited on the following:

6. **Discussion, consideration, and possible approval of Ordinance 2004-A274, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting by reference the International Code Council (ICC) Codes, and related codes establishing fee schedules, and proscribing penalties for violations thereof.**
7. **Discussion, consideration, and possible approval of a settlement offer regarding Pierce v. Town of Camp Verde.**
8. **Discussion, consideration, and possible approval of a settlement offer regarding Robertson Notice of Claim.**
9. **Discussion, consideration, and possible authorization to hire a deputy to fill a vacant position at the Camp Verde Marshal's Office.**
10. **Discussion, consideration, and possible award of bid for street construction materials and authorization to execute the contract.** This is a budgeted item in HURF.
11. **Discussion, consideration, and possible award of bid for liquid asphalt used in street construction and authorization to execute the contract.** This is a budgeted item in HURF.
12. **Discussion, consideration, and possible award of bid for the Environmental Assessment Report on the proposed Community Park and authorization to execute the contract.**
13. **Call to the Public for Items not on the Agenda**

There will be no Public Input on the following items:

14. Advanced Approvals

a) **Possible authorization to donate $2,500 to Yavapai County to complete the Verde Valley Senior Center in Cottonwood, as requested by Supervisor Davis.** This is an unbudgeted item from the General Fund.

15. Manager/Staff Report

16. 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.

17. Adjournment

Posted by: U Jones Date/Time: 2-27-04 11:45 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.

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MINUTES
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, MARCH 3, 2004
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:
Town Manager Bill Lee, Town Attorney Julie Kriegh, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
The Pledge was led by Teague.

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:** There are no minutes to approve.
   b) **Set Next Meeting, Date, and Time:**
      1) Regular Session – March 17, 2004 at 6:30 p.m.
      2) Council Hears P&Z – March 24, 2004 at 6:30 p.m.

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

5. **Call to the Public for Items not on the Agenda**
There was no public input.

6. **Discussion, consideration, and possible approval of Ordinance 2004-A274, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting by reference the International Code Council (ICC) Codes, and related codes establishing fee schedules, and proscribing penalties for violations thereof.**
On a motion by Baker, seconded by Reddell, the Council voted 6-1 to approve Ordinance 2004-A274, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting by reference the International Code Council (ICC) Codes, and related codes establishing fee schedules, and proscribing penalties for violations thereof; with a 'no' vote by Parrish.

Mayor Dickinson explained that the Town has been operating under the Uniform Building Codes that were adopted in 1997. Recently the trend has been to go to the ICC codes, and the Mayor introduced Bob Daehn who made a detailed presentation to illustrate how the ICC codes adopted

in 2003 are much "friendlier" to the general public as well as the contractor; are simpler and easier to use, and involve less staff time. Mr. Daehn compared the existing fees with those allowed under the new ICC codes, and fees charged by other entities. It was also pointed out that a fee schedule is set by the Town and at this time existing fees would not be affected by adoption of the ICC codes. Although a financial evaluation has not been made regarding the effect of the new codes on department costs, the point was discussed that it appears the revenue should not be less, but if anything more, because the ICC codes are less labor-intensive and more streamlined. Staff was requested to work on such an evaluation. There was some objection to the deletion of fees based on estimate of the cost of construction on small buildings, with the new fees based on square footage only.

7. Discussion, consideration, and possible approval of a settlement offer regarding Pierce v. Town of Camp Verde.
On a motion by Baker, seconded by Reddell, the Council unanimously tabled Items 7 and 8.

8. Discussion, consideration, and possible approval of a settlement offer regarding Robertson Notice of Claim.
(Tabled in Item 7.)

9. Discussion, consideration, and possible authorization to hire a deputy to fill a vacant position at the Camp Verde Marshal's Office.
On a motion by Teague, seconded by Gioia, the Council unanimously authorized Town staff to hire a deputy to fill a vacant position at the Camp Verde Marshal's Office.

Town Manager Lee said that for some time the Marshal's department has been working towards hiring another individual following loss of an officer to PANT a number of months ago. The department is ready to offer the position at this time; because of the hiring freeze Council is being asked to authorize the replacement.

10. Discussion, consideration, and possible award of bid for street construction materials and authorization to execute the contract.
On a motion by Kovacovich, seconded by Reddell, the Council unanimously authorized award of bids the two companies, Yavapai Apache Sand & Rock and Rinker, for street construction materials.

Town Manager Lee explained that the bid is awarded annually for street construction materials; both vendors are being recommended. Although Yavapai Apache Sand & Rock had not been used to date, Lee said that the situation from last year has changed; the suppliers this year will be used based on the project and availability of materials as needed.

11. Discussion, consideration, and possible award of bid for liquid asphalt used in street construction and authorization to execute the contract.
On a motion by Reddell, seconded by Parrish, the Council unanimously authorized award of the bid from Cactus Transport for liquid asphalt used in street construction.

Town Manager Lee said that this item is another annual bid, and only one bidder responded this year. Lee said that Cactus Transport has been used in the past, and there have been no complaints. Lee recommended award of the bid to that vendor.

12. Discussion, consideration, and possible award of bid for the Environmental Assessment Report on the proposed Community Park and authorization to execute the contract.

On a motion by Baker, seconded by Reddell, the Council voted 6-1 to award the bid for the Environmental Assessment Report on the proposed Community Park and authorize execution of the contract to SWCA in the amount of $33,200; with a 'no' vote by Gioia.

Town Manager Lee recommended that SWCA be selected over three other bidders to perform the NEPA study necessary to acquire the 213 acres of Park site from the Forest Service. Payment will come from the Park Contingency Fund. There was some discussion regarding the rather large gap between the highest and lowest dollar amounts submitted, but it was pointed out that the lower three amounts were fairly close; also SWCA was the contractor that worked with the Town on the Montezuma Castle Highway project. The Forest Service will prepare the findings of no significant impact, and is relying on SWCA to do some of that work. There was concern expressed regarding other costs that might arise such as a need for public hearings; it was generally decided that it would not serve any purpose to raise that question, but to address such an issue should that become necessary. Lee suggested that staff would look into it before an offer is made, and if there is an issue they will bring the matter back to Council.

A motion was made for award of the bid, and an amendment was proposed to add a caveat that SWCA would include the cost, or separate out an estimate of the cost for any needed public meeting; the amendment was declined.

Public Input
George Young commented that the Sanitary District had gone through a similar situation, accepting a bid of $28,000; they found some tin cans in one of the old gullies and that cost another approximately $37,000. Young cautioned the Council to look into it quite deeply as to what is involved.

There was no further public input.

13. Call to the Public for Items not on the Agenda
There was no public input.

14. Advanced Approvals
a. **Possible authorization to donate $2,500 to Yavapai County to complete the Verde Valley Senior Center in Cottonwood, as requested by Supervisor Davis.**
A motion by Gioia, seconded by Baker, that the Council approve the $4,000 coming from the VVWU line items as a donation from the Town of Camp Verde to the Verde Valley Senior Center failed by a 1-6 vote.

On a motion by Baker, seconded by Gioia, the Council unanimously authorized the donation of $3,500 from the Contractual Services line item to the Verde Valley Senior Center in Cottonwood.

Mayor Dickinson said that there is a line item in the budget for contractual services in the amount of $4,000 for the year, which has not been used, and suggested that the donation come from those funds. He also stressed the regional work done by the Verde Valley Senior Center, including delivering hot Meals on Wheels to Camp Verde residents needing that service, and the members expressed agreement and suggested donating even more than the item requests.

15. Manager/Staff Report
There was no Manager/Staff Report.

16. Council Informational Reports
Parrish suggested that the broken eagle on the top of the flag in the Council Chambers be replaced with a new one.

17. Adjournment

On a motion by Reddell, seconded by Parrish, the meeting was adjourned at 7:30 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 3rd day of March, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 18 day of March, 2004

Deborah Barber, Town Clerk

ADDENDUM TO THE AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, MARCH 17, 2004
6:30 P.M.

Consent Agenda:

4.f **Possible approval to execute release, authorize final settlement payment in the amount of $1,300, and direct Southwest Risk to pay associated medical bills regarding the Robertson Notice of Claim.**

Regular Business:

8.a **Update by attorney, discussion, consideration, and possible combining Board of Adjustments with Board of Appeals.**

8.b **Discussion, consideration, and possible appointment of members to the Personnel Board.**

8.c **Discussion, consideration, and possible direction to staff concerning advertising for the Marshal position.**

Posted by: D. Barber Date/Time: 3-16-04 - 2:32 pm

Note: Pursuant to A.R.S. §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.

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AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, MARCH 17, 2004
at 6:30 P.M.

1. **Call to Order**
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) Regular Session – March 3, 2004
      2) Council Hears Planning & Zoning – February 25, 2004
   b) **Set Next Meeting, Date, and Time:**
      1) Council Hears P&Z – March 24, 2004 at 6:30 p.m. – **CANCELLED**
      2) Regular Session – April 7, 2004 at 6:30 p.m.
      3) Regular Session – April 21, 2004 at 6:30 p.m.
      4) Council Hears Planning & Zoning – April 28, 2004 at 6:30 p.m.
   c) **Possible approval of the Chamber of Commerce 3rd quarter drawdown in the amount of $11,250.**
   d) **Possible acceptance of the FY 2002/03 Audit Report.**
   e) **Possible approval of the Revised Final Plat for the Verde Valley Business Park.**

5. **Call to the Public for Items not on the Agenda** Pursuant to ARS §38-431.01.G, Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Council from taking any action on items not on the agenda, 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.

Please note: The Clerk's Office makes every attempt to provide a complete agenda packet for public review. However, it is not always possible or feasible to include all information in the packet. You are encouraged to contact the Clerk's Office for copies of supporting documentation, if any, that were unavailable at the time the packet was prepared.

Public input may be invited on the following:

6. **Possible approval and presentation of a proclamation declaring March 28 through April 3, 2004 as *"Camp Verde Cowboys Spirit Days"* to honor the Camp Verde Cowboys Wrestling Team Class AAA Arizona State Championship.**
7. **Discussion, consideration, and possible appointment to the Board of Adjustments.**
8. **Public Hearing and discussion, consideration, and possible recommendation to approve a liquor license application for Y-A Whitehills, Inc. dba Whitehills Mobil-Sonic located at 320 W. Castle Lane, Camp Verde.** (This is a new license due to a change in ownership.)
9. **Discussion, consideration, and possible approval of a Worksite Wellness Program for staff and Council members. Approval may include an incentive award.**
10. **Call to the Public for Items not on the Agenda**

There will be no Public Input on the following items:

11. Advanced Approvals

12. Manager/Staff Report

13. 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.

14. Adjournment

Posted by: C. Jones Date/Time: 3-11-04 2:30 p.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.

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MINUTES
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, MARCH 17, 2004
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:
Town Manager Bill Lee, Town Attorney Julie Kriegh, Finance Director Dane Bullard, Community Development Director Will Wright, Town Clerk Debbie Barber and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
The Pledge was led by Parrish.

4. **Consent Agenda** – All those items listed below may be enacted upon by one motion and approved as consent agenda items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Council requests.
   a) **Approval of the Minutes:**
      1) Regular Session – March 3, 2004
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      4) Council Hears Planning & Zoning – April 28, 2004 at 6:30 p.m.
   c) **Possible approval of the Chamber of Commerce 3rd quarter drawdown in the amount of $11,250.**
   d) **Possible acceptance of the FY 2002/03 Audit Report.**
   e) **Possible approval of the Revised Final Plat for the Verde Valley Business Park.**
   f) **Possible approval to execute release, authorize final settlement payment in the amount of $1,300, and direct Southwest Risk to pay associated medical bills regarding the Robertson Notice of Claim.**

On a motion by Reddell, seconded by Teague, the Council unanimously approved the Consent Agenda as presented, adding a Work Session for April 2, 2004, from 11:00 a.m. to 4:00 p.m.

The Council discussed setting a work session for the purpose of reviewing a number of items that Mayor Dickinson suggested require some extra attention in addition to the regular meeting schedule, and a date and time were accordingly agreed upon.

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

Councilor Teague introduced Joe Bleek, who explained he was the leader of a newly-formed Boy Scout Troop No. 42, and named Waylon Bleek and Jared Wright who were attending as one requirement of their Citizenship in the Community project to be at a public civic meeting. The Troop and its leaders were welcomed by Mayor Dickinson, who pointed out that Waylon is also a member of the Town Teen Commission, and commended the group's support of citizenship among youth.

6. Possible approval and presentation of a proclamation declaring March 28 through April 3, 2004 as *"Camp Verde Cowboys Spirit Days"* to honor the Camp Verde Cowboys Wrestling Team Class AAA Arizona State Championship.

On a motion by Gioia, seconded by Teague, the Council unanimously approved the proclamation declaring March 28 through April 3, 2004, as *"Camp Verde Cowboys Spirit Days"* to honor the Camp Verde Cowboys Wrestling Team Class AAA Arizona State Championship.

Mayor Dickinson greeted the wrestling team members in attendance, sharing his belief that successful athletic teams call on many fine qualities including a lot of hard work, determination, perseverance, and of all the fine teams competing, the champions reach their goal through the will to work and the will to achieve. Dickinson read the list of names, pointing out the young men who are the Arizona State Champions in their weight class, citing their past impressive performances throughout high school; he also named the individual State placers, the remainder of the wrestling team, and the excellent coaching staff. The proclamations were then presented for the team members, and T-shirts from the team were distributed to the Councilors. The coach also announced that the team next will be going to the National Tournament.

7. Discussion, consideration, and possible appointment to the Board of Adjustments.

On a motion by Reddell, seconded by Kovacovich, the Council unanimously approved the appointment of John Bassous to the Board of Adjustments.

With no further discussion the Council noted that only one application had been received for the position that had been vacant for about a year.

8. Public Hearing and discussion, consideration, and possible recommendation to approve a liquor license application for Y-A Whitehills, Inc. dba Whitehills Mobil-Sonic located at 320 W. Castle Lane, Camp Verde.

On a motion by Reddell, seconded by Parrish, the Council unanimously to approved the liquor license application for Y-A Whitehills, Inc. dba Whitehills Mobil-Sonic located at 320 W. Castle Lane, Camp Verde.

The Council discussed the application which was for a new license arising from a change in ownership. Handwritten notations on the paperwork listing quite a few violations of the law that one board member had disclosed were discussed by the Council, with input from Attorney Kriegh. The attending Board Officer, Rene Clidene Toman, explained that, to the best of her knowledge, the violations had been included unnecessarily since none was drug- or alcohol-related as required, but from a sincere effort to be extremely honest; furthermore Ms. Toman assured the Council that that individual would not be physically on the premises. Ms. Toman advised the Council that the proposed Manager to be on site has received the required training by the Department of Alcohol.

There was no request for public input, and no further public input received.

8a. Update by attorney, discussion, consideration, and possible combining Board of Adjustments with Board of Appeals.
On a motion by Reddell, seconded by Baker, the Council unanimously voted to combine the Board of Adjustments with the Board of Appeals.

Attorney Kriegh pointed out that both the Board of Adjustments and Board of Appeals serve as mediators between the Town staff and the public in regard to questions involving the Community Development Office, and described the differences between the types of issues heard by each. Because of difficulty in maintaining full membership on the Board of Appeals, Kriegh recommended that the two boards be combined, as has been done previously, and the training required for new members of the Board of Adjustments as mandated for the Board of Appeals could be provided by staff as issues arose, or on a yearly basis.

8b. Discussion, consideration, and possible appointment of members to the Personnel Board.
On a motion by Baker, seconded by Kovacovich, the Council unanimously appointed a seven-member Personnel Board, that being the Town Council of Camp Verde, to hear and make determinations on employee disciplinary and appeals procedures.

Finance Director/Personnel Director Bullard explained that part of the adoption of the new personnel manual included the provision for a Personnel Board with the responsibility of considering disciplinary issues involving Town employees. He described some options for appointment of the Board members, but basically recommended that the Council appoint themselves as the Personnel Board, and cited reasons, the most compelling ones being the issue of possible conflict with the authority of the Town Manager, and the fact that review by the Board would generally only be for matters of appeals regarding termination or severe disciplinary problems. The Council briefly discussed the function of the Board and maintaining separation from management while providing an appeals process for the employees, with input from Bullard and Kriegh.

There was no public input.

8c. Discussion, consideration, and possible direction to staff concerning advertising for the Marshal position.
On a motion by Teague, seconded by Reddell, the Council unanimously directed staff to move forward in advertising for the possible Marshal's position that is available.

While considering approving staff advertising for the Marshal's position, there was also some discussion and suggestions regarding the method for selection of qualified applicants; such process will be addressed at a later date. Lee confirmed that the current Acting Marshal would be available to serve for the approximately three months it will require for the recruitment and replacement of the Marshal.

9. Discussion, consideration, and possible approval of a Worksite Wellness Program for staff and Council members. Approval may include an incentive award.
On a motion by Reddell, seconded by Teague, the Council unanimously approved a Worksite Wellness Program for staff and Council members, to include a $500 incentive award to the winning department.

Manager Lee said that the Town was approached by the Yavapai County Health Department with an offer to help put together a Wellness Program for the employees; the proposed program is for

ten weeks during which the different departments would compete as teams in earning points related to exercise and health-related issues. The team earning the highest number of points, based on percentage of employees, would be working toward a money incentive, with the award to be used for the benefit of the winning department; the Council discussed the various ways to earn points which will be monitored by the County.

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

There was no public input.

11. Advanced Approvals

There were no Advanced Approvals.

12. Manager/Staff Report

Lee reminded Council that this weekend is the Spring Gun & Knife Show.

Bullard announced that the budget kick-off meeting with the CIP has been held, and within the next week or two it is anticipated that meeting with department heads on the General Fund Budget should get underway.

13. Council Informational Reports

Teague said that Little League try-outs will begin the 27th of March.

Parrish expressed his appreciation for the replacement of the damaged eagle on the flag staff. Parrish added that he and Reddell had attended a Verde Valley Transportation meeting and learned that there will be a rubberized surface installed over the rough places out by the school, and the bridge construction over the river at Mingus Avenue will be shut down for three months to protect the willow flycatcher nesting on eggs.

Gioia said that the League of Women Voters have scheduled a Water Forum Year 2034 in connection with Water Awareness Month, to be held March 20th, from 9:00 a.m. to 4:00 p.m. in Cliff Castle, at a cost of $10 which will include lunch; he encouraged the members to attend.

Baker reported on an article she had read in the Arizona Republic which cited percentages of water use demonstrating that per capita water use in Arizona has declined by nearly 40 percent since 1990 whereas nationwide the water use has remained stable for the past decade and a half despite city population growth. The article included a detailed breakdown of the various percentages of uses based on a USGS survey, which Baker shared with the members.

14. Adjournment

On a motion by Reddell, seconded by Teague, the meeting was adjourned at 7:29 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 17th day of March, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 8 day of April, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, MARCH 24, 2004
at 6:30 P.M.

1. **Call to Order**
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.

CANCELLED

Posted by: C. Jones Date/Time: 3-19-04 1:11 p.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.

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AGENDA

SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE

TOWN HALL COMPLEX • MEETING ROOM #206
473 S. MAIN

THURSDAY, MARCH 25, 2004
12:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion, consideration, and possible approval of funds for stamped concrete sidewalks for the Main Street Beautification Project.** The projected cost of $82,000 is an unbudgeted item from HURF.

4. **Adjournment**

Posted by: U Jones Date/Time: 3-24-04 10:15 a.m

Note: Pursuant to A.R.S. §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.

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MINUTES
SPECIAL SESSION
MAYOR and COMMON COUNCIL
Camp Verde, Arizona
THURSDAY, MARCH 25, 2004
12:00 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**
Mayor Dickinson called the meeting to order at 12:00 p.m..

2. **Roll Call**
Mayor Dickinson, Vice Mayor Reddell, Councilors Baker, Gioia, Kovacovich, and Teague were present, with Parrish absent.

Also Present:
Finance Director Bullard, Town Attorney Kriegh, Town Manager Lee, and Recording Secretary Virginia Jones.

3. **Discussion, consideration, and possible approval of funds for stamped concrete sidewalks for the Main Street Beautification Project**. *(The projected cost of $82,000.00 is an unbudgeted item from HURF.)*

On a motion by Teague, seconded by Gioia, the Council voted to approve the funds for stamped concrete sidewalks for the Main Street Beautification Project in the amount of $65,000. Council members Kovacovich and Baker voted no.

A motion by Dickinson, seconded by Gioia, to approve funds for stamped concrete sidewalks for the Main Street Beautification Project in the amount of $70,000, failed with Teague, Baker, Kovacovich, and Reddell voting no.

Mayor Dickinson explained that the original estimate of $54,000 previously approved by Council was for stamped sidewalk in front of Town owned property only, and that the $82,000 would include the entire main street project. He advised Council that he has been speaking with ADOT and Ames Construction and has negotiated a price of $70,000. Councilor Baker expressed her frustration with ADOT and Ames, and stated that they have been in several meetings and discussions on sidewalks. Councilor Kovacovich expressed his concern that this would take 10% of the HURF contingency fund, and asked if there were other large projects anticipated in the near future. Councilor Gioia stated he felt this was a good bargain.

4. **Adjournment**
On a motion by Reddell, seconded by Teague, the meeting was adjourned at 12:30 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Virginia Jones

Virginia Jones, Recording Secretary

CERTIFICATION:
I hereby certify 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 Special Session of the Town Council of Camp Verde, Arizona held on the 25th day of March, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 8 day of April, 2004

Deborah Barber

Deborah Barber, Town Clerk

AMENDED
AGENDA

SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE

COUNCIL CHAMBERS
473 S. MAIN

WEDNESDAY, MARCH 31, 2004
1:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion, consideration, and possible approval to retain NFPD, Inc., for planning and development in Camp Verde, and authorization to exceed the Economic Development Line Item.** The estimated cost is $21,900 and will come from General Fund Contingency.

4. **Discussion, consideration, and direction to staff on welcome signs along Hwy 260.**

5. **Adjournment**

Posted by: D Jones Date/Time: 3-30-04 12:49 p

Note: Pursuant to A.R.S. §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.

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AGENDA

SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE

COUNCIL CHAMBERS
473 S. MAIN

WEDNESDAY, MARCH 31, 2004
1:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion, consideration, and possible approval to retain NFPD, Inc., for planning and development in Camp Verde, and authorization to exceed the Economic Development Line Item.** The estimated cost is $21,900 and will come from General Fund Contingency.

4. **Adjournment**

Posted by: [illegible] Date/Time: 3-30-04 11:45 a.m.

Note: Pursuant to A.R.S. §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.

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MINUTES
SPECIAL SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, MARCH 31, 2004
at 1:00 P.M.

1. **Call to Order**
Mayor Dickinson called the meeting to order at 1:00 p.m.

2. **Roll Call**
Mayor Dickinson, Vice Mayor Reddell, Councilors Baker, Kovacovich, and Parrish were present. Councilor Gioia arrived at 1:02 p.m. and Councilor Teague arrived at 1:03 p.m.

Also Present:
Town Manager Bill Lee, Finance Director Dane Bullard, and Town Clerk Deborah Barber

Mayor Dickinson asked that Item #4 be heard before Item #3. At this time, Mayor Dickinson asked Bekki Van Benthuysen of the Journal to introduce her replacement. Mrs. Van Benenthuysen thanked the Mayor and Council for their support over the years and explained that she would be working from Sedona. She introduced Kelly Shelton. Ms. Shelton said she looked forward to working with everyone.

3. **Discussion, consideration, and possible approval to retain NFPD, Inc., for planning and development in Camp Verde, and authorization to exceed the Economic Development Line Item.** The estimated cost is $21,900 and will come from General Fund Contingency.
On a motion by Teague, seconded by Reddell, the Council voted to accept the proposal from NFPD in the amount of $21,900 to come from General Fund contingency. Gioia and Baker voted no.

Manager Lee advised that staff had been working diligently with economic development activities and had concluded that help was needed with some of the more difficult tasks that included annexation, agreements, revitalization, and redevelopment. He recommended that Council approve the expenditure to retain NFPD. Lee introduced Dave Fackler of NFPD who explained his company's background. He said that their intent was not to replace staff, but to guide them in areas where they lacked expertise.

Councilor Baker expressed concerns that the contract gave the Manager authority over decisions since she felt that authority belonged with the Community Development Director.

Councilor Gioia expressed concerns that the contract gave the Manager authority that truly belonged to the Council, and he was concerned with the unbudgeted expenditure. He suggested that this wait until budget.

Mayor Dickinson and Vice Mayor Reddell advised that Manager Lee kept the Council well informed on all of his activities and stressed the importance of moving forward on economic development activities. Each stated that they had full confidence in the Manager's abilities.

Finance Director Bullard advised that Council had budgeted $15,000 in the Economic Development line item and that there was less than $1,000 left.

4. **Discussion, consideration, and direction to staff on welcome signs along Hwy 260.**
After discussion and a motion by Dickinson, seconded by Gioia, the Council voted unanimously to have the sign say, "Welcome to Camp Verde. Established 1868. Home of Historic Fort Verde."

Manager Lee advised that staff was somewhat confused with Council's last direction that directed the welcome sign to say "Welcome to Camp Verde, Home of Historic Camp Verde".

5. **Adjournment**
The meeting was adjourned at 1:34 p.m. after a motion by Reddell, and a second by Kovacovich.

Mitch Dickinson

Mitch Dickinson, Mayor

Deborah Barber

Deborah Barber, Town Clerk

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 special session of the Town Council of Camp Verde, Arizona, held on the 31st day of March 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 8 day of April, 2004

Deborah Barber

Deborah Barber, Town Clerk

ADDENDUM TO THE AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, APRIL 7, 2004
6:30 P.M.

Regular Business:

5.a **Discussion, consideration, and possible approval to purchase a rodeo arena in the amount of $57,500.** This is an unbudgeted item from Parks Contingency.

5.b **Discussion, consideration, and possible direction to staff to determine the costs for Douglas Stroh Architects to develop a Master Plan for the current 7-acre Town Hall site.**

Posted by: O Jones Date/Time: 4-5-04 1:15 p.m.

Note: Pursuant to A.R.S. §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.

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AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, APRIL 7, 2004
at 6:30 P.M.

1. **Call to Order**
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) Special Session – March 31, 2004
      2) Special Session – March 25, 2004
      3) Regular Session – March 17, 2004
   b) **Set Next Meeting, Date, and Time:**
      1) Regular Session – April 21, 2004 at 6:30 p.m.
      2) Council Hears Planning & Zoning – April 28, 2004 at 6:30 p.m.
   c) **Possible approval of proclamation declaring April as Fair Housing Month in the Town of Camp Verde.**
   d) **Possible approval of Resolution 2004-589, a resolution of the Town Council of the Town of Camp Verde, Camp Verde, Arizona, pertaining to the submission of projects for consideration in Arizona's 2005 Fiscal Year Highway Safety Plan.** This resolution approves submission of projects to the Governor's Office of Highway Safety for funding and authorizes the Town Manager to conduct negotiations and execute all documents related to this project.
   e) **Possible approval of the judicial collections amount of $13,238.26 for the third quarter, in compliance with ARS §12-116.04.** This is an unbudgeted item from General Fund.

5. **Call to the Public for Items not on the Agenda** Pursuant to ARS §38-431.01.G, Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Council from taking any action on items not on the agenda, 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.

Please note: The Clerk's Office makes every attempt to provide a complete agenda packet for public review. However, it is not always possible or feasible to include all information in the packet. You are encouraged to contact the Clerk's Office for copies of supporting documentation, if any, that were unavailable at the time the packet was prepared.

Public input may be invited on the following:

6. **Public Hearing, discussion, consideration, and possible prioritization of possible projects to submit for Community Development Block Grant (CDBG) funding from both the State Special Projects (SSP) and Regional Accounts.**
7. **Call to the Public for Items not on the Agenda**

There will be no Public Input on the following items:

8. Advanced Approvals

9. Manager/Staff Report

10. 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.

11. Adjournment

Posted by: U Jones Date/Time: 4-2-04 10:20 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.

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MINUTES
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, APRIL 7, 2004
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:
Town Manager Bill Lee, Town Attorney Julie Kriegh, Library Director Gerard Laurito, Acting Marshal Ralph O'Donnal, Asst. Parks & Recreation Director Lynda Moore, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
The Pledge was led by Councilor Parrish.

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) Special Session – March 31, 2004
      2) Special Session – March 25, 2004
      3) Regular Session – March 17, 2004
   b) **Set Next Meeting, Date, and Time:**
      1) Regular Session – April 21, 2004 at 6:30 p.m.
      2) Council Hears Planning & Zoning – April 28, 2004 at 6:30 p.m.
   c) **Possible approval of proclamation declaring April as Fair Housing Month in the Town of Camp Verde.**
   d) **Possible approval of Resolution 2004-589, a resolution of the Town Council of the Town of Camp Verde, Camp Verde, Arizona, pertaining to the submission of projects for consideration in Arizona's 2005 Fiscal Year Highway Safety Plan.** This resolution approves submission of projects to the Governor's Office of Highway Safety for funding and authorizes the Town Manager to conduct negotiations and execute all documents related to this project.
   e) **Possible approval of the judicial collections amount of $13,238.26 for the third quarter, in compliance with ARS §12-116.04.** This is an unbudgeted item from General Fund.

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved the Consent Agenda, with the following changes so noted: Minutes of March 31, 2004, Page 1, Baker felt that authority belonged to the Community Development Director and the Town Manager; also, in Item 3, Baker had voted no on the Motion. Minutes of March 25, 2004, Item 3, third paragraph, second sentence, the price should be reflected as $70,000.

Councilor Baker had requested a correction to the Minutes of the Special Session on March 31st, Page 1, to reflect that she felt that authority belonged with the Town Manager in addition to the Community Development Director. Dickinson requested a correction to the Minutes of Thursday, March 25th, Item 3, third paragraph, second sentence, to reflect a price of $70,000 instead of $75,000. In the Minutes of March 31st, Item 3, Baker confirmed that she had voted no on the motion.

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

Joan Wilson, a 7-year resident who lives on Aspen Way, expressed her concern over the issue of building a bridge over Verde Lakes Drive, where she said it floods all the time. She felt something absolutely has to be done because of the problem of road closures causing delays in emergency response for the residents. Mrs. Wilson said that the decision to purchase a lot in the area for her daughter was based on the need to locate on the side of the creek where her son-in-law, who is disabled, would have the prompt emergency response he would require. She added that there are others living there who are seriously affected by the response problem.

Tom Nielsen, who lives on General Crook Trail, in the apartment building for senior citizens, called the Council's attention to what the residents believe is a problem at the intersection of 7th Street. He understood a petition had been presented two months ago, and requested information as to what, if anything, is being done to resolve the dangerous problem of entering that intersection from the apartments.

Lee advised Mr. Nielsen and the Council that the petition had been forwarded to ADOT personnel with a request to look into the matter, and agreed to follow up for a response from ADOT.

5a. Discussion, consideration, and possible approval to purchase a rodeo arena in the amount of $57,500.

On a motion by Teague, seconded by Baker, the Council voted unanimously to approve the purchase of a rodeo arena in the amount of $55,000, with the funds to come from the Park Contingency Fund.

Town Manager Lee explained that one of the amenities planned for the second phase of the Community Park has been an arena for equestrian events, perhaps a staging area for BMX bicycle races, and a number of events other than just equestrian. The Bullhead City Chamber of Commerce has an arena available for purchase, and after negotiations have agreed to lower the original asking price from $75,000 to $55,000. Parrish said he had researched the value of the equipment and shared with the Council a price list comparison that indicated a value of approximately over $160,000. There was a general consensus that the arena would fit well into the Town's plans for the Parks system and would be great for the kids. The question of insurance issues was discussed, and it was agreed that additional insurance would be required for each event; however, most groups would usually be expected to provide their own insurance. The Council also considered the current costs of renting equipment for special events, and the possibility of the arena paying for itself in the future. The Council agreed that the purchase appeared to be a wise move for the Town, and the members' endorsements emphasized equestrian events as being part of Camp Verde's heritage, and that the arena would be a valuable investment especially for the children of Camp Verde.

5b. Discussion, consideration, and possible direction to staff to determine the costs for Douglas Stroh Architects to develop a Master Plan for the current 7-acre Town Hall site.

On a motion by Teague, seconded by Kovacovich, the Council voted unanimously to direct staff to determine the costs for the Douglas Stroh Architects to develop a Master Plan for the current 7-acre Town Hall site.

Manager Lee reminded the Council that looking for ways and means of building facilities for the Marshal and the Library has been the subject of ongoing research, and described various possibilities that have been considered. Lee has met with Doug Stroh who has been appointed by the Council for the project, and Stroh has made alternate suggestions, one of which was to locate all of the municipal departments on the 7 acres that the Town already owns. Such a consolidation would help create an economic engine for the Main Street merchants and might encourage investment in businesses on Main Street, and the Council was requested to direct staff to contact the architect for a price on a master-planning of the entire suggested facility. The discussion with Lee confirmed that the Council would then be presented with the proposed cost for consideration and approval before deciding to proceed further.

Lee advised the Council that, although the Library Commission has worked long and hard to secure the property in the Cliffs, there was no opposition expressed to taking a look at locating the Library at the proposed consolidated site. Mayor Dickinson said that if such a change in location would be made, the developer of the Cliffs site has advised Lee that he would be agreeable to some monetary equitable arrangement with the Town to receive back the property he had agreed to donate for a Library site.

Public Input:
Tom Nielsen spoke in opposition to the proposed Library site at the Cliffs, which he believes would cost a lot of money for grading, and pointed out three other sites which he felt would be a better choice and would save money. The Mayor assured the speaker that the Council was taking steps to make the best decision possible.

6. Public Hearing, discussion, consideration, and possible prioritization of possible projects to submit for Community Development Block Grant (CDBG) funding from both the State Special Projects (SSP) and Regional Accounts.
On a motion by Reddell, seconded by Parrish, the Council voted unanimously to prioritize the following projects for funding from the State Special Projects (SSP) in the following order, as presented by staff:
(1) Remodeling of the restrooms at the Community Center;
(2) Community revitalization strategy;
(3) Financial assistance for sewer hookups.

On a motion by Dickinson, seconded by Baker, the Council voted unanimously to put into a pool for consideration for CDBG funds as follows: ADA-compliant picnic tables and surfacing for the Community Center Ramada; acquisition of land and buildings and construction for economic development purposes; flood and drainage improvements to include Clear Creek Drive area and Middle Verde; Adult Literacy Program; Senior Center and Youth Center; Jobs and job training; curb, gutter and street improvements throughout the Town; and that any of the three unfunded SSP items be carried forward into that pool for future consideration.

Town Clerk Barber, who administers the Town's CDBG program, explained that this is the second public hearing for projects to be submitted for consideration from the State Special Projects fund (SSP) and the 2005 CDBG cycle. She explained this is a competitive statewide cycle. She explained that staff had prepared three projects for the SSP round. They are remodeling of the Community Center restrooms, a community revitalization strategy, and sewer hookups for the Sanitary District. Barber said that this is also the time to suggest any other projects that might be considered.

Barber also suggested that Council consider establishing the priority of the remaining projects at this time, so that the Town could move forward with the application for the regular cycle in March 2005.

Barber explained how the SSP cycle works in awarding funds to the various communities. She stated that it is her understanding that it is highly unlikely that funding would be received for a second project on a list, and no chance at all for a third. Barber confirmed that the amount of $410,000 will definitely be available in the March 2005 CDBG cycle, but that amount is unrelated to the discussion of SSP projects. There was a lengthy discussion regarding various projects and problems that the Town would like to address, including the Verde Lakes road closure issues and steps that have been taken to try to identify the project in order to qualify for governmental funding. Barber pointed out that the deadline for applying for the SSP funds would preclude adding that project since there is not enough time to comply with procedural requirements to try to qualify it; not only that, there is a maximum award amount of $300,000.

During the discussion of several other projects which had been brought up, the members were reminded that the three projects first itemized by Barber were those that were being presented for consideration and prioritization for SSP funds, and it was agreed to assign priority in that order. Barber also explained that the Town might receive a higher ranking by providing in-kind services and matching funds. She stressed that since no applications for sewer hook-up assistance have been received to date, it may not be possible to include that item at all.

It was decided to first address the issue of the SSP funds, and then consider projects for the CDBG funding. At a future work session, the Council can determine which projects to fund with the 2005 CDBG money, which is basically the $410,000 payback from the County. The discussion continued with suggestions for a pool of projects to be considered for CDBG funding, and the guidelines for qualifying. SSP projects which do not get funded can also be included in that pool. There was emphasis on the need for surveys in order to qualify for funding, and the Verde Lakes project was pointed out as needing the cooperation of the residents in that regard.

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

Robert Johnson commented regarding the 2,000 people in Verde Lakes, which is about one-fifth of the Town, so the bridge on Clear Creek should be a big priority, since as far as he knows nothing is being done out there, and perhaps the Council should think about doing that.

8. Advanced Approvals

There were no advanced approvals.

9. Manager/Staff Report

There was no Manager/Staff report.

10. Council Informational Reports

Parrish expressed thanks again to Laura Carter for her hard work in providing the prices on the arena materials.

Reddell provided an update on Ron Smith who is now out of the hospital recuperating at home from injuries suffered in a horse accident.

Gioia reported on the Water Advisory Committee meeting held in Camp Verde, pointing out that the most important topic discussed was the possible acquisition of the CVCF Ranch by Prescott. Prescott plans to basically set it up as a water farm, pumping water from the Big Chino Aquifer and piping it to the Prescott area, possibly including Prescott Valley and Chino Valley as recipients. Gioia shared his understanding from an earlier meeting regarding the possible adverse

effects of the pumping to the Verde River and that no plan for rectifying that issue has come forth. Prescott's Council on ~~May~~ April 22nd will be deciding on the purchase and improvement of that Ranch to turn it into a water farm. Gioia cautioned everyone to take the matter very seriously and to keep an eye on what is happening.

Baker said she had attended a Transportation Policy Advisory Committee meeting; the T-21 reauthorization is still an issue and a continuing resolution that Congress keeps passing. The current one expires April 30th, and Baker reviewed the possible upcoming action by the Senate that could result in lowering the former bill proposing $275 billion for transportation to $256 billion when and if it is authorized. Baker said that a resolution will be prepared for all the Council to sign and send to our Senators reiterating the Town's position on the issues, and if there are any other possible issues the Committee would like to be advised of them so they can follow through.

11. Adjournment

On a motion by Gioia, seconded by Kovacovich, the meeting was adjourned at 7:39 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 7th day of April 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 12 day of April, 2004

Deborah Barber

Deborah Barber, Town Clerk

ADDENDUM TO THE AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, APRIL 21, 2004
6:30 P.M.

6.a Discussion, consideration, and possible approval of proposal from Stroh Rogers Architects, Inc. in the amount of $7,800 to develop a master plan for the current 7 acre Town Hall Site. (This is an unbudgeted item from contingency)

Posted by: O Jones Date/Time: 4-20-04 11:58 a.m

Note: Pursuant to A.R.S. §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.

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.

AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, APRIL 21, 2004
at 6:30 P.M.

1. **Call to Order**
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) Regular Session – April 7, 2004

      Set Next Meeting, Date, and Time:
      1) Council Hears Planning & Zoning – April 28, 2004 at 6:30 p.m.
      2) Regular Session – May 5, 2004 at 6:30 p.m.
      3) Regular Session – May 19, 2004 at 6:30 p.m.
      4) Special Session – May 20, 2004 at 10:00 a.m.
      5) Special Session – May 21, 2004 at 10:00 a.m.
      6) Council Hears Planning & Zoning – May 26, 2004 at 6:30 p.m.

   b) **Possible approval of a proclamation declaring the week of May 2 through May 8, 2004 as Municipal Clerks Week.**
   c) **Possible approval to extend the existing Intergovernmental Agreement for dispatch services for the Camp Verde Fire Department for a one-year period beginning July 1, 2004 through June 30, 2005, and setting the fees at $48,410.00.**
   d) **Possible approval of an Amber Alert Agreement between the Town of Camp Verde and Arizona AMBER Alert.**
   e) **Possible approval to renew the Joint Use of Athletic Facilities and Recreational easement with Betty Chester and D.G. Campbell for Sunnyside Park.**

5. **Call to the Public for Items not on the Agenda** Pursuant to ARS §38-431.01.G, Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Council from taking any action on items not on the agenda, 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.

Please note: The Clerk's Office makes every attempt to provide a complete agenda packet for public review. However, it is not always possible or feasible to include all information in the packet. You are encouraged to contact the Clerk's Office for copies of supporting documentation, if any, that were unavailable at the time the packet was prepared.

Public input may be invited on the following:

6. **Discussion, consideration, and possible award of bid for drainage improvements for SR 260 and 7th Street, Project #04-003, and authorization to execute contract.** The low bid on this project was $99,876, and is an unbudgeted item from HURF.
7. **Discussion, consideration, and possible approval to extend the Parks allocation of the 1% sales tax increase for a period of ten (10) years for the development and acquisition of parks.**
8. **Discussion, consideration, and possible authorization to purchase playground equipment valued at $58,000 for $2,500.** This is an unbudgeted item from Parks Contingency.

Vice-Mayor Reddell requested the following item:

9. **Discussion, consideration, and possible authorization to purchase groundwater-monitoring equipment for $4,280.00.** This is a budgeted item.

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

There will be no Public Input on the following items:

11. **Advanced Approvals**
    a) **Possible approval to replace irrigation pump at Butler Park for $3,338.35.** This is an unbudgeted item from the General Fund.

12. **Manager/Staff Report**
13. **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.
14. **Adjournment**

Posted by: [illegible] Date/Time: 4-16-04 10:45 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.

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MINUTES
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, APRIL 21, 2004
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.

Also Present:
Town Manager Bill Lee, Asst. Parks & Recreation Director Lynda Moore,, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper.

3. Pledge of Allegiance
The Pledge was led by Mayor Dickinson, followed by a moment of silence for the passing of Officer Jacob Teague and the other two individuals in the recent vehicle accident.

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

a) Approval of the Minutes:
1) Regular Session – April 7, 2004

Set Next Meeting, Date, and Time:
1) Council Hears Planning & Zoning – April 28, 2004 at 6:30 p.m.
2) Regular Session – May 5, 2004 at 6:30 p.m.
3) Regular Session – May 19, 2004 at 6:30 p.m.
4) Special Session – May 20, 2004 at 10:00 a.m.
5) Special Session – May 21, 2004 at 10:00 a.m.
6) Council Hears Planning & Zoning – May 26, 2004 at 6:30 p.m.

b) Possible approval of a proclamation declaring the week of May 2 through May 8, 2004 as Municipal Clerks Week.

c) Possible approval to extend the existing Intergovernmental Agreement for dispatch services for the Camp Verde Fire Department for a one-year period beginning July 1, 2004 through June 30, 2005, and setting the fees at $48,410.00.

d) Possible approval of an Amber Alert Agreement between the Town of Camp Verde and Arizona AMBER Alert.

e) Possible approval to renew the Joint Use of Athletic Facilities and Recreational easement with Betty Chester and D.G. Campbell for Sunnyside Park.

On a motion by Reddell, seconded by Kovacovich, the Council unanimously approved the Consent Agenda, with the following changes: Addition of meetings on Tuesday, April 27th at 11:30 a.m., and May 12th at 6:30 p.m.; Special Sessions for May 20th and 21st at 10:00 a.m. posted as Executive Sessions; Item c) pulled and tabled until a later date; Page 5, Line 2 of the Minutes of April 7, 2004 to reflect the date of April 22 instead of May 22.

Mayor Dickinson requested changes to the Consent Agenda, including adding a budget work session for Tuesday, April 27th at 11:30 a.m., with a follow-up session on Wednesday, May 12th at 6:30, with the ultimate goal of adopting the budget on June 2nd; and posting the Special Sessions

set for May 20th and May 21st as Executive Sessions, since those are personnel hearing matters. It was pointed out, however, that the employees would have the option of requesting public hearings.

Councilor Baker requested that **Item c)** be pulled and tabled until after May 1st, at the request of the Fire Department.

Councilor Gioia said that the Minutes of April 7, 2004 on Page 5 should have reflected the date of April 22nd for the coming decision of Prescott's Council regarding the CVCF Ranch; as of yesterday Prescott's Council decided to defer decision on that acquisition until May 20th.

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

Judy Gilbert explained that she is a volunteer in a kindergarten class, indicating several children representing that class who accompanied her. She said the children are students at Camp Verde Elementary School, and were attending to present a poster to their Town Council regarding Earth Day, April 27th. With help from Ms. Gilbert, each of the students shared a slogan on preserving the environment, asking everyone to do the same, and then presented paper flowers made from recycled materials to each of the Council members. Ms. Gilbert added her encouragement to retired persons to also volunteer and help the teachers in developing the reading, writing and math skills already being started in kindergarten. She also said the class is looking for a donated tree to finish their project; their next project will be politics.

Robert McClarin introduced himself as a resident of Lake Montezuma and President of the Lake Montezuma Property Owners Association. Mr. McClarin's presentation focused on the concern of that community regarding a proposal by the owners to rezone the Beaver Creek Golf Course into high-density housing. Mr. McClarin invited the Town of Camp Verde to participate in a discussion with residents of both communities concerning the pros and cons of annexation by the Town; for full details, a copy of Mr. Mc Clarin's prepared statement is attached hereto as an Exhibit.

There was no further public input.

6. Discussion, consideration, and possible award of bid for drainage improvements for SR 260 and 7th Street, Project #04-003, and authorization to execute contract. The low bid on this project was $99,876, and is an unbudgeted item from HURF.

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved award of the bid for drainage improvements to SR 260 and 7th Street, Project 04-003, to the low bidder, Rocky Construction, Inc., in the amount of $99,876.

Mayor Dickinson reported that the current amount in the HURF contingency fund is $760,000, with a portion reserved for emergency measures.

Wally Dickinson gave a brief history of an Intergovernmental Agreement with ADOT to work on a drainage project that runs along a portion of Finney Flat down to 7th Street; the proposal is to raise the road bed in order to control the drainage flow. Rocky Construction has presented the low bid of $99,876.

It was acknowledged that the area has presented an ongoing problem; Councilor Reddell explained that discussions had been held with ADOT regarding trying to work out the drainage problems, and the Sanitary District had also been involved in the design of the project. It was agreed that at this point the Town is obligated to follow through. Town Manager Lee advised the Council that staff has tried to find alternate solutions, but now recommends that the funding be approved for building the road as proposed. Reddell confirmed that ADOT had paid for the engineering, the Town will have to put the asphalt down, and ADOT will put on an overlay on

top, with no further help on cost from ADOT. The member discussed in further detail the work to be completed that also includes the project by the Sanitary District in that area.

The wide range of amounts bid was questioned by the Council; Wally Dickinson confirmed that Rocky Construction has a good reputation, has been in business for quite awhile and has been very successful and reliable as to their bids; Manager Lee added his assurance as to the reputation of Rocky Construction.

PUBIC INPUT
Ron Smith asked about installing a sidewalk on the north side, and Reddell said the design provided for that at a later date.

There was no further public input.

6a. Discussion, consideration, and possible approval of proposal from Stroh Rogers Architects, Inc. in the amount of $7,800 to develop a master plan for the current 7 acre Town Hall Site.
On a motion by Reddell, seconded by Parrish, the Council unanimously approved the proposal from Stroh Rogers Architects, Inc., in the amount of $7,800 to develop a master plan for the 7 acres of Town Hall.

Town Manager Lee referred to the discussion at the last meeting regarding getting a master plan for the entire 7 acres that the Town owns in order to decide on eventually developing a Town Hall complex that would include the Library and the Marshal's Office. The subject architect has met with the Mayor and Lee and walked the site prior to presenting his proposal. During the Council's discussion, there was concern expressed over the possibility of having to pay extra for possibly numerous revisions to a concept plan prepared by the architectural firm. Mayor Dickinson expressed his confidence in the architect's proposal as being straightforward and a basic business contract, that Mr. Stroh is aware of the needs and wishes of the Council, and that his original design proposal will be based extremely largely based on the input he gets from the Town. Lee shared his understanding from discussions with Mr. Stroh that Mr. Stroh does plan to work closely with the Town representatives all during the process of preparing the design, and has been requested to keep the dollar amount as low as possible. During further discussion there was general agreement expressed, based on the language of the proposal and his participation to date, that Mr. Stroh will be doing what he has been asked to do, and that he will be working closely with the Town during the project and will be receiving sufficient input as to what the Town wants.

7. Discussion, consideration, and possible approval to extend the Parks allocation of the 1% sales tax increase for a period of ten (10) years for the development and acquisition of parks.
On a motion by Reddell, seconded by Parrish, the Council unanimously approved the extension of the Parks allocation of the 1% sales tax increase for a period of ten (10) years for the development and acquisition of parks and trailheads.

Lynda Moore, Asst. Parks & Recreation Director, reported that the Parks fund currently has $443,000; in the past $20,000 has been spent on lights for the Skate Park, $55,000 for a new arena, $85,000 on a NEPA study in the Forest Service collection agreement, $60,000 on Sunnyside Park, and also the second phase of Butler Park has been paid off in the amount of $20,000. Estimated cost to purchase the 223 acres at the Airstrip for the Park is approximately $1.8 million, not including construction. Extending the tax for 10 years would generate $2.4 million and would help the Town to see the Park become a reality. Lee added that another 40 to 60,000 is yet to be received before the initial four years are up.

According to a memo from the Finance Director, Mayor Dickinson pointed out that the Town has been averaging about 280,000 a year into the Parks fund, and that the tax base should gradually increase each year, and he expressed his strong support for approving the additional ten-year period, especially for the ongoing youth programs which are extremely important to the children of Camp Verde, and which as a side benefit contribute to the economy of the Town through the heavy increase of business for the hotels and restaurants during those events. Dickinson said the prospects of the development of the Park and related planned activities, and activities not yet explored, are very exciting, and have been a part of the vision of the community for a long time; other members generally agreed that the tax has generated strong revenue, and was originally endorsed whole-heartedly by the community.

PUBLIC INPUT
There was input from the following members of the Parks & Recreation Commission, the Trails and Pathways Committee, and the Planning & Zoning Commission, all strongly encouraging the Council and urging them to support the 10-year extension of the Parks allocation of the 1% tax for all of the reasons discussed by the Council, as well as the original full support of the community for the tax for the development of the Park:

Bill Epperson, Chairperson, Parks & Recreation Commission
Jim Ellington, Parks & Recreation Commission
Robert Foreman, Chairperson, Planning & Zoning Commission
Ron Smith, Trails & Pathways Committee
Clint Teague, Parks & Recreation Commission
Bob Reuna, Parks & Recreation Commission

There was no further public input.

Following the Council action, Mayor Dickinson expressed his appreciation to those members of the Commissions and Committee for the input from each and the work that each has done, volunteering for the benefit of all our citizens.

8. **Discussion, consideration, and possible authorization to purchase playground equipment valued at $58,000 for $2,500.** This is an unbudgeted item from Parks Contingency.
On a motion by Dickinson, seconded by Baker, the Council unanimously authorized tender of a bid on the playground equipment for $5,000.

Asst. Parks & Recreation Director Moore said that when the issue was first presented it was understood that the equipment was for sale for $2,500; it has since been found that there is a bidding process involved, with the bid starting at $2,500. According to play equipment books, Ms. Moore said that similar equipment would cost $58,000, and the equipment that is up for bid was originally purchased by Burger King for $40,000, has been donated to Richard Corey, Celebration of Youth, and is in very good condition. The proceeds from the sale will benefit the Celebration of Youth organization. The Council discussed how the playground equipment would be used, and it was confirmed that it could be used at Sunnyside Park pursuant to the original agreement for that park, although Ms. Moore would work with Parks & Recreation to determine the best location for the equipment from a number of possible sites. It was agreed to submit a bid of $5,000 for the "silent" auction.

There was no public input.

9. **Discussion, consideration, and possible authorization to purchase groundwater-monitoring equipment for $4,280.00.** This is a budgeted item.

On a motion by Reddell, seconded by Kovacovich, the Council unanimously authorized the purchase of groundwater-monitoring equipment for $4,280, which is $280 over budget, to come from the general contingency.

Vice Mayor Reddell said that the item had been included in the budget last year for the Verde Valley Water Users, and the ground-monitoring equipment is a start toward future monitoring of water in the Verde Valley; the property owners currently will have to pay fees for the full service until the Town can add funds to the coffers of either the Verde Valley Water Users or the Verde Ditch Company. The equipment is needed to get that start. Phil Briggs, Hydrologist, will be doing the monitoring and will have the information available. It was agreed that having the scientific information available is important and would be beneficial in supporting the case of private property well owners in the Verde Valley when the adjudication process does commence. There was some reservation that the data collected through the program, in particular using public funds, would make it public information and perhaps might support the position of SRP. However, it was concluded that in that event, the Town would still have the information in hand and could start to deal with whatever outcome the data would indicate, before becoming a part of the court process.

Reddell explained that the program is set up in the computer now, identifying the locations of the wells that can be monitored for information to go into next year's plan; purchase of the equipment is the first stepping stone in order to get started right now. For the benefit of the public, Councilor Gioia gave a brief overview of what the issue is all about, including the involvement of SRP, and the benefit of having the data from the monitoring equipment.

PUBLIC INPUT

Robert Johnson asked who gets the information from the gauge. Reddell responded that through periodic checks, the hydrologist who is on retainer with the Verde Valley Water Users will collect the data and records that will be made fully available to the public.

There was no further public input.

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

There was no public input.

11. Advanced Approvals

a) **Possible approval to replace irrigation pump at Butler Park for $3,000.** This is an unbudgeted item from the General Fund.

On a motion by Gioia, seconded by Baker, the Council unanimously approved the advanced approval for $3,338.35 for the Butler Park irrigation pump bill paid to Maynard Pump & Quality Water.

Town Manager Lee said that the pump has already been installed; Mayor Dickinson confirmed the understanding that there have been problems with the irrigation equipment and that all the problems have been worked out, and that the installation had been necessary in order to continue to keep the fields green and in good shape. There was also a discussion about the output volume of the pump.

12. Manager/Staff Report

Manager Lee reminded the members about the Main Street Stampede coming this weekend. Lee will be in Phoenix tomorrow meeting with the Town's Economic Development Consultant as well as with Mr. Stroh, looking at some buildings in the City of Tempe, and will bring back pictures and ideas back to Town Council. Lee also reported on the attempt to reschedule a meeting with Tom Foster of ADOT and the property owners along 260, and Town Council; it is tentatively scheduled for the week of May 10th.

13. Council Informational Reports

Mayor Dickinson said that a meeting might be needed on Monday since there has been an effort to schedule a session with the Economic Development Consultant; a date was tentatively scheduled for Monday, April 26 at 12:00 noon. Everyone will be notified if that meeting is firmed up. Dickinson added that he is looking forward to the Main Street Stampede that promises to be a great fundraiser for both the athletic department, and perhaps for low-interest loans to those business owners who wish to beautify their property.

Councilor Kovacovich suggested that the Town flag should also be displayed in the Council Chambers; Lee confirmed that the flag holder has been ordered and is on its way.

Council Baker reported on her attendance at the Economic Forum and said that the summary provided by APS regarding Arizona's economy is that they expect the economy to be strong still in the first half of 2004, with a slight moderation in the second half; Arizona should see its best economic growth in the last four years, but not as high as the 1990's; Yavapai is still expected to stay stronger than the U.S. and the rest of the State of Arizona in our growth, and will require wise management. High tech manufacturing and industry diversity are the keys to pay attention to.

Council Gioia reported on his attendance today at the Yavapai County Water Advisory Committee meeting in the new, very beautiful agricultural facility for Yavapai College. The items addressed by the Committee included public outreach and education grants and programs, and, most importantly, the Verde River Headwater Study, presented by representatives from the U.S.G.S. Colorado Office. Gioia described in detail the highly technical study, its anticipated outcome, and the scientific indicators and their relation with the Big Chino Aquifer.

14. Adjournment

On a motion by Reddell, seconded by Kovacovich, the meeting was adjourned at 7:57 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 21st day of April, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 10 day of May, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

WORK SESSION
MAYOR and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106

MONDAY, APRIL 26, 2004
1:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion, consideration, and review of the development of a Master Plan for Town Facilities and Main Street redevelopment with consultants Dave Fackler and Doug Stroh, Architect.**

4. **Adjournment**

Posted by: O Jones Date/Time: 4-23-04 9:20 a.m.

Note: Pursuant to A.R.S. §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.

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
MONDAY, APRIL 26, 2004
1:00 P.M.

1. **Call to Order**
Mayor Dickinson called the meeting to order at 1:04 p.m.

2. **Roll Call**
Mayor Dickinson, Vice Mayor Reddell and Councilors Baker, Gioia, Parrish, and Kovacovich were present. Councilor Teague was absent.

Also Present
Town Manager Bill Lee, Town Attorney Julie Kriegh, Library Director Gerry Laurito, Community Development Director Will Wright, Finance Director Dane Bullard, and Town Clerk Deborah Barber

3. **Discussion, consideration, and review of the development of a Master Plan for Town Facilities and Main Street redevelopment with consultants Dave Fackler and Doug Stroh, Architect.**
Manager Lee introduced Dave Fackler and Doug Stroh. Mr. Fackler advised that he had worked on several projects with the City of Tempe. He advised that it was his recommendation that Council consider putting retail frontage on Main Street to encourage economic development. He explained that Council could build a civic center and lease the space actually located on Main Street to retail merchants or develop a public/private partnership where the developer would pay for a portion of the construction. He explained that the most important thing to remember is not to leave gaps on Main Street or the customers will move on. He also stressed that if Council does determine to build the civic center and lease a portion of it, they must first determine the community's feelings, stating that it is not prudent to give merchants an unfair competitive advantage with low rents. He noted that Tempe determined the standards and then agreed to meet or exceed the standard rents.

Doug Stroh explained that he was looking forward to working with Council and that he was very impressed with a forward-thinking Council that had hired an economic development consultant. He said that he would work closely with Council and Mr. Fackler to come up with a plan that would meet the Town's vision. He also explained that he would get with Mr. Lee to set up meeting schedules.

4. **Adjournment**
The meeting was adjourned at 1:27 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Deborah Barber

Deborah Barber, Town Clerk

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 26th day of April 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 10 day of May, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE

COUNCIL CHAMBERS
473 S. MAIN, ROOM 106

MONDAY, APRIL 26, 2004
12:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion or consultation with the attorney in order to consider Council's position and instruct the attorney regarding Council's position regarding contracts that are the subject of negotiations.** Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03 (A)(3) and (A)(4) for discussion or consultation for legal advice and discussion or consultation with the attorney in order to consider its position and instruct its attorney regarding its position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation.

4. **Adjournment**

Posted by: U Jones Date/Time: 4-23-04 11:10 a.m

Note: Pursuant to A.R.S. §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.

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.

AGENDA

SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE

COUNCIL CHAMBERS
473 S. MAIN, ROOM 106

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12:00 A.M.

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4. **Adjournment**

Posted by: O Jones Date/Time: 4-23-04 9:20 a.m

Note: Pursuant to A.R.S. §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.

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MINUTES
SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
MONDAY, APRIL 26, 2004
12:00 P.M.

1. **Call to Order**
Vice Mayor Reddell called the meeting to order at 12:00 p.m.

2. **Roll Call**
Vice Mayor Reddell and Councilors Baker, Parrish, and Kovacovich. Mayor Dickinson and Councilors Gioia and Teague were absent.

On a motion by Baker, seconded by Kovacovich, the Council voted unanimously to recess the meeting for 15 minutes to allow time for the other Council members to arrive. Mayor Dickinson and Councilor Gioia arrived at 12:02 p.m.

Mayor Dickinson called the meeting to order at 12:15 p.m. Mayor Dickinson advised that Council should consider executive session to discuss the topic. On a motion by Reddell, seconded by Parrish, the Council voted unanimously to adjourn the Special Session.

3. **Discussion or consultation with the attorney in order to consider Council's position and instruct the attorney regarding Council's position regarding contracts that are the subject of negotiations.** Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03 (A)(3) and (A)(4) for discussion or consultation for legal advice and discussion or consultation with the attorney in order to consider its position and instruct its attorney regarding its position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation.

4. **Adjournment**
The meeting was adjourned at 12:17 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Deborah Barber

Deborah Barber, Town Clerk

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 special session of the Town Council of Camp Verde, Arizona, held on the 26th day of April 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 10 day of May, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

WORK SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE

CHAMBER OF COMMERCE
Meeting Room
385 S. Main Street

TUESDAY, APRIL 27, 2004
at 11:30 A.M.

1. **Call to Order**

2. **Roll Call**

Discussion of the Following:

3. **FY 2004/05 General Fund Operation Budget**

4. **Adjournment**

Posted by: U Jones Date/Time: 4-23-04 9:20 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.

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MINUTES
WORK SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE

CHAMBER OF COMMERCE
Meeting Room
385 S. Main Street

TUESDAY, APRIL 27, 2004
at 11:30 A.M.

1. Call to Order
Vice Mayor Reddell called the meeting to order at 11:40 a.m.

2. Roll Call
Vice Mayor Reddell, Councilors Gioia, Baker, Kovacovich, and Teague were present, Mayor Mitch Dickinson joined the meeting at 11:50 a.m. Parrish was absent.

Also Present:
Town Manager Bill Lee, Finance Director Dane Bullard, Town Attorney Julie Kriegh, Acting Town Marshal Ralph O'Donnal, Library Director Gerry Laurito, Community Development Director Will Wright, Assistant Parks & Recreation Director Lynda Moore, Street Superintendent Wally Dickinson, Judge Lyndall McElhaney, Accounting Tech Debi Phillips and Deputy Clerk Virginia Jones.

Discussion of the Following:
3. FY 2004/05 General Fund Operation Budget
Dane Bullard provided a compilation of the General Fund expenditures, which reflects an approximate $77,000 deficit. Council discussed each department's budget. Council discussed creating new positions including the need to add an additional full-time building inspector, a parks maintenance worker and the receptionist position.

4. Adjournment
The meeting adjourned at 3:30 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Virginia Jones

Virginia Jones, 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 27th day of April 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 10 day of May, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, APRIL 28, 2004
at 6:30 P.M.

1. **Call to Order**
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) Regular Session – April 7, 2004

      Set Next Meeting, Date, and Time:
      1) Regular Session – May 5, 2004 at 6:30 p.m.
      2) Work Session – May 12, 2004 at 6:30 p.m.
      3) Regular Session – May 19, 2004 at 6:30 p.m.
      4) Executive Session – May 20, 2004 at 10:00 a.m.
      5) Executive Session – May 21, 2004 at 10:00 a.m.
      6) Council Hears Planning & Zoning – May 26, 2004 at 6:30 p.m.

   b) **Possible approval of Applicant Certifications for FY 2004 & 2005.** This is assurance and certification that the Town will comply will all federal overlay statutes relating to CDBG funded projects.

   c) **Possible approval of Resolution 2004-591, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting a Residential Antidisplacement and Relocation Assistance Plan for FY 2004, as required under Section 104(d) of the Housing and Community Development Act of 1974, as amended.**

   d) **Possible approval of Resolution 2004-590, a resolution of the Mayor and Common Council of the Town of Camp Verde, Camp Verde, Yavapai County, Arizona authorizing the submission of applications for FY 2004 State Special Projects (SSP) Funds, Certifying that said applications meet the Town's previously identified housing and community development needs and the requirements of the State CDBG Program, and authorizing all actions necessary to implement and complete the activities that are outlined in the applications.**

   e) **Possible approval of Resolution 2004-592, a resolution of the Mayor and Common Council of the Town of Camp Verde, Camp Verde, Yavapai County, Arizona committing local funds as leverage for FY 2004 State Special Projects Grant Applications.**

5. **Call to the Public for Items not on the Agenda** Pursuant to ARS §38-431.01.G, Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Council from taking any action on items not on the agenda, 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.

Please note: The Clerk's Office makes every attempt to provide a complete agenda packet for public review. However, it is not always possible or feasible to include all information in the packet. You are encouraged to contact the Clerk's Office for copies of supporting documentation, if any, that were unavailable at the time the packet was prepared.

Public input may be invited on the following:

6. **Discussion, consideration, and possible approval of Ordinance 2004-A275, and 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 404-02-035E from R1-35 to R1L-70 for 38.63 acres. This rezoning is to allow for the development of Diamond Creek North Subdivision. The location of the site is off Stolen Boulevard.**
   - **Call for STAFF PRESENTATION**
   - **Declare PUBLIC HEARING OPEN**
     a. **Call for APPLICANT'S STATEMENT**
     b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
     c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
   - **Declare PUBLIC HEARING CLOSED**
   - **Call for COUNCIL DISCUSSION**

7. **Discussion, consideration, and possible approval of Resolution 2004-593, a Resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2004-03 for the purpose of developing Diamond Creek North Subdivision on parcel 404-02-035E consisting of approximately 38.63 acres and 22 lots. The location of the development is off Stolen Boulevard.**
   - **Call for STAFF PRESENTATION**
   - **Declare PUBLIC HEARING OPEN**
     a. **Call for APPLICANT'S STATEMENT**
     b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
     c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
   - **Declare PUBLIC HEARING CLOSED**
   - **Call for COUNCIL DISCUSSION**

8. **Discussion, consideration, and possible approval of Resolution 2004-580, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the revised Preliminary Plat 2004-01 for the purpose of developing Verde Cliffs Planned Area Development on parcels 404-28-014P, -015K, -018U, -102A, -154C and -154D consisting of approximately 71.22 acres and 208 lots. The location of the project is off Cliffs Parkway.**
   - **Call for STAFF PRESENTATION**
   - **Declare PUBLIC HEARING OPEN**
     a. **Call for APPLICANT'S STATEMENT**
     b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
     c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
   - **Declare PUBLIC HEARING CLOSED**
   - **Call for COUNCIL DISCUSSION**

9. **Discussion, consideration, and possible approval of Resolution 2004-594, a resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2004-03, for the operation of an Assisted Living Home on parcels 403-20-021B and 403-20-022B located at 2440 W. Newton Lane for a period of ten (10) years.**
   - **Call for STAFF PRESENTATION**
   - **Declare PUBLIC HEARING OPEN**
     a. **Call for APPLICANT'S STATEMENT**
     b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
     c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
   - **Declare PUBLIC HEARING CLOSED**
   - **Call for COUNCIL DISCUSSION**

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

There will be no Public Input on the following items:

11. Advanced Approvals

12. Manager/Staff Report

13. 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.

14. Adjournment

Posted by: U Jones Date/Time: 4-23-04 9:20 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.

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MINUTES
COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, APRIL 28, 2004
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:
Town Manager Bill Lee, Community Development Director Will Wright, Sr. Planner Nancy Buckel 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) Regular Session – April 7, 2004

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e) **Possible approval of Resolution 2004-592, a resolution of the Mayor and Common Council of the Town of Camp Verde, Camp Verde, Yavapai County, Arizona committing local funds as leverage for FY 2004 State Special Projects Grant Applications.**

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

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

Robert Foreman expressed protest over recent statements by a Council member, published in both The Bugle and The Journal, claiming personal credit for bringing the Out of Africa Wildlife Park project to Camp Verde. Mr. Foreman said the statement was untrue and an insult to the many citizens of the Town who had worked on the project as well as an insult to the intelligence of the rest of the citizens. Mr. Foreman objected to one individual publicly claiming such sole credit, calling that claim ludicrous and evidence of conceit not acceptable for an elected official. Mr. Foreman concluded with the request that the Council member immediately issue a public apology to the citizens of Camp Verde.

Councilor Gioia, pursuant to State statutes, responded, defending his original personal contacts with Out of Africa principals and his efforts to convince them to relocate in Camp Verde, asserting that others had only subsequently worked with them; he said his claim for personal credit was a fact.

A brief discussion among the members followed, based on individual memories constructing the background of contacts and understanding with Out of Africa, and general belief that there was group assistance in the search for property; there was no resolution, and the Call to Public continued.

Jim Bullard spoke regarding recent articles in the paper about the lack of water in the Camp Verde area. He explained that he is with the Camp Verde Water System and that the U.S. Geological Survey has been monitoring one of the wells since the mid-1970's, and no drop in water level has been found. This was confirmed on April 26th by an individual from the Arizona Department of Water Resources who monitored wells throughout the community; there has not been a dropping of water levels detected in the Camp Verde area for a long time. Mr. Bullard said that the opposition to the Ruskin Land Trade was based on non-existent water issues, and the trade would be a boost to the economical growth of the community.

Deborah Moody, a resident in the Verde Lakes neighborhood, had several questions stemming from recent newspaper articles regarding the General Plan, the Verde Lakes lawsuit and the floodway in West Clear Creek; she was assured that she could meet with the Community Development Department staff and all her concerns would be addressed and questions answered well in advance of the voting deadline. Ms. Moody explained that she plans now to become an active citizen, not "just a resident." She also distributed copies of an article from the Arizona Republic regarding the Verde water situation.

Chet Teague stepped down as a member to address the Council as a citizen to convey the heartfelt gratitude on behalf of his family for the outpouring of sympathy and comfort and love from the community at large, neighbors, friends and loved ones during the family's time of sorrow over the loss of Jacob Teague. Mr. Teague shared his feeling of pride to be a U.S. citizen and to live in Camp Verde, and experiencing those acts of humanity and responses to needs at such a time, regardless of politics or beliefs, and he described how the family was continually surrounded by unselfish help and comfort from the very first receipt of the news, from Town merchants, fellow officers and their wives, Town staff and facilities. Mr. Teague expressed the family's wish to offer Certificates of Appreciation to Lt. Jesse Alvey of the Yavapai-Apache Police Department, Sgt. Brian Andrews and Officer Andy Copeland of the Camp Verde Marshal's Office, for going above and beyond their call to duty; one or the other was always present with the family, off duty, and would prepare the Certificates if the Council would wish to act on that request.

6. **Discussion, consideration, and possible approval of Ordinance 2004-A275, and 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 404-02-035E from R1-35 to R1L-70 for 38.63 acres. This rezoning is to allow for the development of Diamond Creek North Subdivision. The location of the site is off Stolen Boulevard.**

On a motion by Reddell, seconded by Parrish, the Council unanimously approved Ordinance 2004-A275, 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 404-02-035E from R1-35 to R1L-70 for 38.63 acres. This rezoning is to allow for the development of Diamond Creek North Subdivision.

STAFF PRESENTATION

Community Development Director Wright explained that the rezoning would create larger lots, doubling the size of the density designation from 35,000 to 70,000 square feet, which will fit in better with the Diamond Creek subdivision across the street in order to preserve the aesthetics and value of the neighborhood. No objections have been received in response to letters sent out regarding the zoning map change request. Several residents expressed support of the project at the Commission hearing.

PUBLIC HEARING OPEN

Applicant's Statement

Dugan McDonald, who worked on the subdivision mapping, introduced Howard Lavitt, property owner and developer of Diamond Creek North subdivision, who said that around six years ago he had asked the Council for a similar change in zoning for property across the road; the subject property would allow 22 homes on a 40-acre site, resulting in a low-density rural, equestrian development that will be an asset to the community.

COMMENT FROM OTHER PERSONS

There were no comments.

APPLICANT'S REBUTTAL

There was no need for rebuttal.

PUBLIC HEARING CLOSED

Council Discussion

The issue of the type of drainage was addressed and the applicant said that the proper flow for drainage will be maintained with culverts and underground pipes; the required pathway, percolation and runoff have been factored into the calculations pursuant to the Flood Control District standards. The applicant was reminded of the request by the Council during the first development across the street regarding not stripping trees from the lots, leaving a natural buffer around the properties, and the applicant assured the Council that he would use the same CC&R's for the subject development, to include such a provision; it was pointed out, however, that there were less trees to be preserved on this property. The applicant confirmed that the grades for the homes are required to be elevated because of the flood considerations, and the utilities will be underground.

7. **Discussion, consideration, and possible approval of Resolution 2004-593, a Resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2004-03 for the purpose of developing Diamond Creek North Subdivision on parcel 404-02-035E consisting of approximately 38.63 acres and 22 lots. The location of the development is off Stolen Boulevard.**

On a motion by Baker, seconded by Reddell, the Council unanimously approved Resolution 2004-593, a Resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2004-03 for the purpose of developing Diamond Creek North Subdivision on

parcel 404-02-035E consisting of approximately 38.63 acres and 22 lots. The location of the development is off Stolen Boulevard.

Just prior to voting on the Motion, staff requested confirmation from the Council as to whether there was a need for a stipulation regarding a vegetation buffer in addition to the two exceptions noted in the Resolution; it was agreed that because the property had much less density of trees than the prior development the assurance of the applicant as to the CC&R's was sufficient. Staff was requested to research the original requirement for the remainder of the first group of lots that have not yet been developed in order to ensure compliance.

STAFF PRESENTATION
Director Wright referred to the Preliminary Plat for the subdivision discussed in the preceding agenda item and the request for rezoning which was done in order to reflect the actual size of the lots that are planned, as well as to prevent the possibility of splitting any lots, which might have been allowed under the current zoning. The owner was requested to quitclaim to the Town part of the roadway that he owned which resulted in four of the 22 lots being less than the 70,000 square-foot requirement; Director Wright had advised the applicant that he felt that within the Town's best interest those lots could be considered an exception to the lot size requirement. Members of the public who live in the area have expressed support of the project; and there has been no opposition. The P&Z Commission has recommended approval.

PUBLIC HEARING OPEN
Applicant's Statement
Mr. Lavitt had no further statement to offer.

COMMENT FROM OTHER PERSONS
There were no comments.

APPLICANT'S REBUTTAL
There was no need for rebuttal.

PUBLIC HEARING CLOSED
Council Discussion
There was no discussion regarding the Preliminary Plat as presented.

8. Discussion, consideration, and possible approval of Resolution 2004-580, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the revised Preliminary Plat 2004-01 for the purpose of developing Verde Cliffs Planned Area Development on parcels 404-28-014P, -015K, -018U, -102A, -154C and -154D consisting of approximately 71.22 acres and 208 lots. The location of the project is off Cliffs Parkway.
On a motion by Reddell, seconded by Parrish, the Council voted 6-1 to approve Resolution 2004-580, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the revised Preliminary Plat 2004-01 for the purpose of developing Verde Cliffs Planned Area Development on parcels 404-28-014P, -015K, -018U, -102A, -154C and -154D consisting of approximately 71.22 acres and 208 lots; the location of the project is off Cliffs Parkway; with the street names changed on the Preliminary Map as we have; with a 'no' vote by Gioia.

STAFF PRESENTATION
Director Wright reminded the Council that the project has been going on since last summer, that zoning has been approved after which the applicant revised the Preliminary Plat, reducing the number of lots to be able to vary the sizes of lots to accommodate different housing plans to avoid a possible "cookie-cutter" effect in the appearance of the development, which he felt was the desire of some members of the Council. Wright said that there were a number of neighbors who had expressed concerns about the size of the lots, and their opposition should be noted.

The P&Z Commission has recommended approval of the Preliminary Plat as presented to the Council.

PUBLIC HEARING OPEN
Applicant's Statement
Scott Simonton, representing Verde Cliffs, the owner applicant, displayed a large plat map and described the proposed placement of the various lots and their sizes and the differences in the sections from the preliminary plat first presented. He also pointed out that the accompanying narrative was revised to address some of the issues that were raised in previous Council meetings regarding sidewalks, streets, ribbon curbing, and in particular the sidewalk to be installed along Cliffs Parkway. Mr. Simonton also indicated the possible site to be donated for the library, pursuant to the Town's wishes.

COMMENTS FROM OTHER PERSONS
There were no comments.

APPLICANT'S REBUTTAL
There was no need for rebuttal.

PUBLIC HEARING CLOSED
Council Discussion
The question of the request by the Fire Department to change two of the street names, Stagecoach Drive and Wild Horse Drive, was addressed; both staff and Mr. Simonton confirmed that the changes have been made and approved, although not corrected on the preliminary plat; Mr. Simonton said he would work with staff to show the approved changes. The discussion also reviewed in detail with the applicant the sizes and intermixing of the lots and proposed regulation of drainage, and included a request to staff to provide copies of a petition that had been previously submitted by a group of neighbors opposing the development. The applicant confirmed that there has been significant interest shown by some major groups to purchase the property; there is no contract signed at this time. In response to the protest expressed in the petition, and read aloud by Gioia in support of his opposition to the project, claiming that the zoning change would allow 8 units per acre, Mr. Simonton pointed out that with the open space provided, the overall density would equate to 3.9 units per acre; he added that if there was a reference to "8 units per acre," that was a typo and incorrect. The discussion continued with comments from the Council approving the project being near the downtown area and the necessary utilities as well as recognizing the goal of the Town to infill with affordable housing as well as high-end housing; the proposed prices should range from around $125,000 to as much as $300,000-plus.

9. Discussion, consideration, and possible approval of Resolution 2004-594, a resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2004-03, for the operation of an Assisted Living Home on parcels 403-20-021B and 403-20-022B located at 2440 W. Newton Lane for a period of ten (10) years.
On a motion by Baker, seconded by Dickinson, the Council voted 6-1 to approve Resolution 2004-594, a resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2004-03, for the operation of an Assisted Living Home on parcel 403-20-021B, located at 2440 West Newton Lane for a period of ten (10) years, and the corrections in the Resolution noting that we are deleting the other parcel number, and that the parcel consists of 1.09 acres; with a 'no' vote by Gioia.

STAFF PRESENTATION
Director Wright first pointed out that the two parcels that were listed in error; there is only one parcel on which the home sits, and is approximately a little over one acre in size. The home on Newton Lane is in an older subdivision, has six bedrooms and four bathrooms. Significant refurbishing will be required to comply with the needs for an assisted living residence, which Mr. Webster understands will be necessary and plans to make such improvements. Several residents

have expressed opposition through petitions and appearing at the April 1st hearing, after which staff held a separate meeting with the neighborhood to discuss a possible resolution. No compromises were reached, which led to the P&Z Commission's denial of the request by a 2-4 vote. The majority of the comments centered around not wanting a business in their neighborhood that would take away from the residential nature; there were also concerns about traffic and containment of the patients on the property, and their general safety. Although there was agreement for the need of this type of facility, the neighbors felt their area was not the right location. Wright referred to the petitions in opposition and two letters expressing support, copies of which had been provided to the Council.

The Council confirmed with staff the revision to the Resolution that would be necessary in order to reflect the change to the one parcel and the size of acreage to 1.09.

PUBLIC HEARING OPEN
Applicant's Statement
Robert Webster explained that his request for a Conditional Use Permit was to comply with Town's land use rule regarding homes for the aged, which has been interpreted as fitting into the Assisted Living Home. He cited the Federal Fair Housing Amendments Act and the Arizona Fair Housing Act that both state that it is discrimination to require this type of application, but he chose to go through the Town's application process since he felt it would have been easier than getting the Town's rule changed to comply with State and Federal law. He is aware of the laws and rules governing the operation of these types of homes, and understands the changes that have to be made to the home in order to be licensed. He referred to a recent lawsuit involving the City of Sedona and a proposed rehabilitation home that was settled, with the home moving to Cottonwood. Mr. Webster said that this Town needs this home, that there are two others and they are both full.

COMMENTS FROM OTHER PERSONS
Thomas A. Parsons wanted to remind the Council that a Use Permit is nothing more than spot zoning; zoning changes require the approval of the majority of the surrounding property owners. In light of no majority approval, Mr. Parsons opposes the use permit.

Jerry Outhoudt, who acquired the property behind the applicant's property, questioned the applicant purchasing the property without it being contingent upon receiving a use permit, which he feels is poor business practice and reflects on the applicant's management ability. It will just be a business in a residential area where there are no other businesses. He also expressed concern over no precise definition for "assisted" living, and what the operation will involve.

Norman Brown expressed his opposition stating that he moved into a residential area and the home will be nothing but a business. There are children, and retired people in the area who have moved there to relax. He feels that there is no need for the home, and reiterated his opposition to the request.

George Harper who lives approximately two blocks over from the subject property said he is opposed, that he just found out about the application today, and that he does not want a business in his residential area. There are other commercial sites in town that can be renovated and used for the same purpose.

Sharon Outhoudt who also lives on Newton Lane near the proposed home said that she hopes the Council will listen to the neighbors and decide that it is not the fitting location to put a business in a neighborhood area. She reviewed the history of the neighborhood that consistently retained its residential single-family area. Ms. Outhoudt said she has learned there are three areas in Camp Verde already zoned for this type of usage, and she questioned why the applicant would buy the property and then try to get the neighbors to conform to his wishes. Ms. Outhoudt questioned the problem of such a home being in the flood plane, denying that it is similar to a cottage industry as had been suggested, stating that a good business man would not try to

corrupt a neighborhood for his personal gain, and protested possible parking, emergency and traffic problems.

Jeff Burke said that his problem is that the gentleman wants to make a business but had not asked if any of the neighbors were interested in having a business in their area. There were only the notices sent to the property owners. Mr. Burke said the applicant did a poor job in public relations and he is catching the fallout from that now. He agreed there is a need for this type of business, but the area is not the place. There are other suitable places in town.

APPLICANT'S REBUTTAL
Mr. Webster denied that the request amounts to spot zoning; there is no need for rezoning. A family is defined as a group of people living under one roof. The property will be for a residential use, specifically for those who need daily living assistance. He pointed out that there is no need for the conditional use permit being approved, only that the Town's rules need to be brought into conformance to meet Federal and State standards. Mr. Webster said that the majority of the P&Z Commission is in favor of the application but did not recommend approval because of the impasse reached during meetings with the neighbors. He said there is ample parking space that could be used. The existing zoning is RCU-2 which provides for the issuance of conditional use permits, so the residents should have been aware of the possibility of businesses; however, Federal law defines his type of facility as a residence.

PUBLIC HEARING CLOSED
Council Discussion
Mr. Webster reviewed for the Council his educational and experience background that qualify him to manage a residential care facility, and the events in his life as well as financial considerations that led to his decision. He is currently enrolled in getting a Master's Degree in Health Care Management. There were comments during the Council discussion regarding the importance of these kinds of facilities, and that they are not defined as businesses but are for residential care and are needed by more and more people for this personalized type of care. Gioia commended Mr. Webster's compassionate dedication to caring for others, but continued to express opposition based on support for the concerns of the neighbors. There was further detailed discussion with the applicant regarding traffic, maximum number of staff on any shift, safety for the residents, and the outside appearance of the structure and landscaping.

Mayor Dickinson commented on the difficulty of the Council making decisions, that they cannot always rule with their hearts, but must be prudent and consider what is known to be the facts of the world. He said that these types of homes are regulated and carry support from Federal law which fact one must at least be mindful of. The first point that Dickinson made is that legal advice has confirmed that the Federal government calls a home with ten or less persons a residence. The second point is that it is therefore a residential use in a residential neighborhood. As a business, admittedly there may be a profit to be gained, but there are undoubtedly others in the area who are conducting business activities as well that are supported by the Council and ordinances in the past. The impact of Mr. Webster's operation would be no more than some of those other businesses. Dickinson said that the Council must make its decision from a point that not only protects the interest of the Town but of the neighborhood as well, and try to draw some sense out of it. There does not appear to be something rock solid that would stand up in court to support the assertion that anything connected with this activity changes the character and makeup of the community. Dickinson said he would find it difficult to risk litigation on the Town's behalf in that regard; simply not wanting such a facility in the area does not constitute sufficient grounds on which to base a denial.

10. Call to the Public for Items not on the Agenda
There was no public input.

11. Advanced Approvals
There were no Advanced Approvals.

12. Manager/Staff Report
There was no Manager/Staff Report.

13. Council Informational Reports
Councilor Teague announced that the Verde Valley Fair commenced today and will go through Sunday with lots of activities and participation by the children with their animals; he said the community needs to support it.

14. Adjournment
On a motion by Reddell, seconded by Kovacovich, the meeting was adjourned at 8:48 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 25th day of February, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, MAY 5, 2004
at 6:30 P.M.

1. **Call to Order**
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) Work Session – April 27, 2004
      2) Work Session – April 26, 2004
      3) Special Session – April 26, 2004
      4) Regular Session – April 21, 2004

      Set Next Meeting, Date, and Time:
      1) Budget Work Session – May 12, 2004 at 6:30 p.m.
      2) Regular Session – May 19, 2004 at 6:30 p.m.
      3) Executive Session – May 20, 2004 at 10:00 a.m.
      4) Executive Session – May 21, 2004 at 10:00 a.m.
      5) Council Hears Planning & Zoning – May 26, 2004 at 6:30 p.m.

5. **Call to the Public for Items not on the Agenda** Pursuant to ARS §38-431.01.G, Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Council from taking any action on items not on the agenda, 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.

Please note: The Clerk's Office makes every attempt to provide a complete agenda packet for public review. However, it is not always possible or feasible to include all information in the packet. You are encouraged to contact the Clerk's Office for copies of supporting documentation, if any, that were unavailable at the time the packet was prepared.

Public input may be invited on the following:

6. **Yavapai County Environmental Health Specialist John Alden presentation about the West Nile Virus.**
7. **NAU Engineering Students presentation of their design for Phase I of the Community Park.**
8. **Discussion, consideration, and possible direction to staff to begin the development of an Intergovernmental Agreement with Camp Verde Unified School District and possibly Yavapai County that will address the drainage problems around the school campus.**
9. **Discussion, consideration, and possible award of contract for the Sutler Building curb/retaining wall, Project #04-004, for $4,850.00.** This is an unbudgeted item from HURF.
10. **Discussion, consideration, and possible direction to staff concerning the Teen Advisory Committee.**
11. **Discussion, consideration, and possible authorization to fill the Special Events Coordinator position.** This is a budgeted item that was not filled due to the hiring freeze.
12. **Discussion, consideration, and possible authorization to fill the Parks Maintenance position.** This is a budgeted item that was not filled due to the hiring freeze.

13. **Discussion, consideration, and possible approval of Ordinance 2004-A277, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending sections of the Town Code regarding employee appointment and removal provisions.** This amendment will add Town Marshal to the Council appointed positions, holding office at the pleasure of Council, and other necessary changes.
14. **Discussion, consideration, and possible authorization for the Town of Camp Verde to enter into an agreement with The Cooperative Purchasing Network (TCPN) of Yavapai County Education Service Agency to purchase equipment and supplies on contract through this organization.**
15. **Discussion, consideration, and possible approval of Ordinance 2004-A276, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending Chapter 12, Article 12-2-3 Use of Coasters, Skates, and Similar Devises restricted of the Town Code.**
16. **Discussion, consideration, and possible approval of Ordinance 2004-A278, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adding Section 12-2-12 Regulation of Motorized Play Vehicles and Motorized Skateboards to Town Code Chapter 12, Article 12-2 Traffic Control.**

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

There will be no Public Input on the following items:

18. **Advanced Approvals**

19. **Manager/Staff Report**

20. **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.

21. **Adjournment**

Posted by: D Jones Date/Time: 4-30-04 9:35 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
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, MAY 5, 2004
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:
Town Manager Bill Lee, Town Attorney Julie Kriegh, Asst. Parks & Recreation Director Lynda Moore, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
The Pledge was led by Councilor Baker.

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) Work Session – April 27, 2004
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Set Next Meeting, Date, and Time:
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3) Executive Session – May 20, 2004 at 10:00 a.m.
4) Executive Session – May 21, 2004 at 10:00 a.m.
5) Council Hears Planning & Zoning – May 26, 2004 at 6:30 p.m.

On a motion by Reddell, seconded by Kovacovich, the Consent Agenda was unanimously approved, with the addition of a Special Session at 4:30 on May 12, 2004.

A Special Session was scheduled for 4:30 on May 12, 2004 for a presentation by Architect Doug Stroh to also be attended by representatives from the Parks & Recreation Commission, the Library Commission and the Endowment Group, to discuss the outline for the first 7 acres on the Town Hall site. Also, an agenda item regarding discussion of the Town's position on the Harvard development PAD will be added to the Budget Work Session scheduled for 6:30 on that date.

5. **Call to the Public for Items not on the Agenda**
There was no public input.

6. **Yavapai County Environmental Health Specialist John Alden presentation about the West Nile Virus.**
John Alden distributed handouts listing the different steps that Yavapai County is taking to help control the mosquito population that carries the West Nile Virus, as well as the preventive measures that the Town and all individuals can take to defend against the virus and reduce the

breeding of mosquitoes in the area. A general discussion followed that included suggestions for ways to protect against mosquito bites during outdoor activities.

There was no action taken.

7. NAU Engineering Students presentation of their design for Phase I of the Community Park.

Town Manager Lee described his contact with the NAU Board of Engineering through Arizona Engineering that led to three engineering students moving forward with the project as a class assignment, two of whom were in attendance to present their design to the Council. Lee explained that they were charged with developing a design for the first 40 acres that will include the softball fields, soccer fields, parking and playground areas.

The students displayed pictures from Victory Park in the Phoenix area that were brought back from a tour of that park with various Town representatives, explaining that their designs were based on that park. They described in detail the sizes and location of the ball fields, parking, expansion, noise level, construction, grading, fencing, anticipated approximate cost, and other factors that were considered for the development of the first phase of the Town park, including the hydrology studies and design. A question-and-answer session and discussion with the Council then followed, during which the issues of the future water treatment system, landscaping, anticipated in-kind donations and community support, and designation of a site for the Fire Department facility were addressed. There was some optimism expressed during the discussion that at least some preliminary grading activity could be started by early summer of next year; the students felt confident that the park could be built from their plans. The students were assured of the Council's heart-felt appreciation for their project which was basically developed at a tremendous cost-saving to the Town.

There was no action taken.

8. Discussion, consideration, and possible direction to staff to begin the development of an Intergovernmental Agreement with Camp Verde Unified School District and possibly Yavapai County that will address the drainage problems around the school campus.

On a motion by Baker, seconded by Teague, the Council unanimously voted to direct staff to begin the preliminary work on the development of an IGA with the Camp Verde Unified School District and possibly Yavapai County to address the flood issues at the school.

Manager Lee said that the Town was approached recently by Ron Maughan, the Superintendent of the Camp Verde schools regarding the drainage issues around the school campus with a request that the Town become involved in correcting the problems. Lee's recommendation is to try to work with the District on a 50-50 basis, with possible help from the Yavapai County Flood Control District. The engineering cost for the project is estimated at approximately $18,000, to be done the first year, and then the following year construction of the best method as determined by the engineering would be commenced. Discussion of the issue included general agreement that the Town should bear some responsibility for the impact on the school because of the grading of roads as they were developed. It was suggested that the Forest Service also be asked to participate. Lee confirmed that the proposed 50-50 agreement was to cover everything outside of the school boundaries, which would be a good deal for the Town. Funding through the Adjacent Ways Program was also discussed which would provide the resources for the District's participation in the partnership, with the Town funding the engineering up front as the strong step forward, after which any further commitment from the Town can be considered.

In connection with the discussed drainage issues, and referring to mosquito control measures suggested in Agenda Item 6, staff was requested to point out to the school an area that has a seepage area with continuous standing water.

9. Discussion, consideration, and possible award of contract for the Sutler Building curb/retaining wall, Project #04-004, for $4,850.00.

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved the contract between the Town and Tim Petefish to do the work on the Sutler Building curb/retaining wall, Project No. 04-004, in the amount of $4,850.00, to come from the HURF Contingency Fund.

Mayor Dickinson explained that the subject deals with the construction of a curb along the front side of the old Sutler Building on the south end of Town, in order to stabilize those adobe walls on that building, allowing ADOT and Ames to continue work through that area during the Main Street Beautification project on sidewalks and related improvements. Manager Lee confirmed that the Town agreed to remove the old sidewalk that allows the rainwater to drain back eroding away the adobe blocks, and ADOT has agreed to replace the sidewalk, but has refused to pay for the stem wall that would be needed between the new sidewalk and the old building; to keep the project moving forward staff requested authorization to go ahead and construct the retaining wall to avoid further delay.

10. Discussion, consideration, and possible direction to staff concerning the Teen Advisory Committee.

On a motion by Teague, seconded by Gioia, the Council unanimously approved the reappointment of the Teen Commission to work under the direction of the Parks & Recreation Director.

Asst. Parks & Recreation Director Moore requested direction from the Council concerning the subject committee that now is subject to the Open Meeting laws. Because of the involvement of the teens in schoolwork and related activities, it is difficult for all of the group to attend meetings at a set time, and the Parks & Rec staff would be able to better use input from the teens through informal meetings. Attorney Kriegh explained the options available for working with such a committee, and it was generally agreed that although a formal committee had been appointed by the Council, making it subject to the Open Meeting laws, the original intent had been to work informally with the teens; Kriegh advised the Council that it could redirect the group as an informal committee under one of the departments, reporting to that department. It was also agreed that there would be no set number of teens participating; all who wanted to serve could apply.

11. Discussion, consideration, and possible authorization to fill the Special Events Coordinator position.

On a motion by Reddell, seconded by Parrish, the Council unanimously authorized staff to advertise to fill the Special Events Coordinator position.

Asst. Parks & Rec Dir. Moore said that when she assumed the added responsibilities of her new position she continued to fill the Special Events Coordinator role, and it has now reached the point where there is too much to handle and help is needed. Lee confirmed that Moore has ended up with more duties than can be effectively discharged because of combining the two positions. The requested position has never been removed from the budget, and Lee recommends that a Special Events Coordinator now be recruited. Mayor Dickinson pointed out that the Town's financial situation has somewhat improved, and suggested it would be prudent to respond to the staff's request.

12. Discussion, consideration, and possible authorization to fill the Parks Maintenance position.

On a motion by Parrish, seconded by Teague, the Council unanimously authorized staff to fill the Parks Maintenance position.

Moore reminded the Council that the summer season has begun with all the needs for maintenance on the fields, pool, special events, and related increased upkeep; one position had not been filled last year due to the hiring freeze. Lee added how two years ago there had been

five positions filled, explaining that there are currently only three individuals employed, primarily in an effort to save the Town some dollars. However, Lee pointed out that the extra help is really needed at this time, and confirmed that the maintenance staff would still consist of only 80% of the past full staff.

13. Discussion, consideration, and possible approval of Ordinance 2004-A277, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending sections of the Town Code regarding employee appointment and removal provisions.

On a motion by Dickinson, seconded by Baker, the Council voted unanimously to table the item until the first meeting in June.

Mayor Dickinson said that upon further consideration of the item, it was concluded that perhaps the timeliness of the item is not correct and made the motion for action.

14. Discussion, consideration, and possible authorization for the Town of Camp Verde to enter into an agreement with The Cooperative Purchasing Network (TCPN) of Yavapai County Education Service Agency to purchase equipment and supplies on contract through this organization.

On a motion by Gioia, seconded by Reddell, the Council unanimously authorized the Town of Camp Verde to sign the Intergovernmental Agreement and join The Cooperative Purchasing Network (TCPN) of Yavapai County Education Service Agency to purchase equipment and supplies.

Lee said that a purchasing contract has been set up by Yavapai College through which the Town of Camp Verde could "piggy-back" off of their bids, similar to the system with the State, at no cost to the Town, and better prices for supplies and equipment. A point was made during inut from the Council during discussion that as much as an 80% discount could be realized, plus an example was cited regarding the Humboldt District being able to save as much as $50,000 by no longer needing warehousing as it had in the past. It was confirmed that, if desired, the Town would still have the option of consumer choice of product or vendor on a case-by-case issue, just as is done through the State purchases.

15. Discussion, consideration, and possible approval of Ordinance 2004-A276, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending Chapter 12, Article 12-2-3 Use of Coasters, Skates, and Similar Devises restricted of the Town Code.

On a motion by Teague, seconded by Reddell, the Council unanimously approved Ordinance 2004-A276, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amendment Chapter 12, Article 12-2-3 Use of Coasters, Skates, and Similar Devices restricted by the Town Code, as discussed, striking Item No. B.4, and adding "in a residential area," to Section C, after "upon a sidewalk."

Councilor Reddell said that he had requested considering such an amendment since the Town would soon have sidewalks, and those types of devices have the skateboard park available to them and should be restricted from pedestrian areas. Attorney Kriegh explained that a section already existed in the Town Code, and that section has now been expanded and clarified to include the skateboards, specifically preventing their use in the downtown area. Kriegh added that the restriction in business areas is standard in many other towns and cities, and that other important considerations are the safety and health issues in connection with traffic and pedestrians as well as damage to sidewalks and landscaping. The Council discussed the areas in which the devices could be used, the suggested restriction on hours, and the need to follow the same rules of the road imposed on bicycles and other wheeled vehicles; suggestions were made to firm up and clarify the proposed ordinance amendment. In response to some concern, Lee said that the Marshal's Office intends to explain the rules and work with the youth in the community for a period prior to issuing any tickets.

16. Discussion, consideration, and possible approval of Ordinance 2004-A278, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adding Section 12-2-12 Regulation of Motorized Play Vehicles and Motorized Skateboards to Town Code Chapter 12, Article 12-2 Traffic Control.
On a motion by Reddell, seconded by Teague, the Council unanimously approved Ordinance 2004-A278, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adding Section 12-2-12 Regulation of Motorized Play Vehicles and Motorized Skateboards to Town Code Chapter 12, Article 12-2 Traffic Control, amending Section B.1 to add, "except when authorized on private property"; and Section D-5, striking "and in no event before 7 a.m. or after 7 p.m."

Attorney Kriegh, explaining that this item was along the same lines as the previous item, reviewed highlights of the proposed ordinance, a new section that addresses the motorized version of the skateboards, age and safety equipment requirements, and imposes a speed limitation, subject to civil traffic violation citations. The Council discussed the provisions, adding an amendment lifting the age restriction for operation of the devices when authorized on private property, and striking a reference to limiting operation to specific times of day.

17. Call to the Public for Items not on the Agenda
There was no public input.

18. Advanced Approvals
There were no Advanced Approvals.

19. Manager/Staff Report
Manager Lee announced that the shipment of supplies for the Crawdad Festival has been received; the members are all being asked to wear one of the novelty promotional items, one of which was modeled by Lee, in order to help publicize the event that will be held on June 25th and 26th.

20. Council Informational Reports
Baker referred to a generic resolution prepared by NACOG regarding the reauthorization of T-21 that she plans to pass on to staff to perhaps include on the next Consent Agenda for approval to submit to the Town's representatives in Washington. Baker reported on the entrepeneurship class that Carol Brown and Debbie Barber have been attending at Yavapai College, together with Pat Sullivan, City Clerk of Sedona, and displayed the project they had prepared, commending the cooperation of all own Hall staff in supporting the dedication of the employees to attend such training classes.

Kovacovich commented on the article in the Arizona Republic regarding the suit with Salt River Project which he felt was one-sided; Channel 5 has since interviewed Kovacovich and his father and that interview is scheduled to be on Channel 5 News Friday evening at 6:00 p.m.

Parrish recounted a personal encounter he had in the past while driving and coming upon a skateboarder in the middle of a street, citing it as an example of the importance of enforcing regulations in the Town for the safety of all. Parrish also suggested that the Town should buy its own machine to make banners, and perhaps could make some money by making banners for others.

Regarding the issue raised by Kovacovich, Reddell announced that a meeting had been held today with another scheduled next week; the Town will probably be helping with the Verde Valley Water Users and the Town Engineer, trying to get all together. Dickinson added that membership in the Verde Valley Water Users is only $25 per year, money very well spent to work for the benefit of those that have private property wells in the Verde Valley. Membership applications can be obtained at Valley Accounting.

21. Adjournment

On a motion by Baker, seconded by Teague, the meeting was adjourned at 8:45 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 5th day of May, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2004

Deborah Barber, Town Clerk

AGENDA

SPECIAL SESSION
MAYOR
and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106

WEDNESDAY, MAY 12, 2004
4:30 P.M.

PLEASE NOTE: A majority of the Library Advisory Commission and Parks & Recreation Commission members may also be present at this meeting.

1. **Call to Order**

2. **Roll Call**

3. **Discussion, consideration, and review of the development of a Master Plan for Town Facilities and Main Street redevelopment with Architect Doug Stroh.**

4. **Discussion, consideration, and possible direction to staff as it relates to the Master Plan for Town Facilities.**

5. **Discussion, consideration, and possible authorization to fill the Heavy Equipment Operator position in the Street Department.** This is a budgeted position that has not been filled due to the Hiring Freeze.

6. **Adjournment**

Posted by: [illegible] Date/Time: 5-11-04 11:20 a.m

Note: Pursuant to A.R.S. §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.

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
SPECIAL SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, MAY 12, 2004
at 4:30 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 4:30 p.m.

2. Roll Call
Mayor Dickinson, Vice Mayor Reddell, Councilors Baker, Kovacovich, Parrish and Teague were present; Councilor Gioia was absent.

Also Present:
Town Manager Bill Lee, Town Attorney Julie Kriegh, Finance Director Dane Bullard, Community Development Director Will Wright, Magistrate Lyndall McElhaney, Acting Town Marshal Ralph O'Donnal, Asst. Parks & Recreation Dir. Lynda Moore, Parks & Rec. Maint. Foreman Mike Dumas, Street Supervisor Wally Dickinson, Library Director Gerard Laurito, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper.

Members from the Library Commission, Parks & Recreation Commission and Library Endowment Group were also present.

3. Discussion, consideration, and review of the development of a Master Plan for Town Facilities and Main Street redevelopment with Architect Doug Stroh.
There was no action taken.

Mayor Dickinson summarized the background leading to the proposal for development of a Master Plan for improving facilities including investigating the possibility of using the existing 7-acre Town site. Copies of plot plans prepared by Architect Doug Stroh for suggested Phases 1 and 2 were distributed for reference during the presentation. Dickinson first reviewed the proposed new library space, acknowledging the departure from previous planning and explaining the Council's need for a prudent and frugal approach to all the many needs for which there are not enough dollars. He also pointed out that the overall plan included use of frontage property that the Town does not currently own, but might be necessary to purchase for the planned development, and preliminary conversations with the owners have not been negative; that step can be pursued later. In regard to the Marshal's office, both the architect and some of the personnel favor locating that apart from the Town site because of possible unique and disruptive factors involved in operating a law enforcement facility.

Architect Doug Stroh displayed a large rendering of the proposed Master Plan for the Town site development, reviewing in detail the initial Phase 1 construction, and the plans for expansion as shown in Phase 2, together with the suggested parking provisions for each. Mr. Stroh emphasized the benefit of the library being located as the center point of Town, proposing that people are drawn to it, and as a destination point it would get more visitors because it is downtown. With the library as a pivotal factor, Mr. Stroh pointed out the surrounding areas including the museum, gazebo, the new restrooms, the Town Hall off to the side, and the main events field with trees and grass that would accommodate events such as car shows, wine festivals, rodeos, and many other activities. The plan also suggested restaurant and retail development that would create continuity of design along Main Street, as well as provide possible revenue from leasing.

Following the presentation, the public was invited to offer comments, and the following individuals spoke, with responses from Council and Mr. Stroh, as summarized:

Irene Peoble asked for clarification of the number of employees that would be using the parking, and the location of the gym; she was told it would be 24, and the gym was the same.

Cindy Reddin was concerned about the entrance and the exits in relation to traffic jams in the city possibly creating some backup. Mr. Stroh explained that those provisions are similar to what already exists, and should work well with what is planned.

Jim Ash, Treasurer of the Camp Verde Library Endowment, spoke at length on the value of volunteerism, and the successful efforts of the Endowment and the Library Commission in getting five acres donated to the Town for a library site. He suggested that since the Town was suddenly planning to build the library elsewhere, perhaps the Town has decided some money could be made by selling the donated land. Mr. Ash added that having the five acres could have helped in getting some grant money with which to build the library.

Mayor Dickinson assured Mr. Ash that the plan is only a conceptual one, no decisions have been made, that Council is exploring all options as a prudent move, and that included rethinking consideration of building on the five acres. Dickinson added that any proceeds would be insignificant in comparison with the overall expenditures required by the Town's needs; furthermore, that money would be used toward the construction of the library, regardless of its location. Town Manager Lee also said that he had first suggested to the Library Commission the possibility of a relocation of the library prior to bringing it to the attention of the Council.

Mr. Stroh added that a library is a magnet for people, library use would go up if it is in the center of town, and would therefore be good for the downtown redevelopment, an economic engine drawing people to a town that is now coming alive.

Pat George questioned buying some land for the Town site while already having land on hand for the library, relocating some businesses, incurring big costs for demolition of the existing businesses, having limited number of parking spaces, and the noise coming from the big events in the past having an impact on the library with its proposed "nice environment." She expressed strong feelings about the importance of education and the need for the library to be more isolated and to realize the vision and efforts of the Library Commission and Endowment group. Ms. George also questioned the motives of Council members being influenced by the possibility of personal financial gains from the buildings on the project.

Mayor Dickinson assured the speaker that the strict Arizona Revised Statutes keep the Council in line, regardless of any member's business or profession; any decisions made are for the benefit of the Town and the Council has had nothing but integrity in dealing with those types of issues.

Phil England, currently serving as Chairperson of the Camp Verde Endowment Board, said he is not speaking for the Board, and expressed his understanding of the concerns of both the community and the Council. He suggested that perhaps the timing of reconsideration of the site for the library is the problem, but agreed that it was a good idea to look at all options, and that years ago the community had been looking at downtown renewal. Mr. Ash expressed his personal opinion that there should be focus on what facility can best fit the needs of the community, not only the library but other services as well, and that the Town site might be the more economical choice. He also asked for the opportunity for the Board to offer input as options and plans are considered.

Cindy Reddin, also a member of the Library Endowment, again spoke, citing all of the opportunities for activities for young and old that the library can offer the community and reasons why the downtown area would not be desirable. She said the Endowment group has

raised $50,000 in four short years, and having a grand library could continue to build a momentum to raise enough money to make a dream come true.

Dorothy Wood, a resident since 1961, described how the library was built, one room for the library and one for the community room. Times were hard, with no budget. Now the library has outgrown its original 5,000 square feet, the Town is incorporated and the library now has a budget with many volunteers, and a Library Commission. Ms. Wood expressed her belief that they would all still like to use the five acres, but she would leave that up to the majority.

Jim Ash interjected the fact that other libraries are not in the downtown areas, such as Payson, Sedona, Cottonwood. He also asked for a definition of "downtown" Camp Verde.

Irene Peoble suggested a couple of things for the Council to consider when making decisions; for instance, she asked when the second phase of the library would be coming in. Mayor Dickinson said that Phase 1 is projected to be solid for 10 to 12 years; Ms. Peoble said that based on past experience she believes the second phase will never happen, that "more important" issues will be addressed. The initial 15,000 feet will probably be outgrown immediately, and parking and access appear to be difficult. The library built on the five acres could accommodate a youth center that is needed by the community. Ms. Peoble also questioned parking for the large events.

Councilor Reddell pointed out that the sports events mentioned by Ms. Peoble will be held at the new community park, not at the Town site. The existing field can be used by children coming out from the library to play, if they want, which is the consensus of what the Council would like to see. Ms. Peoble reiterated her concern about room for expansion, which she believes would be allowed by the five acres.

Mayor Dickinson reminded the community that there is not a single department in the Town that does not need a nicer facility to move into the future with. There has been no progress for 18 years, with no master plan studying or municipal bonding to build with. This Council has the daunting task of trying to provide for the entire Town, and that is the perspective it has to keep. In the years to come the final decisions will be up to the community as a whole.

There was further discussion between the Council and Mr. Stroh including commenting on locations for the Court and the Marshal's Office, holding future events that uphold the image of Camp Verde and help local businesses prosper, and preserving the existing field for activities connected with the library. Mr. Stroh confirmed that the church property had been considered for the new Marshal's facility and courts, which would be only about four or five blocks from the downtown area; the church building would fit the needs of the court and its office quite well with minimal changes. The adjacent building site could be used for the Marshal's facility; all utilities are in.

4. Discussion, consideration, and possible direction to staff as it relates to the Master Plan for Town Facilities.

On a motion by Dickinson, seconded by Reddell, the Council unanimously directed staff to provide real estate appraisals for the portions of land not owned by the Town as would be needed to facilitate the Town's Master Plan, and a separate appraisal for the First Baptist church property.

5. Discussion, consideration, and possible authorization to fill the Heavy Equipment Operator position in the Street Department.

On a motion by Reddell, seconded by Parrish, the Council unanimously authorized advertising for a Heavy Equipment Operator for the Street Department.

Mayor Reddell commented that there had been a hiring freeze to make sure that shared revenues would remain constant; those revenues have not been touched, and the position has been budgeted.

6. Adjournment

On a motion by Reddell, seconded by Kovacovich, the meeting was adjourned at 5:55 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 Special Session of the Town Council of Camp Verde, Arizona, commencing at 4:30 p.m. on the 12th day of May 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2004

Deborah Barber, Town Clerk

AGENDA

SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106

WEDNESDAY, MAY 12, 2004
6:30 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion, consideration, and review of the FY 2004/05 Budget.**

4. **Discussion, consideration, and possible direction to staff concerning the Harvard Development PAD. Note: Council may vote to go into Executive Session pursuant to A.R.S. §38-431.03(A)(3) for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or ARS §38-431.03(A)(4) to consider Council's position and instruct the attorney regarding Council's position in pending or contemplated litigation, or settlement discussions conducted in order to avoid or resolve litigation.**

5. **Adjournment**

Posted by: [illegible] Date/Time: 5-11-04 12:40 p.m.

Note: Pursuant to A.R.S. §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.

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MINUTES
SPECIAL SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, MAY 12, 2004
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:
Town Manager Bill Lee, Town Attorney Julie Kriegh, Finance Director Dane Bullard, Community Development Director Will Wright, Magistrate Lyndall McElhaney, Acting Town Marshal Ralph O'Donnal, Asst. Parks & Recreation Dir. Lynda Moore, Parks & Rec. Maint. Foreman Mike Dumas, Street Supervisor Wally Dickinson, Library Director Gerard Laurito, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper

Mayor Dickinson advised that Council needed to set an executive session to discuss contract negotiations. On a motion by Baker, seconded by Kovacovich, the Council by a 6-1 vote approved setting an Executive Session for Friday, May 14, 2004, at 8:45 a.m. for discussion of legal advice on contract negotiations; with Gioia opposed.

3. Discussion, consideration, and review of the FY 2004/05 Budget.
Finance Director Bullard reviewed highlights and changes in the draft budget based on optimistic and positive revenue forecasts; Council reviewed the document, discussing and agreeing on further revisions and increases.

4. **Discussion, consideration, and possible direction to staff concerning the Harvard Development PAD.**
On a motion by Dickinson, seconded by Reddell, the Council unanimously voted to go into Executive Session.

The Special Session was reconvened at 8:41 p.m. Mayor Dickinson directed the attorney to write a letter to Harvard and their counsel reflecting that the Town will honor the PAD, and include a side note that Council looks forward to working with the potential developer to more accurately reflect the commercial and other development needed at this time.

5. Adjournment
On a motion by Kovacovich, seconded by Baker, the Council voted unanimously to adjourn the meeting at 8:43 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 Special Session of the Town Council of Camp Verde, Arizona, commencing at 6:30 p.m. on the 12th day of May 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2004

Deborah Barber, Town Clerk

CORRECTED AGENDA

EXECUTIVE SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE

COUNCIL CHAMBERS
473 S. MAIN, ROOM 106

FRIDAY, MAY 14, 2004
8:45 A.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion or consultation with the attorney in order to consider Council's position and instruct the attorney regarding Council's position regarding contracts that are the subject of negotiations.** Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03 (A)(3) and (A)(4) for discussion or consultation for legal advice and discussion or consultation with the attorney in order to consider its position and instruct its attorney regarding its position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation.

4. **Adjournment**

Posted by: U Jones Date/Time: 5-13-04 8:30 a.m

Note: Pursuant to A.R.S. §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.

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AGENDA

EXECUTIVE SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE

COUNCIL CHAMBERS
473 S. MAIN, ROOM 106

FRIDAY, MAY 14, 2004
8:45 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion or consultation with the attorney in order to consider Council's position and instruct the attorney regarding Council's position regarding contracts that are the subject of negotiations.** Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03 (A)(3) and (A)(4) for discussion or consultation for legal advice and discussion or consultation with the attorney in order to consider its position and instruct its attorney regarding its position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation.

4. **Adjournment**

Posted by: U Jones Date/Time: 5-13-04 8:05 a.m

Note: Pursuant to A.R.S. §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.

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AGENDA

SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE

COUNCIL CHAMBERS
473 S. MAIN, ROOM 106

TUESDAY, MAY 18, 2004
1:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion or consultation with the Town Attorney regarding Pierce v. Town of Camp Verde. Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03(A)(4) to consider Council's position and instruct the attorney regarding Council's position in pending or contemplated litigation, or settlement discussions conducted in order to avoid or resolve litigation.**

4. **Adjournment**

Posted by: [illegible] Date/Time: 5-17-04 8:40 a.m

Note: Pursuant to A.R.S. §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.

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MINUTES
SPECIAL SESSION
MAYOR and COMMON COUNCIL
COUNCIL CHAMBERS
473 S. MAIN, ROOM 106
TUESDAY, MAY 18, 2004
1:00 P.M.

1. **Call to Order**
   Vice Mayor Reddell called the meeting to order at 1:00 p.m.

2. **Roll Call**
   Vice Mayor Reddell, Councilors Baker, Gioia, Kovacovich, Parrish, and Teague were present. Mayor Dickinson was absent.

   Also Present:
   Town Attorney Julie Kriegh and Town Clerk Deborah Barber

3. **Discussion or consultation with the Town Attorney regarding Pierce v. Town of Camp Verde. Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03(A)(4) to consider Council's position and instruct the attorney regarding Council's position in pending or contemplated litigation, or settlement discussions conducted in order to avoid or resolve litigation.**
   On a motion by Teague, seconded by Kovacovich, the Council voted unanimously to hear this matter in Executive Session.

4. **Adjournment**
   The Special Session was adjourned at 1:01 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Deborah Barber

Deborah Barber, Town Clerk

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 Special Session of the Town Council of Camp Verde, Arizona, commencing at 1:00 p.m. on the 18th day of May 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 8 day of June 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, MAY 19, 2004
at 6:30 P.M.

1. **Call to Order**
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) Special Session (Master Plan) – May 12, 2004
      2) Special Session (Budget) – May 12, 2004
      3) Regular Session – May 5, 2004
      4) Council Hears Planning & Zoning – April 28, 2004
   b) **Set Next Meeting, Date, and Time:**
      1) Regular Session – May 19, 2004 at 6:30 p.m.
      2) Executive Session – May 20, 2004 at 10:00 a.m. – **CANCELLED**
      3) Executive Session – May 21, 2004 at 10:00 a.m. – **CANCELLED**
      4) Council Hears Planning & Zoning – May 26, 2004 at 6:30 p.m.
   c) **Possible approval of a Proclamation, which proclaims May 28 through May 31, 2004 as *Poppy Weekend* and offers thanks to the American Legion for their continued service to the community and their country.**

5. **Call to the Public for Items not on the Agenda** Pursuant to ARS §38-431.01.G, Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Council from taking any action on items not on the agenda, 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.

Please note: The Clerk's Office makes every attempt to provide a complete agenda packet for public review. However, it is not always possible or feasible to include all information in the packet. You are encouraged to contact the Clerk's Office for copies of supporting documentation, if any, that were unavailable at the time the packet was prepared.

Public input may be invited on the following:

6. **Presentation of Certificates of Appreciation to the Camp Verde Marshal's Office, Sgt. Brian Andrews, Officer Andrew Copeland, and Lt. Jesse Alvey in recognition of their services during the days following the death of Officer Jacob Teague.** (Council Member Chet Teague requested this item.)
7. **Possible authorization to proceed with the Summer Street Improvement Program – chip seal, overlay, and double chip seal.**
8. **Discussion, consideration, and possible approval of Resolution 2004-598, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona regarding reauthorization of the Transportation Equity Act for the 21st Century.** (Council Member Baker requested this item.)

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

There will be no Public Input on the following items:

10. Advanced Approvals

11. Manager/Staff Report

12. 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.

13. Adjournment

Posted by: C Jones Date/Time: 5-14-04 11:20 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.

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MINUTES
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, MAY 19, 2004
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:
Town Manager Bill Lee, Town Attorney Julie Kriegh, Street Supervisor Wally Dickinson; Acting Town Marshal Ralph O'Donnal, Sgt. Brian Andrews, Officers Rick Watkins and Andrew Copeland; Town Clerk Debbie Barber, and Recording Secretary Margaret Harper, and.

3. Pledge of Allegiance
The Pledge was led by Councilor Teague.

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) Special Session (Master Plan) – May 12, 2004
2) Special Session (Budget) – May 12, 2004
3) Regular Session – May 5, 2004
4) Council Hears Planning & Zoning – April 28, 2004

b) Set Next Meeting, Date, and Time:
1) Regular Session – May 19, 2004 at 6:30 p.m.
2) Executive Session – May 20, 2004 at 10:00 a.m. – **CANCELLED**
3) Executive Session – May 21, 2004 at 10:00 a.m. – **CANCELLED**
4) Council Hears Planning & Zoning – May 26, 2004 at 6:30 p.m.

c) Possible approval of a Proclamation, which proclaims May 28 through May 31, 2004 as *Poppy Weekend* and offers thanks to the American Legion for their continued service to the community and their country.

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

Mayor Dickinson called special attention to Item c), reminding all to be mindful of the loyalty and service of the American Legion to our country.

5. Call to the Public for Items not on the Agenda
There was no public input.

6. **Presentation of Certificates of Appreciation to the Camp Verde Marshal's Office, Sgt. Brian Andrews, Officer Andrew Copeland, and Lt. Jesse Alvey in recognition of their services during the days following the death of Officer Jacob Teague.**
Councilor Teague individually presented certificates to Sgt. Andrews, Officer Copeland and to Marshal O'Donnal for the Camp Verde Marshal's Office, recognizing the valuable contributions, compassion and understanding shown to the family and friends of fellow Officer Jacob Teague in

the days following his death, the exemplary representation of the Marshal's Office by each, and the professional and compassionate representation of the Town of Camp Verde by the entire Marshal's Office. Lt. Jesse Alvey of the Yavapai Apache Police Department was not present to receive his Certificate of Appreciation expressing the same gratitude.

7. Possible authorization to proceed with the Summer Street Improvement Program – chip seal, overlay, and double chip seal.
On a motion by Reddell, seconded by Parrish, the Council unanimously tabled Item 7 to the next meeting, as requested by Town Manager Lee.

8. Discussion, consideration, and possible approval of Resolution 2004-598, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona regarding reauthorization of the Transportation Equity Act for the 21st Century.
On a motion by Baker, seconded by Kovacovich, the Council unanimously approved Resolution 2004-598, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona regarding reauthorization of the Transportation Equity Act for the 21st Century.

Councilor Baker pointed out that the proposed Resolution was self-explanatory, and continues to confirm to Congress that the Town of Camp Verde supports the pending TEA-21 reauthorization bills.

9. Call to the Public for Items not on the Agenda
There was no public input.

10. Advanced Approvals
There were no Advanced Approvals.

11. Manager/Staff Report
Manager Lee displayed a sample of the T-shirt with a design commemorating the upcoming Crawdad Festival in June; the T-shirts will be available for purchase at that time.

Lee also advised the Council that the Camp Verde Fire District has given a 30-day notice that they will be going with Sedona dispatch, and although it will have a negative impact on Camp Verde's budget, Lee acknowledged that it makes good sense for them to do so from a technology standpoint.

Lee reported that Steve Kyllingstad had called him expressing interest in arranging a meeting to further discuss improvements in front of his property; it may be worth discussing, and it also may be too late to involve ADOT at this point.

Lee issued a call to anyone who may be able to help, in any way possible, the move of Out of Africa to Camp Verde. There is a real need for trucks, equipment, personnel to work on constructing temporary enclosures; anyone who can help is asked to call Carol Brown at Town Hall or Ron Luszack at the Chamber of Commerce.

12. Council Informational Reports
Mayor Dickinson commented on the defeat of the General Plan by the voters, adding that a General Plan still needs to be passed, and suggesting that a review and discussion be scheduled for a June meeting.

Gioia spoke at length on water issues, and announced an important drought seminar scheduled for June 10 at 7:00 in the Cottonwood Public Safety Building. Gioia commented on the fact that it has been determined that the current drought has exceeded the severity of the drought from

1897 to 1904, which until the present has been considered the most severe in history. Also, Phoenix joined in the current litigation against Verde Valley residents since it also claims rights to the Verde River; Tempe is planning to file a joinder as well. There was discussion at the Water Advisory Committee meeting today regarding the problem with contentious issues, with one side making sure scientific issues are presented and the other side making sure they are not heard. There has also been a suggestion by Prescott representatives to use the CV Ranch as a water farm; this is considered a great opportunity, and efforts will be made to arrange a meeting to discuss that further.

Baker commended the staff for their work on the General Plan and the election, commenting that the amount of work was unbelievable. Although disappointing, it did not lose by many votes. Baker appealed to the public to share what they were unhappy with in order for the Town to come up with a General Plan, which is something that must be done.

Parrish said that driving through Town today brought back memories of years ago when the road was just as rough, but wider.

Teague announced that the Little League program is short of umpire volunteers, and asked anyone who might be able to help to contact the Parks & Rec Office.

13. Adjournment

On a motion by Baker, seconded by Reddell, the meeting was adjourned at 6:49 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 19th day of May, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE

COUNCIL CHAMBERS
473 S. MAIN, ROOM 106

WEDNESDAY, MAY 26, 2004
1:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion or consultation with the Town Attorney regarding the Kyllingstad property as it relates to the Main Street Beautification Project.** Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03(A)(3) for discussion or consultation for legal with the Town Attorney.

4. **Discussion or consultation with the attorney in order to consider Council's position and instruct the attorney regarding Council's position regarding contracts that are the subject of negotiations.** Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03 (A)(3) and (A)(4) for discussion or consultation for legal advice and discussion or consultation with the attorney in order to consider its position and instruct its attorney regarding its position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation.

5. **Adjournment**

Posted by: J. Barber Date/Time: 5-21-04 - 8:00 a.m.

Note: Pursuant to A.R.S. §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.

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MINUTES
SPECIAL SESSION
MAYOR and COMMON COUNCIL
Camp Verde, Arizona
WEDNESDAY, MAY 26, 2004
1:00 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**
Vice Mayor Reddell called the meeting to order at 1:00 p.m.

2. **Roll Call**
Vice Mayor Reddell, Councilors Baker, Gioia, Parrish, Kovacovich, and Teague were present. (Mayor Dickinson arrived at 1:01p.m.).

Also Present:
Town Manager Bill Lee, Town Attorney Kriegh, and Deputy Clerk Virginia Jones.

3. **Discussion or consultation with the Town Attorney regarding the Kyllingstad property as it relates to the Main Street Beautification Project.** Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03(A) (3) for discussion or consultation for legal with the Town Attorney.

On a motion by Baker, seconded by Kovacovich, the Council voted unanimously to go into Executive Session for discussion with the Attorney.

The Special Session was reconvened at 1:31 p.m. Mayor Mitch Dickinson gave a brief history of the Kyllingstad property as it relates to the Main Street Beautification Project. Mayor Dickinson explained that the purchase of the property on Hollamon Street was for providing parking to help satisfy right of way issues. The Mayor thanked Mr. Kyllingstad for his offer but stated that Council did not feel it was a fair offer and advised the Town has no counter offer.

4. **Discussion or consultation with the attorney in order to consider Council's position and instruct the attorney regarding Council's position regarding contracts that are the subject of negotiations.** Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03 (A) (3) and (A) (4) for discussion or consultation for legal advice and discussion or consultation with the attorney in order to consider its position and instruct its attorney regarding its position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation.

On a motion by Reddell, seconded by Kovacovich, the Council voted unanimously to go into Executive Session.

No Action was taken on this item.

5. **Adjournment**

Meeting adjourned at 1:34 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Virginia Jones

Virginia Jones, Deputy Clerk

CERTIFICATION:

I hereby certify 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 Special Session of the Town Council of Camp Verde, Arizona held on the 26th day of May 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 3rd day of June, 2004

Virginia Jones

Virginia Jones, Deputy Clerk

ADDENDUM TO THE AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, MAY 26, 2004
6:30 P.M.

Regular Business:

9.a Discussion, consideration, and possible direction to staff concerning the rezoning of approximately fifteen parcels on the south side of Howards Road that are currently divided between two zoning districts, C2-4 and R1-35

Posted by: C. Jones Date/Time: 5-24-04 9:00 a.m

Note: Pursuant to A.R.S. §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.

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AGENDA

COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE

COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, MAY 26, 2004
at 6:30 P.M.

1. **Call to Order**
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) Special Session – May 18, 2004
   b) **Set Next Meeting, Date, and Time:**
      1) Regular Session – June 2, 2004 at 6:30 p.m.
      2) Special Session – June 9, 2004 at 6:30 p.m.
      3) Regular Session – June 16, 2004 at 6:30 p.m.
      4) Council Hears Planning & Zoning – June 23, 2004 at 6:30 p.m.

5. **Call to the Public for Items not on the Agenda** Pursuant to ARS §38-431.01.G, Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Council from taking any action on items not on the agenda, 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.

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Public input may be invited on the following:

6. **Discussion, consideration, and possible approval of Resolution 597, a resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2004-04 for the operation of an RV Park containing 93 spaces, 40 storage spaces, laundry, office, and recreation area on parcels 404-13-006A and 404-13-006B located at 4500 E. Highway 206 for a period of ten years.** (Zane Gray RV Park)

7. **Presentation and discussion by Shane Kobialka, representative for Symphony Builders concerning the Homestead Development.**

8. **Discussion, consideration, and possible approval of Resolution2004-595, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona creating a Central Business District of the Town of Camp Verde and declaration that this area is in need of tax incentives to encourage private investment in the construction of substantial new improvements.**

9. Discussion, consideration and possible approval of Resolution 2004-596, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona relating to redevelopment areas; designating the Downtown Redevelopment Area as a suitable area for a Redevelopment Project; approving an undertaking of a Community Development Block Grant Program; and designating the Camp Verde Town Council as the Redevelopment Commission.

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

There will be no Public Input on the following items:

11. Advanced Approvals

12. Manager/Staff Report

13. 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.

14. Adjournment

Posted by: C Jones Date/Time: 5-20-04 4:00 pm

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.

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MINUTES
COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, MAY 26, 2004
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**
Vice Mayor Reddell called the meeting to order at 6:30 p.m.

2. **Roll Call**
Vice Mayor Reddell, Councilors Gioia, Baker, Kovacovich, Parrish and Teague were present; Mayor Dickinson was absent to attend graduation ceremonies for his son.

Also Present:
Town Manager Bill Lee, Community Development Director Will Wright and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
The Pledge was led by Councilor Parrish.

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.
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      3) Regular Session – June 16, 2004 at 6:30 p.m.
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On a motion by Kovacovich, seconded by Baker, the Consent Agenda was unanimously approved as presented.

5. **Call to the Public for Items not on the Agenda**
Tom Nielson, a resident at the Verde View Apartments, and who had recently addressed the Council regarding the traffic problem at 7th Street and General Crook Trail, asked if there had been any response from ADOT; he was advised that there has been no further input from ADOT.

There was no further public input.

6. **Discussion, consideration, and possible approval of Resolution 2004-597, a resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2004-04 for the operation of an RV Park containing 93 spaces, 40 storage spaces, laundry, office, and recreation area on parcels 404-13-006A and 404-13-006B located at 4500 E. Highway 206 for a period of ten years.** (Zane Gray RV Park)
On a motion by Baker, seconded by Gioia, the Council unanimously approved Resolution 2004-597, a resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2004-04 for the operation of an RV Park containing 93 spaces, 40 storage spaces, laundry, office, and recreation area on parcels 404-13-006A and 404-13-006B located at 4500 E. Highway 260 for a period of ten years.

Community Development Director reviewed the background of the existing RV Park, the development of which had been planned in stages. The applicant has acquired an additional 8 acres, and is now seeking to renew the Use Permit for another 10 years and to expand the park to add RV spaces, storage spaces, laundry, office and a recreation area. At the P&Z Commission hearing two neighboring property owners expressed, one, concern about interference with his ham radio setup and lighting from the park, and the other, the decreased setback affecting his property. There were also letters of support sent. The Commission has unanimously recommended approval of the extension of the Use Permit, as well as the expansion of the park.

During the Council discussion there was concern about the possibility of having to remove some of the old trees, and it was confirmed that the decreased setback would actually make some of the RVs less visible to the neighbors on the hill, and would leave a large greenbelt area, allowing the road to be moved in order to protect the large trees. There was agreement among the members that the park is a quality operation and well managed.

The owner, Mr. Tulin, had nothing more to add to the discussion, other than the drawing he had previously submitted; he also said that his desire was to preserve the trees throughout any changes that had to be made.

There was no public input.

7. Presentation and discussion by Shane Kobialka, representative for Symphony Builders concerning the Homestead Development.
There was no action taken.

Shane Kobialka, appearing on behalf of Symphony Builders, an entity of National Developers, displayed a large rendition of a site plan, describing the location of the area involved consisting of 360 acres, of which 120 are open space and about 60 are commercial. Previous approval had been given for 800 single-family homes and 300 high-density units. Mr. Kobialka said that the goal of the builders is to get re-approval of the final plat and the engineering plans as they are now, and to quickly move forward. Other speakers were Tim Williams, President of National Developers, the parent company of Symphony Builders; National Developers has purchased the property from Harvard Investments. Steve Patterson briefly explained using CFD's (Community Facilities District) as a vehicle for helping to finance infrastructure for a project, with no liability on the part of the town and all liability on the shoulders of the developer, or landowner. Martha Duncan introduced herself as a realtor who is representing Symphony Builders and National Developers in Yavapai County; she will head up the marketing effort.

There was no public input.

8. Discussion, consideration, and possible approval of Resolution2004-595, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona creating a Central Business District of the Town of Camp Verde and declaration that this area is in need of tax incentives to encourage private investment in the construction of substantial new improvements.
On a motion by Baker, seconded by Gioia, the Council unanimously approved Resolution 2004-595, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona creating a Central Business District of the Town of Camp Verde and declaration that this area is in need of tax incentives to encourage private investment in the construction of substantial new improvements.

Director Wright acknowledged the presence of many residents, saying they were probably attending in response to the almost 550 letters that had been mailed; a number of calls of interest had also been received. He explained that the Council had been advised by a consultant to develop mechanisms to help the Town build on the historic nature of the old downtown area. Director Wright pointed out that with the recent improvements, the business owners have suffered, and the Town's goal is to help the existing owners and to encourage new businesses to come in. In order to do that, there are economic tools and financial benefits available from both the Federal and State governments. Director Wright explained the need to designate a specific business district to be able to utilize those kinds of benefits, and described in detail the types of improvements that can be applied for, including economic development activities. He also shared the vision of the Council to promote the theme of the existing Fort Verde State Park kind of architecture, making the Town a pleasurable, pedestrian-friendly type of district, with park-type settings, that the community would approve. During a brief Council discussion it was confirmed that there would be no zoning changes, and that the Council wants to move forward in a manner that benefits the entire community.

PUBLIC INPUT

Mary Douglas asked if there will be more information available to the residents on the subject; Director Wright explained that more meetings will be held to share what the Council is trying to accomplish along Main Street primarily, that there are a number of Federal programs available for the Town in order to try to help existing businesses. Ms. Douglas was assured that the public will be advised of future meetings on proposed improvements, both by mail and by posting; she is also welcome to contact Director Wright, as well as the Town Manager and Council members for further information.

Jerry Yager said he lives on top of the hill and has a good view of the Town; since 1976 he has seen the growth happening with many improvements made. Mr. Yager expressed his approval of going with redevelopment and beautifying, mentioning some of the areas that he feels need to be cleaned up, suggesting the Council view the Town from an aerial perspective. Mr. Yager also approved of the proposed West-type theme, and encouraged the Council to continue to get the people involved. He went on to suggest that Planning & Zoning should be more strict, for instance, in controlling the bringing in of old manufactured houses; he added that although he believes that department does a good job, they should get even tighter in their controls, similar to what the County is doing. Mr. Yager commended the Town on keeping the public informed on the subject, and felt strongly enough to even offer to pay for another mailing.

Jim Bullard asked if the Council intended to pass the resolution tonight, that he did not really understand what it was all about, and was concerned about taxes and the Town's bonding capacity being affected. Director Wright confirmed that the intent was for the Council to pass it tonight, that there would be no particular effect on taxes and it would not affect the Town's bonding capacity. Director Wright said that the action would help merchants and encourage reinvestment in the area. Town Manager Lee said that it just adds some tools for the Town to be able to help the merchants, and perhaps some homeowners; if a business were to be improved, that could possibly affect the property tax by reason of those improvements.

Garrett Roberts, owner of Kicking Mule Outfitters, said he was informed of this meeting by his landlord, and also was confused about the subject. He agreed that the Town does need rejuvenating, as some had suggested. Mr. Roberts said that the Town has not utilized its most important attractions; he went on to describe some of the problems he perceives, wondering if the Town is really concerned about what is going on. He also requested more communication, adding that, although he is not a property owner, his business is one of the most important attractions in the Town but does not know how much longer he can do it.

Leon Cardini also commented on the important background of the Town, and feels that the Town is far ahead by restructuring and redeveloping. The tourists come to the Town because of its history and heritage, and anything that can improve the Town and make it more desirable to the tourists is important to undertake. Mr. Cardini gave an eloquent dissertation on the American heritage including the Bill of Rights, the Constitution, ending with the importance of preserving the proud history of the Town.

Will Wright advised the attending public that those interested in serving on a citizens' committee in connection with the Central Business District redevelopment area were invited to sign a roster being circulated; those interested will be further advised as plans are firmed up.

Sheila Stubler wanted to thank those who have paid compliments to the Fort; she said she had met with Bill Lee to look at the different things the Town is planning to do. Coming from the Phoenix area, she has seen the growth there and the benefits of the CDBG (Community Development Block Grant) funds, all the different types of funding, all of which can really help the community. The proposed action can help get even more people involved in the community; it is a group effort and something to look forward to.

Tim Corcoran, a 10-year resident, said that he is in the process of purchasing a home, and asked if the Council was planning on voting on the action tonight, what kind of input will the residents have toward what will be planned for the area. He was assured that the process did not affect any individual piece of property; the intent is to help a whole area through grants and loans for anyone who needs help; the citizens' committee will be an important part of the planning, and anyone who wants to can become involved. Any zoning changes will need to go through the approval process with Planning & Zoning and the Council and all the public hearing phases; there will not be just an arbitrary change.

There was no further public input.

There was a brief Council discussion during which there was a review for the public of the activities of a redevelopment area that might not otherwise be eligible for funding, that will probably be part of the downtown redevelopment area program; for instance, acquisition of property for removal of slum and blight, historic preservation, commercial rehabilitation, relocation expenses, demolition and removal of slum and blighted conditions without acquisition, infrastructure development and rehabilitation, and environmental cleanup. The concept originally surfaced during development of the first General Plan at which time the community was involved. The now-existing bypass has negatively impacted the businesses in Town, and this measure will definitely be a good thing for the community.

9. Discussion, consideration and possible approval of Resolution 2004-596, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona relating to redevelopment areas; designating the Downtown Redevelopment Area as a suitable area for a Redevelopment Project; approving an undertaking of a Community Development Block Grant Program; and designating the Camp Verde Town Council as the Redevelopment Commission.

On a motion by Gioia, seconded by Kovacovich, the Council unanimously approved Resolution 2004-596, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona relating to redevelopment areas; designating the Downtown Redevelopment Area as a suitable area for a Redevelopment Project; approving an undertaking of a Community Development Block Grant Program; and designating the Camp Verde Town Council as the Redevelopment Commission.

Director Wright commented that the proposed approval is essentially the same as the previous item, and giving the Town Council the authority to act; there was no further Council discussion.

There was no public input.

9.a Discussion, consideration, and possible direction to staff concerning the rezoning of approximately fifteen parcels on the south side of Howards Road that are currently divided between two zoning districts, C2-4 and R1-35
There was no action taken.

At his request, Councilor Parrish was excused due to conflict of interest, and left the Council Chambers at 7:38 p.m.

Director Wright described the background of the zoning that existed when the Town of Camp Verde incorporated; resulting in splitting a number of properties between two zoning districts with the fronts of the properties one zone and the backs another. Wright is asking permission for staff to go out and visit with the neighbors to consider the rezoning, since there have been requests for rezoning in the past. He referred to the drawing included in the agenda packet illustrating the area involved. Furthermore, the rezoning would correlate with existing activities in the area and would eliminate the conflicts for property owners from the initial zoning that was put into place. With Council's direction, staff would work with two of the owners who would approach all the other property owners to see if they have an interest in rezoning; it appears at this point that unanimous agreement can be reached. Following a brief discussion, and the suggestion that when the matter comes back to Council for action that the map include the existing zoning and uses for each property, the Council directed staff to proceed as suggested by staff and discussed.

There was no public input.

10. Call to the Public for Items not on the Agenda
Jim Bullard expressed his thanks to the Council and staff for doing a great job.

There was no further public input.

11. Advanced Approvals
There were no advanced approvals.

12. Manager/Staff Report
There was no Manager/Staff report.

13. Council Informational Reports
Councilor Teague said he appreciated hearing Mr. Bullard's comments, that it was rare for the Council to hear something like that. Also, he asked that something be done about getting curtains for the windows in the room; the sun coming in at the beginning is a real problem.

14. Adjournment
On a motion by Baker, seconded by Kovacovich, the meeting was adjourned at 7:48 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 May, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2004

Deborah Barber

Deborah Barber, Town Clerk

AMENDED AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, JUNE 2, 2004
at 6:30 P.M.

1. **Call to Order**
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) Regular Session – May 19, 2004
      2) Special Session – May 26, 2004
      3) Council Hears Planning & Zoning – May 26, 2004
   b) **Set Next Meeting, Date, and Time:**
      1) Special Session – June 9, 2004 at 6:30 p.m.
      2) Regular Session – June 16, 2004 at 6:30 p.m.
      3) Council Hears Planning & Zoning, June 23, 2004 at 6:30 p.m.
   c) **Possible approval of Resolution 2004-600 a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, declaring and adopting the results of the Special Election of the Town held on May 18, 2004**
   d) **Possible approval of Resolution 2004-599, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, authorizing an Intergovernmental Agreement (IGA) with Yavapai County Unified Emergency Services.** (This is a budgeted item in the amount of $3,969.00.)
   e) **Possible approval of settlement in the amount of $5,000.00 regarding Daniel Pierce v. Town of Camp Verde; $3,000 from the General Fund.** (This is an unbudgeted item.)
   f) **Approval of List of Unmarked Vehicles in CVMO memo dated 5-26-04.**

5. **Call to the Public for Items not on the Agenda** Pursuant to ARS §38-431.01.G, Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Council from taking any action on items not on the agenda, 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.

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Public input may be invited on the following:

6. **Discussion, consideration, and possible appointment of a Vice Mayor.** The Vice Mayor serves at the pleasure of Council for a one-year term.

6.a **Presentation by Pat Quinn President of both Arizona Qwest and Triple Nine Foundation of a Canine Unit to the Town of Camp Verde and a separate presentation to the family of officer Jake Teague – John, Terri and Amber Teague.**

7. **Discussion, consideration, and possible appointment of Council Members to serve on any and all committees in which the Town wishes to be involved.**
8. **Discussion, consideration, and possible appointment of another Councilmember to the Camp Verde Focused Future Plan Revisit and Update.**
9. **Discussion, consideration and possible authorization to proceed with the Summer Street Improvement Program – chip seal, overlay, and double chip seal.** (This is a budgeted item.)
10. **Discussion, consideration, and possible direction to staff to submit a letter to the National Forest Service on a Conservation easement for the White Bridge Picnic area and surrounding property along the Verde River.**
11. **Discussion, consideration, and possible direction to staff to begin developing a Request for Proposal (RFP) for the property owned by the Town next to the Chamber of Commerce.** (This is an unbudgeted item.)
12. **Discussion, consideration, and possible direction to staff to hire an appraiser that has submitted a letter of interest and to proceed with the appraisals of three properties. Two of the properties are located next to Town Hall and the other is the Old Baptist Church on 1st Street.** (This is an unbudgeted item.)
13. **Discussion, consideration, and possible approval of Ordinance 2004-A280, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending Chapter 9 Business Regulations, Article 9-1 Peddlers, Solicitors and Canvassers and 9-2 Special Events Permits sections of the Town Code.**
14. **Discussion, consideration and possible appointment of three (3) Council Members to the interview panel for the Marshal's position.**

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

There will be no Public Input on the following items:

16. **Advanced Approvals**

17. **Manager/Staff Report**

18. **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.

19. **Adjournment**

Posted by: U Jones Date/Time: 6-1-04 3:30 p.m

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AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, JUNE 2, 2004
at 6:30 P.M.

1. **Call to Order**
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.
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   d) **Discussion, Consideration, and possible approval of Resolution 2004-599, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona adopting an intergovernmental agreement (IGA) with Yavapai County Unified Emergency Services.** (This is a budgeted item in the amount of $3,969.00.)
   e) **Possible approval of settlement in the amount of $5,000.00 regarding Daniel Pierce v. Town of Camp Verde; $3,000 from the General Fund.**
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7. **Discussion, consideration, and possible appointment of Council Members to serve on any and all committees in which the Town wishes to be involved.**
8. **Discussion, consideration, and possible appointment of another Councilmember to the Camp Verde Focus Future Plan Revisit and Update.**
9. **Discussion, consideration and possible authorization to proceed with the Summer Street Improvement Program – chip seal, overlay, and double chip seal.**

10. **Discussion, consideration, and possible direction to staff to submit a letter to the National Forest Service on a Conservation easement for the White Bridge Picnic area and surrounding property along the Verde River.**
11. **Discussion, consideration, and possible direction to staff to begin developing a Request for Proposal (RFP) for the property owned by the Town next to the Chamber of Commerce.**
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13. **Discussion, consideration, and possible approval of Ordinance 2004-A280, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending Chapter 9 Business Regulations, Article 9-1 Peddlers, Solicitors and Canvassers and 9-2 Special Events Permits sections of the Town Code.**
14. **Discussion, consideration and possible appointment of three (3) Council Members to the interview panel for the Marshal's position.**

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

16. **There will be no Public Input on the following items**

17. **Advanced Approvals**

18. **Manager/Staff Report**

19. **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.

20. **Adjournment**

Posted by: L Jones Date/Time: 5-27-04 4:45 pm

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CORRECTION TO THE MINUTES
OF THE
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, JUNE 2, 2004
at 6:30 P.M.

The following is the verbatim of item #7 – Discussion, consideration, and possible appointment of Council Members to serve on any and all committees in which the Town wishes to be involved.

Dickinson – an Intergovernmental Association.

Reddell – I think this is a mandatory situation that goes years and years ago with the Mayor & Vice Mayor as the representatives of the intergovernmental board of the, rather the entities of the Verde Valley. I think that's where that position ought to be at [Dickinson interrupts] on that basis.

Dickinson – I suppose there's some merit to that. Anybody else have an opinion on that one?

Gioia – Well, that's not the criteria of the intergovernmental association, but uh, I would be very happy to see the Mayor and Vice Mayor at these intergovernmental meetings. They're quarterly [Dickinson interrupts]

Dickinson – They meet once a quarter, is that correct?

Gioia – Yes, they're quarterly and I'd like to continue uh, participating.

Dickinson – Did I hear you say you would support the Mayor and Vice Mayor involvement in that as well?

Gioia – I'd definitely love to see their involvement.

Dickinson – I guess one of us could make it, it's once a quarter, right? I hate to keep beating the same drum, but I

Baker – I thought the whole Council was supposed to go to that.

Gioia – If they choose, they certainly can, and the more Council members, the more elected officials, the better, um.

Baker – It's for everyone.

Gioia – And back when I used to attend this uh, Carter Rogers and Dane, the Mayor, Rogers and Dane. The Mayor was usually present and uh, the Town Manager was present.

Dickinson – I think Bill's been going to most all of these [unintelligible] [Lee interrupts]

Lee – I've gone to a, a few of them. The last few have been cancelled.

Baker – cancelled, right.

Dickinson – I know you and I have talked about certain things on the agenda. That is, in the past. I suppose we could add ourselves to that as well and try to be a little more involved in the region, in addition to our other areas of involvement.

End of Intergovernmental Association discussion.

First Motion:
Gioia – then I would move that with the addition of Jackie to AARP, is it? And the deletion of the Arizona Art Share [unintelligible] have it up here. Um, the change of adding an alternate, John Reddell to the Verde Valley Transportation Organization, and changing the name of the NACOG Focus Future to um, Economic Development Subcommittee, and adding to the Intergovernmental Association my name, Mitch, and John, um NAMWUA remains the same, and Council's desirous to delete the subflow steering committee, and uh, naming myself on Yavapai County Water Advisory with Bob Kovacovich as alternate. I move we make those Council appointments.

Dickinson – We have a motion on the floor, do we have a second? [period of silence] Motion dies for lack of a second. Do we have another motion? Jackie?

Second Motion:
Baker – I will move with those actual, the changes that Tony noted, it – NACOG should be just simply NACOG Economic Development Committee, uh, and the changes that he noted. Um, on the Yavapai County Water Advisory Committee, um the only way I can see if we could possibly have – co-people there, but I don't think the Water Advisory Committee would allow that, I don't know. [Gioia interrupts.]

Gioia – No actually we've had that problem, [Dickinson interrupts] from early on

Dickinson – one voting member I think is pretty cut and dried, the way the policy is

Baker – O.K. then if the alternate goes, then you can, they can't vote, because you and Brenda used to share. [Gioia attempts to answer, Baker interrupts]

Gioia – Yes, if you're not there.

Baker – OK, my motion is that we uh, the changes so noted on our committee assignments, Yavapai County Water Advisory Committee; Bob Kovacovich be the uh, representative uh, and Tony Gioia will be our alternate.

JR – second it.

Dickinson – motion from Jackie, second from John [audience interrupts] end of verbatim.

Motion passes, with Gioia voting no.

Mitch Dickinson

Mitch Dickinson, Mayor

Deborah Barber

Deborah Barber, Town Clerk

CERTIFICATION:
I hereby certify that the foregoing verbatim transcript of the discussion of the Intergovernmental Association is a true and accurate accounting of the discussion and 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 June 2004.

Dated this 27 day of August, 2004

Deborah Barber

Deborah Barber, Town Clerk

MINUTES
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, JUNE 2, 2004
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, coaching Little League.

Also Present:
Town Manager Bill Lee, Town Attorney Julie Kriegh, Acting Town Marshal O'Donnal, Street Superintendent Wally Dickinson, Deputy Clerk Virginia Jones, and Recording Secretary Margaret Harper.

3. Pledge of Allegiance
The Pledge was led by Councilor Parrish.

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

a) Approval of the Minutes:
1) Regular Session – May 19, 2004
2) Special Session – May 26, 2004
3) Council Hears Planning & Zoning – May 26, 2004

b) Set Next Meeting, Date, and Time:
1) Special Session – June 9, 2004 at 6:30 p.m.
2) Regular Session – June 16, 2004 at 6:30 p.m.
3) Council Hears Planning & Zoning, June 23, 2004 at 6:30 p.m.

c) Possible approval of Resolution 2004-600 a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, declaring and adopting the results of the Special Election of the Town held on May 18, 2004

d) Discussion, Consideration, and possible approval of Resolution 2004-599, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona adopting an intergovernmental agreement (IGA) with Yavapai County Unified Emergency Services. (This is a budgeted item in the amount of $3,969.00.)

e) Possible approval of settlement in the amount of $5,000.00 regarding Daniel Pierce v. Town of Camp Verde; $3,000 from the General Fund.

f) Approval of List of Unmarked Vehicles in CVMO dated 5-26-04.

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved the Consent Agenda with the following changes: Minutes of Thursday, May 26, 2004, corrected to reflect the date of Wednesday, May 26, 2004; a Special Session set for July 15, 2004 at 10:00 a.m.

Attorney Kriegh requested that a Special Session/Executive Session be scheduled for July 15th at 10:00 a.m.

5. Call to the Public for Items not on the Agenda
There was no public input.

6. Discussion, consideration, and possible appointment of a Vice Mayor.
On a motion by Baker, seconded by Parrish, the Council unanimously appointed John Reddell to serve as Vice Mayor for a second term.

Prior to her motion, Baker commended Reddell for his past service as Vice Mayor, staying on top of all the issues.

6a. Presentation by Pat Quinn President of both Arizona Qwest and Triple Nine Foundation of a Canine Unit to the Town of Camp Verde and a separate presentation to the family of officer Jake Teague – John, Terri and Amber Teague.
(Note: This item was heard out of sequence following Item 5.)

Pat Quinn explained that the Triple Nine Foundation was established to provide law enforcement with equipment, other than cash. The name came from the "triple 9" signal for an officer in distress. He briefly reviewed Jake Teague's expressed desire to serve and protect his community. Mr. Quinn then presented "Jake," a German Shepherd canine that had been donated anonymously, to the Town Marshal's Office to help carry out Jacob Teague's mission. The gift of a toy stuffed canine was then given to Officer Teague's parents in remembrance of the presentation.

Mayor Dickinson expressed appreciation for the donation on behalf of the Marshal's Office, the Town of Camp Verde and the Teague family.

7. Discussion, consideration, and possible appointment of Council Members to serve on any and all committees in which the Town wishes to be involved.
A motion by Gioia that Council make the following assignments with the addition of Baker to AMRRP, the deletion of Arizona Art Share, the change of adding alternate John Reddell to the Verde Valley Transportation Organization, changing the name of the NACOG Focused Future to Economic Development Committee, adding to the Intergovernmental Association Gioia, Dickinson and Reddell, deleting the Subflow Steering Committee, and naming Gioia to the Yavapai County Water Advisory Committee with Kovacovich as alternate, failed for lack of a second.

On a motion by Baker, seconded by Reddell, the Council by a 5-1 vote approved the changes on the committee assignments as noted by Gioia, with the exception that on the Yavapai County Water Advisory Committee Kovacovich be appointed as representative, with Gioia as alternate; with a 'no' vote by Gioia.

The Council reviewed and discussed the prior list of committees and members, and arrived at the following committee assignments:

Committee	Member
AMRRP, Member of Board of Trustees	Baker
Arizona Art Share	Inactive
Arizona Municipal Risk Pool	Baker
Arizona Town Hall	Gioia
Arizona Watershed Alliance	Gioia
Cocopai Resource Conservation & Development	Reddell
Council Liaison to Yavapai Apache Nation	Dickinson/Reddell
Natural Resource Subcommittee of the Verde Watershed Association	Gioia
NACOG Regional Council	Baker

NACOG Economic Development Committee (formerly Focused Future)	Baker
Verde Valley Transportation Organization	Parrish/Reddell
Yavapai County Water Advisory Committee	Kovacovich; Gioia as alternate
Verde Valley Water Users Liaison	Reddell/Kovacovich
Natural Resource Committee	INACTIVE
Middle Verde Basin Planning Group	INACTIVE
Verde River Enhancement	INACTIVE
Verde Watershed Association	INACTIVE
Verde Valley Natural Resource Committee	INACTIVE
Mingus Open Space Committee	Gioia
Yavapai College Regional Skills Center	Gioia
Economic Development Liaisons	Dickinson/Teague
Intergovernmental Association	~~Dickinson/Reddell~~ Gioia/Dickinson/Reddell - Corrected w/ Verbatim transcript - 8/14 (See attached)

League of Arizona Cities & Towns Governing Board; Dickinson to offer a letter of interest in being nominated.

Subflow Steering Committee	Delete from the list
NAMWA	Dickinson/Baker

PUBLIC INPUT
In addition to the Council discussion of membership on the Yavapai County Water Advisory Committee, and consideration to appoint Kovacovich to replace Gioia, the following individuals were invited to express their views on the issue:

Clive Jordan
Bea Richmond
Patricia George
Helen Zimmerli
Jeanne Grossmayer
Deborah Moody
Lori Boyce
Bob Johnson
Anita Goss
William Goss
Ray Harvey
Alexandra Helm
Brenda Hauser
Alan Tripp
Doree Christensen
Sandy Boothe
Jane Moore
Christopher Boothe

In summary, there was concern expressed regarding the need for the continued informed representation and experience that Councilor Gioia has shown; the three-generation background of Councilor Kovacovich, although impressive, does not qualify him to serve compared with the long service and extensive knowledge of Gioia on water issues. Some of the speakers pointed out their personal involvement on water groups and personal knowledge of Gioia's participation and valuable contributions. There were emotional accusations that the Council is only concerned with economic development, not scientific input, and that the deck is "stacked" against Gioia, who has consistently demonstrated expertise and honesty; passionate pleas were made to retain him as the representative

Dickinson – an Intergovernmental Association.

Reddell – I think this is a mandatory situation that goes years and years ago with the Mayor & Vice Mayor as the representatives of the intergovernmental board of the, rather the entities of the Verde Valley. I think that's where that position ought to be at [Dickinson interrupts] on that basis.

Dickinson – I suppose there's some merit to that. Anybody else have an opinion on that one?

Gioia – Well, that's not the criteria of the intergovernmental association, but uh, I would be very happy to see the Mayor and Vice Mayor at these intergovernmental meetings. They're quarterly [Dickinson interrupts]

DICKINSON – They meet once a quarter, is that correct?

Gioia – Yes, they're quarterly and I'd like to continue uh, participating.

DICKINSON – Did I hear you say you would support the Mayor and Vice Mayor involvement in that as well?

Gioia – I'd definitely love to see their involvement.

DICKINSON – I guess one of us could make it, it's once a quarter, right? I hate to keep beating the same drum, but I

BAKER – I thought the whole Council was supposed to go to that.

Gioia – If they choose, they certainly can, and the more Council members, the more elected officials, the better, um.

BAKER – It's for everyone.

Gioia – And back when I used to attend this uh, Carter Rogers and Dane, the Mayor, Rogers and Dane. The Mayor was usually present and uh, the Town Manager was present.

DICKINSON – I think Bill's been going to most all of these [unintelligible] [Lee interrupts]

Lee – I've gone to a, a few of them. The last few have been cancelled.

BAKER – cancelled, right.

DICKINSON – I know you and I have talked about certain things on the agenda. That is, in the past. I suppose we could add ourselves to that as well and try to be a little more involved in the region, in addition to our other areas of involvement.

End of Intergovernmental Association discussion.
First Motion:

Gioia – then I would move that with the addition of Jackie to AARP, is it? And the deletion of the Arizona Art Share [unintelligible] have it up here. Um, the change of adding an alternate, John Reddell to the VVTPO organization, and changing the name of the NACOG Focus Future to um, Economic Development Subcommittee, and adding to the Intergovernmental Assoc my name, Mitch, and John, um NAMWUA remains the same, and Council's desirous to delete the subflow steering committee, and uh, naming

myself on Yavapai County Water Advisory with Bob Kovacovich as alternate. I move we make those Council appointments.

DICKINSON – We have a motion on the floor, do we have a second? [period of silence] Motion dies for lack of a second. Do we have another motion? Jackie?

BAKER – I will move with those actual, the changes that Tony noted, it – NACOG should be just simply NACOG Economic Development Committee, uh, and the changes that he noted. Um, on the Yavapai County WAC, um the only way I can see if we could possibly have – co-people there, but I don't think the WAC would allow that, I don't know. [Gioia interrupts.]

Gioia – No actually we've had that problem, [Dickinson interrupts] from early on

DICKINSON – one voting member I think is pretty cut and dried, the way the policy is

BAKER – O.K. then if the alternate goes, then you can, they can't vote, because you and Brenda used to share. [Gioia attempts to answer, Baker interrupts]

Gioia – Yes, if you're not there.

BAKER – OK, my motion is that we uh, the changes so noted on our committee assignments, WAC Bob K to be the uh, representative uh, and Tony Gioia will be our alternate.

JR – second it.

DICKINSON – motion from Jackie, second from John [audience interrupts] end of verbatim.

Motion passes, with Gioia voting no.

CERTIFICATION:

I hereby certify that the foregoing verbatim transcript of the discussion of the Intergovernmental Association is a true and accurate accounting of the discussion and 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 June 2004.

Dated this 17 day of August, 2004

Deborah Barber

Deborah Barber, Town Clerk

of the people on water concerns. There was consistent and repeated profound concern expressed about the critical effect of the current drought on the water supply in the Verde Valley and the need for Gioia to continue to be involved because of his technical knowledge, his energy, intelligence, leadership quality and integrity. It was pointed out that water creates conflict leading to the possibility of a water war; Gioia has backing, stature, dedication and the knowledge of scientific data to support Camp Verde's position. The decision to remove him should not be based on political motives. Replacing him on the WAC would be a shameful waste of his education and ability; his greatest perseverance and talent are in the critical area of water. Furthermore, it would be a huge learning curve for someone to get up to the level of Gioia's experience and ability to negotiate and reach a consensus with the people on the other side of the mountain; continuity on the WAC is extremely important. Gioia's broad technical knowledge and attention to detail are impressive.

PUBLIC HEARING CLOSED

There was a brief further Council discussion that included reassurances for the speakers of the Council's continuing deep concern for water problems; the issue at hand is merely the appointment of a representative to an organization that is important to all of the community and to the Council; Bob Kovacovich would be fully competent in that role. It was acknowledged that the subject of water is complex, and that even though money has not been thrown at every single issue, the Council does care deeply. But it was felt that there is no progress currently being made, that there may be a Federal movement on to try to effectively come to some policy decisions about what is going to be done at a regional level, and perhaps a fresh voice from Camp Verde is needed at this point from the standpoint of the personalities and chemistries of those people working with each other.

RECESS was called at 8:05 p.m.; the meeting was called back to order at 8:10 p.m.

8. Discussion, consideration, and possible appointment of another Councilmember to the Camp Verde Focus Future Plan Revisit and Update.
Bill Lee asked for additional Council members to serve along with Dickinson, Baker and Teague; the first meeting is scheduled for June 18th, 2004, at 10:00 a.m.; Kovacovich agreed to volunteer.

9. Discussion, consideration and possible authorization to proceed with the Summer Street Improvement Program – chip seal, overlay, and double chip seal.
On a motion by Reddell, seconded by Parrish, the Council unanimously directed the Street Department to go forward with the summer 2004-05 Street Improvement Program as projected.

The improvement program was discussed briefly, confirming the cost estimates and funds that have been authorized for the future as well.

10. Discussion, consideration, and possible direction to staff to submit a letter to the National Forest Service on a Conservation easement for the White Bridge Picnic area and surrounding property along the Verde River.
(Note: This item was heard out of sequence following Item 7 and the Recess.)

Staff was directed to submit a letter of interest to the National Forest Service regarding a Conservation easement for the White Bridge Picnic area and riparian area along the Verde River, to include a request for a conservation easement in perpetuity for the Park site as well as the riparian area.

Tom Bonomo advised the Council that the Federal Government is interested in disposing of approximately 220 acres; he described that property which included the area known as the White Bridge Park and to the center line of the Verde River including all of the riparian, which would require special consideration, considering the SLIF monies already received in connection with the Park. The commitment with the State is for the facility to remain a park for 25 years. Mr. Bonomo explained that the intent is to dispose of the property in one package. Portions of the property are already

reserved by easements in place; an entity is being sought that would hold a deed restriction/conservation easement for the Park site as well as a conservation easement on the riparian area along the river that harbors endangered species. Such deed restrictions would be in place at the close of escrow when the property is sold. Mr. Bonomo asked if the Town would be interested in holding the permanent in-perpetuity conservation easement for the riparian area as described, as well as a 30-year conservation easement on the Park site, partnering with the State of Arizona to meet the commitments made for those areas.

The Council discussed in detail the benefits to the Town from holding such an easement; in regard to the request for a letter of interest, Mr. Bonomo was asked whether an even longer period for the conservation easement on the Park site could be suggested. Mr. Bonomo could not commit to a longer period, but it was agreed that there is room to negotiate with a potential buyer, and there would be no problem with including such a suggestion.

11. Discussion, consideration, and possible direction to staff to begin developing a Request for Proposal (RFP) for the property owned by the Town next to the Chamber of Commerce.

Staff was directed to begin developing an RFP for the property owned by the Town next to the Chamber of Commerce, as discussed.

Town Manager Lee referred to the Master Plan presented recently that included a proposal to develop commercial property to face Main Street. In that regard, Lee said that direction is being sought to explore options for developing the piece of property situated next to the Chamber of Commerce. Staff is requesting authority to prepare a Request for Proposal to evaluate several options; those options will then be brought back to Council for consideration and approval. There was a general discussion regarding parking issues addressed in the past, including keeping some areas free from building along Main Street.

12. Discussion, consideration, and possible direction to staff to hire an appraiser that has submitted a letter of interest and to proceed with the appraisals of three properties. Two of the properties are located next to Town Hall and the other is the Old Baptist Church on 1st Street.

On a motion by Reddell, seconded by Baker, the Council unanimously authorized staff to hire Bock Appraisal Services to get the appraisals on the three sites as discussed.

Lee reviewed the previous discussions regarding the proposed Town Master Plan and getting appraisals of the two properties next to Town Hall, pointing out that the architect had suggested moving the courts and the Marshal's Office, as well as the Council meetings, to the Church property site. The Council generally agreed that since there had been previous discussion regarding the lack of space at the Town Master Plan site for the Marshal's Office, and some commitment to an alternate site, including the benefit of already having utilities available at the Church property, there should be no reason not to proceed further. There has also been only one offer to appraise the properties; such appraisal appeared to be reasonable.

13. Discussion, consideration, and possible approval of Ordinance 2004-A280, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending Chapter 9 Business Regulations, Article 9-1 Peddlers, Solicitors and Canvassers and 9-2 Special Events Permits sections of the Town Code.

On a motion by Reddell, seconded by Kovacovich, the Council unanimously approved Ordinance 2004-A280, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending Chapter 9 Business Regulations, Article 9-1 Peddlers, Solicitors and Canvassers and 9-2 Special Events Permits sections of the Town Code.

Town Attorney Kriegh highlighted changes in the proposed ordinance, pointing out that the changes had been requested by the Clerk's Office, which normally handles receipts and issuances of different

business licenses. There were issues that needed to be addressed, and the revisions were based on thorough research on the different types of licenses issued and experience from past; the proposed ordinance is considered a housekeeping project that only affects the "casual" or business license for a specific short-term event and simplifies certain requirements.

14. Discussion, consideration and possible appointment of three (3) Council Members to the interview panel for the Marshal's position.

Lee advised the Council that interviews for the Marshal's position have been scheduled for June 24th and 25th and three council members are being requested to serve on the committee. Councilors Baker, Parrish and Reddell agreed to be available.

15. Call to the Public for Items not on the Agenda.
There was no public input.

16. Advanced Approvals
There were no Advanced Approvals.

17. Manager/Staff Report
Attorney Kriegh gave an update on the assignment she had been given to draft an IGA with the School District on the water drainage issues. The draft has been prepared; Lee has met with the engineers; and there will be a meeting with the school again soon.

18. Council Informational Reports
Gioia reported on a contact he had with the Prescott representatives of the Yavapai County Water Advisory following the last meeting; Gioia was asked to invite the elected officials of the Verde Valley to a meeting with the Prescott Mayor and some Council members to discuss the pumping issue and Prescott's efforts in that regard; Gioia reviewed the background of that issue. When a date has been set for a meeting on the Verde Valley side, everyone will be advised.

Baker said that she will be attending the State Transportation Board meeting around the 18th or 19th; let her know if there is any information anyone wants her to take to the meeting. Baker displayed for the public her Crawdad Festival jewelry as a reminder of that event.

Parrish reported on the Camp Verde Cavalry's participating in Memorial Day celebrations in Camp Verde, at the VA Hospital and the Citizens Cemetery behind the Armory. He commented on the very good turnout for both.

Dickinson commented on the very nice ceremony at the Clear Creek Cemetery as well. He also reminded anyone interested in the Father-Child Golf Tournament on Saturday, June 19th, at the Beaver Creek Golf Resort; Parks & Rec will be hosting the event. Dickinson also reported on a letter that had been received praising the way the court does business, and that the Town could be rightfully proud of that. Also, the Town was named the recipient of an Economic Strength Project grant in the amount of $245,000 which will help to pay for the construction off of Cherry Road to the Out of Africa Park; and Dickinson commended the staff for putting that together.

19. Adjournment
On a motion by Baker, seconded by Kovacovich, the meeting was adjourned at 9:02 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 June 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 25 day of June, 2004

Deborah Barber

Deborah Barber, Town Clerk

ADDENDUM TO THE AGENDA

SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, JUNE 9, 2004
6:30 P.M.

(Requested by Councilor Howard Parrish)

6.a Discussion, consideration, and possible direction to staff regarding closing town offices in observation of National Day of Mourning on Friday, June 11, 2004 in recognition of President Ronald Reagan.

Posted by: U Jones Date/Time: 6-8-04 4:45 p.m

Note: Pursuant to A.R.S. §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.

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.

AGENDA

SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE

COUNCIL CHAMBERS
473 S. MAIN, ROOM 106

WEDNESDAY, JUNE 9, 2004
6:30 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Presentation by Town Manager Bill Lee on the Town of Camp Verde departmental accomplishments for the 2003/2004 budget year.**

4. **Discussion, consideration, and possible approval of Resolution 2004-601, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting and declaring as a public record that certain document filed with the Town Clerk and entitled, "Town of Camp Verde Tentative FY 2004/2005 Budget".**

5. **Public Hearing to discuss the proposed annexation of approximately 434 acres located North and West of the current Town Boundary along State Route 260 corridor.**

6. **Discussion, consideration, and possible direction to staff regarding the 2003 Camp Verde General Plan; to include but not limited to, reasons for ratification failure, possible areas for changes and election date.**

7. **Adjournment.**

Posted by: C. Jones Date/Time: 6-4-04 4:15 p.m

Note: Pursuant to A.R.S. §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.

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MINUTES
SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, JUNE 9, 2004
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**
Vice Mayor Reddell called the meeting to order at 6:30 p.m.

2. **Roll Call**
Vice Mayor Reddell, Councilors Gioia, Baker, Kovacovich, Parrish and Teague were present; Mayor Dickinson was excused because of illness.

Also Present:
Town Manager Bill Lee, Town Attorney Julie Kriegh, Finance Director Dane Bullard, Community Development Director Will Wright, Planner Wendy Escoffier, Acting Town Marshal Ralph O'Donnal, Street Superintendent Wally Dickinson, Library Director Gerry Laurito, Asst. Parks & Recreation Director Lynda Moore, Asst. to Town Mgr. Carol Brown, Planning Commissioners Womack, Morris and Bullard, Town Clerk Debbie Barber and Recoding Secretary Margaret Harper.

NOTE: Prior to addressing the items on the agenda, Vice Mayor Reddell introduced **George Young** who announced that the Camp Verde Sanitary District had approved a resolution this afternoon to call for bids; their Clerk had been advised that she is to advertise for bids to install the new sanitation lines.

3. **Presentation by Town Manager Bill Lee on the Town of Camp Verde departmental accomplishments for the 2003/2004 budget year.**
There was no action taken.

Town Manager Lee, with Carol Brown assisting, gave a Power Point presentation outlining highlights of the Town of Camp Verde departmental accomplishments for the 2003/2004 budget year.

4. **Discussion, consideration, and possible approval of Resolution 2004-601, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting and declaring as a public record that certain document filed with the Town Clerk and entitled, "Town of Camp Verde Tentative FY 2004/2005 Budget".**
On a motion by Gioia, seconded by Teague, the Council unanimously approved Resolution 2004-601, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting and declaring as a public record that certain document filed with the Town Clerk and entitled, "Town of Camp Verde Tentative FY 2004/2005 Budget", to include an increase in the elections expenses in the amount of $2,500.

Finance Director Bullard advised the Council that the statutory deadline for adoption of the Tentative Budget for FY 2004/2005 is the third Monday in July, the final budget will be adopted after advertising; adoption of the tentative budget tonight sets the parameters of the Town's expenditures for the upcoming fiscal year and limits the total amount that can be spent. Bullard

pointed out and the Council discussed the suggested revisions that had been made following Council's last review of the draft budget. The CIP list was also discussed. The recent tally of election expenses was discussed with the Town Clerk, and it was agreed to increase that item by $2,500; there were no other changes requested.

5. **Public Hearing to discuss the proposed annexation of approximately 434 acres located North and West of the current Town Boundary along State Route 260 corridor.**
There was no action taken.

Town Manager Lee said that staff has been working for a number of months on and has now submitted an application to annex the subject acreage which includes the Steve Coury car dealership property. Lee displayed a large map of the area, distributing individual copies of the map to the Council members. Director Wright reviewed the map which included the names of the owners of the various parcels explaining that the annexation process is mandated by the State and requires public hearings. Acknowledging that there were affected property owners in attendance, Wright invited their comments.

PUBLIC INPUT
Jim Bullard, said he felt it was important for the Camp Verde Water System to be a part of Camp Verde, which the annexation would accomplish.

To encourage other public comment, Director Wright was requested to explain the statutory process involved in annexation. He advised the Council that the eight property owners or entities have all been visited with at this time, and reviewed in detail the step-by-step process, commencing with clearly defining the legal boundaries of the proposed area. The entire procedure will take approximately one year, basically requiring a simple majority of the owners within that area in favor of the proposed annexation. The Council also discussed with Wright the proposed boundaries shown on the map, part of which includes Forest Service land.

Tom Griffith, representing the Griffith Family Trust, one of the owners of property, expressed several concerns of his own as well as some of the other entities. He said that the County has taken care of everyone out there satisfactorily, including police protection, and basically wanted to know what the Town of Camp Verde has to offer, what improvements, sewage, police protection, commenting that they will all get hit with the various tax bites, and asking what everyone will get for that money. Mr. Griffith questioned where the owners would stand by reason of the annexation since that they believe the area is not in the existing Town's master plan and affects development without the new publicly-approved master plan. He believes they would be in trouble. Also, Mr. Griffith commented that upon annexation the Forest Land would soon then go up for trade and become private land, which would affect the open space.

Director Wright briefly addressed some of Mr. Griffith's concerns, including efforts being made in connection with the proposed sewer system operation by the Town and the development that is already occurring along the corridor, including the Forest Service land which probably already is being considered by the Forest Service as difficult to continue to manage for Forest Service purposes. The existing General Plan would allow the Town to review the zoning and would not preclude development; under that existing plan the amendment process continues to rest with the Council.

Bea Richmond pointed out the existing very large size of Camp Verde, a size that was purposely chosen when the Town was incorporated in 1986. The thinking was to obviate the need to annex further any future property. Ms. Richmond said that although the purpose of the proposed annexation is for development, open space will disappear. She questioned whether the intended development would be good in terms of what would be lost in terms of the open space.

There were further comments from the Council regarding the Forest Service land; Director Wright pointed out the benefits to the Town from the current and future developments and businesses through the economic development process resources including grants available for commercial growth.

Bob Womack said he owned commercial property along the 260 corridor, saying that as the property value and traffic increase the Forest Service will step in and probably trade the land anyway, and encouraged the property owners to carefully consider that the process is just beginning and to go into it with an open mind, there will be plenty of recourse available. Camp Verde is now in a very unique position with a lot of growth pressure ahead. Without commercial space along the major corridors, some of the commercial growth may go into areas the community would not want it to go, such as neighborhoods.

There was further assurance from the Council that, although the process will not be easy for any one, growth in that area is important for the future of the Town; the Council is willing to work with the people the best and most honest way they can, and public input will be welcomed and necessary during the process. The main effort is to work out a good solution for everyone, and that it will be a right one. The Council expressed appreciation to everyone who came out for the hearing.

6. **Discussion, consideration, and possible direction to staff regarding the 2003 Camp Verde General Plan; to include but not limited to, reasons for ratification failure, possible areas for changes and election date.**

Staff was directed to work with the general public, visit within neighborhoods throughout the entire Town limits, get feedback and suggestions to bring back to Council so that Council can begin to draft the General Plan into a document that will be approved by the voters, setting the election for next Spring; also, staff will copy Council on any written comments received from the public.

Director Wright referred to the recent defeat of the General Plan by a little over 70 votes out of 1600 votes cast, and reviewed the time frame needed to once again bring the issue before the public for adoption, since that is mandatory. Staff is requesting direction from the Council as to an approach to gain public input as to what their concerns were and how to meet those concerns in order to be successful in getting the plan adopted, as well as selecting an election date to work toward.

There was an in-depth discussion by the Council, including input from staff, regarding a proposed election date and the general problems with the public's perception and in some cases misunderstanding of the plan, as well as objection to the fact that it is required by the State. Suggestions made by staff included surveying the voters by mail, having staff arrange an open house program, visiting the neighborhoods for feedback and perhaps setting the election for next Spring. There were suggestions from the Council for ways to better inform the community and to be able to better understand why the plan was defeated.

PUBLIC INPUT

Robert Johnson commented that one of the problems was the Council apparently talking among themselves and that perhaps they should talk to the public. He suggested taking out the Ruskin Land Trade; over 50% of the people are against that. There are signed petitions against it. Other suggestions were to have all areas plainly printed as to density; clarify major and minor amendments; limit growth area, enlarge open space; don't give a bunch of generalities, show the numbers.

Council and Director Wright responded to his concerns, including pointing out that Forest Service has nothing to do with the General Plan, and that the General Plan by its very name is supposed to be general, and should not be confused with the zoning map which specifies detail.

6a. Discussion, consideration, and possible direction to staff regarding closing town offices in observation of National Day of Mourning on Friday, June 11, 2004 in recognition of President Ronald Reagan.

On a motion by Parrish, seconded by Baker, the Council voted 4-2 to give all Town employees all day off Friday, June 11, with pay, in observance of President Ronald Reagan; with Gioia and Kovacovich opposed.

There was a brief discussion which included the alternate suggestion for only allowing a period of time during the day for observation, as well as the question of the cost to the Town.

7. Adjournment

On a motion by Baker, seconded by Kovacovich, the meeting was adjourned at 8:57 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 9th day of June, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 25 day of June, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

REGULAR SESSION
MAYOR and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main, Room #106
WEDNESDAY, JUNE 16, 2004
6:30 P.M.

Cancelled

1. **Call to Order**
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 so requests.**
   a) **Approval of the Minutes**
      1) Regular Session – June 2, 2004
   b) **Set Next Meeting, Date and Time:**
      1) Council Hears Planning & Zoning – June 23, 2003 at 6:30 p.m.
      2) Regular Session – July 7, 2004 at 6:30 p.m.
      3) Special/Executive Session – July 15, 2004 at 10:00 a.m.
      4) Special/Executive Session – July 16, 2004 at 10:00 a.m.
      5) Regular Session – July 21, 2004 at 6:30 p.m.
      6) Council Hears Planning & Zoning – July 28, 2004
   c) **Possible approval of the Chamber of Commerce quarterly drawdown in the amount of $11,250 for the 4th quarter of FY 03/04.**

5. **Call to the Public for Items not on the Agenda** Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Council from taking any action on items not on the agenda, 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 on a future agenda. (Pursuant to A.R.S. *§38-431.01(G).)*

Please note: The Clerk's Office makes every attempt to provide a complete Agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with the Clerk's Office prior to a meeting for copies of supporting documentation, if any, that were unavailable at the time Agenda packets were prepared.

Public input may be invited on the following items:

Discussion of the following items:

6. **Presentation of Economic Strengths Projects (ESP) Grant Award for $245,460 for the construction of a collector road and extension of utilities to the Out of Africa Wildlife Park and adjacent properties in the area.**
7. **Discussion, consideration, and possible appointment of Peggy Kellogg and Bea Richmond as representatives to the Dead Horse Park Trails Coalition as recommended by the Trails & Pathways Committee.**

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

There will be no Public input on the following items:

10. Advanced Approvals

11. Manager/Staff Report

12. 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 take no discussion, consideration, or action on any such item, except that an individual Council member may request an item be placed on a future agenda.

13. Adjournment

Cancelled

Posted by: O Jones Date/Time: 6-10-04 4:30 p.m

Note: Pursuant to A.R.S. §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.

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.

AGENDA

SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE

COUNCIL CHAMBERS
473 S. MAIN, ROOM 106

WEDNESDAY, JUNE 23, 2004
5:30 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Presentation by Symphony Builders for the Homestead Development Project, followed by discussion, consideration, and possible direction to staff concerning fees and the use of a Community Facilities District to finance infrastructure improvements in the development.**

4. **Adjournment**

Posted by: C. Jones Date/Time: 6-18-04 9:00 a.m.

Note: Pursuant to A.R.S. §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.

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MINUTES
SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
WEDNESDAY, JUNE 23, 2004
5:30 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**
Mayor Dickinson called the meeting to order at 5:30 p.m.

2. **Roll Call**
Mayor Dickinson, Vice Mayor Reddell, and Councilors Baker, Kovacovich, Parrish, and Teague were present. Councilor Gioia was absent.

Also Present:
Manager Bill Lee, Community Development Director Will Wright, Planner Nancy Buckel, and Deborah Barber, Town Clerk

3. **Presentation by Symphony Builders for the Homestead Development Project, followed by discussion, consideration, and possible direction to staff concerning fees and the use of a Community Facilities District to finance infrastructure improvements in the development.**
Mayor Dickinson introduced Shane Koabialka of National Developers. Dickinson explained that the purpose of this meeting was a presentation to Council regarding a community facilties district, and that there would be no detailed discussion of the Town's CFD policy or related fee structure. Koabialka advised that their purpose in requesting the meeting was to share information and ideas. He said that they did not have approval from the current landowner to file a CFD, and they wanted to make sure that Council understood their plans to file a CFD. He then introduced Steve Patterson who proceeded with the presentation.

Patterson said this was a significant project for Camp Verde, for the area, and for the developer. He explained that they expected the upfront infrastructure improvements costs at around 7 million dollars. He said this was a significant amount for a developer to invest, and will often affect a sale because it becomes too difficult to get bank financing. He explained that a CFD allows the developer to borrow the money using the land as collateral. The homebuyer through the taxing district repays the loan. He said that Council would be the governing body of the district. He explained that they intended to include the assessment tax in the closing costs, with the remainder paid on a monthly basis. He advised that experts predict that the project will generate 10 million dollars and the developer needs 7 million dollars to get the infrastructure in place. Following questions from Council, Patterson explained that the revenue generated by the district could be used only for services that the Town currently provides, such as parks, street improvements, etc. He also stated that the developer would guarantee payment for two years, however, as lots were purchased, the buyer would assume the liability.

In response to questions concerning sewers, Patterson explained that he understood the Sewer District would have their lines in place within 9 months. Patterson said that it was vital to the project that the Sewer District keeps within their stated timeline. He explained that construction could not begin until the sewer was complete.

Patterson advised that they planned to submit the CFD application within the next 2 to 3 weeks. Mayor Dickinson thanked the two gentlemen for coming and he hoped that their experience working with staff was good. Patterson assured him that it was.

4. **Adjournment**
On a motion by Reddell, seconded by Teague, the meeting was adjourned at 5:56 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Deborah Barber

Deborah Barber, Town Clerk

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 23rd day of June 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 12 day of July, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, JUNE 23, 2004
at 6:30 P.M.

1. **Call to Order**
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) Regular Session – June 2, 2004
      2) Special Session – June 9, 2004
   b) **Set Next Meeting, Date and Time:**
      1) Regular Session – July 7, 2004 at 6:30 p.m.
      2) Special/Executive Session – July 15, 2004 at 10:00 a.m.
      3) Special/Executive Session – July 16, 2004 at 10:00 a.m.
      4) Regular Session – July 21, 2004 at 6:30 p.m.
      5) Council Hears Planning & Zoning – July 28, 2004
   c) **Possible approval of the Chamber of Commerce quarterly drawdown in the amount of $11,250 for the 4th quarter of FY 03/04.**
   d) **Possible approval of Resolution 2004-602, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2004-01 for Diamond Creek Ranch North Subdivision located on 39.24 acres of parcel 404-02-035E. This project is located on Stolen Blvd.**
   e) **Possible approval of Resolution 2004-603, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona adopting Final Plat 2004-02 for the Verde Cliffs Subdivision located on 71.15 acres of parcels 404-28-014P, 404-28-015K, 404-28-018U, 404-28-102A, 404-28-154C and 404-28-154D. This project is located west of Cliffs Parkway.**

5. **Call to the Public for Items not on the Agenda** Pursuant to ARS §38-431.01.G, Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Council from taking any action on items not on the agenda, 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.

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Public input may be invited on the following:

6. **Discussion, consideration, and possible approval of Ordinance 2004-A281, 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 403-23-006D from RCU-2A to C3 for 14.48 acres. This rezoning is to allow for the commercial development. The location of the site is between county facility's access road and Cherry Road fronting Highway 260.**

- **Call for STAFF PRESENTATION**
- **Declare PUBLIC HEARING OPEN**
  a. **Call for APPLICANT'S STATEMENT**
  b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
  c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
- **Declare PUBLIC HEARING CLOSED**
- **Call for COUNCIL DISCUSSION**

7. Discussion, consideration, and possible approval of Resolution 2004-604, a Resolution of the Town of Camp Verde, Yavapai County, Arizona, concerning regional planning efforts in support of the Regional Economic Planning Program Grant sponsored by the Arizona Department of Commerce.

8. Discussion, consideration, and possible direction to staff concerning Council's position on the State Route 260 Access Management Plan.

9. Discussion, consideration, and possible direction to staff to develop a Commercial Design and Review Policy for State Route 260.

10. Discussion, consideration, and possible direction to staff to obtain and bring back to Council information concerning the formation of a Municipal Property Corporation (MPC).

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

There will be no Public Input on the following items:

12. Advanced Approvals

13. Manager/Staff Report

14. 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.

15. Adjournment

Posted by: [illegible] Date/Time: 6 18 04 9:00 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.

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MINUTES (Corrected)
COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, JUNE 23, 2004
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:
Town Manager Bill Lee, Community Development Director Will Wright, Sr. Planner Nancy Buckel and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
The Pledge was led by Councilor Reddell.

4. **Consent Agenda –** All those items listed below may be enacted upon by one motion and approved as consent agenda items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Council requests.
   a) **Approval of the Minutes:**
      1) Regular Session – June 2, 2004
      2) Special Session – June 9, 2004
   b) **Set Next Meeting, Date and Time:**
      1) Regular Session – July 7, 2004 at 6:30 p.m.
      2) Special/Executive Session – July 15, 2004 at 10:00 a.m.
      3) Special/Executive Session – July 16, 2004 at 10:00 a.m.
      4) Regular Session – July 21, 2004 at 6:30 p.m.
      5) Council Hears Planning & Zoning – July 28, 2004
   c) **Possible approval of the Chamber of Commerce quarterly drawdown in the amount of $11,250 for the 4th quarter of FY 03/04.**
   d) **Possible approval of Resolution 2004-602, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2004-01 for Diamond Creek Ranch North Subdivision located on 39.24 acres of parcel 404-02-035E. This project is located on Stolen Blvd.**
   e) **Possible approval of Resolution 2004-603, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona adopting Final Plat 2004-02 for the Verde Cliffs Subdivision located on 71.15 acres of parcels 404-28-014P, 404-28-015K, 404-28-018U, 404-28-102A, 404-28-154C and 404-28-154D. This project is located west of Cliffs Parkway.**

On a motion by Reddell, seconded by Baker, the Consent Agenda were approved as presented, pulling Items d) and e) for discussion, and with a correction to the Minutes of June 2, 2004 removing Dickinson from appointment to the NAMWA committee.

On a motion by Reddell, seconded by Kovacovich, the Council unanimously approved Resolution 2004-602, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2004-01 for Diamond Creek Ranch North Subdivision located on 39.24 acres of parcel 404-02-035E. This project is located on Stolen Blvd.

On a motion by Baker, seconded by Reddell, the Council voted 6-1 to approve Resolution 2004-603, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona adopting Final Plat 2004-02 for the Verde Cliffs Subdivision located on 71.15 acres of parcels 404-28-014P, 404-28-015K, 404-28-018U, 404-28-102A, 404-28-154C and 404-28-154D; this project is located west of Cliffs Parkway; and to include the changes on No. 7 of the resolution regarding the verbiage noted by the Sr. Planner; with Gioia opposed.

Councilor Gioia requested that Items d) and e) be pulled from the Consent Agenda for discussion. Councilor Baker pointed out a correction to the Minutes of June 2, 2004, removing Dickinson from appointment to NAMWA.

Item d) was discussed in detail with the applicant's representative, Dugan McDonald, including a commendation for the full disclosure in the Final Plat covering several items such as groundwater quality and maintenance of drainage together with a disclaimer of liability for the Town. Also discussed were road construction and engineering standards, and a question as to staff research on the original CC&Rs for the applicant's first project as they would apply to the subject project.

The discussion on Item e) reviewed the density allowed by the zoning on the project, drainage provisions, and changing Item 7 of the proposed resolution referencing reversion of the Tract G potential Library Site back to the developer, including instead the stipulation on the Final Plat that Tract G will be dedicated to the Town. There was also discussion regarding the planned intermingling of lot sizes throughout the development, and a perceived misconception of the number of lots per acre as represented by Mr. Simonton.

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

Tom Nielson, a senior citizen, first complimented the Town on the light poles, and suggested including a brass plate attached near the top of a pole with a dedication to a family or an individual, with that family to buy the pole, such as is done in Snowflake. Mr. Nielson then urged the Council to construct sidewalks for the senior citizens that would accommodate electric wheelchairs and make it easier for others to also walk into Town. He ended with expressing his opinion that the library should be constructed in Town at the existing football field.

Bob Johnson posed a suggestion to the developers of the Cliffs project, that bigger houses should be planned because of the four-direction beautiful view in that area.

There was no further public input.

6. Discussion, consideration, and possible approval of Ordinance 2004-A281, 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 403-23-006D from RCU-2A to C3 for 14.48 acres. This rezoning is to allow for the commercial development. The location of the site is between county facility's access road and Cherry Road fronting Highway 260.

On a motion by Gioia, seconded by Baker, the Council unanimously approved adoption of Ordinance 2004-A281, 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 403-23-006D from RCU-2A to C3 for approximately 17 acres; this rezoning is to allow for the commercial development; the location of the site is between County facility's access road and Cherry Road fronting Highway 260; also attached are the Architectural Guidelines dedicated by the proponent and the consent to comply with any Design Review Board that the Town hereafter establishes.

STAFF PRESENTATION

Community Development Director Wright first pointed out a correction to the indicated acreage changing the 14.48 figure to 17. He said that the Commission discussed at length the application

at its meeting on June 3rd, particularly the request for a zoning change with no specific project attached to that request. The change was ultimately approved without any stipulations such as design review; staff is perceptive that perhaps that will be looked at further by Council. The major concern of the applicant is that ADOT will be requiring some right-of-way to widen the road and is slated to be on the applicant's side of the road. Not knowing what will be left, as well as not having the proper zoning creates difficulty for marketing the property.

PUBLIC HEARING OPEN

Applicant's Statement

Rick Reed described several items currently being planned as part of the over-all development, and inquiries from potential purchasers and lessees of portions of the property. He addressed the concern of the Planning & Zoning Commission about granting the zoning and not having a plan in place, pointing out that development of the property will basically follow the Preliminary Architectural Guidelines that have been prepared, copies of which were included in the agenda packet, and that provide review by the Verde Valley Professional Center Partners, L.L.C., as well as any subsequent Design Review Committee that may be appointed by the Town of Camp Verde. The intent is to eliminate the lengthy hearing process for each individual project, which could discourage potential buyers or lessees. Mr. Reed reiterated his concern about the delay by ADOT and how those plans could affect the property in the interim.

COMMENT FROM OTHER PERSONS

Matt Morris, a Planning & Zoning Commissioner, said he was encouraged by the applicant's comments regarding design review. Since the Town does not now have a Design Review Board, Morris suggested adding a stipulation that either the Planning & Zoning Commission could review a site plan that would open it up for public discussion, or a Design Review Board could approve it as well. Morris said he is in favor of the rezoning, but stressed the importance of a design review.

APPLICANT'S REBUTTAL

Rick Rosensweig commented that what Mr. Reed is trying to achieve is to be able to develop the 17 acres following the same type of approach that he is using on the 23-lot business park adjoining Out of Africa, and that any use would have to go before some kind of design review committee, whether set up by the applicant or created by the Town. The hope is to make the process less complicated for any prospective buyer or lessee and yet controlled by such design review.

PUBLIC HEARING CLOSED

COUNCIL DISCUSSION

During the discussion it was suggested that if the request is approved the Architectural Guidelines presented by the applicant be attached to the ordinance as a requirement. The possibility of either a Design Review Committee or site plan review process was discussed, with a suggestion to just attach the Guidelines to the proposed ordinance. Mr. Reed offered some examples of potential businesses, based on inquiries received, that would require the C-3 zoning. With C-3 zoning in place, Wright confirmed that any large project, such as a commercial center or even a large dealership, perhaps 3 to 5 acres in scope, would still be required to have development plan approval, whereas smaller projects would only require administrative review by staff. There was concern expressed about what would be considered speculative zoning, although it was acknowledged that the area was booming and should be helped to prosper; however, once the zoning is in place the Council may have lost its ability to watch over the community's best interest and plan correctly. Mr. Reed told the Council that if the plans of ADOT were known, the developer could have a site plan in place for Council review right now. That is not possible because of the delay of ADOT that creates a difficult obstacle to hurdle. He added that his entity does plan to retain a major portion of the land; the goal is not to profit from the land based on the requested zoning, but at least to allow some development to begin. Mr. Rosensweig stressed that the property is appropriate for a prime commercial location, and the

applicant should be able to entertain different types of inquiries that will fit within C-3 and can be supported by the Guidelines created by the applicant. Rather than the Council having to rely on the representations of the applicant at this hearing, Mr. Reed agreed that he would welcome a Design Review Committee to deal with the issues brought up; that would alleviate many concerns and yet not make it a hardship for individual developments within the property, either now or in the future. Also, the Preliminary Design Guidelines are open to suggestions from Council or staff for changes.

A RECESS WAS CALLED AT 7:55 p.m.; THE MEETING WAS RECONVENED AT 8:01 p.m.

(Items 8 and 9 were addressed prior to the following Item 7.)

7. Discussion, consideration, and possible approval of Resolution 2004-604, a Resolution of the Town of Camp Verde, Yavapai County, Arizona, concerning regional planning efforts in support of the Regional Economic Planning Program Grant sponsored by the Arizona Department of Commerce.

On a motion by Reddell, seconded by Kovacovich, the Council unanimously approved Resolution 2004-604, a Resolution of the Town of Camp Verde, Yavapai County, Arizona, concerning regional planning efforts in support of the Regional Economic Planning Program Grant sponsored by the Arizona Department of Commerce.

Director Wright reviewed the background of the proposed Grant and referred to documents that had been included in the agenda packet for further information and ideas, explaining that working with the other entities as proposed will benefit the Town of Camp Verde, either directly or indirectly. Also, Director Wright and Town Manager Lee have attended some meetings to represent the Town and offer input; approval of the Resolution would be a move to offer to cooperate with our neighbors in trying to bring more money into the region for economic development.

8. Discussion, consideration, and possible direction to staff concerning Council's position on the State Route 260 Access Management Plan.

There was no action taken.

Mayor Dickinson reviewed the background of the State Route 260 Access Management Plan that was started about four years ago, with a presentation to Council on October 4, 2000, from one of the engineers involved, with subsequent discussion in 2002, but as a matter of policy the Council has never taken a stand one way or the other on the Plan. The County has now made available funds for construction on 260 that would help facilitate construction sooner than what ADOT has planned on its own. In order to help come up with some formal policy, Dickinson said he felt that it would be a good time to invite a presentation by County representatives Chip Davis, Phil Bourdon and Richard Straub; ADOT had no representative available. Dickinson explained that the project is designed basically from Horseshoe Bend Road to Western Drive in Cottonwood, and two of the main factors are moving the traffic efficiently as well as safety. At the same time the corridor is where Camp Verde should have most of its future commercial development. Anticipating future growth, the proposed design includes four interchanges. The County representatives were then invited to present their comments on the proposed project.

The presentations by Chip Davis, Phil Bourdon and Richard Straub provided information based on their experience and studies. A detailed overview of the general benefits of access management, the proposed route, number of lanes, safety factors, efficiency in moving traffic, roadway capacity, increases in property values, and access points was addressed. The Council was also informed that some funds are being made available which now makes it possible to move forward with proposals for the 260 project. ADOT has finally agreed to work on the State Route 260 project; an IGA has been signed and will go back to the State Board for finalization. The history in developing State Route 69 which is now referred to by the media as "Blood Alley" was

pointed out as an example of poor pre-planning. The Council was urged to think ahead to the future to avoid repeating those mistakes. There was also concern from the Council that access management could possibly fuel residential development, and that there has been no consideration for frontage roads and collector roads from the County and ADOT.

PUBLIC INPUT

Henry Shill said he was very interested in the Plan and commended Davis on the presentation. His concern was access on some of his property, and the possibility of a future interchange at that point. He wanted the Council to cooperate in asking ADOT to help, otherwise Mr. Shill does not see that developing at all. Mayor Dickinson responded that he understands that ADOT has no intent to limit access from Highway 17 to Horseshoe Bend; as that property would become developed it would have to go through the normal permit process with ADOT for access.

Jim Bullard commented about the state of the highway through Prescott Valley, and felt it would hurt this community to have that happen. Mr. Bullard said he is with the Water Company, and it appears that the water line will have to be moved at the company's cost, so he is glad to hear that there is some money now available.

Dennis Holm said he is looking to put a business here, and he was concerned about the access, especially if he cannot get to that piece of property. He added he is very appreciative of the concern on the safety issue; he hopes the Council can possibly help out, and said it is going in the right direction.

Robb Witt said he appreciates the concern of the County for the safety factor which really does need to be addressed. Whereas the County and ADOT are concerned with getting traffic from Point A to Point B, Mr. Witt feels Camp Verde wants traffic to stop and shop in that commercial area. There is no question that properties around the access points will increase in value, but how will that affect the taxes coming to the Town. Mr. Witt feels there is a need to figure out how people can stop; there should be a compromise for better access for businesses.

Rick Rosensweig complimented the County and ADOT on the job they have done on the roads in the Prescott area. He commented that it appears there has not been much dialog on the issue. Mr. Rosensweig acknowledges the project is ready to roll, but questioned whether the project is the ideal road for the area in question. There may be too much focus on the interchanges; typically that is where the development concentrates. He stressed that there should be more dialog before anything further is done, perhaps so that ADOT could see what Camp Verde wants as a community, since each area has its own special needs. For example, he pointed out the meetings and dialog entered into with ADOT in connection with developing Highway 179 based on community input.

The Council discussed all the input and comments that had been made, with the members expressing their appreciation for the presentation from the County while collectively reviewing the pros and cons of the proposed project and interchanges as they would affect the community of Camp Verde, including possible costs to property owners, and stressing the need to work with both the County and ADOT to come up with the best solution for all. Lee said that based on contacts with ADOT he believes that although it appears ADOT is committed to the plan, they are willing to be flexible in some areas, which might relieve some burden for some of the property owners; at this time more meetings are planned with ADOT representatives and property owners. In summary, it was agreed that more dialog is necessary. It is important for the Town and the property owners to identify and prioritize specific areas of critical concern, and work toward a compromise based on further information and review and careful consideration of the impact on the community. In the meantime, efforts will be made to get ADOT to a meeting such as this one for another presentation.

9. Discussion, consideration, and possible direction to staff to develop a Commercial Design and Review Policy for State Route 260.
There was no action taken.

Mayor Dickinson pointed out that this item is a natural follow-up to any talk of development along 260, and appears to be wise to explore such a policy in order to develop that corridor in an attractive manner since it reflects pride in a community. Dickinson said that staff has been given a written briefing in that regard and believes that staff is perceptive and will begin to work toward coming up with some plan that would answer the need for design and review along the corridor. There was a brief discussion including input from staff with suggestions for some type of committee, such as those in other communities; staff will begin work on the concept.

10. Discussion, consideration, and possible direction to staff to obtain and bring back to Council information concerning the formation of a Municipal Property Corporation (MPC).
There was no action taken.

Mayor Dickinson expressed his opinion that forming a Municipal Property Corporation would be a good idea, that it is a tool that any town could use to facilitate more economic and efficient development and infrastructure. The Commission agreed that it would be helpful, and staff was given a nod of approval to gather more information and bring it back for further consideration and some decision at a future meeting.

11. Call to the Public for Items not on the Agenda
There was no public input.

12. Advanced Approvals
There were no advanced approvals.

13. Manager/Staff Report
Director Wright reported that in connection with the Out of Africa development, APS had requested to be allowed to place overhead electrical lines across the wash area, attaching to the existing overhead electrical lines at the back of the County facility; placing the lines underground through the wash would require going down an unworkable depth. The lines would then go underground after crossing the wash, going to several residences in the area, as well as for the current temporary animal enclosures. The Out of Africa well site has been successful in hitting some good water. Council's input is being sought regarding the request of APS for the overhead poles as described; Wright offered to accompany the members on a tour of the indicated area and to contact him later in that regard.

Town Manager Lee wanted to remind everybody about the Crawdad Festival this coming weekend; Saturday morning staff will be on the Good Morning Arizona program with Brad Perry touting the Festival.

14. Council Informational
Councilor Teague announced the end of his coaching stint for the year; the team has played three games, with a loss-win-loss record. He said they were a great group this year and he really enjoyed the kids.

Councilor Parrish said he was glad to see the light turned on at the south end of Town.

Councilor Gioia reported on the Yavapai County Water Advisory Committee meeting, in particular one issue that benefits the Town of Camp Verde, a presentation from NEMO about their assistance to communities to fulfill their requirements for storm drainage. A $25,000 grant from NEMO and through the University may be applied for through the end of June and staff has been

advised of that. Director Wright said he has spoken with Kim Lincoln of the Water Quality Improvement Program; the application is due next Wednesday, and Lee and Wright are working on the details. Further information is being faxed to the Town with more information. Gioia also suggested another contact to work with for further assistance.

Councilor Kovacovich said that he had attended a conference in Flagstaff by the League of Cities & Towns on working with State legislators and how bills are passed. The group also toured the Flagstaff Public Library and came back with some ideas.

15. Adjournment

On a motion by Baker, seconded by Reddell, the meeting was adjourned at 9:24 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 23rd day of June, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 14 day of July, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

SPECIAL SESSION

MAYOR and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main, Room 106

WEDNESDAY, JULY 7, 2004
5:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion & Consideration for personnel matters regarding Deborah Barber and Dane Bullard.** Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03 (A)(1) for discussion or consideration of assignment, appointment, promotion, demotion, dismissal, salaries, disciplining, or resignation of a public officer, appointee or employee of any public body.

4. **Adjournment**

Posted by: O Jones Date/Time: 7-1-04 3:10 p.m

Note: Pursuant to A.R.S. §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.

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
SPECIAL SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, JULY 7, 2004
5:00 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**
   Mayor Dickinson called the meeting to order at 5:00 p.m.

2. **Roll Call**
   Mayor Dickinson, Vice Mayor Reddell, Councilors Baker, Kovacovich, Parrish, and Teague were present. Councilor Gioia was absent.

   Also Present
   Finance Director Dane Bullard, Town Attorney Julie Kriegh, and Town Clerk Deborah Barber

3. **Discussion & Consideration for personnel matters regarding Deborah Barber and Dane Bullard.**
   On a motion by Reddell, seconded by Kovacovich, the Council voted to go into Executive Session pursuant to ARS §38-431.03 (A)(1) for discussion or consideration of assignment, appointment, promotion, demotion, dismissal, salaries, disciplining, or resignation of a public officer, appointee or employee of any public body.

4. **Adjournment**
   The Special Session was adjourned at 5:01 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Deborah Barber

Deborah Barber, Town Clerk

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 7th day of July 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 22 day of July, 2004

Deborah Barber

Deborah Barber, Town Clerk

ADDENDUM TO THE AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, JULY 7, 2004
6:30 P.M.

5.a **Presentation of the Economic Strengths Program (ESP) Grant Award for $245,460 for the construction of a collector road and extension of utilities to the Out of Africa Wildlife Park and adjacent properties.** Tom Belshe, Deputy Director, Arizona Department of Commerce will present the award.

Posted by: C Jones Date/Time: 7-6-04 11:35 a.m

Note: Pursuant to A.R.S. §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.

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AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, JULY 7, 2004
6:30 P.M.

1. **Call to Order**
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) Council Hears Planning & Zoning – June 23, 2004
      2) Special Session – June 23, 2004
   b) **Set Next Meeting, Date and Time:**
      1) Special/Executive Session – July 15, 2004 at 10:00 a.m.
      2) Special/Executive Session – July 16, 2004 at 10:00 a.m.
      3) Regular Session – July 21, 2004 at 6:30 p.m.
      4) Council Hears Planning & Zoning – July 28, 2004

5. **Call to the Public for Items not on the Agenda** Pursuant to ARS §38-431.01.G, Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Council from taking any action on items not on the agenda, 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.

Please note: The Clerk's Office makes every attempt to provide a complete agenda packet for public review. However, it is not always possible or feasible to include all information in the packet. You are encouraged to contact the Clerk's Office for copies of supporting documentation, if any, that were unavailable at the time the packet was prepared.

Public input may be invited on the following:

6. **Discussion, consideration, and possible authorization to assist with transportation funding for the Verde Valley Veterans Van, L.L.C. to provide transportation to and from medical appointments.** This is an unbudgeted item from the General Fund.

7. **Discussion, consideration, and possible acceptance of Library Advisory Commission's recommendation for the new library site to be included as part of the "Town Hall Master Plan".**

8. **Staff Update/Discussion, consideration, and possible direction to staff regarding the General Plan Amendment public participation schedule and election date.**

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

There will be no Public Input on the following items:

10. **Advanced Approvals**
    (There are no advanced approvals)

11. Manager/Staff Report

12. 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.

13. Adjournment

Posted by: [illegible] Date/Time: 7-1-04 3:10 p.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.

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MINUTES
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, JULY 7, 2004
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:
Finance Director Dane Bullard, Town Attorney Julie Kriegh, Planner Wendy Escoffier, Library Director Laurito; Library Commission Chairperson Doering and Library Commissioners Teets, Graf and Crane; 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) Council Hears Planning & Zoning – June 23, 2004
2) Special Session – June 23, 2004

b) Set Next Meeting, Date and Time:
1) Special/Executive Session – July 15, 2004 at 10:00 a.m.
2) Special/Executive Session – July 16, 2004 at 10:00 a.m.
3) Regular Session – July 21, 2004 at 6:30 p.m.
4) Council Hears Planning & Zoning – July 28, 2004

On a motion by Reddell, seconded by Kovacovich, the Council unanimously approved the Consent Agenda as presented, with the Minutes of June 23, 2004, Page 6, Item 14, last paragraph, corrected to replace references to 'NAMWA" with 'NEMO".

Councilor Gioia pointed out that the presentation and a grant he had reported on in the June 23, 2004 Minutes were incorrectly attributed to NAMWA, and should have identified NEMO as the entity in both instances.

5. Call to the Public for Items not on the Agenda
There was no public input.

5a. Presentation of the Economic Strengths Program (ESP) Grant Award for $245,460 for the construction of a collector road and extension of utilities to the Out of Africa Wildlife Park and adjacent properties.
Mayor Dickinson introduced Tom Belshe, Deputy Director, Arizona Department of Commerce, who reviewed the background of the subject program that was developed to provide grant money to assist with three specific goals: To create and retain a significant number of jobs in

Arizona or within a local authority, lead to significant capital investment in Arizona or within a local authority, and make a significant contribution to the economy of the state or within a local authority. Mr. Belshe said that the Out of Africa project has been determined to fit all three of those criteria, citing the projected 95 new jobs and a capital investment of about $4.5 million. Mr. Belshe presented a facsimile check to the Town in the amount of $245,460 as a visual representation of the amount being donated for the work on the road and utilities, explaining that each phase will be reimbursed as the work is completed, for the total amount indicated. A copy of the facsimile check will also be provided to the Harrisons, owners of the Out of Africa development.

Mayor Dickinson expressed appreciation for the support of the State of Arizona, and commended the staff on their diligent efforts resulting in the grant coming to the Town.

6. Discussion, consideration, and possible authorization to assist with transportation funding for the Verde Valley Veterans Van, L.L.C. to provide transportation to and from medical appointments.

On a motion by Gioia, seconded by Reddell, the Council unanimously authorized granting the request for $3,284 for Verde Valley Veterans Van, L.L.C. to assist our veterans in medical transportation, and that the Town authorize $1313.60 which is 40% of the LTAF grant as required, for the total of $3,284.

Mayor Dickinson introduced Camile Severson who described the service provided by the Verde Valley Veterans Van, transporting veterans to and from their medical appointments, maintaining a patient list of over 700 and averaging two trips a day, from the Cornville-Camp Verde area to the Cottonwood, Prescott, or Phoenix VA clinics. Ms. Severson outlined the veterans organizations in Cottonwood and Camp Verde that founded and participate in the organization, and the vans currently owned and being used. Operating costs are funded by grants and donations from patients, the towns and the veterans organizations; 17 volunteers are involved in the program. During a brief discussion with the Council, Ms. Severson said that since beginning with an original grant five years ago, this will be the first time that towns are being approached for funds. The Council discussed the possibility that the Veterans Van program also might be eligible for Dial-A-Ride funds, and Finance Director Bullard agreed that the amount of approximately $1300 to $1400 would be available.

An unidentified member of the public expressed interest in scheduling information, and Ms. Severson outlined the days and hours based on patients' appointment times. Ms. Severson added that the organization also assists youth programs and operates on community-based needs as well, depending on availability apart from the veterans' needs that have first priority.

There was no further public input.

7. Discussion, consideration, and possible acceptance of Library Advisory Commission's recommendation for the new library site to be included as part of the "Town Hall Master Plan".

On a motion by Reddell, seconded by Baker, the Council unanimously accepted the Library Advisory Commission's recommendation that the Town library be placed on the Town Hall site, preferably facing Fain Street, "preferably" since an architect is working on the site to make it work in the best fashion for all; any funding received from the five-acre Cliffs site be set aside and earmarked for construction of the new Library.

Library Commission Chairperson Roger Doering spoke on behalf of the Commission, quoting verbatim the official response that had been sent to the Council by letter outlining the decision of the Library Commission based on a detailed comparison of the Cliffs site, which had previously been favored and the recently proposed Town site, resulting in a very narrow margin for now

recommending the Town site, with the request that consideration be given to locating the library off of Fain Street. The Commission also recommends that proceeds from the Town's acquisition of the Simonton property donation be earmarked for the new library.

PUBLIC INPUT

Jim Ash, Treasurer of the Camp Verde Library Endowment, although preferring the Cliffs site, said he was glad that a site has been decided upon. One of the roadblocks for the Endowment group has been lack of a specific location when asking for grants for the library, and that has now been determined. Mr. Ash expressed his belief that the Cliffs property could be sold, and suggested that if the property might be sold for less than $300,000 he would request first right of refusal. He also requested that any funds gained from that property be given to the Library Endowment.

Mayor Dickinson assured Mr. Ash that the intent of the Council was for any proceeds from the property to go to the library fund and could be included in a motion. There was appreciation expressed by the Council for the hard work done by the Library Commission in arriving at a consensus on a site so that the project can move forward.

Finance Director Bullard requested clarification of references to funds for the Library, and recommended that Council not turn over funds to a citizens group, such as the Library Endowment, since that may not be legal to transfer Town-owned property to a citizens group. He added that the funds could be set aside for the specific purpose of construction of the new Library.

Further input from Mr. Ash expressed his concern that in years past monies set aside in the city funds for the library have somehow disappeared, and perhaps the funds now being discussed might end up being invaded to meet financial needs of the Town. Finance Director Bullard assured Mr. Ash that by Council direction a special revenue fund would be established. He suggested meeting with Mr. Ash to further explore Mr. Ash's suggestion that monies have disappeared in the past. Mayor Dickinson also assured Mr. Ash that in 17 years the Town has never failed an audit; no Town money has ever disappeared.

There was no further public input.

8. Staff Update/Discussion, consideration, and possible direction to staff regarding the General Plan Amendment public participation schedule and election date.

Wendy Escoffier, Planner/General Plan Administrator, reviewed the steps being taken by contacting organizations, setting up open houses for community participation, and the schedule for agency review and subsequent Planning Commission review in order to set an election for either March or the following May. The Council agreed that the work should proceed as efficiently as possible, but to keep in mind that if the March date becomes unrealistic, an election date in May would be a buffer. In further discussion, it was suggested that direction be given to staff to aim for the May election date, thereby being able to work through the process methodically, with the benefit of an extra 60 days. Ms. Escoffier confirmed that in the prior efforts on the General Plan 23 public meetings had been held for public input. Currently the General Plan is posted on the website, both the 1998 Plan and the one that failed, and there will be publicity in the Town page, and possibly mailings through the water companies.

Attorney Kriegh added that one reason for staff trying for the March election was the fact that there is not always an election held in May, which would mean a separate expense for a special election. Ms. Escoffier said that in the interim staff will report back to Council with updates.

There was no public input.

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

Mr. Piper brought several issues to the attention of the Council, beginning with the apparent drainage from the pool causing water to stand in the bar ditch by the school, which is a concern because of the mosquito disease problem. Mr. Piper was assured the matter will be referred to the Road Department to check on. Mr. Piper was concerned about the need for a Porta-Potty for the kids out at the Skate Board Park, as well as the broken light switch and broken water fountain. Mr. Piper also said that the road off of 260, Industrial Drive, the new section, the 90-degree curve is very dangerous and something needs to be done to warn drivers indicating it is dangerous, with a 5-mile speed limit sign.

Mr. Piper was assured his concerns would be passed on to the appropriate departments.

There was no further public input.

10. Advanced Approvals

There were no advanced approvals.

11. Manager/Staff Report

There was no Manager/Staff report.

12. Council Informational Reports

Councilor Kovacovich commented on the successful Crawdad Festival and July 4th events, thanking Parks & Rec for all their work, two busy weekends in a row, saying the staff deserves applause.

Councilor Baker echoed the comments of Kovacovich regarding the staff, not only for those events but for all year around.

Councilor Gioia reported on the meeting of the Water Management Strategy Subcommittee of the Water Advisory Committee held a week ago Tuesday for an all-day session to work on a final draft for management of water resources in either municipalities or County-wide, or other entities; it is anticipated that document will be coming out soon, as well as a document on water conservation compiled by a Conservation Subcommittee.

Vice Mayor Reddell reported that Lynda Moore finally got some help with the addition of Candy Hammond who was brought in to the middle of the Crawdad Festival and was run ragged.

Councilor Parrish commented that anyone who did not attend the Crawdad Festival and the Fourth of July celebration missed an awful good time; there were even people at the Crawdad Festival who had seen something about the event on the Internet and came all the way from Michigan to attend. All the towns down in the Valley were represented and everyone said they really enjoyed it and will be back.

Councilor Teague regretted not making it to the Fourth of July celebration; the Camp Verde fireworks lasted about 3 to 5 minutes longer than in the community where he was. Teague also mentioned that the flags on Main Street looked really great this last weekend.

Parrish wanted to offer, and the other Councilors wholeheartedly agreed, the gratitude of the Town for the Nation's sponsoring the fireworks, a "really super deal this year."

13. Adjournment

On a motion by Reddell, seconded by Teague, the meeting was adjourned at 7:15 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 7th day of July, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 23 day of July, 2004

Deborah Barber, Town Clerk

ADDENDUM TO THE AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, JULY 21, 2004
6:30 P.M.

4.d Possible approval of a letter encouraging and supporting the relocation of Rawhide to the Town of Camp Verde.

Posted by: D. Barber Date/Time: 7-20-04 - 1:15 pm

Note: Pursuant to A.R.S. §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.

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AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, JULY 21, 2004
6:30 P.M.

1. **Call to Order**
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) Special Session – July 7, 2004
      2) Regular Session – July 7, 2004
   b) **Set Next Meeting, Date and Time:**
      1) Council Hears Planning & Zoning – July 28, 2004 at 6:30 p.m.
      2) Regular Session – August 4, 2004 at 6:30 p.m.
      3) Special Session – August 12, 2004 at 10:00 a.m.
      4) Special Session – August 13, 2004 at 10:00 a.m.
      5) Regular Session – August 18, 2004 at 6:30 p.m.
      6) Council Hears Planning & Zoning – August 25, 2004 at 6:30 p.m.
   c) **Possible approval of the judicial collections amount of $17,636.42 for the fourth quarter, in compliance with ARS §12-116.04.** (This is an unbudgeted item from General Fund.)

5. **Call to the Public for Items not on the Agenda** Pursuant to ARS §38-431.01.G, Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Council from taking any action on items not on the agenda, 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.

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Public input may be invited on the following:

6. **Discussion, consideration, and possible approval of a lease agreement in the amount of $16,830 for an Animal Control Facility located at 100 Montezuma Castle Highway.** (This item might require a General Fund Transfer.)

7. **Discussion, consideration, and possible direction to staff to do a chip sealing project valued at $4,000 along Ruby Lane in front of the Patio Homes, Town Houses and cul-de-sac in exchange for an easement at Finnie Flat and Ruby Lane; This exchange would allow the completion of the drainage project at 7th Street and Finnie Flat Road.** (This is a budgeted item from HURF.)

8. **Discussion, consideration, and possible direction to staff to advertise for a Town Attorney and to accept Town Attorney Julie Kriegh's resignation.**

Councilor Gioia requested Item #9:

9. Discussion, consideration, and possible action on the Town of Camp Verde filing an appeal of the BIA decision to grant Trust Status for Yavapai Apache Nation's fee simple lands.

Mayor Dickinson requested Item #10:

10. Discussion, consideration, and possible approval of letter stating the Town of Camp Verde's position regarding proposed Title II Verde River Basin Partnership.

11. Discussion, consideration, and possible direction to staff regarding ADOT's letter regarding placement of a sidewalk within ADOT Right-of-Way on Main Street. Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03(A)(3) for discussion or consultation for legal advice with the Town Attorney.

12. Discussion, consideration, and possible direction to staff regarding negotiations for the purchase, sale or lease of real property for expansion and improvement of public facilities. Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03(A)(7) for discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.

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

There will be no Public Input on the following items:

14. Advanced Approvals
(There are no advanced approvals.)

15. Manager/Staff Report

16. 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.

17. Adjournment

Posted by: Valerie Horne Date/Time: 7/16/04 10:40 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
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, JULY 21, 2004
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:
Town Manager Bill Lee, Town Attorney Julie Kriegh, Finance Director Dane Bullard, Acting Town Marshal Ralph O'Donnal, Animal Control Officer Terry Moore, Town Clerk Debbie Barber and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
The Pledge was led by Councilor Teague.

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) Special Session – July 7, 2004
      2) Regular Session – July 7, 2004
   b) **Set Next Meeting, Date and Time:**
      1) Council Hears Planning & Zoning – July 28, 2004 at 6:30 p.m.
      2) Regular Session – August 4, 2004 at 6:30 p.m.
      3) Special Session – August 12, 2004 at 10:00 a.m.
      4) Special Session – August 13, 2004 at 10:00 a.m.
      5) Regular Session – August 18, 2004 at 6:30 p.m.
      6) Council Hears Planning & Zoning – August 25, 2004 at 6:30 p.m.
   c) **Possible approval of the judicial collections amount of $17,636.42 for the fourth quarter, in compliance with ARS §12-116.04.** (This is an unbudgeted item from General Fund.)
   d) **Possible approval of a letter encouraging and supporting the relocation of Rawhide to the Town of Camp Verde.**

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved the Consent Agenda, including the addition of Item 4.d), and removing Item 4.c) for discussion.

On a motion by Reddell, seconded by Teague, the Council unanimously approved Item 4.c), judicial collection in the amount of $10,400 for the fourth quarter in compliance with ARS Sec.12-116.04.

Councilor Teague requested that Item 4.c) be pulled from the Consent Agenda for discussion. Mayor Dickinson pointed out the addition of Item 4.d) as an addendum to the Agenda regarding supporting the relocation of Rawhide to the Town of Camp Verde.

The discussion regarding Item 4.c) clarified that the judicial collections amount that had been instituted by the State Legislature has since been repealed; however, it was agreed that at this point, based on legal advice, technically the amount of $10,400 should be paid in as a fourth quarter payment, and also in the spirit of cooperation with the State.

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

George Young announced that as of Tuesday, July 20th, an agreement has been signed with the Yavapai-Apache Nation granting the running of a 24-inch pipeline basically from Woody's down to the Shell Station. Young added that the agreement with the Sanitary District was passed unanimously, and the next project will be going out to bid this month. Young asked for support from all, including taking the opportunity to thank the Nation for a job well done by all.

6. Discussion, consideration, and possible approval of a lease agreement in the amount of $16,830 for an Animal Control Facility located at 100 Montezuma Castle Highway.

There was no action taken.

Staff was directed to meet with Dr. Proper to iron out any concerns expressed by Council and bring back the lease agreement to Council at the earliest possible meeting for approval.

Acting Marshal O'Donnal outlined the proposal to lease the animal control facility from Dr. Proper that would appear to result in an immediate savings of approximately $18,847 over the existing agreement with the Humane Society in Cottonwood. He pointed out that the Town Attorney has submitted a letter to the Council listing some areas that will need clarification. Several issues and concerns were discussed at length, primarily focusing on the merits of the proposal and the benefits to the entire community that were supported by input from Terry Moore and Dr. Proper. It was agreed that staff should meet with Dr. Proper to work out a final agreement and bring that document back to Council for approval.

7. Discussion, consideration, and possible direction to staff to do a chip sealing project valued at $4,000 along Ruby Lane in front of the Patio Homes, Town Houses and cul-de-sac in exchange for an easement at Finnie Flat and Ruby Lane; This exchange would allow the completion of the drainage project at 7th Street and Finnie Flat Road.

On a motion by Reddell, seconded by Baker, staff was authorized to chip seal Ruby Lane in the amount of $4,000, in exchange for the right-of-way for the drainage project at 7th Street and Finnie Flat Road.

Town Manager Lee reviewed the need for the drainage project that could be completed by accepting the proposal from the landowner to grant an easement in exchange for chip sealing his road; the Council agreed that the proposal was a reasonable one and a good conclusion to winding up the project in order to provide the desired efficient drainage.

8. Discussion, consideration, and possible direction to staff to advertise for a Town Attorney and to accept Town Attorney Julie Kriegh's resignation.

On a motion by Teague, seconded by Parrish, the Council unanimously accepted the resignation of Town Attorney Julie Kriegh, and directed staff to begin advertising for a replacement.

Mayor Dickinson expressed the Council's appreciation for Attorney Kriegh and her years of service, wishing her well in her decision to move on to a position with the City of Mesa that will involve litigation in court. Friday, August 13th will be her last day with the Town of Camp Verde,

her resignation was accepted with sorrow, and it was agreed that staff should begin advertising for a replacement.

9. Discussion, consideration, and possible action on the Town of Camp Verde filing an appeal of the BIA decision to grant Trust Status for Yavapai Apache Nation's fee simple lands.

On a motion by Dickinson, seconded by Reddell, the Council voted 6-1 to direct staff to send a letter to the Nation reiterating concern that the Nation continue to use their land in the manner they had proposed, and asking for cooperation regarding the Nation creating a retail development tax base on a comparative level to merchants that are off-reservation, as discussed at the meeting of January 23, 2004, and again this evening, in order to clarify for the record that those issues were discussed and identified; with a 'no' vote by Gioia.

Mayor Dickinson introduced and welcomed several members of the Yavapai-Apache Nation who were present, including Chairman Jamie Fuller and Vice-Chairman Fred Sanchez, thanking the group for their attendance.

Commencing the discussion, there was praise for and acknowledgement of the major accomplishments of the Nation in the community in the areas of various developments including a conference center, motel, restaurants, retail outlets, and tourist tours, to name only a few, rising from a level of poverty to one of prosperity. The proposal to move lands off of the Town's tax rolls into a trust status was discussed in great depth, both from the perspective of the need for the Nation to not just own land in fee simple, but to have control over its land as a sovereign nation, developing commercial activities, and building homes for its members to come back to with a sense of security, as expressed by Chairman Fuller, and the concerns of the Town and local merchants over possible loss of tax revenues, as well as possible unfair competition from tax-free off-reservation transactions; both issues had also been discussed in the past. Chairman Fuller, during his presentation, reviewed the history of the Nation, its original land base of 800 miles and the subsequent loss of it, pointing out that by comparison the subject approximately 1200 acres amounts to a very small portion. There was considerable emphasis and discussion involving tax implications and possible compromises, water rights, creating jobs for all, and the reciprocal benefits of working together as neighbors and both communities partnering.

The majority of the Council agreed that the Nation has demonstrated their good faith in moving forward in the manner they had said they would regarding land reclamation; the Nation has created jobs in the area, and the Town should not stand in the way of the Nation's need for housing; with the Council requesting some assurance from the Nation on the tax rate issue, that the Nation would take steps to keep a level playing field for the community's business people. Chairman Fuller agreed to keep the taxing commensurate as suggested, adding that they would also have to work on defining the taxing issue for the Reservation, and establish the necessary laws to manage that. Chairman Fuller reiterated the importance and benefits to all of living and working together as neighbors, no more and no less. Mayor Dickinson commended the Nation on their long journey to this point, and their success, and summarized the majority opinion of the Council with a formal motion for direction to staff.

A recess was called at 8:09 p.m.; the meeting was called back to order at 8:15 p.m.

10. Discussion, consideration, and possible approval of letter stating the Town of Camp Verde's position regarding proposed Title II Verde River Basin Partnership.

On a motion by Baker, seconded by Kovacovich, the Council voted 6-1 to approve the letter the Mayor has prepared stating the Town of Camp Verde's position regarding proposed Title II Verde River Basin Partnership, including the changes so noted; with a 'no' vote by Gioia.

Mayor Dickinson explained that Senator McCain recently introduced the proposed Partnership that would result in the formation of another Committee; the sentiments of the WAC are probably the same as the NAMWUA. The Mayor has drafted a response from the Town of Camp Verde, and requested input from Council confirming the Town's position as stated in the draft letter.

There was a general discussion of the statements set forth in the draft letter and subsequent approval for submission to Senator McCain, with the following correction: On Page 2, the fourth paragraph from the top, beginning with, in part, "The Town of Camp Verde firmly supports the alternative suggested by NAMWUA and the Yavapai WAC, which basically asks that Congress ....." should now read, "The Town of Camp Verde firmly supports the idea that Congress appropriate funds necessary to provide assistance via grants....." with the balance of that paragraph to remain the same.

11. Discussion, consideration, and possible direction to staff regarding ADOT's letter regarding placement of a sidewalk within ADOT Right-of-Way on Main Street.
On a motion by Teague, seconded by Reddell, the Council unanimously directed staff to draft a letter to ADOT stating that the Town would request that they install curbing gutter as previously mentioned, and set aside money not spent for that project for the Town to use in the future.

On a motion by Reddell, seconded by Teague, the Council voted unanimously to go into Executive Session regarding both Items 11 and 12.

Commencing at 8:39 p.m. the meeting was adjourned to go into Executive Session; the Regular Session was resumed at 9:44 p.m.

12. Discussion, consideration, and possible direction to staff regarding negotiations for the purchase, sale or lease of real property for expansion and improvement of public facilities.
On a motion by Teague, seconded by Baker, the Council unanimously directed staff to pursue this issue, to get more information and bring back to Council at a future date.

13. Call to the Public for Items not on the Agenda
There was no public input.

14. Advanced Approvals
There were no advanced approvals.

15. Manager/Staff Report
Manager Lee requested that an Executive Session be scheduled to discuss the Robby Allen agreement, as well as a Work Session on some water related issues.

16. Council Informational Reports
Councilor Kovacovich reported on a meeting today with the Water Advisory Committee that included a discussion on the Governor's Drought Task Force. More input is sought from rural areas; no mandates have yet been imposed.

Councilor Gioia reported on meetings with the Verde Watershed Association; Verde River Days are scheduled for September 25th. Gioia commented at length on an eye-opening and impressive presentation by Payson regarding their water use, drought planning, and growth control. Gioia also commented on the very well attended Block Watch meeting featuring a Power Point presentation by the Marshal's Office.

Councilor Teague reminded everyone about the National Night Out coming up on August 3rd from 6:00 p.m. to 10:00 p.m.; and to be aware of standing water in yards in order to fight the problem of mosquitoes.

Vice Mayor Reddell confirmed that there may not be a lighting ceremony as planned for Friday because of a power problem.

Mayor Dickinson said that he would be on vacation and would not be present at the meetings scheduled for July 28th and August 4th; Vice Mayor Reddell will be presiding at those meetings. Mayor Dickinson reported that he went to the General Plan meeting today and more meetings are scheduled next week for Monday and Thursday at 6:30.

17. Adjournment

On a motion by Baker, seconded by Kovacovich, the meeting was adjourned at 9:55 p.m.

John Reddell

Mitch Dickinson, Mayor

Margaret Harper

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 21st day of July 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 6 day of August, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, JULY 28, 2004
at 6:30 P.M.

1. **Call to Order**
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) There are no minutes for approval.
   b) **Set Next Meeting, Date and Time:**
      1) Special Session – July 29, 2004 at 1:00 p.m.
      2) Regular Session – August 4, 2004 at 6:30 p.m.
      3) Special Session General Plan Review – August 11, 2004 at 6:30 p.m.
      4) Special Session – August 12, 2004 at 10:00 a.m.
      5) Special Session – August 13, 2004 at 10:00 a.m.
      6) Regular Session – August 18, 2004 at 6:30 p.m.
      7) Council Hears Planning & Zoning – August 25, 2004 at 6:30 p.m.
   c) **Possible approval of Resolution 2004-609, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving the submission of an application to the Northern Arizona Council of Governments (NACOG) for $424,390 in Transportation Equity Act (TEA-21) Funding for Sidewalk Improvements to a section of Finnie Flat Road and State Route 260 Bypass.** If awarded, a $25,660 cash match is required. This is an unbudgeted amount from HURF.

5. **Call to the Public for Items not on the Agenda** Pursuant to ARS §38-431.01.G, Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Council from taking any action on items not on the agenda, 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.

Please note: The Clerk's Office makes every attempt to provide a complete agenda packet for public review. However, it is not always possible or feasible to include all information in the packet. You are encouraged to contact the Clerk's Office for copies of supporting documentation, if any, that were unavailable at the time the packet was prepared.

Public input may be invited on the following:

6. **Discussion, consideration, and possible approval of Ordinance 2004-A282, 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 a portion of parcels 403-15-003A, 403-15-003B, and 403-15-002J from RCU-2A to C3 for 241.58 acres. This rezoning is to allow for the commercial development. The location of the site is fronting Hwy 260 between milepost markers 213.9 and 215.5 and is 1,320 feet in depth.**
   - **Call for STAFF PRESENTATION**
   - **Declare PUBLIC HEARING OPEN**
     a. **Call for APPLICANT'S STATEMENT**
     b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**

c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
- **Declare PUBLIC HEARING CLOSED**
- **Call for COUNCIL DISCUSSION**

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

There will be no Public Input on the following items:

8. Advanced Approvals

9. Manager/Staff Report

10. 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.

11. Adjournment

Posted by: D. Barber Date/Time: 7-23-04 – 11:00 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
COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, JULY 28, 2004
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
Vice Mayor Reddell, Councilors Gioia, Baker, Kovacovich, Parrish and Teague were present; Mayor Dickinson was absent, on vacation.

Also Present:
Sr. Planner Nancy Buckel and Recording Secretary Margaret Harper.

3. Pledge of Allegiance
The Pledge was led by Councilor Baker.

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) Special Session – July 29, 2004 at 1:00 p.m.
2) Regular Session – August 4, 2004 at 6:30 p.m.
3) Special Session General Plan Review – August 11, 2004 at 6:30 p.m.
4) Special Session – August 12, 2004 at 10:00 a.m.
5) Special Session – August 13, 2004 at 10:00 a.m.
6) Regular Session – August 18, 2004 at 6:30 p.m.
7) Council Hears Planning & Zoning – August 25, 2004 at 6:30 p.m.

c) Possible approval of Resolution 2004-609, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving the submission of an application to the Northern Arizona Council of Governments (NACOG) for $424,390 in Transportation Equity Act (TEA-21) Funding for Sidewalk Improvements to a section of Finnie Flat Road and State Route 260 Bypass.

On a motion by Gioia, seconded by Baker, the Council unanimously approved the Consent Agenda as presented, adding an Executive Session on August 10, 2004 at 5:00 p.m. and a Work Session on August 17, 2004 at 12:00 noon with Bill Allen; and pulling Item 4.c) for discussion.

On a motion by Gioia, seconded by Baker, the Council unanimously approved Resolution 2004-609, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving the submission of an application to the Northern Arizona Council of Governments (NACOG) for $424,390 in Transportation Equity Act (TEA-21) Funding for Sidewalk Improvements to a section of Finnie Flat Road and State Route 260 Bypass.

Vice Mayor Reddell announced the addition of an Executive Session on August 10, 2004 at 5:00 p.m. regarding issues with the Camp Verde water system; and a Work Session on August 17th,

2004 at 12:00 noon with Bill Allen. Councilor Gioia requested that Item 4.c) be pulled from the Consent Agenda for discussion.

The Council discussed items listed on the Transportation Enhancement Application including the section for Landscaping and Irrigation Items; staff confirmed that the amounts reflected were only for information as part of the bid submitted by ADOT. The cash match amount from the Town will be $25,660.

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

Jim Bullard spoke regarding the Sen. McCain bill and a proposed water committee, and implored the Council to get the water companies involved since they know more about water systems. Bullard referred to a recent pump replacement, with the test indicating there is still no change in the water situation.

There was no further public input.

6. Discussion, consideration, and possible approval of Ordinance 2004-A282, 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 a portion of parcels 403-15-003A, 403-15-003B, and 403-15-002J from RCU-2A to C3 for 241.58 acres. This rezoning is to allow for the commercial development. The location of the site is fronting Hwy 260 between milepost markers 213.9 and 215.5 and is 1,320 feet in depth.

On a motion by Parrish, seconded by Kovacovich, the Council unanimously approved Ordinance 2004-A282, 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 a portion of parcels 403-15-003A, 403-15-003B, and 403-15-002J from RCU-2A to C3 for 241.58 acres; this rezoning is to allow for the commercial development; the location of the site is fronting Hwy 260 between milepost markers 213.9 and 215.5 and is 1,320 feet in depth; and also reduce the fee by one-half, to $9,120.75; and to confirm the agreement made with the Applicant to include CC&Rs and Architectural Guidelines in any development.

Vice Mayor introduced the agenda item and called for the staff presentation.

STAFF PRESENTATION

Sr. Planner Buckel described the property involved in the application submitted by Andy Groseta, owner and agent for the Fain family, owners, to rezone a corridor of land along Highway 260 to commercial in order to move forward with development as well as discussions with developers with commercial interests. The current General Plan requires a mandatory site plan review. Furthermore, the applicant has requested reduction of the required fees of $18,243.50 to $9,121.75 since the requested comprehensive zoning would eliminate any future piece-meal zoning that would require extensive staff time as the property is developed. The Planning & Zoning Commission has unanimously recommended approval of the zoning map change and to either partially waive the required fees, or allow the applicant to defer payment over time. The Commission also recommended requiring site plan review as per the General Plan.

PUBLIC HEARING OPEN

Applicant's Statement

Andy Groseta, representing both the Groseta and Fain families, described the subject parcels involved, and the surrounding properties that already have been developed with commercial activities. Both families believe that the subject property is the best area for economic and commercial development in the entire Verde Valley, and is consistent with the Town's desire to encourage commercial activity and growth along the Highway 260 corridor. Mr. Groseta suggested that properties that are already zoned commercial will more readily attract serious developers and will encourage businesses to come to Camp Verde. ADOT will be taking a good portion of land from the owners' side of the highway for the proposed work to be done on 260

including an interchange and frontage roads. Some activities that would be possible with the remaining property would be a large regional shopping center, or recreational theme parks, with Rawhide as an example, or car and RV dealerships, as well as some manufacturing businesses that would create jobs. Camp Verde would be ready to attract commercial development instead of everything ending up in Cottonwood as currently is happening. And since the parcel is the last remaining large piece of property on 260 the families believe that a comprehensive rezoning would be better than the past piece-meal approach in other areas of Camp Verde. With the anticipated commercial possibilities, tremendous sales tax revenues could be generated.

Bill Fain also addressed the Council, reiterating all the points that Mr. Groseta had outlined, emphasizing the benefits of balanced economic growth, increased job base for stability, sales tax revenues to pay for services for the community, and a common goal between the Town and the developer in controlling the quality of the commercial activities; the site plan review would provide that control as the growth evolves. Mr. Fain also pointed out that because of the terrain as well as ADOT's plans, only about 50 percent of the subject property could be used.

COMMENT FROM OTHER PERSONS
There were no comments from other persons.

PUBLIC HEARING CLOSED

COUNCIL DISCUSSION
During the discussion the request for rezoning was referred to as a common sense application, and a consensus that the reduction in the fee recommended by the Planning & Zoning Commission was valid since the comprehensive rezoning would require less paperwork and employee hours on the whole matter. Mr. Groseta confirmed that the suggestion for the reduction originated with staff, and that he would welcome that consideration, but he respected the fact that the decision was up to the Council. There was also some concern on the part of the Council regarding the possibility of speculative zoning, but it was felt that the need for commercial development overcomes that concern. The Council also requested that architectural guidelines as well as CC&Rs be included for any development; Mr. Groseta agreed that the property owners would continue to guarantee compatible and quality developments as they have always done in the past, citing examples.

7. Call to the Public for Items not on the Agenda
There was no public input.

8. Advanced Approvals
There were no advanced approvals.

9. Manager/Staff Report
There was no report.

10. Council Informational Reports
Councilor Baker commented on being able to accept valid criticism, but becoming upset by what she described as someone telling half-truths, or downright out-and-out lies, and in particular what she had read in a recent newspaper article regarding a solar system installed in his home by a former Council member, Eric Eberhard. The newspaper quoted Eberhard as saying that it would be nice if the Town of Camp Verde recognized the importance of solar power, and that the Camp Verde permit cost him $700, as opposed to the same permit anywhere else that would only cost $100. Upon investigation, Baker found that the Camp Verde fee was actually $674, which also included a plan review since Eberhard had added to an existing structure in order to accommodate the solar system; without the addition to a structure the cost would only be $50. Baker wanted to set the record straight and let the public know that Camp Verde is not out of line and certainly does support anything that saves on resources.

Councilor Gioia reiterated his concern regarding the Town's decision not to file an appeal on the Trust Land status and that some commercial properties will then be in direct competition with Reservation lands; he urged the owners of the property, now that they had the commercial rezoning in place, to "grab the brass ring" for commercial development before the Town loses it.

11. Adjournment

On a motion by Teague, seconded by Kovacovich, the meeting was adjourned at 7:11 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 28th day of July, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 19 day of August, 2004

Deborah Barber, Town Clerk

AMENDED
AGENDA

SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE

~~**CHAMBER OF COMMERCE**~~
~~**MEETING ROOM**~~
~~**385 S. MAIN STREET**~~
COUNCIL CHAMBERS
473 S. Main Street, Room #106
THURSDAY, JULY 29, 2004
1:00 P.M.

DUE TO LAST MINUTE SCHEDULING CONFLICTS, THE SPECIAL SESSION HAS BEEN MOVED TO THE COUNCIL CHAMBERS.

1. **Call to Order**

2. **Roll Call**

3. **Discussion or consultation with the attorney in order to consider Council's position and instruct the attorney regarding Council's position regarding contracts that are the subject of negotiations concerning a development agreement regarding the Sutler Building located on Main Street.** Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03 (A)(3) and (A)(4) for discussion or consultation for legal advice and discussion or consultation with the attorney in order to consider its position and instruct its attorney regarding its position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation, and ARS §38-431.03 (A)(7) for discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale, or lease of real property.

4. **Adjournment**

Posted by: D. Barber Date/Time: 7-29-04 - 12:10 pm

Note: Pursuant to A.R.S. §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.

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AGENDA

SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE

CHAMBER OF COMMERCE
MEETING ROOM
385 S. MAIN STREET

THURSDAY, JULY 29, 2004
1:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion or consultation with the attorney in order to consider Council's position and instruct the attorney regarding Council's position regarding contracts that are the subject of negotiations concerning a development agreement regarding the Sutler Building located on Main Street.** Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03 (A)(3) and (A)(4) for discussion or consultation for legal advice and discussion or consultation with the attorney in order to consider its position and instruct its attorney regarding its position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation, and ARS §38-431.03 (A)(7) for discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale, or lease of real property.

4. **Adjournment**

Posted by: C. Jones Date/Time: 7-27-04 3:10 p.m

Note: Pursuant to A.R.S. §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.

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
SPECIAL SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
THURSDAY, JULY 29, 2004
1:00 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**
Vice Mayor Reddell called the meeting to order at 1:00 p.m.

2. **Roll Call**
Vice Mayor Reddell, Councilors Baker, Kovacovich, Teague, and Parrish were present. Mayor Dickinson and Councilor Gioia were absent.

Also Present:
Town Manager Bill Lee, Town Attorney Julie Kriegh, and CFD Representatives Dave Fackler and Steve Nelson were present.

3. **Discussion or consultation with the attorney in order to consider Council's position and instruct the attorney regarding Council's position regarding contracts that are the subject of negotiations concerning a development agreement regarding the Sutler Building located on Main Street.**
Attorney Kriegh recommended that Council go into executive session for legal advice on this item. On a motion by Kovacovich, seconded by Parrish, the Council voted to go into Executive Session pursuant to ARS §38-431.03 (A)(3) and (A)(4) for discussion or consultation for legal advice and discussion or consultation with the attorney in order to consider its position and instruct its attorney regarding its position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation, and ARS §38-431.03 (A)(7) for discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale, or lease of real property.

4. **Adjournment**
The Special Session was adjourned at 1:01 p.m.

John Reddell

John Reddell, Vice Mayor

Deborah Barber

Deborah Barber, Town Clerk

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 special session of the Town Council of Camp Verde, Arizona, held on the 29th day of July 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 5 day of August, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, AUGUST 4, 2004
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) Special Session – July 29, 2004
     2) Regular Session – July 21, 2004
   - b) **Set Next Meeting, Date and Time:**
     1) Executive Session – August 10, 2004 at 5:00 p.m.
     2) Special Session General Plan Review – August 11, 2004 at 6:30 p.m.
     3) Special Session – August 12, 2004 at 10:00 a.m.
     4) Special Session – August 13, 2004 at 10:00 a.m.
     5) Work Session – August 17, 2004 at 12:00 p.m.
     6) Regular Session – August 18, 2004 at 6:30 p.m.
     7) Council Hears Planning & Zoning – August 25, 2004 at 6:30 p.m.
   - c) **Possible approval of Proclamation declaring August 7, 2004 as Military Order of the Purple Heart Day in Arizona.**
   - d) **Possible approval of Resolution 2004-605, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting an Intergovernmental Agreement with Yavapai County Flood Control District for financial assistance for drainage related improvements in the areas of 7th Street and Cliffs Parkway and Finnie Flat Road.**
   - e) **Possible approval to renew Resolution 94-280, which allows for the renewal by motion of the Intergovernmental Agreement with Yavapai County for library services and support.**

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.

*Remarks are limited to **five minutes** per item to allow everyone the opportunity to speak.*

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

Public input may be invited on the following:

6. Discussion, consideration, and possible appointment of representatives to the Central Business District Project Area Committee (PAC). This is an ad-hoc committee.

7. Discussion, consideration, and possible award of bid for the Street Improvement Program – Project #04-005, and authorization to execute contract documents. This is a budgeted item in HURF.

8. Discussion, consideration, and possible direction to staff concerning distribution of the monies raised from the Main Street Stampede event.

9. Discussion, consideration, and possible approval of 2nd Advent Broadcasting Network, Inc., proposal to continue videotaping and broadcasting Council's regular sessions for $3,600. $1,200 of this amount is budgeted in General Fund.

10. Discussion, consideration, and possible direction to staff to prepare and submit a letter to NACOG that supports the Town of Camp Verde remaining in its current rotation position to receive FY 2006 Community Development Block Grant (CDBG) Funds.

11. Discussion, consideration, and possible clarification of the July 21, 2004 Council motion which directed staff to send a letter to ADOT regarding placement of a sidewalk within ADOT right-of-way on Main Street.

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

There will be no Public Input on the following items:

13. Advanced Approvals

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: U Jones Date/Time: 7-30-04 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.

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MINUTES
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, AUGUST 4, 2004
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
Vice Mayor Reddell, Councilors Gioia, Baker, Kovacovich, and Parrish were present; Councilor Teague arrived at 6:33 p.m.; Mayor Dickinson was absent, on vacation.

Also Present:
Town Manager Bill Lee, Town Attorney Julie Kriegh, Asst. P&R Dir. Lynda Moore, Marshal Dave Smith, Planner Wendy Escoffier, Library Director Gerard Laurito, Street Superintendent Wally Dickinson, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper.

3. Pledge of Allegiance
The Pledge was led by Councilor Parrish.

Manager Lee introduced and welcomed the new Town Marshal, David Smith, who in turn introduced his wife, saying he was glad to be in Camp Verde.

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) Special Session – July 29, 2004
2) Regular Session – July 21, 2004

b) Set Next Meeting, Date and Time:
1) Executive Session – August 10, 2004 at 5:00 p.m.
2) Special Session General Plan Review – August 11, 2004 at 6:30 p.m.
3) Special Session – August 12, 2004 at 10:00 a.m.
4) Special Session – August 13, 2004 at 10:00 a.m.
5) Work Session – August 17, 2004 at 12:00 p.m.
6) Regular Session – August 18, 2004 at 6:30 p.m.
7) Council Hears Planning & Zoning – August 25, 2004 at 6:30 p.m.

c) Possible approval of Proclamation declaring August 7, 2004 as Military Order of the Purple Heart Day in Arizona.

d) Possible approval of Resolution 2004-605, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting an Intergovernmental Agreement with Yavapai County Flood Control District for financial assistance for drainage related improvements in the areas of 7th Street and Cliffs Parkway and Finnie Flat Road.

e) Possible approval to renew Resolution 94-280, which allows for the renewal by motion of the Intergovernmental Agreement with Yavapai County for library services and support.

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

Vice Mayer Reddell commented that Item 4.c) provided that the Arizona portion of the U.S. I-40 will officially be dedicated as Purple Heart Trail, adding that it was to honor the men and women who have been killed or wounded in combat services.

Councilor Gioia requested a correction to the Minutes of the Special Session on July 29th, 2004, to reflect that he was present; Clerk Barber reminded Gioia that he was not present at the Special Session but arrived as the Executive Session was called to order.

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

Del Kyllingstad commented that he was again complaining about the light on the flagpole across the street that was out, saying that someone is not watching. Also the flags that were up for several days without lights does not show proper respect for the Country's flag; Mr. Kyllingstad listed other ways he considers the Town has erred in displaying the flag, suggesting that the Town get a book that shows the proper display and etiquette for the American flag.

Rod Proper gave an update on the progress being made on the Animal Control Facility; he has met with the new Town Marshal and Animal Control Officer who are hard at work getting the Animal Control Policy in place.

6. Discussion, consideration, and possible appointment of representatives to the Central Business District Project Area Committee (PAC).

On a motion by Baker, seconded by Teague, the Council unanimously approved the appointment of the 11 applicants listed in the Agenda packet to be representative of the Town's Central Business District Project Area Committee.

Planner Escoffier referred to the Staff Report and the 11 applications included in the Agenda packet, and a separate application that she had just distributed to the Council, adding that staff is recommending appointment of the applicants to the Committee. It was suggested that perhaps all 12 applicants might be appointed, and Ms. Escoffier agreed; however, an objection to the last applicant being only a part-time resident was raised, and it was decided to appoint the initial 11 applicants as included in the Agenda packet.

7. Discussion, consideration, and possible award of bid for the Street Improvement Program – Project #04-005, and authorization to execute contract documents.

On a motion by Teague, seconded by Baker, the Council unanimously approved accepting the bid proposal by International Surfacing Systems for $328,866.00 for Project No. 04-005 for the Street Improvements Program, with the funds to come from the HURF budget.

Street Superintendent Wally Dickinson explained that the staff was recommending the highest bidder based on longevity and quality as well as the number of roads that need to be taken care of. The engineers have confirmed that the bid offers the best product that although more expensive would save money in the long run, and only one contractor in the State offers that particular process, and other cities have highly recommended the result. Attorney Kriegh confirmed that bids may be awarded based on research and investigation of all factors, taking the lowest responsible bid; the superior material offered would qualify the subject bid. There was further support from the Council reflecting individual research and confirmation of the superior capability of the recommended bidder, International Surfacing Systems, as well as the longevity of the material to be used, which would appear to be more cost effective.

8. Discussion, consideration, and possible direction to staff concerning distribution of the monies raised from the Main Street Stampede event.

Staff was directed to determine what the donors and involved business owners would recommend for using the monies for Main Street and bring back that information to Council.

Asst. Parks & Recreation Director Moore explained that half of the money realized from the Main Street Stampede held last April was presented to the High School Athletic Department, with the other half intended to be used in some way to beautify Main Street. The P&R Commission and staff feel that the funds should be used to benefit all the business owners on Main Street, rather than a select few as had been suggested originally, and Moore recommended purchasing a Big Ben-style clock when more funds become available from the next Main Street Stampede event.

After discussing with Moore the background of the planning of the first Main Street Stampede, and the understanding of the business owners and the members of the Athletic Department, the Council decided to direct staff to find out what the involved donors and business owners would recommend and bring back that information to Council.

9. Discussion, consideration, and possible approval of 2nd Advent Broadcasting Network, Inc., proposal to continue videotaping and broadcasting Council's regular sessions for $3,600.

On a motion by Teague, seconded by Baker, the Council voted 5-1 to approve the amount of $3,600 for the 2nd Advent Broadcasting Network, Inc., proposal to continue videotaping and broadcasting of the Town Council's regular session meetings; with a 'no' vote by Gioia.

Manager Lee advised the Council that $1,200 is budgeted this year for broadcasting, and George Young has requested an increase to $3,600 and has included supporting information in the Agenda packet. Instead of Mr. Young hiring the necessary additional help as he had outlined, and because of the tight budget, Lee suggested that Town staff might be trained to handle the camera to tape the meetings and deliver the tapes to Mr. Young.

George Young, the Operations Manager, explained that upcoming knee surgery will take him out of circulation temporarily, suggesting that it would be very difficult to work with a Town employee because of not only the time involved in the actual taping, but all the related steps to complete each broadcast, and the added responsibility of the expensive equipment being used and transported.

Although there was some interest expressed in staff's suggestion to use Town staff, the majority of the Council felt that the additional amount requested might well be justified compared with the additional cost in employee comp hours and/or overtime pay. Mr. Young had pointed out that the cost of the personnel he would be using was much more reasonable since they would be paid on an apprenticeship basis. The Council generally expressed support for approving the additional cost and continuing the broadcasts as they have been handled since they are looked forward to by much of the public.

10. Discussion, consideration, and possible direction to staff to prepare and submit a letter to NACOG that supports the Town of Camp Verde remaining in its current rotation position to receive FY 2006 Community Development Block Grant (CDBG) Funds.

Staff was directed to draft a letter regarding the segment of NACOG's own operating manual as discussed, and implore them not to change the cycle or remove Camp Verde from the FY 2002 entitlement.

Town Clerk Barber explained that the 2002 CDBG round was loaned to the County, to be repaid in 2005 when they got funded again. The Town's next cycle would be 2006. Because of recent changes that will require NACOG to determine new rotation cycles there is a possibility that Camp Verde could be penalized for entering into the cooperative regional efforts, resulting in losing its 2006 entitlement. In connection with a meeting that NACOG will be holding sometime in August to determine the new funding cycle, Barber requested that she be authorized to bring a letter of support to state the Town's case that it should not be penalized because of the agreement with the County, and in essence should not lose its place in the rotation.

During the Council discussion, Barber was asked to clarify in NACOG's Handbook, under Item 7, Multi-Jurisdictional Applicants, the provision regarding determining the rotation schedule that appears to create some conflict, and either happened inadvertently or perhaps was the result of recent legislative changes.

11. Discussion, consideration, and possible clarification of the July 21, 2004 Council motion which directed staff to send a letter to ADOT regarding placement of a sidewalk within ADOT right-of-way on Main Street.

On a motion by Teague, seconded by Kovacovich, the Council voted unanimously to direct staff to send the letter as drafted in the Agenda packet to clarify the Town's intent, also correcting the indicated footage from 352 feet to 250 feet as noted by Mr. Kyllingstad, and reconfirming that any unused funds will be held aside for the Town to utilize.

Attorney Kriegh explained that the Council, following the Executive Session on July 21, 2004, had directed staff to write a letter to ADOT regarding their letter to the Town stating that they were going to place a sidewalk within their right-of-way across certain properties on Main Street. Apparently some issues have come up in connection with a part of the letter to ADOT; a draft clarification letter has been prepared for Council's approval.

The Council discussion pointed out that the first letter had presented an "and/or" situation whereas the intent of the Council was to request that ADOT install a sidewalk with curb and gutter, as reflected in the action taken at the July 21st meeting. Several other alternate options were also discussed from the standpoint of the Town's liability. It was understood that the Town may or may not be able to get ADOT to agree on what they will do, and the issue may have to be revisited in the future. There was also discussion on reiterating the request that any unused funds be set aside and refunded to the Town.

Del Kyllingstad suggested that in rephrasing the letter the Council include the correct frontage on the property; the actual frontage on his son's property is 250 feet, which would make a big difference in the cost.

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

There was no public input.

13. Advanced Approvals

There were no advanced approvals.

14. Manager/Staff Report

Lee reported that the Marshal's Office and all the volunteers did a great job on last night's first National Light Out event celebrated in Camp Verde that was well attended; Lee commended Alice Stattman who coordinated most of the event. The Block Party is scheduled for next Saturday night; lights will be turned on if all goes well. Lee also reported that Buena Vista Children's Services has experienced some difficulties that will prevent their help in continuing the After School Program in Camp Verde; however, staff will be working with the school with the Town's Title V Grant to see what might be possible as far as trying to continue the program.

15. Council Informational Reports

Councilor Teague reiterated the comments of Lee regarding the success of the first National Night Out event.

Councilor Parrish requested, and it was agreed, that the Town cell phone that has been held by Councilor Gioia much of the time in the past be turned in to staff by Gioia so that it will be available for others as well who may need it for meetings or other Town business.

16. Adjournment

On a motion by Baker, seconded by Kovacovich, the meeting was adjourned at 7:22 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 4th day of August, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 19 day of August, 2004

Deborah Barber

Deborah Barber, Town Clerk

AMENDED
AGENDA

SPECIAL SESSION
~~EXECUTIVE SESSION~~
MAYOR and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106

TUESDAY, AUGUST 10, 2004
5:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Telephonic discussion or consultation with the attorney pursuant to ARS §38-431.03(A)(3) for legal advice 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~~ A UTILITY SYSTEM in the Town of Camp Verde.** Note: Council may vote to go into Executive Session

4. **Discussion, consideration, and possible direction to staff regarding the appraisal on the 'Old' First Baptist Church located at 646 South 1st Street.** Note: Council may vote to go into Executive Session pursuant to ARS 38-431.03 (A)(7) Discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.

5. **Adjournment**

Posted by: C. Jones Date/Time: 8-9-04 3:45 pm

Note: Pursuant to A.R.S. §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.

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AGENDA

EXECUTIVE SESSION
MAYOR and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106

TUESDAY, AUGUST 10, 2004
5:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Telephonic discussion or consultation with the attorney pursuant to ARS §38-431.03(A)(3) for legal advice 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.**

4. **Adjournment**

Posted by: [illegible] Date/Time: 8-6-04 11:15 a.m

Note: Pursuant to A.R.S. §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.

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MINUTES
SPECIAL SESSION
MAYOR and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
TUESDAY, AUGUST 10, 2004
5:00 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 5:00 p.m.

2. **Roll Call**
Mayor Dickinson, Vice Mayor Reddell, Councilors Baker, Kovacovich, Parrish and Teague were present; Councilor Gioia was absent.

Also Present:
Finance Director Dane Bullard, Town Manager Bill Lee, and Recording Secretary Margaret Harper. Marshal Dave Smith and Magistrate Lyndall McElhaney arrived at 5:47 p.m.

3. **Telephonic discussion or consultation with the attorney pursuant to ARS §38-431.03(A)(3) for legal advice 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~~ A UTILITY SYSTEM in the Town of Camp Verde.**

On a motion by Reddell, seconded by Kovacovich, the Council voted unanimously to go into Executive Session.

A recess was called at 5:01 p.m.; the Special Session was reconvened at 5:47 p.m., with no further action taken on Item 3.

4. **Discussion, consideration, and possible direction to staff regarding the appraisal on the 'Old' First Baptist Church located at 646 South 1st Street.**
On a motion by Reddell, seconded by Kovacovich, the Council voted unanimously to go into Executive Session, pursuant to ARS 38-431.03 (A)(7) discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.

A recess was called at 5:51 p.m.; the Special Session was reconvened at 6:16 p.m., with no further action taken on Item 4.

4. **Adjournment**
On a motion by Baker, seconded by Reddell, the meeting was adjourned at 6:17 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 10th day of August 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 19 day of August, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
473 S. Main, Rooms 106

WEDNESDAY, AUGUST 11
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. **Presentation of the 2003 General Plan followed by discussion, consideration, and possible direction to staff concerning revisions to the plan.**

4. **Adjournment**

Posted by: U Jones Date/Time: 8-6-04 11:45 a.m

Note: Pursuant to A.R.S. §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.

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MINUTES
SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
WEDNESDAY, AUGUST 11
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.; although not on the agenda, as an appropriate opening Mayor Dickinson called for Howard Parrish to lead the Pledge of Allegiance.

2. **Roll Call**
Mayor Dickinson, Vice Mayor Reddell, Councilors Gioia, Baker, Kovacovich, Parrish and Teague were present.

Also Present:
Manager Bill Lee, Sr. Planner Nancy Buckel, P&Z Chairperson Robert Foreman, P&Z Commissioner Bullard, and Recording Secretary Margaret Harper.

3. **Presentation of the 2003 General Plan followed by discussion, consideration, and possible direction to staff concerning revisions to the plan.**

SUMMARY OF DIRECTION TO STAFF:
Land Use Map: "Starting at the upper corner of the Land Use Map, bring the red strip down 260 and up the west side of I-17; turn the rest of that purple to that Forest Service designation as discussed earlier and that Staff has notes on and perceptive; that on the east side of I-17 the portion south of General Crook Trail, the little purple section there go to the green Open Space; there appears to be consensus for the light blue bubble of Public Facilities in that corner adjacent to the State Trust Land; and that we provide a thin strip of red there where the potential Interchange may get moved or shuffled some; that the Copper Canyon piece carry the Forest Service Public designation that was basically offered and approved before in 1998 in that Copper Canyon area; that on the State Trust Land we change that quarter-acre density back and make that entire State Trust Land piece one-acre; and that out on the McCracken piece we leave the red on the 260 Corridor and that we eliminate the quarter-acre land use on the remainder of that land and go with that piece entirely in yellow; and that we go with the 2003 proposal on the Spur Land & Cattle properties with the Special Use District asterisk attached, to do what we can in that regard as was just discussed; and then create a new designation for the 279 island of Mixed Use Commercial/Industrial."

Following confirmation of general agreement on the summary of the Land Use Map revisions, the issue of land use for the proposed Annexation area was addressed. There was further discussion and general agreement on designating Open Space, Commercial and Growth areas, with an in-depth review and clarification of the definition of major and minor amendments and determining the criteria for each. Considerations for water availability, conservation and projections for use were also discussed.

PRESENTATION AND COUNCIL DISCUSSION
Wendy Escoffier, General Plan Administrator, displayed the draft Land Use Map that had been developed based on concerns and suggested changes expressed in letters, phone calls and public meetings, pointing out the revisions made. Escoffier also distributed copies of proposed

General Plan text changes, and a new definition for major amendments. Among the main areas addressed during the presentation were the Growth area and Forest Service land, densities, Commercial uses, Open Space, and criteria for major and minor amendments. There was detailed input from the individual Council members and duly noted on the draft map, with a general consensus arrived at, summarized in direction to staff for preparing a revised General Plan for Agency review.

PUBLIC INPUT

Bill Cordasco and Mike Mongini each spoke on behalf of Spur Land & Cattle Company, with an overview of the status of their application for a conservation easement on the Hauser farm lands, reconfirming the proven commitment of the Babbitt family to preserve open space and farm land in perpetuity, and urging the Council to retain the land use zoning that had been requested and approved, to support the application for the conservation easement.

There was no further public input.

In closing, Mayor Dickinson outlined the remaining sequence of steps to be taken in finalizing the General Plan to present to the public for adoption, including Staff incorporating the requested revisions to the General Plan, sending on for Agency review, further review and possible adjustments by Council some time in September while public input is still being received, and final review in early October, after which the election will be called for March. Much appreciation was expressed for the staff's work to date.

Because of recording equipment malfunction during the presentation and discussions there were three brief recesses called as follows: At 7:30 p.m., reconvening at 7:33 p.m.; at 8:41 p.m., reconvening at 8:45 p.m.; and at 9:45 p.m., reconvening at 9:48.

4. **Adjournment**

On a motion by Reddell, seconded by Gioia, the meeting was adjourned at 10:11 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 11th day of August, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 19 day of August, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

SPECIAL SESSION
MAYOR and COMMON COUNCIL
as PERSONNEL BOARD
of the
TOWN OF CAMP VERDE
435 S. Main, Rooms 206/207

THURSDAY, AUGUST 12, 2004 at 10:00 A.M.,
and if required
FRIDAY, AUGUST 13, 2004 at 10:00 A.M.

1. **Call to Order**

2. **Roll Call**

3. **Post-Determination Hearing for discussion & consideration of personnel matters regarding John Wischmeyer.**

4. **Adjournment**

Posted by: D Jones Date/Time: 8-6-04 11:15 a.m

Note: Pursuant to A.R.S. §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.

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CORRECTED AGENDA

WORK SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE

CHAMBER OF COMMERCE
385 S. MAIN STREET

TUESDAY, AUGUST 17, 2004
12:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion of Issues related to Town acquisition of surface and ground water with Bill Allen of Burgess Niple.**

4. **Adjournment**

Posted by: U Jones Date/Time: 8-13-04 4 p.m

Note: Pursuant to A.R.S. §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.

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AGENDA

WORK SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE

CHAMBER OF COMMERCE
385 S. MAIN STREET

TUESDAY, AUGUST 17, 2004
12:00 A.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion of Issues related to Town acquisition of surface and ground water with Bill Allen of Burgess Niple.**

4. **Adjournment**

Posted by: U Jones Date/Time: 8-13-04 1:45 p.m

Note: Pursuant to A.R.S. §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.

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MINUTES
WORK SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE

CHAMBER OF COMMERCE
Meeting Room
385 S. Main Street

TUESDAY, AUGUST 17, 2004
at 12:00 P.M.

1. **Call to Order**
Vice Mayor Reddell called the meeting to order at 12:00 p.m.

2. **Roll Call**
Vice Mayor Reddell, Councilors Gioia, Baker, Kovacovich, Parrish, were present. Mayor Dickinson was absent. Councilor Teague joined the meeting at 12:10 p.m.

Also Present:
Town Manager Bill Lee and Deputy Clerk Virginia Jones

3. **Discussion of Issues related to Town acquisition of surface and ground water with Bill Allen of Burgess Niple.**
Vice Mayor Reddell introduced Bill Allen, Staff Consultant, and Teresa Harris, Senior Scientist, from Burgess & Nipple. Mr. Allen presented a power point presentation. A copy is attached and becomes a permanent part of the record. Mr. Allen explained the issues related to the Town's acquisition of surface and ground water. Mr. Allen noted the Town would need to do an inventory of all surface water rights within the Town boundaries, have documentation for water rights, and develop a policy for transfer of surface water rights when development occurs. Council requested Burgess and Nipple return on a regularly scheduled Council meeting to give a formal presentation to help the public understand the issues surrounding the transfer of water rights.

4. **Adjournment**
The meeting adjourned at 1:45 p.m.

Mitch Dickinson, Mayor

Virginia Jones, 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 17th day of August 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 27 day of August, 2004

Deborah Barber, Town Clerk

AGENDA

WORK SESSION
MAYOR and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106

WEDNESDAY, AUGUST 18, 2004
5:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion, consideration, and review of Section 108.L of the Planning and Zoning Ordinance regarding division of land.**

4. **Adjournment**

Posted by: U Jones Date/Time: 8-13-04 10:00 a.m.

Note: Pursuant to A.R.S. §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.

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MINUTES
WORK SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
WEDNESDAY, AUGUST 18, 2004
5:00 P.M.

1. **Call to Order**
Mayor Dickinson called the meeting to order at 5:00 p.m.

2. **Roll Call**
Mayor Dickinson, Vice Mayor Reddell and Councilors Baker, Parrish, and Kovacovich were present. Councilor Gioia was absent. Councilor Teague arrived at 5:03 p.m.

Also Present
Town Manager Bill Lee, Community Development Director Will Wright, Planner Nancy Buckel, and Town Clerk Deborah Barber

Mayor Dickinson asked the members of the audience to state their names and affiliation. Ivo Buddeke, land surveyor; Dugan McDonald, land surveyor; Jackie Williams, realtor; Nancy Ackerman, realtor; Don and Gwen Gunnell, realtors; Helen and Rick Tackitt, interested citizens; Diane Smith, realtor; Melissa Jewell and Bob Weiss, Yavapai Title Company; and Linda Gunter, realtor.

3. **Discussion, consideration, and review of Section 108.L of the Planning and Zoning Ordinance regarding division of land.**
Director Wright explained that a situation had occurred due to his interpretation of Council policy, his experience, and statutes and the Town Code. He explained that lots could be split up to three times. He said that many times people would split lots, sell them, and those buyers would split again resulting in Wildcat Subdivisions. He said this has apparently been occurring for quite sometime in Camp Verde, and we now have 84 private roads with people demanding maintenance. He noted that he had counseled several residents who had come to the Town for assistance because a neighbor had blocked access to their home because the road was a private drive. He explained that several land surveyors, realtors, and title companies became concerned following his denial of a building permit on a recently created lot.

Mayor Dickinson asked for input from the audience. Buddeke and Weis expressed concerns that though perhaps Wright's interpretations were soundly based, this was in effect a change in policy and this change had potentially serious effects on the surveying and real estate companies. Both men encouraged Council to consider developing an ordinance that addressed minor splits & to allow the community a chance to become accustomed to the changes. Other suggestions from the audience included affidavits and intergovernmental agreements with Yavapai County to control wildcat subdividing. The Gunnells were very concerned that a buyer was unable to build on his acreage because his private drive was now considered a public street. There were warnings from the audience about the importance of differentiating between what is public and what is private.

Council asked several questions of staff and the audience. Upon closing, Mayor Dickinson encouraged this type of communication, and accepted the offer of assistance to develop an ordinance. He explained that though there was an item on the following agenda to take action on this matter, it was Council's intent just to discuss it to see which direction the Town needed

to take and that Council would be mindful about the concerns that were raised during the meeting.

4. **Adjournment**
On a motion by Reddell, seconded by Baker, the meeting was adjourned at 6:07 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Deborah Barber

Deborah Barber, Town Clerk

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 18th day of August 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 27 day of August, 2004

Deborah Barber

Deborah Barber, Town Clerk

ADDENDUM TO THE AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, AUGUST 18, 2004
6:30 P.M.

Addition to the Consent Agenda:

4.f Possible approval of Resolution 2004-609-A, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving submission of an application to the Northern Arizona Council of Governments (NACOG) for $212,042 in Transportation Equity Act (TEA-21) funding for sidewalk improvements to a section of Finnie Flat Road.

Posted by: D Barber Date/Time: 8-17 04 - 4:30 pm

Note: Pursuant to A.R.S. §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.

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CORRECTED AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, AUGUST 18, 2004
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) Special Session – August 11, 2004
     2) Special Session – August 10, 2004
     3) Regular Session – August 4, 2004
     4) Council Hears Planning & Zoning - Regular Session – July 28, 2004
   - b) **Set Next Meeting, Date and Time:**
     1) Council Hears Planning & Zoning – August 25, 2004 at 6:30 p.m.
     2) Regular Session – September 1, 2004 - **CANCELLED**
     3) Regular Session – September 15, 2004
     4) Council Hears Planning & Zoning – September 22, 2004
   - c) **Possible approval of Proclamation declaring September 2004 as Grandparent/ Elder Recognition Month.**
   - d) **Possible approval of a bailiff contract, which will add a substitute bailiff to the Bailiff Pool on an as-needed basis to ensure coverage.** This is a budgeted item.
   - e) **Possible approval of the Chamber of Commerce draw-down request for the first quarter ending September 2004 of FY 04/05 in the amount of $11,250.** This is a budgeted item.
   - f) **Discussion, consideration, and possible approval of Resolution 2004-610, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona authorizing the submission of an application for the 2004 Arizona Department of Commerce Municipal Energy Grant Funds, authorizing all actions necessary to implement and complete the activities as outlined in said application, and committing local funds as leverage.**

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.

*Remarks are limited to **five minutes** per item to allow everyone the opportunity to speak.*

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

Public input may be invited on the following:

6. Discussion, consideration, and possible direction to staff concerning Section 108.L of the Planning & Zoning Ordinance regarding division of land. *Mayor Dickinson requested this item.*

7. Discussion, consideration, and possible approval of a lease agreement and additional start-up and operating costs for an Animal Control Facility in Camp Verde. This is a budgeted item in the General Fund.

8. Discussion, consideration, and possible approval of Section 4.07, Animal Control, of the Camp Verde Marshal's Office Policy & Procedures Manual.

9. Discussion, consideration, and possible direction to staff concerning Forest Service Road 503. This road serves the Wingfield Mesa residents.

10. Discussion, consideration, and possible appointment of an Interim Town Attorney.

11. Discussion, consideration, and possible selection of proposed resolutions for support at the 2004 League of Arizona Cities & Towns Annual Conference.

Mayor Dickinson requested the following items:

12. Discussion, consideration, and possible direction to staff concerning Section 108.G of the Planning & Zoning Ordinance regarding density regulations.

13. Discussion, consideration, and possible direction to staff to develop a Drought-Preparedness Plan.

14. Discussion, consideration, and possible direction to staff regarding the development of a Gray Water requirement for new home construction.

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

There will be no Public Input on the following items:

16. Advanced Approvals

17. Manager/Staff Report

18. 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.

19. Adjournment

Posted by: O Jones Date/Time: 8-13-04 4 p.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.

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AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, AUGUST 18, 2004
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) Special Session – August 11, 2004
     2) Special Session – August 10, 2004
     3) Regular Session – August 4, 2004
     4) Council Hears Planning & Zoning - Regular Session – July 28, 2004
   - b) **Set Next Meeting, Date and Time:**
     1) Council Hears Planning & Zoning – August 25, 2004 at 6:30 p.m.
     2) Regular Session – September 1, 2004 - **CANCELLED**
     3) Regular Session – September 15, 2004
     4) Council Hears Planning & Zoning – September 22, 2004
   - c) **Possible approval of Proclamation declaring September 2004 as Grandparent/ Elder Recognition Month.**
   - d) **Possible approval of a bailiff contract, which will add a substitute bailiff to the Bailiff Pool on an as-needed basis to ensure coverage.** This is a budgeted item.
   - e) **Possible approval of the Chamber of Commerce draw-down request for the first quarter ending September 2004 of FY 04/05 in the amount of $11,250.** This is a budgeted item.
   - f) **Discussion, consideration, and possible approval of Resolution 2004-610, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona authorizing the submission of an application for the 2004 Arizona Department of Commerce Municipal Energy Grant Funds, authorizing all actions necessary to implement and complete the activities as outlined in said application, and committing local funds as leverage.**

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.

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*Remarks are limited to **five minutes** per item to allow everyone the opportunity to speak.*

Public input may be invited on the following:

6. **Discussion, consideration, and possible direction to staff concerning Section 108.L of the Planning & Zoning Ordinance regarding division of land.** *Mayor Dickinson requested this item.*

7. **Discussion, consideration, and possible approval of a lease agreement and additional start-up and operating costs for an Animal Control Facility in Camp Verde.** This is a budgeted item in the General Fund.

8. **Discussion, consideration, and possible approval of Section 4.07, Animal Control, of the Camp Verde Marshal's Office Policy & Procedures Manual.**

9. **Discussion, consideration, and possible direction to staff concerning Forest Service Road 503. This road serves the Wingfield Mesa residents.**

10. **Discussion, consideration, and possible appointment of an Interim Town Attorney.**

11. **Discussion, consideration, and possible selection of proposed resolutions for support at the 2004 League of Arizona Cities & Towns Annual Conference.**

Mayor Dickinson requested the following items:

12. **Discussion, consideration, and possible direction to staff concerning Section 108.G of the Planning & Zoning Ordinance regarding density regulations.**

13. **Discussion, consideration, and possible direction to staff to develop a Drought-Preparedness Plan.**

14. **Discussion, consideration, and possible direction to staff regarding the development of a Gray Water requirement for new home construction.**

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

There will be no Public Input on the following items:

16. **Advanced Approvals**
17. **Manager/Staff Report**
18. **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.
19. **Adjournment**

Posted by: U Jones Date/Time: 8-13-04 10:45 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.

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MINUTES
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, AUGUST 18, 2004
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:
Town Manager Bill Lee, Community Development Director Will Wright, Town Marshal Dave Smith, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
The Pledge was led by Vice Mayor Reddell.

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) Special Session – August 11, 2004
      2) Special Session – August 10, 2004
      3) Regular Session – August 4, 2004
      4) Council Hears Planning & Zoning - Regular Session – July 28, 2004
   b) **Set Next Meeting, Date and Time:**
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      2) Regular Session – September 1, 2004 - **CANCELLED**
      3) Regular Session – September 15, 2004
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   c) **Possible approval of Proclamation declaring September 2004 as Grandparent/ Elder Recognition Month.**
   d) **Possible approval of a bailiff contract, which will add a substitute bailiff to the Bailiff Pool on an as-needed basis to ensure coverage.** This is a budgeted item.
   e) **Possible approval of the Chamber of Commerce draw-down request for the first quarter ending September 2004 of FY 04/05 in the amount of $11,250.** This is a budgeted item.
   f) **Discussion, consideration, and possible approval of Resolution 2004-610, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona authorizing the submission of an application for the 2004 Arizona Department of Commerce Municipal Energy Grant Funds, authorizing all actions necessary to implement and complete the activities as outlined in said application, and committing local funds as leverage.**

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

5. **Call to the Public for Items not on the Agenda**
There was no public input.

At Town Manager Lee's request, the Council agreed to hear Item 10 prior to Item 6 so that Attorney Bill Simms could make his presentation and return to Phoenix as soon as possible because of the weather conditions.

6. **Discussion, consideration, and possible direction to staff concerning Section 108.L of the Planning & Zoning Ordinance regarding division of land.**
On a motion by Reddell, seconded by Parrish, the Council voted unanimously to table Item 6 until a later date.

Although no action would be taken at this time following the earlier Work Session, Mayor Dickinson commented that he believed that everybody's participation was very helpful and enlightening to the Council on the issues at hand. Furthermore, the Council will be working on those issues to resolve them as soon as possible. Staff will schedule meetings with those individuals attending to work on developing ordinances or procedures that will help the Town to determine the process for land divisions in the future.

7. **Discussion, consideration, and possible approval of a lease agreement and additional start-up and operating costs for an Animal Control Facility in Camp Verde.**
On a motion by Baker, seconded by Gioia, the Council unanimously approved combining Items 7 and 8 for further discussion.

On a motion by Reddell, seconded by Baker, the Council unanimously authorized the Town to proceed with the contract to get it finalized and bring it to the next Council meeting, if possible, and to give a 30-day notice to the Verde Valley Humane Society, starting September 1st, 2004, and begin with the full-fledged finalized contract on the 1st day of October, 2004.

Marshal Smith reported that Dr. Proper has completed the animal control facility that the Town proposes to lease. Dr. Proper has requested a couple of changes to the lease that had been approved by the Town Attorney. Those items probably now will need legal review before proceeding further. Smith also listed the proposed additional costs, including one part-time employee, all of which will still be less than what is being paid to the Cottonwood facility. The Council discussed and confirmed how the Camp Verde facility will provide services to the Town, as well as giving the 30-day notice to the Verde Valley Humane Society in order to begin using the Camp Verde facility on the 1st day of October. There was also agreement regarding the benefit of having the local facility, and the need to finalize the lease agreement as soon as possible, perhaps even by calling a brief Special Session. The subject of an animal control policy was then brought up, after which the Council approved combining this item and Item 8 for further joint discussion of both topics.

Dr. Rod Proper explained that the only issue remaining on the lease was to return a paragraph that Ms. Kriegh had deleted, and suggested that for further legal review it might be faster to use the Post Office instead of e-mail, based on past experience. Also, the facility is now completed, and Dr. Proper offered to supply the Marshal and the Council with keys to the front door for interim use pending final legal review.

PUBLIC INPUT
Mary Jane Goslin, a resident of Camp Verde and a volunteer at the Verde Valley Humane Society, expressed her excitement regarding the proposed new facility as well as concern over plans for adequate staffing and proper sanitary maintenance to prevent diseases. She was assured that the subject has been addressed, that there are plans in place for plenty of volunteer help and care, and that she could volunteer at the new facility and the Town would welcome her input and experience.

There was no further public input.

There was a brief discussion regarding the subject of additional costs, including equipment and the part-time employee, and transfer of funds that had been allocated for the Verde Valley Humane Society.

8. Discussion, consideration, and possible approval of Section 4.07, Animal Control, of the Camp Verde Marshal's Office Policy & Procedures Manual.
On a motion by Teague, seconded by Baker, the Council unanimously approved acceptance of the Animal Control Facility proposal on operational costs along with the Marshal's Office Policy and Procedures for animal control, and noting that it includes the hiring of an additional person for approximately 20 hours for care and cleaning of the facility and the animals within.

The foregoing item had been approved for joint discussion with Item 7, with the resulting actions based on the discussions and understanding.

9. Discussion, consideration, and possible direction to staff concerning Forest Service Road 503. This road serves the Wingfield Mesa residents.
On a motion by Teague, seconded by Baker, the Council unanimously voted to direct staff to pursue with the Forest Service, verbally and in writing, possibly acquiring a right-of-way easement dedicated to the Town; also perhaps approach residents off of Forest Service roads 503 and 503A, where it turns to the west, to educate them on possibly forming an improvement district, and possibly conduct a survey for annexation for those at the end of road 503; also direct staff to discuss interim maintenance by residents who had offered, and explore the possibility of use of materials offered.

Manager Lee reviewed the background of the work staff had done approximately eight years ago with the Forest Service to provide blading surface materials on the Wingfield Mesa. Residents have asked that the Town continue, and staff is requesting clarification and direction regarding possibly reinstating maintenance of that Forest Service road. The Forest Service is willing to work with the Town to accomplish that; permits would be required from the Forest Service in order to do that. There was a lengthy discussion on the history of maintaining the road involved, the investment in materials required to reinstate the service, the number of residents affected, and the possibility of working with them to form an improvement district for paving the road. Also discussed was the possible annexation of an additional section of road that is in the County, if requested by residents.

PUBLIC INPUT
Jody Kahn said she is a resident the Kovacovich Ranch at the end of Wingfield Road and that there are ten new homeowners there, although homes are not up yet. There are also other 20-acre parcels and 10-acre parcels that are being subdivided, so there will be more homes there. At times their road is not passable, and Ms. Kahn said they have the equipment and are willing to do whatever their part is including work on the road, but need the material to work with. They are in a standstill mode between the Forest Service and the Town of Camp Verde.

Lee pointed out that the area Ms. Kahn was referring to is outside of the Town limits, in the County, and the Town legally could not work on the road without an agreement with the County; it was suggested that annexation might be considered by the residents.

CLIVE JORDAN said he lived out the same road as Ms. Kahn, and said he had understood six years ago that the Town had agreed to improve the first three-quarters of a mile and to maintain it. He confirmed that what road remains has continuous potholes in the middle when it rains. Mr. Jordan said there was suitable material on some private property in the area that would be suitable for surfacing the road. It would be available to be screened, loaded and hauled. Would be ready to work with the Town on whatever it decides. When questioned, he confirmed that the area that had been maintained in the past, and the material he referred to was located about four miles away from the road where it needs to be used.

Henry Shill expressed his belief that Lee might be mistaken regarding what the Forest Service is willing to do. He understood from a conversation with a Ranger is that the Forest Service would be willing to give the right-of-way to the Town, not a permit, if the Town would write a proposal for maintaining the road. Mr. Shill has tried to work with residents to form an improvement district to pave the road, but has not had any success, but will keep working on that. He reiterated his suggestion that the Town look into obtaining a right-of-way since the Town does have some responsibility for the road that is in the Town boundaries.

Lee said he would look into the subject of a right-of-way, if requested. There was further discussion regarding the benefit to the homeowners by forming an improvement district that might add to property values, clarification of the portion of the road that is in the Town boundaries, and the current maintenance of other Forest Service roads.

10. Discussion, consideration, and possible appointment of an Interim Town Attorney.
On a motion by Baker, seconded by Gioia, the Council unanimously approved appointment of William J. Simms and Brad Woodford as the Town's Interim Town Attorney, based on their proposal.

Mayor Dickinson explained that the Town will need the services of an attorney to fill in on an interim basis while an attorney is being recruited to replace Julie Kriegh, and introduced Bill Simms, confirmed that copies of information supplied by Simms had been distributed to the Council members, and introduced Mr. Simms.

Attorney Bill Simms said he had met with Manager Lee and Mayor Dickinson and other members of the staff to discuss the possibility that he and another member of his firm could help the Town on an interim basis pending replacing Ms. Kriegh. Mr. Simms then reviewed his personal background and in-depth legal experience that included extensive municipal law, land use issues, and development agreements, having worked with several cities and towns. He pointed out that the expense to the Town set forth in his proposal would be capped at no more than what the Town's full-time attorney was being paid; also, there would be close liaison through his firm's paralegal that has a home in Camp Verde. Prior to taking action, the Council had a brief discussion with Mr. Simms regarding development possibilities for the Town of Camp Verde.

A brief recess was called at 7:41 p.m.; the meeting was reconvened at 7:46 p.m.

11. Discussion, consideration, and possible selection of proposed resolutions for support at the 2004 League of Arizona Cities & Towns Annual Conference.
The proposed 2005 Resolutions submitted for consideration by the Resolutions Committee at the 2004 League of Arizona Cities & Towns Annual Conference, dated August 9, 2004, were reviewed and approved, with the **exception** of the following:

No. 3, Annexation;
No. 7, School/church liquor law exemption;
No. 14, Seat belt primary enforcement;
No. 18, Exempt wells; and
No. 23, Debt service payments.

Mayor Dickinson confirmed that Vice Mayor Reddell will be representing the Town of Camp Verde at the subject conference.

12. Discussion, consideration, and possible direction to staff concerning Section 108.G of the Planning & Zoning Ordinance regarding density regulations.
There was no action taken.

Staff was directed to do some research on the issue in the manner discussed and have something to bring back for the September 15th meeting, and perhaps a portion of the Design Review that would address the height portion.

Mayor Dickinson explained that some manufacturers interested in relocating to Camp Verde have experienced some difficulty with the existing 25-foot limitation for interior heights inside of facilities; something more in the range of 40 interior feet has been suggested as more workable. Such a facility would be located in either an M-1 or an Industrial Zone where variances already exist, citing some examples. Community Development Director reiterated the problem that the existing height limit imposes on some manufacturers. He suggested that perhaps the Design Review standards that are being worked on could incorporate some guidelines in that regard. In many other areas there is no limit on setbacks or height in manufacturing, since those facilities are generally much taller to accommodate their operations. Wright said that the proposed area could also be a determining factor. Wright suggested that there should first be some study on the issue since more research should be done before making any change at this point, or perhaps it should just be looked at on an individual basis. A change could also be approved through a development plan. The Council discussed the need to encourage those manufacturers because of the potential creation of numerous jobs for the area. There was also discussion about including the issue of heights in the proposed Design Review standards. As far as the manufacturer currently investigating a move to Camp Verde, Wright said that in order to move in a timely fashion, he believes the question could be addressed in a development plan that would come before the Commission and the Council, similar to the exceptions granted on Verde Cliffs. The majority of the Council agreed that a request for the height variance from the manufacturer that is expressing interest, possibility creating 30 to 50 jobs, should definitely be looked at with favor, and having a Design Review in place could resolve the issue.

13. Discussion, consideration, and possible direction to staff to develop a Drought-Preparedness Plan.

On a motion by Teague, seconded by Baker, staff was directed to look into advertising for applicants for a development of a Drought-Preparedness Plan Committee, with the Town liaison to apply through their department head, reporting to the Town Manager who would then report to the Town Council.

Mayor Dickinson said that the State appears to be looking at seeing rural communities as well as the State do some drought-preparedness planning. Rather than wait until it is mandated, it might be well to do some work in this regard and develop a plan. Dickinson suggested advertising to form a 10-citizen committee, and in the meantime staff could start developing some ideas and criteria to be looking at for a drought-preparedness plan.

14. Discussion, consideration, and possible direction to staff regarding the development of a Gray Water requirement for new home construction.

There was no action taken.

Mayor Dickinson explained that the International Building Code contains a section that addresses Gray Water systems, but does not make compliance mandatory. There is a fair amount of housing coming that the water company resources will be able to supply at this time, but Dickinson suggested that it might be well to move ahead now and make the Gray Water recycling systems mandatory. He also described how the system basically works. There followed a general discussion on the issue, with major input from Bob Daehn, with the intent to readdress the issue at a later date after further study.

George Young said that what is being discussed is to make some of it mandatory, and he suggested that there are two pipes across the road to run water back and forth to the new Park system; any water taken from the Sanitary District for another use would shortchange what would be available out there. As a Board member, he recommended that the water be allowed to

go to the new plant and be treated so that it is usable on golf courses, etc., and would like the Council to consider that.

15. Call to the Public for Items not on the Agenda
There was no public input.

16. Advanced Approvals
There were no advanced approvals.

17. Manager/Staff Report
There was no Manager/Staff report.

18. Council Informational Reports
Kovacovich commented on the great success of the Block Party.

Baker said she enjoyed the ribbon-cutting, and added that lots of good comments are now being received. She commented on the signs, and suggestions were made to improve them.

Dickinson offered big thanks to staff and the hours they had to put in; also, the benches will be turned around to face the preferred way after control of the street is returned to the Town. He also announced the local kick-boxing club, the Golden Cobra Club coached by Richard Williams, and described the honors they brought back from Florida, that all of the team did well. The gym is located in the back of the Sutler Building.

Gioia was glad to see all the people at the Block Party, to see them walking, resting and chatting, and to not see any barricades. He also described a process to improve the signs right away with a cobalt treatment, but added that with time they should improve anyway.

Teague announced that Central Arizona Youth Football has started, donations are being encouraged to help cover equipment and insurance costs. Referees are also needed; there will be three to four Saturday home games, with three to four games per Saturday.

Parrish announced the upcoming Colonel's Daughter contest, and invited girls 15 or older to contact him and he will refer them to the right people heading it up. He attended a Verde Valley Transportation meeting; Mingus Avenue should be finished by the end of the year. Cottonwood will get new lights, sidewalks will be widened so the streets will be narrowed. Parrish commented on only one incident happening at the Block Party which was a great record.

Parrish also suggested paying tribute to those who had been involved in the years of streets and Town improvement, perhaps similar to what is featured at the Grauman's Chinese Theater in Hollywood. Several suggestions were made for a display to be installed in front of the building, including the names of Main Street merchants that participated, contractors, ADOT personnel, present and former Council members and many others.

19. Adjournment
On a motion by Reddell, seconded by Kovacovich, the meeting was adjourned at 9:29 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 18th day of August 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 15 day of September, 2004

Deborah Barber

Deborah Barber, Town Clerk

ADDENDUM TO THE AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, AUGUST 25, 2004
6:30 P.M.

12a. Discussion, consideration, and possible consultation with attorney regarding a draft Letter of Understanding with property owners located in the proposed annexation area west of the current Town Boundary along State Route 260 Corridor. Note: Council may vote to go into Executive Session pursuant to ARS 38-431.03 (A)(3) and (A) (4)for discussion or consultation for legal advice with the Town Attorney.

Posted by: U Jones Date/Time: 8-24-05 12:15 p.m

Note: Pursuant to A.R.S. §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.

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.

AGENDA

COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, AUGUST 25, 2004
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) Regular Session – August 18, 2004
2) Work Session – August 18, 2004
3) Work Session – August 17, 2004
4) Corrections to Minutes of June 2, 2004

b) Set Next Meeting, Date and Time:
1) Regular Session – September 1, 2004 - **CANCELLED**
2) Regular Session – September 15, 2004 at 6:30 p.m.
3) Council Hears Planning & Zoning – September 22, 2004 at 6:30 p.m.
4) Regular Session – October 6, 2004 at 6:30 p.m.
5) Regular Session – October 20, 2004 at 6:30 p.m.
6) Council Hears Planning & Zoning – October 27, 2004 at 6:30 p.m.

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.

*Remarks are limited to **five minutes** per item to allow everyone the opportunity to speak.*

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

Public input may be invited on the following:

6. Discussion, consideration, and possible approval of Ordinance 2004-A277, 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 404-13-451M from RCU-2A to R1L-18 for 19.77 acres. This rezoning is to allow for the

development of Hinch Springs subdivision off of Verde Lakes Drive. This amendment will increase lot sizes and allow for site-built homes only.

- **Call for STAFF PRESENTATION**
- **Declare PUBLIC HEARING OPEN**
  a. **Call for APPLICANT'S STATEMENT**
  b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
  c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
- **Declare PUBLIC HEARING CLOSED**
- **Call for COUNCIL DISCUSSION**

7. **Discussion, consideration, and possible approval of Ordinance 2004-A279, 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 parcels 404-02-023B, 404-02-023C, 404-02-023E, 404-02-023J, 404-02-023Q, 404-02-036P, 404-02-036S, 404-02-036U, 404-02-036V, 404-02-036Z, 404-02-038B, 404-02-038C, 404-02-039C, 404-02-039D, 404-02-039E, 404-02-106A, 404-02-106B, and a portion of 404-02-023P from C2-4 and R1-35 to C3, for 44.88 acres. The purpose for the rezoning is to eliminate split zoning on the parcels and bring all parcels into compliance with the zoning for the activity being conducted in the area.** The location of this of this area is on the south side of Howard's Road.

- **Call for STAFF PRESENTATION**
- **Declare PUBLIC HEARING OPEN**
  a. **Call for APPLICANT'S STATEMENT**
  b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
  c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
- **Declare PUBLIC HEARING CLOSED**
- **Call for COUNCIL DISCUSSION**

8. **Discussion, consideration, and possible approval of Resolution 2004-607, a Resolution of the Town of Camp Verde, Arizona approving General Plan Amendment 2004-01 that amends the Land Use Map of the General Plan for parcel 404-02-030W residential/agriculture to commercial. This amendment is to accommodate the development of a public storage facility.**

- **Call for STAFF PRESENTATION**
- **Declare PUBLIC HEARING OPEN**
  a. **Call for APPLICANT'S STATEMENT**
  b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
  c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
- **Declare PUBLIC HEARING CLOSED**
- **Call for COUNCIL DISCUSSION**

9. **Discussion, consideration, and possible approval of Ordinance 2004-A283 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 404-13-030W from RCU-2A to C3 for 8.35 acres. This rezoning is to allow for the development of a public storage facility. The location of the site is at the end of McDonald Road off Howard's Road.**

- **Call for STAFF PRESENTATION**
- **Declare PUBLIC HEARING OPEN**
  a. **Call for APPLICANT'S STATEMENT**
  b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
  c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
- **Declare PUBLIC HEARING CLOSED**
- **Call for COUNCIL DISCUSSION**

10. **Discussion, consideration, and possible approval of Resolution 2004-606, a Resolution of the Town Council of the Town of Camp Verde, Arizona approving Use Permit 2004-05 requested by Zach and Vanessa Gibbs for a horse training facility on parcels 404-13-009B and 404-13-010 for a period of ten years.** This property is located at 4103 and 4137 Highway 260.
    - **Call for STAFF PRESENTATION**
    - **Declare PUBLIC HEARING OPEN**
        a. **Call for APPLICANT'S STATEMENT**
        b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
        c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
    - **Declare PUBLIC HEARING CLOSED**
    - **Call for COUNCIL DISCUSSION**

11. **Discussion, consideration, and possible approval of a lease agreement for an Animal Control Facility.**

12. **Discussion, consideration, and possible direction to staff to enter into a contract with former Town Attorney Julie Kriegh in order to complete some outstanding legal issues.** (This is a budgeted item in the general fund.)

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

There will be no Public Input on the following items:

14. **Advanced Approvals**
15. **Manager/Staff Report**
16. **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.

17. **Adjournment**

Posted by: U Jones Date/Time: 8-20-04 12:05 p.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.

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MINUTES
COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, AUGUST 25, 2004
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 Mitch Dickinson, Vice Mayor John Reddell, Councilors Gioia, Baker, Kovacovich, Teague and Parrish were present.

Also Present: Town Manager Bill Lee, Community Development Director Will Wright, Senior Planner Nancy Buckel, Planning & Zoning Chairman Robert Foreman, Planning & Zoning Commission Member Rob Witt, Planning & Zoning Commission Member Bob Womack, Community Development Administrative Assistant Becky Oium, and Recording Secretary Valerie House.

3. Pledge of Allegiance
Councilor Kovacovich 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) Regular Session – August 18, 2004
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4) Regular Session – October 6, 2004 at 6:30 p.m.
5) Regular Session – October 20, 2004 at 6:30 p.m.
6) Council Hears Planning & Zoning – October 27, 2004 at 6:30 p.m.

On a motion by John Reddell, seconded by Bob Kovacovich, Council voted unanimously to approve the Consent Agenda, with the following corrections to Regular Session Minutes, Wednesday, August 18th:

(1) Item number 7 – 3rd paragraph: "Dr. Roper" should read as "Dr. Proper" throughout paragraph.

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

There was no public input.

6. **Discussion, consideration, and possible approval of Ordinance 2004-A277, 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 404-13-451M from RCU-2A to R1L-18 for 19.77 acres. This rezoning is to allow for the development of Hinch Springs subdivision off of Verde Lakes Drive.** This amendment will increase lot sizes and allow for site-built homes only.

On a motion by Jackie Baker, seconded by Bob Kovacovich, Council voted unanimously to approve Ordinance 2004-A277, 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 404-13-451M from RCU-2A to R1L-18 for 19.77 acres, this rezoning is to allow for the development of Hinch Springs subdivision off of Verde Lakes Drive.

Community Development Director Will Wright explained that this was a zoning request for 20 acres on the corner of Verde Lakes Drive and Highway 260 to change from RCU-2A to R1L-18; making the lots a little less than a half an acre and adding the condition for site built homes only. He added that the Commission approved this zoning request during the August 5th Planning and Zoning Commission meeting, and that discussions during that meeting led to concerns/issues regarding the conceptual plans based at that time.

Planning and Zoning Commissioner Rob Witt announced that he was representing the applicant on this project. Before he began his presentation, he apologized to Councilor Gioia for statements he had previously made that may have offended Mr. Gioia; it had gotten back to him that he had done so. Mr. Witt went on to explain the significant need for, and appreciation of, property in the area, concerns regarding the reputation or stigma of Verde Lakes and, several other issues and challenges that may be improved in Verde Lakes by approving the rezoning. He added that if Council put off their decision, the applicant's would walk away; a decision had to be made due to escrow deadlines.

Public Input:

Mary Lewis: Ms. Lewis stated that she was originally opposed to the development being in her back yard, but changed her position after speaking with the developer and Mr. Witt; whom she felt were trying to meet the desires of the homeowners. She added that the development will help the negative image that Verde Lakes portrays and may encourage homeowner's to clean up their properties.

Deborah Moody: Ms. Moody thanked the Council and Commission for their volunteerism. She stated that she had gone to the P&Z meeting where Mr. Witt gave a presentation regarding the subdivision development and had concerns with the possibility of a conflict of interest due to the fact that Mr. Witt is a Commission member, but realizes that it's hard when volunteers have to wear many different hats. Ms. Moody discussed her knowledge of the development's background and added that she was happy with Mr. Witt and Mr. Bach's presentation and the generosity of their time when they met with property owners to answer questions regarding the development. Although Ms. Moody is excited about the development and believes that it will be beneficial, she would like to see the project held off for a month in order to allow everyone involved time to make prudent decisions with issues and concerns regarding the development of the subdivision and the possibility of commercial development as well as, an easement into the subdivision.

Carolanne Moore: Ms. Moore agreed that there was a lot of concern among property owners at the Planning and Zoning Meeting regarding this issue. While her concerns were with flooding issues, she felt assured that Mr. Witt and Mr. Bach were working hard to review flooding issues

as well as, other issues of property owners. She believed that the pros outweighed the cons and that it will only help to improve the unfortunate image of the Verde Lakes area; the construction of site built homes as opposed to manufactured homes.

7. **Discussion, consideration, and possible approval of Ordinance 2004-A279, 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 parcels 404-02-023B, 404-02-023C, 404-02-023E, 404-02-023J, 404-02-023Q, 404-02-036P, 404-02-036S, 404-02-036U, 404-02-036V, 404-02-036Z, 404-02-038B, 404-02-038C, 404-02-039C, 404-02-039D, 404-02-039E, 404-02-106A, 404-02-106B, and a portion of 404-02-023P from C2-4 and R1-35 to C3, for 44.88 acres. The purpose for the rezoning is to eliminate split zoning on the parcels and bring all parcels into compliance with the zoning for the activity being conducted in the area.** The location of this of this area is on the south side of Howard's Road.

On a motion by Chet Teague, seconded by John Reddell, Council voted unanimously to approve Ordinance 2004 -A279, 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 parcels 404-02-023B, 404-02-023C, 404-02-023E, 404-02-023J, 404-02-023Q, 404-02-036P, 404-02-036S, 404-02-036U, 404-02-036V, 404-02-036Z, 404-02-038B, 404-02-038C, 404-02-039C, 404-02-039D, 404-02-039E, 404-02-106A, 404-02-106B, and a portion of 404-02-023P, as noted, from C2-4 and R1-35 to C3, for 44.88 acres. The purpose for the rezoning is to eliminate split zoning on the parcels and bring all parcels into compliance with the zoning for the activity being conducted in the area.

On a motion by Mayor Dickinson, seconded by Gioia, Council voted unanimously to amend Teague's motion to include that design review standards be placed as a stipulation on these properties being rezoned.

Councilor Parrish declared a conflict of interest in this matter and excused himself from discussion and council chambers.

Director Will Wright noted that the zoning initially placed on some areas in the Town have made it difficult for owners to put in different activities. He pointed out that this item was previously brought before Council and that the Code allows Council to rezone when it is in the best interest of the community. He added that rezoning would be in the best interest of the community and that the Planning and Zoning Commission had approved this item.

There was some discussion between Council and staff regarding density designations and road access issues.

Public Input:

Rob Witt: Mr. Witt said he was in favor of the rezoning, but added that properties behind would have no access. He was concerned with the area being isolated by commercial, and that having residential access through industrial would make it hard to sell homes.

Jim LaRue: Mr. LaRue asked why the Town decided to go with an R4 instead of R3 and, wanted to know if someone may be coming in to build apartments.

Mayor Dickinson stated that public comment was closed, but allowed Mr. Womack to add the following since he is a Planning and Zoning Commission member and was involved in the public hearing regarding the application.

Bob Womack: Mr. Womack wanted to discuss a motion he made at the Planning and Zoning hearing regarding the rezoning of the Howard's Road properties. In his original motion, the intention was not to change the zoning and/or density in the codes, but merely to change the zoning and density of the subject property involved in this rezoning.

8. Discussion, consideration, and possible approval of Resolution 2004-607, a Resolution of the Town of Camp Verde, Arizona approving General Plan Amendment 2004-01 that amends the Land Use Map of the General Plan for parcel 404-02-030W residential/agriculture to commercial. This amendment is to accommodate the development of a public storage facility.

On a motion by Jackie Baker, seconded by Bob Kovacovich, Council voted unanimously to approve Resolution 2004-607, a Resolution of the Town of Camp Verde, Yavapai County, Arizona, approving General Plan Amendment 2004-01 that amends the Land Use Map of the General Plan for parcel 404-02-030W residential/agriculture to commercial. This amendment is to accommodate the development of a public storage facility; site location is at the end of McDonald Road off Howard's Road.

Will Wright opened discussion on this item by stating that the owner of parcel 404-02-030W, Mr. Gilbert, wishes to put in a mini-storage/R.V. storage. However, the general plan's current designation of this area is residential/agriculture. Council adoption of this Resolution would change the designation to commercial and allow Mr. Gilbert's business. He added that the Planning and Zoning Commission passed this item unanimously and that it was related to the next item on the agenda.

When public hearing on this item opened, Gael Summer spoke on behalf of the Gilberts. She presented a sketch of the proposed mini-storage as well as, pictures of the natural buffer between the owner's property and surrounding neighbors. She explained that the Gilberts have owned this property for 15 years and wanted to put in a business that would have a low impact on the neighborhood.

Public Input:

Bob Womack: Mr. Womack stated that he is a property owner in the area and that concerns from property owners during the recent Commission Meeting on this item were focused on the encroachment of commercial property on pre-existing residential property. He added that he had taken steps to lighten the impact on residential properties nearby and will continue to do so. He believes the proposed plan will provide a nice buffer between the industrial/commercial properties and residential properties and, if the property were developed as residential, the impact of the commercial and industrial uses nearby would only create problems for property owners in each zone.

9. Discussion, consideration, and possible approval of Ordinance 2004-A283 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 404-13-030W from RCU-2A to C3 for 8.35 acres. This rezoning is to allow for the development of a public storage facility. The location of the site is at the end of McDonald Road off Howard's Road.

On a motion by Jackie Baker, seconded by Chet Teague, Council voted unanimously to approve Ordinance 2004-A283, 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 404-

13-030W from R1-35 to C3 for 8.35 acres. This rezoning is to allow for the development of a public storage facility; the location of the site is at the end of McDonald Road off Howard's Road, also we instruct staff to research the issue of improving McDonald Road.

A motion by Tony Gioia to amend Jackie Baker's motion was withdrawn.

Mr. Wright pointed out to Council that there was a typo in the Ordinance that needed to be changed because the existing zoning is R1-35 not RCU-2A. He added that this item was related to the previous item and that the Commission had approved it with the recommendation for Council consideration of the following: 1) to increase the buffer between the actual mini-storage and proposed residential from 25 ft. to 35 ft., 2) that restrictions or conditions be added for improvements to Mc Donald Road, and 3) limitations to Mr. Armstrong's property.

Gael Summer spoke once again on behalf of the Gilberts. She reiterated that the project would have a low impact on neighbors and displayed pictures of the current natural buffer. Council discussed the need for road improvements on the property as well as easement issues.

Public Input:

John Bassous: Mr. Bassous thanked Council for allowing him to express his concerns regarding the rezoning of the Gilbert's property as well as, the Gilbert's and Ms. Summer for taking the time to listen to him and other property owner's impacted by the development. He discussed an outline of property owner's concerns: 1) that the property remain residential, 2) that the city allow a buffer, and 3) if allowed, that the buffer doesn't look like an iron curtain, but more natural and maintaining the residential feel of the neighborhood. Mr. Bassous asked Council "where does commercial stop?" and added that he was opposed to any rezoning that didn't include only the specific use of the mini-storage.

Bob Womack: Mr. Womack reiterated the issue regarding commercial encroachment on residential property. He added that it was not appropriate to ask a property owner to go to an adjacent property owner and ask him to place additional restrictions on his property to allow a particular zoning. He discussed issues of encroachment relating to his property as well as, hopes relating to future uses and rezoning of his property.

Steve Sawtelle: Mr. Sawtelle spoke on behalf of the Gilberts and their contributions to the Town of Camp Verde. He stated that the Gilbert's were looking at retirement and put a lot of consideration into deciding on a business that would have a low impact on their neighbors. He asked that the Town do the right thing and approve the rezoning request.

10. Discussion, consideration, and possible approval of Resolution 2004-606, a Resolution of the Town Council of the Town of Camp Verde, Arizona approving Use Permit 2004-05 requested by Zach and Vanessa Gibbs for a horse training facility on parcels 404-13-009B and 404-13-010 for a period of ten years. This property is located at 4103 and 4137 Highway 260.

On a motion by Chet Teague, seconded by Tony Gioia, Council voted unanimously to approve Resolution 2004-606, a Resolution of the Town Council of the Town of Camp Verde, Yavapai County, Arizona, approving Use Permit 2004-05 requested by Zach and Vanessa Gibbs for a horse training facility on parcels 404-13-009B and 404-13-010 for a period of ten years; this property is located at 4103 and 4137 Highway 260.

Will Wright stated that the applicant, Mr. and Mrs. Gibbs, had requested to place a horse training facility on approximately 6.4 acres of land off of Highway 260, currently zoned as RCU-2A, which

does allow this type of facility. However, a Use Permit is needed in order to increase the number of large animals allowed.

Mr. Zach Gibbs presented Council with a conceptual plan of his proposed facility, house and barn. Mr. Gibbs discussed his qualifications for running this type of operation and addressed concerns of surrounding neighbors regarding flies, dust, noise and smell levels.

Public Input:

Brian Dugan: Mr. Dugan stated that he lived west of the proposed facility and that he was responsible for the petition that went around opposing Mr. Gibbs' plans. He added that once Mr. Gibbs explained his plans to address the neighbors concerns, he went back to each person who signed the petition, and they are now all in favor of the proposed facility.

Bob Womack: Mr. Womack commented that Mr. and Mrs. Gibbs were doing an admirable job by doing what they are doing and addressing the issues of concern.

11. Discussion, consideration, and possible approval of a lease agreement for an Animal Control Facility.

On a motion by John Reddell, seconded by Jackie Baker, Council voted unanimously to approve of a lease agreement for an Animal Control Facility with Mr. Proper and the Town of Camp Verde.

Town Manager Bill Lee explained that Council had previously heard this item and that since then, the Marshal had met with Mr. Proper who agreed to leave the agreement as written by our previous attorney.

12. Discussion, consideration, and possible direction to staff to enter into a contract with former Town Attorney Julie Kriegh in order to complete some outstanding legal issues. (This is a budgeted item in the general fund.)

On a motion by Mayor Dickinson, seconded by John Reddell, Council voted to direct staff to enter into a contract with former Town Attorney Julie Kriegh in order to complete some outstanding legal issues, at his (Bill Lee) discretion, to serve the best interest of the Town's finances; Council members Gioia, Baker and Parrish voted 'no.'

Manager Lee stated that previous counsel, Julie Kriegh, had offered to contract with the Town to complete some of the projects she had been working on, at the same rate of pay as the current contract attorneys, Bill Sims and Brad Woodford. He added that it might make sense to approve the contract since Julie was probably one-half to three-quarters of the way finished with some of the items and, it might save the Town some money due to the fact that it would take additional time for current counsel to come up to speed on these issues.

Councilor Baker asked Manager Lee to explain the items Julie would be working on and her estimated time for completion. She also voiced concerns she had over former Administrative Assistant to the Town Attorney, Valerie House, performing two different jobs to accommodate this proposal. Lee replied as follows: 1) he could not estimate the amount of time it would take to complete the projects; 2) that Julie would possibly be working on the Xerox Corporation lease/copier issue, the Domestic Violence issue, Kyllingstad Right-of-Way issue, possibly the Storm Water Management Plan and others; and 3) that he had previously informed Valerie that she may have to research or pull files when needed.

12a. Discussion, consideration, and possible consultation with attorney regarding a draft Letter of Understanding with property owners located in the proposed annexation area west of the current Town Boundary along State Route 260 Corridor. Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03(A)(3) and (A)(4) for discussion or consultation for legal advice with the Town Attorney.

On a motion by Jackie Baker, seconded by John Reddell, Council voted unanimously to table this item to a future meeting.

13. Manager/Staff Report

There was no Manager/Staff Report.

14. Council Informational Reports

Chet Teague stated that there would be Youth Football scrimmages all over town this Saturday from 8 to noon; Wickenburg, Bagdad, Cottonwood, Show Low, Payson and Camp Verde with at least 3 to 4 teams each here this Saturday.

Howard Parrish stated that there were still openings for girls to run for Colonel's Daughter.

Tony Gioia stated that he attended the City of Prescott's mitigation and stakeholders meeting on the Big Chino pumping and acquisition of Kieckhefer Trust Ranch. Gioia discussed several comments made at that meeting, such as the opening statement by the County Supervisor - If you're going to build 50,000 homes in the Big Chino and you start pumping and supplying them with water and it affects the Verde River, you will never stop pumping, so what are you going to do? This has been a question of the citizens of Prescott, downstream water users and right holders. They fear the loss of some volume of the Verde River, and their fear is flamed by the fact that new water is being used for new growth, not to bring the AMA to a safe yield. He added that there were a number of things that everyone agreed on; specifically, staff for the City of Prescott stated that there were not enough studies on the Big Chino, a lot of questions have not been answered and that more answers are needed to move forward. The mitigation process is on-going right now, but it appears that the City of Prescott, Prescott Valley, and all those involved in the purchase, will make those decisions before the mitigation plan comes up.

15. Adjournment

On a motion by Reddell, seconded by Chet Teague, the meeting was adjourned at 9:42 p.m.

At the direction of the Mayor, the meeting was reconvened at 9:45 p.m. in order to address item number 12a. that was overlooked.

On a motion by Jackie Baker, seconded by John Reddell, Council voted unanimously to table item 12a. to a future meeting.

On a motion by John Reddell, seconded by Bob Kovacovich, the meeting was adjourned at 9:46 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Valerie House

Valerie House, Administrative Assistant/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 Council Hears Planning and Zoning meeting of the Town Council of Camp Verde, Arizona, held on the 25th day of August, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 16 day of Sept., 2004.

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, SEPTEMBER 1, 2004
at 6:30 P.M.

MEETING CANCELLED

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:**
   b) **Set Next Meeting, Date and Time:**
      1) 2) Regular Session – September 1, 2004 - **CANCELLED**
      3) Regular Session – September 15, 2004
      4) Council Hears Planning & Zoning – September 22, 2004

> **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.
>
> *Remarks are limited to **five minutes** per item to allow everyone the opportunity to speak.*

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

Public input may be invited on the following:

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

There will be no Public Input on the following items:

7. **Advanced Approvals**
8. **Manager/Staff Report**
9. **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.
10. **Adjournment**

Posted by: C. Jones Date/Time: 8-27-04 11:40 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.

AGENDA

SPECIAL SESSION
MAYOR
and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106

WEDNESDAY, SEPTEMBER 15, 2004
5:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion, consideration, and possible direction to staff as it relates to the Master Plan for Town and Marshal's Office Facilities.** Note: Council may vote to go into Executive Session pursuant to 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.

4. **Adjournment**

Posted by: [illegible] Date/Time: 9-10-04 10:15 a.m.

Note: Pursuant to A.R.S. §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.

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MINUTES
SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, SEPTEMBER 15, 2004
5:00 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**
Mayor Dickinson called the meeting to order at 5:00 p.m.

2. **Roll Call**
Mayor Dickinson, Vice Mayor Reddell, and Councilors Baker, Kovacovich, Parrish, and Teague were present. Councilor Gioia was absent, but arrived for the Executive Session at 5:02 p.m.

Also Present:
Town Manager Bill Lee, Finance Director Dane Bullard, Marshal Dave Smith, Town Attorney Brad Woodford and his intern Andrew Tice, and Town Clerk Deborah Barber

3. **Discussion, consideration, and possible direction to staff as it relates to the Master Plan for Town and Marshal's Office Facilities.**
Dickinson recommended that Council go into Executive Session to discuss this item. On a motion by Baker, seconded by Kovacovich, the Council voted unanimously to go into Executive Session pursuant to 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.

4. **Adjournment**
The Special Session adjourned at 5:02 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Deborah Barber

Deborah Barber, Town Clerk

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 Special Session of the Town Council of Camp Verde, Arizona, held on the 15th day of September 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 6 day of October, 2004

Deborah Barber

Deborah Barber, Town Clerk

ADDENDUM TO THE AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, SEPTEMBER 15, 2004
6:30 P.M.

Addition to the Consent Agenda:

4.e Possible approval of Resolution 2004-611, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving an Intergovernmental Agreement with the Office of Manufactured Housing for Enforcement of Installation Standards.

Posted by: O. Barber Date/Time: 9-14-04 - 1:20 p.m.

Note: Pursuant to A.R.S. §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.

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AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, SEPTEMBER 15, 2004
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) Council Hears Planning & Zoning – August 25, 2004
   b) **Set Next Meeting, Date and Time:**
      1) Council Hears Planning & Zoning – September 22, 2004 at 6:30 p.m.
      2) Council/Staff Retreat – September 23, 2004 at 7:00 a.m.
      3) Regular Session – October 6, 2004 at 6:30 p.m.
      4) Regular Session – October 20, 2004 at 6:30 p.m.
      5) Council Hears Planning & Zoning – October 27, 2004 at 6:30 p.m.
   c) **Possible approval of a Letter of Engagement with Lewis & Roca, LLP to provide legal services in connection with personnel matters.** This is a budgeted item from the General Fund.
   d) **Possible approval of the final FY 2004/05 Budget.**

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.

*Remarks are limited to **five minutes** per item to allow everyone the opportunity to speak.*

6. **Assistant Parks & Recreation Director Lynda Moore will present the Arizona Parks & Recreation Association Award for the Pecan and Wine Festival to Council.**

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

Public input may be invited on the following:

8. **Discussion, consideration, and possible approval of application for extension of premises/patio permit for the Express Stop located at 1897 Pueblo Ridge, Ste. A, Camp Verde. This is a change to an existing liquor license as a result of an expanded facility on the existing site, and Express Stop leasing the convenience store of the new facility.**

9. **Burgess and Nible presentation relating to water matters. This item may be open for Council discussion with Burgess and Nible representative(s) either during or following the presentation.**

10. **Discussion, consideration, and possible approval of a Letter of Engagement with Lewis & Roca, LLP, to provide legal services in connection with the possible lease/purchase of the Camp Verde Water System.**

11. **Discussion, consideration, and possible approval to post a sign at the Skate Park offering a $300.00 reward for the arrest and conviction of person or persons that are responsible for vandalizing the park.** This is an unbudgeted item from the General Fund.

12. **Discussion, consideration, and possible approval of funds in the amount of $3,825.00 to repair vandalism damage at the Skate Park.** This is an unbudgeted item from the General Fund.

13. **Discussion, consideration, and possible approval of proposed revisions to the ADOT Contract (JPA00-173) for the SR 260 Main Street Enhancements.**

14. **Discussion, consideration, and possible approval of a change order in the amount of $19,379 to prepare a plan and recovery data in consultation with the Coconino National Forest Service on the Camp Verde Park Site Environmental Services contract. A portion of the proposed Regional Park Site has been identified as a possible prehistoric agricultural field and is recommended as eligible for the NRHP. It is recommended that this site be mitigated before the land purchase is approved.** This is an unbudgeted item from Parks Contingency.

15. **Discussion, consideration, and possible approval to purchase a 4.4-acre parcel of land in the amount of $180,000 for parklands. The parcel, with river access, is located just north of the Camp Verde Marshal's Office.** This is an unbudgeted item from Parks Contingency and possible SLIF funding.

16. **Discussion, consideration, and possible appointment of members to the following commissions/committees:**
    a. **Library Advisory Commission (2 members to terms expiring September 2007)**
    b. **Parks & Recreation Commission (3 members to terms expiring September 2007)**
    c. **Planning & Zoning Commission (3 members to terms expiring September 2007)**
    d. **Trails Committee (4 members to terms expiring September 2007)**
    e. **Board of Adjustments (1 member to term expiring September 2007)**

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

There will be no Public Input on the following items:

18. Advanced Approvals

19. Manager/Staff Report

20. 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.

21. Adjournment

Posted by: Virginia Jones Date/Time: 9-10-04 10:45

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.

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MINUTES
REGULAR SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, SEPTEMBER 15, 2004
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: Town Manager Bill Lee, Town Attorney Brad Woodford, Finance Director Bullard, Assistant Parks & Recreation Director Lynda Moore, Town Clerk Debbie Barber and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
Councilor Baker 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) Council Hears Planning & Zoning – August 25, 2004
   b) **Set Next Meeting, Date and Time:**
      1) Council Hears Planning & Zoning – September 22, 2004 at 6:30 p.m.
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      3) Regular Session – October 6, 2004 at 6:30 p.m.
      4) Regular Session – October 20, 2004 at 6:30 p.m.
      5) Council Hears Planning & Zoning – October 27, 2004 at 6:30 p.m.
   c) **Possible approval of a Letter of Engagement with Lewis & Roca, LLP to provide legal services in connection with personnel matters.** This is a budgeted item from the General Fund.
   d) **Possible approval of the final FY 2004/05 Budget.**
   e) **Possible approval of Resolution 2004-611, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving an Intergovernmental Agreement with the Office of Manufactured Housing for Enforcement of Installation Standards.**

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

5. **Call to the Public for Items not on the Agenda.**
Del Kyllingstad referred to a recent Council meeting where a Mr. Johnson was refused the opportunity to speak on an item because he had not completed a Speaker's Request Form and had complained that his civil rights were violated. Mr. Kyllingstad said that his civil rights had likewise been violated a year ago when he was told that he could not speak on an item since it was not open to the public, and he left the meeting; then he found another member of the community had been allowed to speak on the same item. Mr. Kyllingstad asked the Council if they realized that they were violating civil rights. He then repeated his complaint made two

months ago about no light on the flagpole, and added that he was disgusted with all of the Council.

6. **Assistant Parks & Recreation Director Lynda Moore will present the Arizona Parks & Recreation Association Award for the Pecan and Wine Festival to the Council.**
There was no action taken.

Asst. Director Moore described the award that had been given for an outstanding special event, saying that they wanted to present the award to the Council for all of its support in all the events and programs throughout the year. Mayor Dickinson received the trophy and read the inscription on it, adding the Council's thanks to the Parks & Recreation Department staff for all their great efforts and hard work.

Councilor Gioia requested that Item 15 be heard at this time for the convenience of those members of the audience involved in the appointments to be made; the members agreed and Item 15 was addressed prior to Item 7.

8. **Discussion, consideration, and possible approval of application for extension of premises/patio permit for the Express Stop located at 1897 Pueblo Ridge, Ste. A, Camp Verde. This is a change to an existing liquor license as a result of an expanded facility on the existing site, and Express Stop leasing the convenience store of the new facility.**
On a motion by Baker, seconded by Teague, the Council unanimously approved the application for extension of premises/patio permit for the Express Stop located at 1897 Pueblo Ridge, Ste. A, Camp Verde.

Mayor Dickinson introduced the item and explained that the existing liquor license had been inactive for some time, and as the new Chevron Travel Center nears completion the Express Stop which will be part of that Center is getting its business back in order. There was a brief discussion with the members requesting more information regarding the proposed change.

Deborah Brueback, the District Manager representing Express Stop, Inc., and Supervisor for the subject location since 1992, explained that the new construction will result in the convenience store being increased to 4000 sq. ft.; it is anticipated that the same employees will be on the site. The increase is for the building only, and is basically an extension of the selling area; no liquor or beer will be served or consumed on the premises whatsoever, and there is no change in the liquor license. No infractions have been noted in the last 3-1/2 years.

9 ~~8~~. **Burgess and Niple presentation relating to water matters. This item may be open for Council discussion with Burgess and Nible representative(s) either during or following the presentation.**
Council took no action on this item.

Larry Woodlan and **Bill Allen** made a comprehensive presentation on the experience and qualifications of the firm of Burgess and Nible, founded in 1912, listing the communities they have worked with in the past, and presenting in detail an outline of water resource planning for the Town of Camp Verde, and their services that would be available to assist the Town in its water matters.

The subject of the time frame and approximate cost for such planning was discussed with Mr. Allen. Mr. Allen's recommendation was to first identify the specific criteria that the Town is interested in addressing, and to approach the issue one phase or goal at a time. For example, when the Town has determined what it wants to accomplish first, and after discussion with the firm, then a figure could be arrived at for each step. There was further discussion regarding assuring existing water rights of individuals, and Mr. Allen pointed out that those rights can actually be assured by documenting them through the planning process. Mr. Allen suggested that

the Town Manager could sit down with Burgess & Niple, put the whole program in play, and within a month or so the program could be presented to the Council for consideration, and the process could lead to a Master Water Plan for the Town. Mr. Allen offered to be present at any future meeting or work session to assist in discussing the Town's water issues. There was also some discussion on filing claims in the ongoing adjudication process over water rights involving municipalities and the County.

A recess was called at 7:22 p.m.; the meeting was reconvened at 7:25 p.m.

10 **9. Discussion, consideration, and possible approval of a Letter of Engagement with Lewis & Roca, LLP, to provide legal services in connection with the possible lease/purchase of the Camp Verde Water System.**
On a motion by Teague, seconded by Gioia, the Council unanimously approved a Letter of Engagement with Lewis & Roca, LLP, to provide legal services in connection with the possible lease/purchase of the Camp Verde Water System.

Finance Director Dane Bullard said that approval is being requested to retain the services of Lewis & Roca for legal advisement regarding regulatory and tax-related issues and possible acquisition of the Camp Verde Water System. Working with the attorneys, staff would begin drafting an agreement between the Water System stakeholders and the Town that would then be brought back to the Council for approval.

11 **10. Discussion, consideration, and possible approval to post a sign at the Skate Park offering a $300.00 reward for the arrest and conviction of person or persons that are responsible for vandalizing the park.**
On a motion by Teague, seconded by Parrish, the Council unanimously approved posting a sign at the Skate Park offering up to a maximum of $500 reward for the arrest and conviction of person or persons that are responsible for vandalizing the Park.

Asst. Parks & Recreation Director Moore introduced the item, explaining that staff feels that the request to offer a reward in connection with prosecuting those responsible for the Skate Park vandalism may not only serve to identify them but may also be of help in curbing the vandalism that has been ongoing. The Council agreed that the problem has existed for a number of years; it was suggested that the reward offered be increased up to a maximum of $500 in the event there are two or more individuals who as a group would provide the information and share in the reward, with staff to determine how the funds would be shared.

11. Discussion, consideration, and possible approval of funds in the amount of $3,825.00 to repair vandalism damage at the Skate Park.
On a motion by Teague, seconded by Kovacovich, the Council unanimously approved funds in the amount of $3,825.00 to repair vandalism damage at the Skate Park, to come out of the General Fund.

There was a discussion regarding measures to prevent the vandalism, including closing the Park for a period of time, or installing surveillance cameras; Moore said that such cameras would cost approximately $7,000, and it was suggested that the possibility of installing cameras might be worth considering as a separate future agenda item. It was also suggested and agreed that the Council members should make an effort to visit the Skate Park and talk with the kids and try to instill some ownership pride. As a last resort, the Council could consider closing down the Park for a period of three months, which might more effectively get the attention and cooperation of all those now enjoying it, to try to help protect it from vandalism.

12 **12. Discussion, consideration, and possible approval of proposed revisions to the ADOT Contract (JPA00-173) for the SR 260 Main Street Enhancements.**
On a motion by Teague, seconded by Gioia, the Council unanimously approved directing staff to move forward in negotiating with ADOT and that the amount concerned be $80,000.

A motion by Gioia, seconded by Teague, to amend the original motion to include no date as far as a due date for completion of the project was withdrawn after further discussion.

A motion by Gioia, seconded by Teague, to amend the original motion to include a three-year time limit as far as a due date for completion of the project failed by a vote of 5 to 2, with 'no' votes by Dickinson, Baker, Kovacovich, Reddell and Parrish.

A motion by Baker, seconded by Gioia, to amend the original motion to make the time frame two years passed by a vote of 4 to 3, with 'no' votes by Dickinson, Reddell and Parrish.

Town Manager Lee referred to the letter that the previous Town Attorney had written to ADOT expressing concerns about ADOT's plan to put an asphalt sidewalk in front of Mr. Kyllingstad's property on Main Street. The possibility of continuing the project as planned has since been discussed with representatives of ADOT and the Highway Commission, with the request that they set aside funds and allow the Town to revisit the issue with Mr. Kyllingstad. A response from Tom Foster has indicated that the dollar amount is still in question, and he set forth the amount of $7,500. Estimates from the Street Department for materials and labor to finish the project, including curbing, guttering and sidewalk, amounts to approximately $70,000. The Council discussed several issues involved, including the need to acquire the right-of-way areas for the sidewalks and landscaping. It was agreed that staff should try to negotiate with ADOT for all that the Town could get from ADOT for work that they would have spent had the work been done and was not spent; it was further suggested that the amount to be negotiated be $80,000.

The discussion was interrupted at this point, and following is the verbatim exchange between Mayor Dickinson and Del Kyllingstad)
The Mayor: If you want to fill out a Speaker Form, Mr. Kyllingstad, I'll allow you to speak –"
Mr. Kyllingstad: I filled one out –"
The Mayor: Not on this item, sir –
Mr. Kyllingstad: Well, I don't know what you'll be talking about until you get there – I want to know what concrete you're taking out for so many thousand dollars – (unintelligible)
The Mayor: Sir, if you wish to address -- if you wish to address Council you can fill the form out and I'll allow you to speak –
Mr. Kyllingstad: I'm not filling another form out --
The Mayor: Then you need to be quiet, sir.
Mr. Kyllingstad: Like I said, you people violate rights just with that form.
The Mayor: No, we do not, sir – that's a matter of opinion – that's your opinion, you're welcome to it --
Mr. Kyllingstad: (Shouting back as he left the room) I'm glad they took out that gun law!"

Following the exchange, the Council then proceeded with motions for action on the item, discussing at length a proposed revision in the time frame currently set by ADOT, including an opinion from the Town Attorney regarding the time involved in a condemnation procedure..

10. Discussion, consideration, and possible approval of a change order in the amount of $19,379 to prepare a plan and recovery data in consultation with the Coconino National Forest Service on the Camp Verde Park Site Environmental Services contract. A portion of the proposed Regional Park Site has been identified as a possible prehistoric agricultural field and is recommended as eligible for the NRHP. It is recommended that this site be mitigated before the land purchase is approved.
On a motion by Reddell, seconded by Parrish, the Council unanimously approved directing staff to send a check for $19,379 for the finish of the NEPA study in order to go ahead with the Park plans.

Town Manager Lee reported that research from the consultants regarding the archeological portion of the NEPA has identified sites that may be a prehistoric agricultural field; the Forest

Service has recommended that six to ten of the sites be excavated. The consultants have estimated the cost at $19,379; and approval is being requested to move forward in order to acquire the site for the Community Park.

16. Discussion, consideration, and possible approval to purchase a 4.4-acre parcel of land in the amount of $180,000 for parklands. The parcel, with river access, is located just north of the Camp Verde Marshal's Office.

On a motion by Teague, seconded by Gioia, the Council unanimously approved staff moving forward with the purchase of the 4.4-acre parcel of land in the amount of $160,000 for parklands; the parcel, with river access, is located just north of the Camp Verde Marshal's Office; with the purchase to be contingent upon receiving the SLIF grant funds, and contingent upon the river access.

Town Manager Lee reminded the Council that the subject parcel had been previously discussed by the Parks & Recreation Commission as well as the Council for possible acquisition for a park. The Town recently has been approached by a realtor representing the owners; Lee added that he believes the amount should actually be $160,000. Lee said that the Council is being requested to approve negotiations with that agent for the purchase of the property, to be contingent upon the Town being awarded a SLIF grant to be applied for this coming April. As in the past, matching funds could be created by working with local contractors and NAU possibly developing plans for the park. The members confirmed that the purchase would be contingent upon getting the SLIF grant, and discussed the importance of making sure that the river access dependant upon securing an easement from the Babbitt family would be available. There was also discussion about providing the sellers with a donation credit consisting of the difference between the asking price and the selling price, which would not be any out-of-pocket cost to the Town.

15. Discussion, consideration, and possible appointment of members to the following commissions/committees:

a. Library Advisory Commission (2 members to terms expiring September 2007)
b. Parks & Recreation Commission (3 members to terms expiring September 2007)
c. Planning & Zoning Commission (3 members to terms expiring September 2007)
d. Trails Committee (4 members to terms expiring September 2007)
e. Board of Adjustments (1 member to term expiring September 2007)

On a motion by Baker, seconded by Teague, the Council unanimously approved appointment of **Joseph Chatley** and **Jeanette Teets** to the **Library Advisory Commission**.

On a motion by Gioia, seconded by Baker, the Council unanimously approved appointment of **Lucille Clawson, Danny Parker** and **Alex Wilson** to the **Parks & Recreation Commission.**

On a motion by Reddell, seconded by Teague, the Council unanimously approved appointment of **Jim Bullard, Perry Haddon** and **Bob Womack** to the **Planning & Zoning Commission.**

On a motion by Kovacovich, seconded by Baker, the Council unanimously approved appointment of **C.A. McDonald** to the **Board of Adjustments.**

On a motion by Reddell, seconded by Baker, the Council unanimously approved appointment of **Douglas Roy, Ron Smith, Linda Welsch** and **Peggy Kellogg** to the **Trails Committee.**

Prior to making the appointments, all of the applicants were commended regarding their impressive backgrounds and willingness to share their input on the Boards and Commissions, and the public was urged to keep the applications coming since the Town always needs their help.

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

There was no public input.

17. Advanced Approvals
There were no advanced approvals.

18. Manager/Staff Report
There was no Manager/Staff report.

19. Council Informational Reports
Councilor Teague announced that Youth Football has started with the first game last Saturday; this weekend games will be played at the Skydome at NAU, a great experience for the kids to imagine they are NFL players.

Councilor Parrish said he had a great time at Oro Valley, and mentioned that he is still getting calls regarding the benches facing the wrong way. The Colonel's Daughter contest will be held Sunday, September 26th; everyone is invited to attend.

Vice Mayor Reddell said the Verde Valley Water Users will hold a meeting on October 12th in the Community Gymnasium at 7:00 p.m., with three VIP speakers.

Mayor Dickinson brought back from Prescott literature from the Governor's staff on Arizona's drought preparedness plan that may be helpful in trying to develop a local committee on that subject.

Councilor Kovacovich commented on the WAC meeting held today that involved considerable discussion on the State drought preparedness plan; towns are also requested to comment on that plan.

Councilor Gioia reported on the Verde Watershed Association meeting held this morning in the Prescott Valley City Hall, and outlined in depth the many items that had been discussed, including details of the very comprehensive Sonoran Desert Conservation Plan for Growth, the Big Chino litigation plan and related legislatures budgeting for conservation areas. Gioia also commented on the afternoon portion of the WAC meeting involving a presentation of a study by two scientists showing the hydrological/geological movement of water in the Big Chino towards the headwater of the Verde River.

20. Adjournment
On a motion by Teague, seconded by Parrish, the meeting was adjourned at 8:20 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 15th day of September 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 6 day of October, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

WORK SESSION
MAYOR and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106

WEDNESDAY, SEPTEMBER 22, 2004
5:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion, consideration, and review with legal counsel concerning the development of a Municipal Property Corporation (MPC). Discussion may include, but not be limited to organization, legal requirements, obligations, management, pros, cons, and other issues related to a MPC.**

4. **Adjournment**

Posted by: U Jones Date/Time: 9-21-04 2:10 p.m

Note: Pursuant to A.R.S. §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.

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.

AGENDA

COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, SEPTEMBER 22, 2004
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:**
   There are no minutes for approval.
   b) **Set Next Meeting, Date and Time:**
      1) Council/Staff Retreat – September 23, 2004 at 7:00 a.m.
      2) Regular Session – October 6, 2004 at 6:30 p.m.
      3) Regular Session – October 20, 2004 at 6:30 p.m.
      4) Council Hears Planning & Zoning – October 27, 2004 at 6:30 p.m.

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.

*Remarks are limited to **five minutes** per item to allow everyone the opportunity to speak.*

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

6. **Discussion, consideration, and possible approval of Ordinance 2004-A285, 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 parcels 403-21-015E, 403-22-019B and 403-23-150A from R1-70/R1L-70/R1-35 to C3 for 51.34 acres. This rezoning is to allow for commercial development along the 260 corridor.** This parcel is located just northwest of the I-17 Interchange.

- **Call for STAFF PRESENTATION**
- **Declare PUBLIC HEARING OPEN**
  a. **Call for APPLICANT'S STATEMENT**
  b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
  c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
- **Declare PUBLIC HEARING CLOSED**
- **Call for COUNCIL DISCUSSION**

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

There will be no Public Input on the following items:

8. Advanced Approvals of Town Expenditures

9. Manager/Staff Report

10. 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.

11. Adjournment

Posted by: [illegible] Date/Time: 9-17-04 10:30 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.

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MINUTES
COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, SEPTEMBER 22, 2004
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:
Planner Wendy Escoffier 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:**
   There are no minutes for approval.
   b) **Set Next Meeting, Date and Time:**
      1) Council/Staff Retreat – September 23, 2004 at 7:00 a.m.
      2) Regular Session – October 6, 2004 at 6:30 p.m.
      3) Regular Session – October 20, 2004 at 6:30 p.m.
      4) Council Hears Planning & Zoning – October 27, 2004 at 6:30 p.m.

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

5. **Call to the Public for Items not on the Agenda.**
There was no public input.

6. **Discussion, consideration, and possible approval of Ordinance 2004-A285, 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 parcels 403-21-015E, 403-22-019B and 403-23-150A from R1-70/R1L-70/R1-35 to C3 for 51.34 acres. This rezoning is to allow for commercial development along the 260 corridor.**

On a motion by Teague, seconded by Gioia, the Council unanimously approved Ordinance 2004-A285, 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 parcels 403-21-015E, 403-22-019B and 403-23-150A from R1-70/R1L-70/R1-35 to C3 for 51.34 acres; this rezoning is to allow for commercial development along the 260 corridor.

A motion made by Gioia for an amendment to the original motion and seconded by Teague, to stipulate that the Town require development on this property to submit to Commercial Design Review, if implemented, and if not, that a site plan be submitted for approval, failed by a unanimous vote in opposition.

A motion made by Gioia for an amendment to the original motion and seconded by Reddell, to include the stipulation that under Item C all development will be subject to commercial design review was passed by the Council unanimously.

STAFF PRESENTATION
Planner Escoffier said that this item was heard by the Planning & Zoning Commission on September 2, and was recommended unanimously for approval; Chairman Foreman was absent from that meeting. Escoffier pointed out that the parcels fit the Land Use Map as being commercial. The Commission did recommend that approval include the stipulation that all development projects submit site plans for review and approval by the Council.

PUBLIC HEARING OPEN
Applicant's Statement
Robert Witt, on behalf of the applicant, AZ North Development, Inc., explained that the subject property is the closest large piece to the freeway and is in the area shown on the current General Plan as Commercial and Mixed Use. The existing zoning on the property is for residential use. Mr. Witt described the development plans of the prospective owner. The Ranch & Home Supply business is planned for a portion of the property; the opportunities for further development will take place as the area grows; Mr. Witt listed some of the possible future businesses. He also said that there are three contingencies included in the purchase agreement, one of which is the rezoning, another final plat approval, and the third would be taking advantage of one of the incentive programs implemented by the Town that would provide for rebating half of any sales tax back to the Town for a period of time.

COMMENT FROM OTHER PERSONS
There were no comments from other persons.

APPLICANT'S REBUTTAL
No rebuttal was necessary.

PUBLIC HEARING CLOSED
Council Discussion
There was general agreement among the members that the requested change would be in line with the current Land Use Map, and is a totally appropriate area for commercial zoning. The Council discussed the proposed Commercial Design Review policy that is in the process of being developed and the suggestion that a stipulation be imposed in connection with the zoning change that would subject any development to those policy guidelines. The applicant's representative confirmed that the purchase agreement has not yet been finalized but a major factor in attracting the purchaser is the Town's incentive program that rebates half of any sales tax to the Town for a period of four years. The discussion returned to the question of the zoning change, and the Council proceeded to confirm the procedure whereby site plans are reviewed by staff, and to arrived at the motions approving the ordinance with the requirement for commercial design review.

7. Call to the Public for Items not on the Agenda
There was no public input.

8. Advanced Approvals of Town Expenditures
There were no advanced approvals.

9. Manager/Staff Report
Planner Escoffier gave a brief report on the Sanitary District meeting regarding the bid process. In summary, the bids came back considerably higher than had been anticipated. New technology is being pursued that will make it possible to proceed with Phases 1 and 2 and part of Phase 3 which includes expanding the plant capacity; the District hopes to have further information

following the meeting next week. Mayor Dickinson expanded on Escoffier's report with an explanation of what is to be accomplished in each of those phases and some of the hurdles being faced and the concern over the impact on the existing plant capacity.

10. Council Informational Reports

Councilor Teague announced that on October 2nd the Camp Verde Youth Football teams will be playing here; they are still looking for those interested in serving as referees in the home games.

Councilor Parrish said the Colonel's Daughter contest will be held Sunday at the Fort, and everyone is invited to turn out. He also reported on the numerous planned road improvements and interchanges in the Verde Valley, including there are 11 roundabouts planned between Sedona and VOC.

Councilor Baker extended congratulations to the Yavapai-Apache Nation on their recent election; the Council is looking forward to continued work with the Nation.

Councilor Gioia said that Verde River Days will be on Saturday, a day-long celebration of the Verde River and the ecosystems. The location will be at Dead Horse State Park in the new area opened up toward the back of the Park.

Councilor Kovacovich reported on the meeting with Salt River Project; they said they want to be fair in this ongoing trade, and they claim that all the groundwater is tied to the Verde River.

11. Adjournment

On a motion by Reddell, seconded by Teague, the meeting was adjourned at 6:56 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 22nd day of September, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 6 day of October, 2004

Deborah Barber

Deborah Barber, Town Clerk

PUBLIC NOTICE

COUNCIL/STAFF RETREAT

CRESCENT MOON RANCH
UPPER RED ROCK LOOP ROAD
SEDONA, ARIZONA

THURSDAY, SEPTEMBER 23, 2004
8:00 A.M.

Council and staff will meet at Camp Verde Town Hall at 7:00 a.m. and proceed to the City of Sedona for a tour of the Sedona Police Department facilities. Following the tour, the group will then meet at the Crescent Moon Ranch for discussion of the following:

> **Discussion, consideration, and review may include, but not be limited to the new employee orientation program, the Marshal's Office facilities, master planning for Town facilities and Main Street, Street Yard location, ADOT SR 260 Access Management Plan, annexation, update on the status of utilities, water portfolio, Town-owned property, update of CDBG projects, and identification of goals and priorities for the upcoming year.**

Posted by: U Jones Date/Time: 9-21-04 3:11 p.m

This facility is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these by calling 567-6631 at least 12 hours in advance of the meeting.

MINUTES
MAYOR and COMMON COUNCIL
COUNCIL/STAFF RETREAT
CRESCENT MOON RANCH
UPPER RED ROCK LOOP ROAD
SEDONA, ARIZONA
THURSDAY, SEPTEMBER 23, 2004
8:00 A.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.

Council and staff met at Camp Verde Town Hall at 7:00 a.m. and went to the City of Sedona for a tour of the Sedona Police Department facilities. (Mayor Dickinson and Councilors Gioia and Teague did not attend the tour.)

Following the tour, the group then met at the Crescent Moon Ranch for discussion of the following: the new employee orientation program, the Marshal's Office facilities, master planning for Town facilities and Main Street, Street Yard location, ADOT SR 260 Access Management Plan, annexation, update on the status of utilities, water portfolio, Town-owned property, update of CDBG projects, and identification of goals and priorities for the upcoming year

Mayor Dickinson called the meeting to order at the Crescent Moon Ranch at 9:40 p.m.

Present:
Mayor Dickinson, Vice Mayor Reddell, and Councilors Baker, Kovacovich, and Parrish were present. Councilor Gioia joined the meeting at approximately 12:00 p.m. and left at 1:35 p.m. Councilor Teague was absent.

Also Present:
Manager Bill Lee, Finance Director Dane Bullard, Library Director Gerry Laurito, Assistant Parks & Recreation Director Lynda Moore, Street Superintendent Wally Dickinson, and Town Clerk Deborah Barber

Discussion:
The 4-member team consisting of Deputy Clerk Virginia Jones, Asst. to the Manager Carol Brown, and Admin Assistants Valerie House and Becky Oium gave a PowerPoint presentation of their proposed Employee Orientation. The team also provided hard copies of the proposed program. In closing, Virginia Jones advised that she had volunteered to take new employees through the program. The group then answered questions. Some of the highlights include questions as to whether the Finance/Personnel Department was involved in this project and whether or not it met legal requirements. Bullard explained that there was already a checklist used by the Finance Department and this program just supplemented it. The group advised that they worked closely with Southwest Risk to assure that all aspects of employment were covered in the orientation. Lee advised that the Dept. Head team would further review the program before it was placed in effect. Lee and the Council thanked the team for their hard work on the project.

Highlights from other subjects include Council will be deciding shortly on how to proceed with the Master Plan for town facilities. The majority seemed to agree to purchase the church for the Marshal's Office and the other facilities on Main Street while prices were still low for future development of Town Hall. Bullard advised that Council needed to hold a special session next week to approve a resolution for the GADA application to finance this project. Council will also be deciding whether to sell the Oasis and Cliffs properties to fund the construction of the projects. Several Council members felt it most prudent to

spend money now to improve the Cliffs property so that the five acres could be sold as individual lots since that will bring in the most money, while the Oasis property should be sold as-is. Council members acknowledged that the Cliffs property proceeds would continue to be set aside for the Library. Council also discussed removing the proposed retail sites from the Master Plan since it failed to address space for the courts. They also discussed continuing to rent the properties that the Town would purchase for the future Town Hall site, with rents being at the upper end of the scale so as not to compete with downtown merchants. They discussed using a local realtor to approach the businesses about selling their properties at the appraisal cost plus the percentage recommended by Bill Sims.

Council discussed how the Town's potential for economic development hinged on the sewer expansion. Staff will schedule meetings with RDA and WIFA to determine whether the Town could assume the grants and loans if the Town decided to take over the Sanitary District. Lee explained that there were two methods in which to take over the district. One method is the disbanding of the District Board and the other method requires voter approval from the district members and the Town's citizens.
Bullard updated Council on the Water Company purchase. He explained that there were many considerations in the agreement including environmental concerns, payment for improvements, etc. He said that what we are attempting to accomplish is a purchase in today's dollars that will essentially not take place for eight more years. He said that the agreement must put the water company into municipal ownership for the Corporation Commission and private ownership for the IRS. He advised that as soon as the attorneys came up with the document it would be presented to the water company board for consideration. Bullard explained that the document would be presented to Council for approval when the parties agreed to the terms.

Council also discussed various possibilities of purchasing water rights to develop a water portfolio.

Dickinson advised that the Street Dept. needs about 10 acres for a street yard. Lee advised that the appraisal of the current location came in at 1.2 million dollars. The proposed Regional Park and the Sanitary District sites were discussed as possible locations. Lee noted that there might be complaints from nearby residents about the smell of asphalt.

Annexation and ADOT's plans for access management & improvements to SR 260 were discussed at length. Dickinson suggested that there be a compromise of three interchanges, down from the proposed five, and Baker wanted to support the property owners in proposing a simple divided highway. Council agreed that it is important to present a united front when meeting with the property owners concerning ADOT's plans for 260. There was fear that if there were too much protest, that the County would withdraw financial support for the widening of 260.

Barber updated Council on upcoming CDBG funding. She explained that the Town will receive $428,000 in August 2005, and probably that much again in August 2006. She advised that we were unable to submit applications for SSP funding because there was not sufficient time to complete the environmental review requirements. She further explained that the application for the restroom project, which is expected to be approximately $280,000, is complete. Council members discussed that this project remains high on the list of needed activities, not only because the Community Center serves as the Town's emergency evacuation center, but because we need ADA accessible restrooms for our community events. Other projects, such as land acquisition for economic development purposes and housing rehabilitation were also mentioned.

Lee reported that staff's priorities for the upcoming year were the CIP, establishing an Economic Development Commission, water company & sewer district acquisition, parks remodel, the church, the Master Plan, application for grant funding, and contracting with Jim Brugger for improving customer service.

Council wanted staff to continue cross training; to get prompt and correct information from staff; and to work on the subdivision issues.

Lee advised Council that staff would be relocating once the Parks remodel is completed.

Mayor Dickinson adjourned the meeting at 2:40 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Deborah Barber

Deborah Barber, Town Clerk

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 Council-Staff Retreat held on the 23rd day of September 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 6 day of October, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

SPECIAL SESSION
MAYOR
and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106

WEDNESDAY, SEPTEMBER 29, 2004
1:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion, consideration, and possible approval of Resolution 2004-615, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona authorizing an application to the Greater Arizona Development Authority for financial assistance pursuant to Title 41, Chapter 10, Article 8, Arizona Revised Statutes.**

4. **Adjournment**

Posted by: U Jones Date/Time: 9-28-04 11:30 a.m

Note: Pursuant to A.R.S. §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.

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.

MINTUES
SPECIAL SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, SEPTEMBER 29, 2004
1:00 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**
Mayor Dickinson called the meeting to order at 1:00 p.m.

2. **Roll Call**
Mayor Dickinson, Vice Mayor Reddell, and Councilors Baker, Kovacovich, Parrish and Teague were present. Councilor Gioia was absent.

Also Present:
Town Manager Bill Lee, Finance Director Dane Bullard, and Town Clerk Deborah Barber

3. **Discussion, consideration, and possible approval of Resolution 2004-615, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona authorizing an application to the Greater Arizona Development Authority for financial assistance pursuant to Title 41, Chapter 10, Article 8, Arizona Revised Statutes.**
Finance Director Bullard explained that Council had directed staff to proceed with the application to GADA for funding for the purchase and remodel of property for municipal facilities. He advised that the application is for approximately two million dollars to purchase and remodel the First Baptist Church for the Marshal's Office.

On a motion by Reddell, seconded by Kovacovich, the Council voted unanimously to approve Resolution 2004-615, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona authorizing an application to the Greater Arizona Development Authority for financial assistance pursuant to Title 41, Chapter 10, Article 8, Arizona Revised Statutes.

4. **Adjournment**
On a motion by Reddell, seconded by Kovacovich, the meeting was adjourned at 1:05 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Deborah Barber

Deborah Barber, Town Clerk

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 Special Session held on the 29th day of September 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 6 day of October, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, OCTOBER 6, 2004
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) Special Session – September 29, 2004
      2) Retreat – September 23, 2004
      3) Council Hears Planning & Zoning – September 22, 2004
      4) Special Session – September 15, 2004
      5) Regular Session – September 15, 2004
   b) **Set Next Meeting, Date and Time:**
      1) Regular Session – October 6, 2004 at 6:30 p.m.
      2) Special Session – October 14 & 15 at 10:00 a.m.
      3) Regular Session – October 20, 2004 at 6:30 p.m.
      4) Council Hears Planning & Zoning – October 27, 2004 at 6:30 p.m.
   c) **Possible approval of a proclamation, as requested by Pat Kaminsky, declaring October 23, 2004 through October 31, 2004 as Red Ribbon Week and urging all residents to support the *Red Ribbon Campaign – No Use of Illegal Drugs.***
   d) **Possible authorization for the Finance Director to sign a Letter of Authorization approving the partial termination of the Mary B. Lyons Trust as recommended by the Town Attorney.**
   e) **Possible approval of Resolution 2004-612, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2004-04 for Las Estancias Unit 2 Subdivision located on13.58 acres consisting of parcels 403-19-216H, 403-19-216J, and 403-20-159. This project is located north of Horseshoe Bend and west of the Mondale Extension.**

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.

*Remarks are limited to **five minutes** per item to allow everyone the opportunity to speak.*

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

6. **Public Hearing, and discussion, consideration, and possible recommendation to approve a liquor license for Salt Mine Cellars located at 212 W. Finnie Flats Road.**

7. **Public Hearing, and discussion, consideration, and possible recommendation to approve a special event liquor license for the American Legion #93 for Saturday, October 16, 2004 from 9:00 a.m. to 9:00 p.m.**

8. **Discussion, consideration, and possible appointment to Board of Adjustments.**

9. **Discussion, consideration, and possible approval of Ordinance 2004-A288, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending Chapter 3, Section 301.3 General Regulations, of the 2003 International Plumbing Code, adopted as a related code of the International Code Council (ICC), and proscribing penalties for violations thereof.**

Vice Mayor Reddell requested the following item:

10. **Discussion, consideration, and possible approval of Performance Evaluation Procedures and possible direction to staff to place these procedures in the Manager's Policies and Procedures Manual.**

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

There will be no Public Input on the following items:

12. **Advanced Approvals of Town Expenditures**

13. **Manager/Staff Report**

14. **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.

15. **Adjournment**

Posted by: U Jones Date/Time: 10-1-04 1:50 p.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
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, OCTOBER 6, 2004
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, Kovacovich, Parrish and Teague were present; Councilor Baker was attending an Economic Development Conference in Lake Havasu.

Also Present: Community Development Director Will Wright, Town Attorney Bill Sims, Town Clerk Debbie Barber and Recording Secretary Margaret Harper.

3. Pledge of Allegiance
Councilor Teague 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) Special Session – September 29, 2004
2) Retreat – September 23, 2004
3) Council Hears Planning & Zoning – September 22, 2004
4) Special Session – September 15, 2004
5) Regular Session – September 15, 2004

b) Set Next Meeting, Date and Time:
1) Regular Session – October 6, 2004 at 6:30 p.m.
2) Special Session – October 14 & 15 at 10:00 a.m.
3) Regular Session – October 20, 2004 at 6:30 p.m.
4) Council Hears Planning & Zoning – October 27, 2004 at 6:30 p.m.

c) Possible approval of a proclamation, as requested by Pat Kaminsky, declaring October 23, 2004 through October 31, 2004 as Red Ribbon Week and urging all residents to support the *Red Ribbon Campaign – No Use of Illegal Drugs.*

d) Possible authorization for the Finance Director to sign a Letter of Authorization approving the partial termination of the Mary B. Lyons Trust as recommended by the Town Attorney.

On a motion by Gioia, seconded by Reddell, the Council unanimously approved the Consent Agenda, with the following additions and actions: A Work Session set for Thursday, October 21, 2004, at 12:00 noon; Item **d)** tabled until the next regular meeting set for October 20, 2004; and Item **e)** pulled for separate discussion and possible approval.

Councilor Gioia requested that Item **e)** be pulled from the Consent Agenda for discussion. Mayor Dickinson requested that a Work Session be scheduled within about two weeks for a short informative meeting with the Rural Development Authority; the date and time of Thursday, October 21, at 12:00 noon were decided upon.

Mayor Dickinson also requested that Item **d)** be tabled in order to better determine how such a partial termination might adversely affect the interest held by the Town in the Mary B. Lyons Trust as far as the ultimate maximum amount of money that the Town would be receiving.

4.e) Possible approval of Resolution 2004-612, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2004-04 for Las Estancias Unit 2 Subdivision located on13.58 acres consisting of parcels 403-19-216H, 403-19-216J, and 403-20-159. This project is located north of Horseshoe Bend and west of the Mondale Extension.

On a motion by Reddell, seconded by Parrish, the Council approved Resolution 2004-612, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2004-04 for Las Estancias Unit 2, located off Horseshoe Bend on parcels 403-19-216H, 403-19-216J, and portions of 403-20-159, consisting of 13.58 acres, with the changing of the curbs as noted to the rolled curbs, and patching the Mondale Lane chip seal, oil and crack seal it, and fix the water valve, by a 5-1 vote, with a 'no' vote by Gioia.

Community Development Director Wright opened the discussion regarding **Item e)** commenting that the project had been approved before he came to the Town, and is basically an extension of what had been put down there, although he understood there have been some exceptions requested. **Tom Pender** explained the exceptions involving a change in the curbing as well as the walkway since experience has shown that the original ribbon curb and decomposed granite walkway have not held up well; the request for Phase 2 is to have a rolled curb and a dirt path, both of which modifications the staff has expressed preference for because of easier maintenance access. During the lengthy discussion regarding the proposed changes, it was pointed out that there was a water problem on Mondale Lane and the pavement appeared to need some repairs, although Mr. Pender confirmed that the original specifications for the paving were acceptable at the time it was done, in accordance with the existing ordinance and agreement with the Town, adding that asphalt paving is planned for Phase 2. Mr. Pender confirmed that he and his developer would agree to crack-seal the existing Mondale Lane and chip seal other spots and address proper grading regarding a water problem, improving it to an acceptable standard upon approval of the final plat.

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

There was no public input.

6. Public Hearing, and discussion, consideration, and possible recommendation to approve a liquor license for Salt Mine Cellars located at 212 W. Finnie Flats Road.

On a motion by Gioia, seconded by Teague, the Council unanimously recommended approval of a liquor license for Salt Mine Cellars located at 212 W. Finnie Flats Road.

Jim Redinger promised that the business would be a fun place, between the very best and the very worst, explaining that it will be a quiet place, with one of the members being a jazz pianist with friends who play violins and harps; and he would appreciate approval of the request.

7. Public Hearing, and discussion, consideration, and possible recommendation to approve a special event liquor license for the American Legion #93 for Saturday, October 16, 2004 from 9:00 a.m. to 9:00 p.m.

On a motion by Parrish, seconded by Kovacovich, the Council unanimously recommended approval of a special event liquor license for the American Legion Post 93 for Saturday, October 16, 2004 from 9:00 a.m. to 9:00 p.m.

Town Clerk Barber explained that the request was for a one-day fund-raising event to be held on October 16, 2004, and it was not required to be posted; the discussion was brief.

8. Discussion, consideration, and possible appointment to Board of Adjustments.

On a motion by Gioia, seconded by Teague, the Council unanimously recommended appointment of Robert Johnson to the Board of Adjustments.

Town Clerk Barber advised the Council that it was found that there was still one position on the Board of Adjustments and Appeals that needed to be filled. Attempts had been made

unsuccessfully to contact the one individual who had applied back in September to determine if he would still be interested. That applicant was Robert Johnson, who was in attendance at this meeting, and confirmed his interest in being appointed.

9. Discussion, consideration, and possible approval of Ordinance 2004-A288, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending Chapter 3, Section 301.3 General Regulations, of the 2003 International Plumbing Code, adopted as a related code of the International Code Council (ICC), and proscribing penalties for violations thereof.
There was no action taken.

Mayor Dickinson reviewed the background of the proposed ordinance amendment that would implement "gray water" regulations as one measure of addressing drought and growth issues. Dickinson suggested that the amendment was still somewhat lacking in some of the details; also, perhaps there should be more thought given to it based on feedback from the community. The draft ordinance has been simplified, basically separating drainage from sinks and laundry to run from the house into an underground tank; that water would be used for drip irrigation systems for bushes or trees, not for open sprinklers. If unused, any overflow would drain back into the sewer system. The cost of setting up that system would add approximately $1,000 to the cost of construction. Community Development Director expressed his understanding that the ordinance was only intended to provide the means whereby a dual drainage system could be implemented in compliance with the International Code Council (ICC), but was not mandatory.

The Council discussed making the system mandatory on areas served by the water company where there appears to be a real need for water conservation as opposed to the larger lots with domestic wells, including a detailed overview of the long-range benefit of such a system in light of the growth factor and ongoing depreciation of groundwater. It was generally agreed that there should be no increase in the permit fee which is based primarily on square footage. The different types and densities of homes, townhomes, apartments and businesses and related water usage were also considered, including the issue of a partial rebate of the permit fee for installing the gray water system. Town Attorney Bill Sims expressed his opinion that the ordinance should clarify that the provisions apply only to new construction, including commercial or apartments. Furthermore, he suggested that the Town would be on a stronger, more defensible ground if the ordinance were to apply to densities of a certain level and not on the source of the water.

After further discussion it was agreed that there should be more study based on the issues raised in the discussion, follow-up with staff and the Town Building Inspector, and input from the community, with the Council to reconsider approval of the proposed amendment in the next three weeks or a month.

10. Discussion, consideration, and possible approval of Performance Evaluation Procedures and possible direction to staff to place these procedures in the Manager's Policies and Procedures Manual.
On a motion by Teague, seconded by Gioia, the Council unanimously approved the Performance Evaluation Procedures and direction to staff regarding meeting with the individual in Executive Session, including 24 hours advance notice, and to place these procedures in the Manager's Policies and Procedures Manual.

Vice Mayor Reddell explained that he had requested the proposed direction to staff since there recently had been some difficulty in locating where the subject Procedures had been filed, apparently with no particular direction or understanding regarding that decision by the former Town Attorney, adding that everyone should be aware of the location and that the subject is simply a housekeeping issue. There was a brief discussion with clarification of the Council completing the Performance Evaluations only as to the three department heads that report to the Council. The procedure regarding the review with each individual was also discussed, together

with comments from the Town Attorney on how the meetings should be agendized, including 24 hours advance notice, and the right of the employee to request an open meeting.

11. Call to the Public for Items not on the Agenda
There was no public input.

12. Advanced Approvals of Town Expenditures
There were no advanced approvals.

13. Manager/Staff Report
Director Wright said that the Planning & Zoning Commission will be addressing a minor land division and/or street access issue during a Work Session tomorrow evening at 5:30 prior to the Regular Meeting scheduled for 6:30 p.m., suggesting that some of the Councilors may wish to attend.

14. Council Informational Reports
Gioia said that he had attended a final test project class that some Town employees had been attending through Yavapai College, adding that the presentations were excellent and he was very proud of those employees. He also encouraged other employees to make use of the educational opportunities offered by the Town.

Mayor Dickinson commented on a conversation he had with Prescott's Mayor regarding the consideration of purchasing a neighboring ranch to secure the attached water rights. The city is working with a consultant that will be making a Power Point presentation on the issue; Dickinson suggested that the Town of Camp Verde may be interested in seeing that presentation perhaps in late December, early January, in order to better foster understanding between both sides of the mountain.

Vice Mayor Reddell announced a meeting of the Verde Valley Water Users set for next Tuesday, at 7:00 p.m. in the school Community Center; among the speakers will be Tom O'Halleran, Chip Davis, and Attorney Rick Mayberry who will give an update on the SRP litigation.

Parrish shared a compliment from one individual who said that the yard around Town Hall looks better than it has in five years. Parrish agreed commenting that the Town has a good bunch of people working hard on the grounds.

Teague said that there are still three more home football games scheduled for the 9th, 16th and 30th, and there is still a need for referees, adding that they would be paid $25 per game. There is no charge for the public to attend.

15. Adjournment
On a motion by Kovacovich, seconded by Gioia, the meeting was adjourned at 7:44 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 6th day of October, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 25 day of October, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

SPECIAL SESSION
MAYOR and COMMON COUNCIL
as PERSONNEL BOARD
of the
TOWN OF CAMP VERDE

THURSDAY, OCTOBER 14, 2004 at 10:00 A.M.
at 435 S. Main, Rooms 206/207

and if required

FRIDAY, OCTOBER 15, 2004 at 10:00 A.M.
in Council Chambers – 473 S. Main #106

1. **Call to Order**

2. **Roll Call**

3. **Post-Determination Hearing for discussion & consideration of personnel matters regarding John Wischmeyer.** Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03 (A)(1) for discussion or consideration of assignment, appointment, promotion, demotion, dismissal, salaries, disciplining, or resignation of a public officer, appointee or employee of any public body and A.R.S. §38-431.03.A.3, 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.

4. **Adjournment**

Posted by: [illegible] Date/Time: 10-12-04 11:55 a.m.

Note: Pursuant to A.R.S. §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.

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Administrative Offices
Town of Camp Verde

Notice to Employee of Executive Session

Pursuant to ARS 38-431.03.A.1, and §38-431.03.A.3, a public body may vote to go into an executive session for discussions concerning the employment, assignment, promotion, demotion, dismissal, salary, discipline, or resignation of an officer, appointee, or employee. After being given notice of the meeting, the employee may request that the discussion occur at a public (open) meeting rather than an executive session.

Since legal action cannot be taken at an executive session, the Town will typically schedule a special session that indicates your employment as part of the agenda, allow for a vote to go into an executive session, and then re-convene to take any legal action. Other than the Council members and yourself, only those persons "whose presence is reasonably necessary in order for the public body to carry out its executive session responsibilities may attend the executive session" (ARS 38-431.2). This normally is limited to a recording secretary for the Council (the meeting is usually taped), but you may also request your attorney to attend. All discussions at an executive session are to be kept confidential (ARS 38-431.03.B), but any discussion or actions taken at the special session are open to the public.

A Special Session/Executive Session concerning your employment with the Town of Camp Verde is now set for ***THURSDAY, OCTOBER 14, 2004, beginning at 10:00 a.m. and if needed, on FRIDAY, OCTOBER 15, 2004 beginning at 10:00 a.m. at Town Hall.*** *Please sign and date this notice to acknowledge its receipt not less than twenty-four hours prior to the date and same set for the Council session, and initial one of the lines below to indicate if you want the session to be held in public.*

___ *I prefer the session remain an executive session*
_X_ *I request the executive session not be called, and the discussion occur at a public meeting.*

Employee Signature John Wischmeyer *Date* 10/12/04

CORRECTION TO THE
ADDENDUM TO THE AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, OCTOBER 20, 2004
6:30 P.M.

7.A **Discussion, consideration, and possible award of bid for Project #04-007 "Street Striping Improvements – 2004 through 2007", and authorization to execute the contract documents.** This is a budgeted item from HURF.

12.A **Discussion, consideration, and possible approval to establish a committee as recommended by the Planning & Zoning Commission to draft an amendment to Sections 108-K – Land Division and L – Streets and Alleys.**

Posted by: U Jones Date/Time: 10-18-04 4:30 p.m.

Note: Pursuant to A.R.S. §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.

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ADDENDUM TO THE AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, OCTOBER 20, 2004
6:30 P.M.

12.A Possible establishment of a committee to draft an amendment to Section 108-K – Land Division and L – Streets and Alleys.

Posted by: C Jones Date/Time: 10-18-04 11:25 a.m.

Note: Pursuant to A.R.S. §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.

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AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, OCTOBER 20, 2004
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) Regular Session – October 6, 2004
   b) **Set Next Meeting, Date and Time:**
      1) Regular Session – October 6, 2004 at 6:30 p.m.
      2) Regular Session – October 20, 2004 at 6:30 p.m.
      3) Work Session – October 21, 2004 at 12:00 p.m.
      4) Council Hears Planning & Zoning – October 27, 2004 at 6:30 p.m.

> **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.
>
> *Remarks are limited to **five minutes** per item to allow everyone the opportunity to speak.*

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

6. **Discussion, consideration, and possible approval of contract with Stroh Rogers Architects, Inc. for design of the new Camp Verde Marshal's Office.** This is a budgeted item in the CIP.

7. **Discussion, consideration, and possible adoption of the Master Plan for Town facilities.**

8. **Possible authorization for the Finance Director to sign a Letter of Authorization approving the partial termination of the Mary B. Lyons Trust.**

9. **Discussion, consideration, and possible award of bid for Christmas lighting.** This is a budgeted item from the CIP.

10. **Discussion, consideration, and possible approval of Ordinance 2004-A289, an ordinance of the Town of Camp Verde, Yavapai County, Arizona amending the Town Code Chapter 4, Article 4-5, Boards, Commissions, and Committees.**

11. **Discussion, consideration, and possible approval of Resolution 2004-619, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting an Intergovernmental Agreement with the Arizona Department of Environmental Quality for financial assistance under ADEQ's Stormwater Phase II Assistance Program to implement the Town of Camp Verde's Stormwater Management Program.** This is an unbudgeted item from HURF and the General Fund.

12. **Possible acceptance of Summit View Drive, a street in the Diamond Creed North subdivision, into the Town's road system for maintenance as required by the Town's Subdivision Regulations.**

13. **Discussion, consideration, and possible authorization to fill the vacant Grants Administrator position.**

14. **Discussion, consideration, and possible direction to staff to make an offer to purchase the First Baptist Church property located at 646 S. 1st Street.** Note: Council may vote to go into Executive Session pursuant to 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.

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

There will be no Public Input on the following items:

16. **Advanced Approvals of Town Expenditures**

17. **Manager/Staff Report**

18. **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.

19. **Adjournment**

Posted by: U Jones Date/Time: 10-15-04 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.

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MINUTES
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, OCTOBER 20, 2004
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: Town Manager Bill Lee, Finance Director Dane Bullard, Town Attorney Bill Sims, Community Development Director Will Wright, Asst. Parks & Rec Director Lynda Moore, Town Marshal Dave Smith, Town Clerk Debbie Barber and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
The Pledge was led by Councilor Parrish.

4. **Consent Agenda** – All those items listed below may be enacted upon by one motion and approved as consent agenda items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Council requests.
   a) **Approval of the Minutes:**
      1) Regular Session – October 6, 2004
   b) **Set Next Meeting, Date and Time:**
      1) Regular Session – October 6, 2004 at 6:30 p.m.
      2) Regular Session – October 20, 2004 at 6:30 p.m.
      3) Work Session – October 21, 2004 at 12:00 p.m.
      4) Council Hears Planning & Zoning – October 27, 2004 at 6:30 p.m.

On a motion by Kovacovich, seconded by Reddell, the Council unanimously approved the Consent Agenda, adding an Executive Session for Tuesday, October 26, 2004, at 12:00 noon.

Mayor Dickinson requested that an Executive Session be scheduled next week for reviews on the Town Manager and Finance Director; it was agreed to set the session for Tuesday, October 26th, from 12:00 noon to approximately 2:00 p.m.

5. **Call to the Public for Items not on the Agenda.**
There was no public input.

6. **Discussion, consideration, and possible approval of contract with Stroh Rogers Architects, Inc. for design of the new Camp Verde Marshal's Office.**
On a motion by Baker, seconded by Teague, the Council unanimously approved the proposal for contract for design of the new Camp Verde Marshal's Office submitted by Stroh Rogers Architects, Inc.; total project budget estimated at $1,032,000.

Town Manager Lee said that Doug Stroh, of Stroh Rogers Architects, was present to answer questions about the proposal from that firm regarding the design of the Marshal's Office. There were several concerns addressed during the discussion, including a suggestion that with the Town and the architects acting as a partnership there might be ways to lower the estimated cost of $80 per square foot closer to $75; the need for and type of construction for the sally port; and confirmation that the Town Marshal and his staff will be involved in the design; and the final decision-making process, working through Bill Lee and Dave Smith and ultimately the Council, if necessary.

7. Discussion, consideration, and possible adoption of the Master Plan for Town facilities.

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved adoption of the Master Plan for the seven-acre Town site submitted by Stroh Rogers, Architects, Inc.

Lee said that after the initial review of developing the Town site to include some retail, it was determined to use the entire Town site for Municipal facilities. The conceptual Master Plan prepared by the architects places the library in the heart of the complex, although the Library Commission had favored a location off of Fain Street and expressed a concern about parking and a conflict with the Town's special events. There was general agreement that those two concerns could be worked out and that having the library in the center was the right approach and was based on the professional opinions of the architect and the Town's consultant. There was some discussion between the Council and Doug Stroh, with Stroh explaining the advantages of having the Town's library right in the hub of activities, creating an opportunity to participate in the events, have high visibility, and be convenient to the community. It was pointed out that having a firm commitment would enable the Library Endowment Group to move forward and the Library Commission to begin planning for the new facility.

7a. Discussion, consideration and possible award of bid for Project #04-007 "Street Striping Improvements – 2004 through 2007", and authorization to execute the contract documents.

On a motion by Reddell, seconded by Gioia, the council unanimously approved award of the bid for Project #04-997 "Street Striping Improvements – 2004 through 2007" to Traffic Safety, Inc., and authorized execution of the contract documents.

Lee presented the item for approval recommending award of the project to the low bidder, Traffic Safety, Inc., adding that they have done a very good job for the Town in the past.

8. Possible authorization for the Finance Director to sign a Letter of Authorization approving the partial termination of the Mary B. Lyons Trust.

On a motion by Teague, seconded by Reddell, the Council voted unanimously to authorize the Finance Director to sign a Letter of Authorization approving the partial termination of the Mary B. Lyons Trust.

Finance Director explained that the matter had been tabled earlier to verify whether the requested partial termination would result in less funds to the Library. According to the Town Attorney that will not be the case; the Library will simply get a portion of the trust funds sooner than anticipated. The partial distribution was required by the immediate need of one of the beneficiaries.

9. Discussion, consideration, and possible award of bid for Christmas lighting.

On a motion by Teague, seconded by Kovacovich, the Council unanimously approved award of the bid for Christmas lighting to Street Décor, Inc., in the amount of $14,910; Moore to negotiate a change to the low bid of $14,335.50.

Asst. Parks & Rec Director Lynda Moore displayed samples of Christmas lighting and banners, and recommended that the second lowest bidder, Street Décor, Inc., be awarded the contract since that company's samples appear to be of much higher quality and will last longer, and the difference between the two bids is only $554.50. It was agreed to accept the bid of Street Décor, Inc., in the amount of $14,910, with the suggestion that Moore try to negotiate a lower price based on the lower bid of $14,335.50.

10. Discussion, consideration, and possible approval of Ordinance 2004-A289, an ordinance of the Town of Camp Verde, Yavapai County, Arizona amending the Town Code Chapter 4, Article 4-5, Boards, Commissions, and Committees.

On a motion by Kovacovich, seconded by Reddell, the Council unanimously approved Ordinance 2004-A289, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amendment the Town Code Chapter 4, Article 4-5, Boards, Commissions, and Committees.

Town Attorney Bill Sims confirmed that the Open Meeting Law does not require maintaining minutes for every committee, that doing so is a matter of choice, and that the quorum may be set at four (4) for all ad hoc committees.

11. Discussion, consideration, and possible approval of Resolution 2004-619, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting an Intergovernmental Agreement with the Arizona Department of Environmental Quality for financial assistance under ADEQ's Stormwater Phase II Assistance Program to implement the Town of Camp Verde's Stormwater Management Program.

On a motion by Gioia, seconded by Reddell, the Council unanimously approved Resolution 2004-619, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting an Intergovernmental Agreement with the Arizona Department of Environmental Quality for financial assistance under ADEQ's Stormwater Phase Ii Assistance Program to implement the Town of Camp Verde's Stormwater Management Program.

There was some discussion regarding the financial assistance available under the subject agreement and concern expressed regarding a clause referring to ADEQ's right to withdraw; the Council was assured by Town Attorney Sims that the clause is standard in all State documents, and there should be no problem, based on the timing. Furthermore, the grant was apparently a competitive one and the Town won. Staff was also commended for its timely action on submitting the application.

12. Possible acceptance of Summit View Drive, a street in the Diamond Creek North subdivision, into the Town's road system for maintenance as required by the Town's Subdivision Regulations.

On a motion by Gioia, seconded by Kovacovich, the Council unanimously accepted Summit View Drive, a street in the Diamond Creek North subdivision, into the Town's road system for maintenance.

Lee referred to a letter from the Street Supervisor and Inspector recommending that the street be accepted into the Town's road system, and a brief discussion followed on the condition of the road, the contractor's guarantee and the width of the road meeting the minimum requirement.

12a. Discussion, consideration, and possible approval to establish a committee as recommended by the Planning & Zoning Commission to draft an amendment to Sections 108-K – Land Division and L – Streets and Alleys.

On a motion by Teague, seconded by Gioia, the Council authorized the Town Manager to form a committee to recommend an amendment to Sections 108-K – Land Division and L – Streets and Alleys for Bill Lee and Will Wright to present to the Planning & Zoning Commission for consideration and recommendation to the Council.

Community Development Director Wright explained that following direction from the Council to draft an amendment to the subject Code sections, that draft amendment was reviewed by the Planning & Zoning Commission at two meetings, during which there was considerable public input. The P&Z Commission is recommending that a committee of citizens be formed for the purpose of providing input in order to draft an amendment that would address the concerns expressed by professionals who would have to deal with the amendment. With advice from Attorney Sims, it was agreed that a small, informal committee consisting of individuals with expertise in the field, that would answer to the Town Manager, be created to come up with a recommendation that Lee and Wright would then present to the P&Z Commission.

13. Discussion, consideration, and possible authorization to fill the vacant Grants Administrator position.
The Council directed staff to advertise to fill the vacant Grants Administrator position.

Lee reviewed the history of the Grants Administrator position that has remained open for some time now, and recommended that it be filled, with the salary to come from Administrative funds. The Council discussed the work involved in grant writing, the CDBG grant coming up, and considering the research necessary and the preparation of applications for grants, it was agreed that there currently exists a great void in the Town staff and that the position should be filled.

14. Discussion, consideration, and possible direction to staff to make an offer to purchase the First Baptist Church property located at 646 S. 1st Street.
On a motion by Baker, seconded by Reddell, the Council unanimously voted to go into Executive Session.

A 5-minute recess was called at 7:49 p.m. Following the Executive Session the meeting was resumed at 8:22 p.m.
On a motion by Dickinson, seconded by Baker, the staff was unanimously directed to proceed with negotiations to purchase the First Baptist Church property located at 646 S. 1st Street.

15. Call to the Public for Items not on the Agenda
There was no public input.

16. Advanced Approvals of Town Expenditures
There were no advanced approvals of Town expenditures.

17. Manager/Staff Report
Lee said that with Halloween coming up, the staff is working on pulling together the Haunted House and the Lions carnival on the 31st of October.

18. Council Informational Reports
Teague advised the Council that he will be on a hunting trip for 10 days.

Parrish said that he had received a complaint that here are no Business District signs, but it was confirmed that they are there.

Reddell announced that five resolutions are needed for the Resolutions Committee meeting on November 1; they can be put in his box if there is no personal contact before then.

Dickinson said that he hoped to attend the Town Hall this year with 150 leaders throughout Arizona; the topic is statewide management. If unable to attend, Gioia has been invited and will be in attendance so the Town will be represented.

Kovacovich said that he had attended the WAC meeting in Clarkdale; as to the water conservation report, Camp Verde is ahead of the curve on the issue of gray water.

Baker reported on the Governor's Rural Conference; one of the workshops pointed out the need to focus on the citizens in our town. Baker will be gone from the 5th through the 7th for the National Conference.

Gioia gave an in-depth report on his involvement as a member of the subcommittee of WAC that will forward water conservation strategies before the County supervisors; water management planning for the future is vital. Gioia is also a member of the Arizona State Town Hall meetings; participants put out a white paper that can result in laws in the legislature; Gioia is making arrangements to attend the next meeting and is trying to make the necessary arrangements.

19. Adjournment

On a motion by Reddell, seconded by Gioia, the meeting was adjourned at 8:33 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 20th day of October 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 3 day of November, 2004

Deborah Barber, Town Clerk

AGENDA

WORK SESSION
MAYOR and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
CHAMBER OF COMMERCE
385 S. Main Street

THURSDAY, OCTOBER 21, 2004
12:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Presentation and discussion with Water Infrastructure Finance Authority of Arizona (WIFA) and Rural Development Administration (RDA) representatives concerning the terms, conditions, and limitations of the Camp Verde Sanitary District loans and/or financing terms for current and future projects.**

4. **Adjournment**

Posted by: U Jones Date/Time: 10-15-04 11:00 a.m

Note: Pursuant to A.R.S. §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.

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MINUTES
WORK SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
CHAMBER OF COMMERCE
385 S. Main Street
THURSDAY, OCTOBER 21, 2004
12:00 P.M.

1. **Call to Order**
Mayor Dickinson called the meeting to order at 12:00 p.m.

2. **Roll Call**
Mayor Dickinson, Vice Mayor Reddell, and Councilors Baker, Gioia, Kovacovich, Parrish, and Teague were present.

Also Present
Town Manager Bill Lee, Finance Director Dane Bullard, Community Development Director Will Wright, Planner Wendy Escoffier, and Town Clerk Deborah Barber

Sanitary District representatives Suzy Burnside, George Young, and Stan Bullard were present.

3. **Presentation and discussion with Water Infrastructure Finance Authority of Arizona (WIFA) and Rural Development Administration (RDA) representatives concerning the terms, conditions, and limitations of the Camp Verde Sanitary District loans and/or financing terms for current and future projects.**
Mayor Dickinson introduced RDA representatives Leonard Gradillas and Robert Landford and WIFA representative Adam Williams.

In answer to Mayor and Council questions, Mr. Gradillas explained that the Sanitary District (District) had 6.1 million dollars available in loans and grants to fund their project, but that the bid came in at 13 million dollars. He advised this money had been available to the District for the past seven years; however, new legislation coming up would allow the funds to be obligated for a maximum of four years. He further advised that his office must provide reports to Washington justifying the delays in expending these funds.

James Myers, Engineer for the USDA, explained that the project was so good that upon completion drinking water would be coming out the other end. He recommended that the project be re-bid and expressed surprise that there was only one bid. He explained that a similar project in Bisbee, though larger, came in at $11 million dollars, but was only 10% higher than expected.

Burnside stated that district members could not enter into discussion because there was a quorum of the board present. She advised that she would be glad to agendize items for discussion.

Gradillas advised that in the event that the Town took over the District, the loans and grants would be assumable. Adam Williams, WIFA representative, also reported that there would be no insurmountable issues if the Town assumed the debt. Gradillas advised that the RDA could loan to MPCs, while Williams advised that WIFA lacked the statutory authority to loan to a MPC.

Other topics of discussion among those present included expanding the sewer past Dickison Circle to address economic growth, working in partnership with the Nation, District, and Town, and the Town putting the matter on the March ballot for voters to decide. Concerns raised included the time factor, further delays in the project, the need for feasibility studies, and the Town creating its own sewer outside the district.

Mayor Dickinson thanked everyone for attending.

4. **Adjournment**
Mayor Dickinson adjourned the meeting at 1:20 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Deborah Barber

Deborah Barber, Town Clerk

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 21st day of October 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 29 day of October, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

EXECUTIVE SESSION
MAYOR and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
CHAMBER OF COMMERCE MEETING ROOM
385 S. Main Street

TUESDAY, OCTOBER 26, 2004
12:00 NOON

1. **Call to Order**

2. **Roll Call**

3. **Discussion with the Finance/Personnel Director concerning the Finance/Personnel Director's performance review, pursuant to ARS §38-431.03 (A)(1) for discussion or consideration of assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body.**

4. **Discussion with the Town Manager concerning the Manager's performance review, pursuant to ARS §38-431.03 (A)(1) for discussion or consideration of assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body.**

5. **Adjournment**

Posted by: J Jones Date/Time: 10-22-04 10:30 a.m

Note: Pursuant to A.R.S. §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.

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AGENDA

COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, OCTOBER 27, 2004
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) Work Session – October 21, 2004
   b) **Set Next Meeting, Date and Time:**
      1) Executive Session – October 26, 2004 at 12:00 p.m.
      2) Regular Session – November 3, 2004 at 6:30 p.m.
      3) Regular Session/Council Hears P&Z – November 17, 2004 at 6:30 p.m.
      4) Council Hears Planning & Zoning – November 24, 2004 – **CANCELLED**

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. **Public Hearing on the 2004 General Plan, and discussion and possible approval of Resolution 2004-614, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona adopting the Camp Verde 2004 General Plan as prepared by the Planning Agency of the Town of Camp Verde, Arizona; and submitting the Camp Verde General Plan to the voters of the Town of Camp Verde.**
   - **Call for STAFF PRESENTATION**
   - **Declare PUBLIC HEARING OPEN**
   - **Declare PUBLIC HEARING CLOSED**
   - **Call for COUNCIL DISCUSSION**

7. **Discussion, consideration, and possible approval of Resolution 2004-616, a resolution of the Town Council of the Town of Camp Verde, Arizona approving General Plan Amendment 2004-02 that amends the Land Use Map of the General Plan for parcel**

404-28-025B Residential/Agriculture to Commercial. This amendment is to accommodate the rezoning of this parcel to commercial. The site is located on SR 260 near the Cliffs Parkway Intersection and the zoning is currently R1L-35.

- **Call for STAFF PRESENTATION**
- **Declare PUBLIC HEARING OPEN**
  a. **Call for APPLICANT'S STATEMENT**
  b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
  c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
- **Declare PUBLIC HEARING CLOSED**
- **Call for COUNCIL DISCUSSION**

8. **Discussion, consideration, and possible approval of Ordinance 2004-A286, 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 404-28-025B consisting of 2.32 acres from R1L-35 to C2-2. This rezoning is to allow for commercial development.** The site is located on the north side of SR 260 Bypass, west of Cliffs Parkway, and south of the Verde Cliffs subdivision. This rezoning will allow for commercial development of a professional office space.

- **Call for STAFF PRESENTATION**
- **Declare PUBLIC HEARING OPEN**
  a. **Call for APPLICANT'S STATEMENT**
  b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
  c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
- **Declare PUBLIC HEARING CLOSED**
- **Call for COUNCIL DISCUSSION**

9. **Discussion, consideration, and possible approval of Ordinance 2004-A287, 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 a portion of parcel 403-14-004B consisting of approximately 2 acres from RCU-2A to M1. This rezoning is to allow for industrial development.** The site is located on the west side of Old Hwy 279 near Aultman Parkway. This rezoning will allow for development of an office and manufacturing site.

- **Call for STAFF PRESENTATION**
- **Declare PUBLIC HEARING OPEN**
  a. **Call for APPLICANT'S STATEMENT**
  b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
  c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
- **Declare PUBLIC HEARING CLOSED**
- **Call for COUNCIL DISCUSSION**

10. **Discussion, consideration, and possible approval of Resolution 2004-617, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2004-05 for the purpose of developing Pebble Rock Subdivision on parcel 404-02-004B consisting of approximately 13.56 acres and 10 lots.** The site is located on the west side of McCracken Lane adjacent to the Verde River.

- **Call for STAFF PRESENTATION**
- **Declare PUBLIC HEARING OPEN**
  a. **Call for APPLICANT'S STATEMENT**
  b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
  c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
- **Declare PUBLIC HEARING CLOSED**
- **Call for COUNCIL DISCUSSION**

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

There will be no Public Input on the following items:

12. Advanced Approvals of Town Expenditures

13. Manager/Staff Report

14. 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.

15. Adjournment

Posted by: U Jones Date/Time: 10-22-04 9:45 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.

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MINUTES
COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, OCTOBER 27, 2004
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 and Kovacovich were present; Councilor Gioia arrived at 6:35 p.m.; Parrish was absent due to illness, and Teague was out of town.

Also Present:
Community Development Director Will Wright, Sr. Planner Nancy Buckel, Planner Wendy Escoffier and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
The Pledge was led by Reddell.

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) Work Session – October 21, 2004
   b) **Set Next Meeting, Date and Time:**
      1) Executive Session – October 26, 2004 at 12:00 p.m.
      2) Regular Session – November 3, 2004 at 6:30 p.m.
      3) Regular Session/Council Hears P&Z – November 17, 2004 at 6:30 p.m.
      4) Council Hears Planning & Zoning – November 24, 2004 – **CANCELLED**

On a motion by Reddell, seconded by Kovacovich, the Consent Agenda was unanimously approved, with the following correction: Minutes of October 21, 2004, Page 2, "Dickinson Lane" corrected to reflect "Dickison Circle."

Mayor Dickinson reviewed the meetings scheduled, and requested a correction to the Minutes of the Work Session on October 21, changing the reference on Page 2 to Dickinson Lane to correctly reflect Dickinson Circle.

5. **Call to the Public for Items not on the Agenda.**
Robert Johnson spoke regarding the playground at Verde Lakes Clubhouse where the equipment from Burger King will be installed and the Town will be taking over maintenance of the playground, including some fencing and lighting. Mr. Johnson said it was a very good thing that Burger King and the Town are doing.

6. **Public Hearing on the 2004 General Plan, and discussion and possible approval of Resolution 2004-614, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona adopting the Camp Verde 2004 General Plan as prepared by the Planning Agency of the Town of Camp Verde, Arizona; and submitting the Camp Verde General Plan to the voters of the Town of Camp Verde.**
On a motion by Baker, seconded by Reddell, the Council voted unanimously to table this item to a future meeting.

STAFF PRESENTATION
Community Director Wright briefly comments on the process that the Town has been going through with the General Plan following the failure of the Plan when it was presented to the voters early in 2004. It is now scheduled for the election to be held in March, 2005; the mandatory agencies' reviews have been completed and their comments are included in the agenda packets. Planner Escoffier then described the additional public workshops held, the meetings with different community groups, the written comments received, all of which it is felt was very productive and educational for everyone involved. Escoffier also reviewed the agencies' comments and the Town's responses. With the input from those various sources and acknowledging that some compromises were necessary, changes have been made to the General Plan, all of which Escoffier reviewed in detail including reference to the maps on display. Escoffier also reviewed the changes that the Planning & Zoning Commission had recommended.

PUBLIC HEARING OPEN
There was no public input.
PUBLIC HEARING CLOSED

COUNCIL DISCUSSION
Mayor Dickinson commented that working on the General Plan has been a learning process and that the recent vote had been very close, adding that some serious compromises have now been made, several of which have made it much simpler to understand the intent and content of the Plan. In connection with those compromises, Dickinson pointed out the resulting percentages of public lands, agricultural, and open space making a total of only 41% of all of the land in the Town. He also said that the total of only 2.7% of the land designated for mixed-use commercial and industrial raises some concerns, and that some future council may need to find some additional industrial area, but acknowledged that good government calls for compromises. Other changes and clarifications were reviewed in connection with major and minor land amendments to the General Plan, water use and commercial water consumption, mixed use, the commercial corridor along Highway 260 and future development, and the issue of water resources. Dickinson concluded his remarks expressing his hope that the Council would support the proposed General Plan as a group and carry it forward as a good compromise.

Councilor Gioia brought up and discussed in detail with staff and Council several issues that he expressed concerns about, including water needs and uses, the water resource and environmental elements, agency comments, Forest Service land and future development, conservation easements, the growth area element and policies, and especially the Ruskin land trade issue. Following a brief discussion by the Council regarding those concerns, some of which it was suggested may not be well founded or reasonable in light of current information or projections available, it was agreed that there would not be the majority vote necessary to adopt the General Plan at this time. The Council moved to table the item to a future meeting after expressing disappointment over not yet being able to adopt the General Plan as presented and apparently approved by the community, including no further public comment at the meeting.

7. Discussion, consideration, and possible approval of Resolution 2004-616, a resolution of the Town Council of the Town of Camp Verde, Arizona approving General Plan Amendment 2004-02 that amends the Land Use Map of the General Plan for parcel 404-28-025B Residential/Agriculture to Commercial. This amendment is to accommodate the rezoning of this parcel to commercial.
On a motion by Baker, seconded by Reddell, the Council unanimously approved Resolution 2004-616, a resolution of the Town Council of the Town of Camp Verde, Arizona approving General Plan Amendment 2004-02 that amends the Land Use Map of the General Plan for parcel 404-28-025B Residential/Agriculture to Commercial. This amendment is to accommodate the rezoning of this parcel to commercial.

STAFF PRESENTATION
Community Director Wright said the amendment is being requested in order to facilitate a rezoning, to be heard in the next item, to place an office building along the new 260 bypass. ADOT has stated that a permit will be required in order to access the highway; concern has also been expressed regarding what appears to be "commercial creep" in the area. No other opposition has been received, and the Planning & Zoning Commission has recommended approval.

PUBLIC HEARING OPEN
Applicant's Statement
Dugan McDonald spoke briefly, describing the location of the property and confirming the request for rezoning that will allow construction of a professional office building on the property.

COMMENT FROM OTHER PERSONS
There were no comments.

APPLICANT'S REBUTTAL
There was no need for rebuttal.
PUBLIC HEARING CLOSED

COUNCIL DISCUSSION
Mayor Dickinson pointed out that the request comes forward as a part of the Town's existing General Plan, and expressed the opinion that the property is an adequate location for the planned use, and would not appear to be desirable for a residence and perhaps does not fall into the category of commercial creep. The applicant confirmed that he has now received a letter from ADOT allowing permission for the highway access; a 10,000 square-foot building is anticipated, the design of which will be developed once the rezone is approved. The concept is for a handsome two-story building, faced with natural stone. There was further brief discussion regarding the highway access as well as the drainage issue.

8. Discussion, consideration, and possible approval of Ordinance 2004-A286, 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 404-28-025B consisting of 2.32 acres from R1L-35 to C2-2. This rezoning is to allow for commercial development. The site is located on the north side of SR 260 Bypass, west of Cliffs Parkway, and south of the Verde Cliffs subdivision. This rezoning will allow for commercial development of a professional office space.
On a motion by Reddell, seconded by Kovacovich, the Council unanimously approved Ordinance 2004-A286, 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 404-28-025B consisting of 2.32 acres from R1L-35 to C2-2. This rezoning is to allow for commercial development.

STAFF PRESENTATION
Director Wright explained that this is the rezoning request in connection with the amendment requested in the prior item. A comment has been received from Yavapai County Environmental Services regarding the need to meet the requirement for an on-site wastewater disposal system, and suggested that Mr. McDonald could indicate what the plans are to satisfy that concern. No letters of opposition have been received; the Planning & Zoning Commission has recommended approval of the rezoning requested.

PUBLIC HEARING OPEN
Applicant's Statement
Dugan McDonald addressed the comment regarding the wastewater disposal, confirming that the plan is to connect into what was the original Cliffs sewer alignment.

COMMENT FROM OTHER PERSONS
There were no comments.

APPLICANT'S REBUTTAL
There was no need for rebuttal.
PUBLIC HEARING CLOSED

COUNCIL DISCUSSION
There was no further discussion.

9. **Discussion, consideration, and possible approval of Ordinance 2004-A287, 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 a portion of parcel 403-14-004B consisting of approximately 2 acres from RCU-2A to M1. This rezoning is to allow for industrial development.**
On a motion by Reddell, seconded by Baker, the Council unanimously approved Ordinance 2004-A287, 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 a portion of parcel 403-14-004B consisting of approximately 2 acres from RCU-2A to M1; this rezoning is to allow for industrial development; with the stipulation that there must be a well on the subject property, or connection to the City water system.

STAFF PRESENTATION
Director Wright said that the subject parcel is owned by Mr. Van McDonald with the anticipation of transferring ownership upon the successful rezoning to allow for construction of a manufacturing/showroom facility proposed by Mr. Harvey Stanley in connection with a product he produces. The project has the potential of providing jobs for the community. Yavapai County Environmental Services has confirmed that septic systems are common in the area; if the applicant wishes to reuse treated wastewater a permit must be obtained from ADEQ. No other comments or letters of opposition have been received. The project fits into the area which is predominantly a manufacturing area. A letter has been received from the Camp Verde Water System; Jim Bullard from the water company is present to address that issue. The Planning & Zoning Commission has recommended approval of the rezoning to M-1.

PUBLIC HEARING OPEN
Applicant's Statement
Harvey Stanley said that the zoning change has been requested in order to allow three basic goals: one is to manufacture the project; two, provide a showplace for Sustainable Arizona, a group dedicated to developing a green building program, renewable energy, water conservation program; and in particular a showplace for the building method represented by the applicant. Mr. Stanley described the composition and environmental benefits of the product that he proposes to manufacture for use in building homes and industrial and commercial buildings, and provided a representative sample for the Council members to inspect. The plan is to construct a storage building for the product, an office building, and an area for pre-assembly of the panels for transportation to building sites. Mr. Stanley said the plan for building and fencing is also to prove that an industrial facility can be an attractive addition to the area.

COMMENT FROM OTHER PERSONS
Jim Bullard, of the Camp Verde Water System, said that he understands that the applicant plans to use water from a well on another property, and that is not allowed by law; they can use a well on their own property, but not on another.

APPLICANT'S REBUTTAL
Mr. Stanley explained that the land that he has an option on will be right next to the water line, and if necessary a meter can be put in at that point. However, he added that Sustainable Arizona is working to conserve water, and part of the demonstration unit would be to harvest water from

the roof of the industrial building and store it in tanks, as well as a wastewater treatment system that will allow re-use of the treated output, adding that water needs are therefore very small.

PUBLIC HEARING CLOSED

COUNCIL DISCUSSION
There was some discussion regarding the issue of Arizona law preventing the use of a well on an adjoining parcel. The applicant agreed that as an alternate to possibly connecting to the city water system, if he were allowed to put a well on the subject parcel he would be glad to do so in order to satisfy any concern regarding access to water. Director Wright pointed out during the discussion that the Planning & Zoning Commission had requested a restriction be added to the deed transferring ownership to eliminate the possibility of a junkyard or adult entertainment, which the applicant had agreed to. The Council expressed appreciation for the proposed business coming in to the Town, briefly discussed the planned method of treating the wastewater, and agreed that approval should be contingent upon resolving the water issue as discussed.

10. Discussion, consideration, and possible approval of Resolution 2004-617, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2004-05 for the purpose of developing Pebble Rock Subdivision on parcel 404-02-004B consisting of approximately 13.56 acres and 10 lots. The site is located on the west side of McCracken Lane adjacent to the Verde River.
On a motion by Reddell, seconded by Baker, the Council unanimously approved Resolution 2004-617, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2004-05 for the purpose of developing Pebble Rock Subdivision on parcel 404-02-004B consisting of approximately 13.56 acres and 10 lots, with the water issues of the Camp Verde Water Company, the issue of a well or wells on the properties, and some drainage issues that have been discussed, as well as the exception of the sidewalk as noted, all to be addressed before the final plat is presented for approval.

STAFF PRESENTATION
Director Wright said that several issues were addressed at a project conference on the proposed development of the 10 lots, primarily how the subdivision will tie into McCracken. A portion of the subject property was actually McCracken, so the applicant has agreed to deed it over to the Town for maintenance when the subdivision goes through the approval process. Camp Verde Water Company has indicated that the water issue is in question; there had been some discussion that the small subdivision would be served by a community well, although the size of each lot would allow a well on each. There is also the issue of fire protection. The Planning & Zoning Commission has recommended approval of the preliminary plat with the provisions set forth in the documents before the Council.

PUBLIC HEARING OPEN
Applicant's Statement
Dugan McDonald together with Luke Sefton, professional engineer, said that his firm had prepared the preliminary plat for Mr. Poeble. Mr. McDonald first addressed the water issue, explaining that the closest water to the subdivision is about one-half mile away, on the opposite side of the highway, and they feel the request of the Water Company is somewhat unreasonable in light of the expense to connect to the subdivision. If necessary, a well could be drilled on each individual parcel, although they would prefer not to have to do that. Although unable to discuss the legal issues, the applicant's understanding is that a community well, as proposed, would be allowed and maintained by the community association, athough the water cannot be sold since that would be in conflict with the water company.

COMMENT FROM OTHER PERSONS
Jim Bullard expressed the concern of the water company regarding the issue of fire protection, questioning whether the proposed storage of the water for the use of the subdivision would also be adequate for fire protection.

APPLICANT'S REBUTTAL
Mr. McDonald said that the issue of fire protection had been discussed with the Fire Department, and were told that it was not an issue, having the amount of water storage that was needed.

PUBLIC HEARING CLOSED

COUNCIL DISCUSSION
There was further discussion about the concept of the shared community well being acceptable in other developments, and what the applicant feels is the prohibitive cost of connecting to the existing water system. Since it was felt there is a need for a legal opinion clarifying the use of a community well, and since the request is for preliminary approval, the applicant agreed to a stipulation regarding resolution of the water issue. The Council also addressed the drainage plan for the subdivision, and advised the applicant to consult the ditch companies before the final plat comes forward. The application for a sidewalk exception was also discussed.

11. Call to the Public for Items not on the Agenda.
There was no public input.

12. Advanced Approvals of Town Expenditures
There were no advanced approvals of Town expenditures.

13. Manager/Staff Report
There was no Manager/Staff report.

14. Council Informational Reports
Vice Mayor Reddell said that he needed input from Dickinson and Gioia regarding the resolutions for the League of Cities and Towns.

15. Adjournment
On a motion by Reddell, seconded by Kovacovich, the meeting was adjourned at 8:37 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 27th day of October, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 19 day of November, 2004

Deborah Barber, Town Clerk

AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, NOVEMBER 3, 2004
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) Regular Session – October 20, 2004
   - **b) Set Next Meeting, Date and Time:**
     1) Regular Session/Council Hears P&Z – November 17, 2004 at 6:30 p.m.
     2) Council Hears Planning & Zoning – November 24, 2004 – **CANCELLED**
     3) Regular Session – December 1, 2004 at 6:30 p.m.
     4) Regular Session/Council Hears P&Z – December 15, 2004 at 6:30 p.m.
     5) Council Hears Planning & Zoning – December 22, 2004 – **CANCELLED**
   - **c) Possible approval of the Camp Verde Chamber of Commerce drawdown for the period ending December 2004.** This is a budgeted item from the General Fund.

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. **Public Hearing on the 2004 General Plan, and discussion and possible approval of Resolution 2004-614, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona adopting the Camp Verde 2004 General Plan as prepared by the Planning Agency of the Town of Camp Verde, Arizona; and submitting the Camp Verde General Plan to the voters of the Town of Camp Verde.**
   - **Call for STAFF PRESENTATION**
   - **Declare PUBLIC HEARING OPEN**
   - **Declare PUBLIC HEARING CLOSED**
   - **Call for COUNCIL DISCUSSION**

7. **Discussion, consideration, and possible appointment of Jacque P. Daughety as Magistrate for a two- to four-year term.**

8. **Discussion, consideration, and possible direction to staff to advertise for architectural services for the Design Phase of the new library building.** This is a budgeted item from the CIP fund.

9. **Discussion, consideration, and possible direction to staff concerning NAMWUA's request to hire an Executive Director.** (Camp Verde's monetary contribution to this position will be dependent upon the participation of member communities.) This is an unbudgeted item from General Fund.

10. **Discussion, consideration, and possible approval of the ADOT proposal to complete the Main Street Project as designed.** This is an unbudgeted item.

11. **Discussion, consideration, and possible direction to staff to obtain an appraisal of 368 S. Main Street, parcel number 404-22-006B and 386 S. Main Street, parcel number 404-22-007A to complete the Main Street Project as designed.** This is an unbudgeted item.

12. **Discussion, consideration, and possible approval of contract with Heritage Land Survey and Mapping Inc. for services on Town-owned property located in the Cliffs subdivision in an amount not to exceed $6,560.** This is an unbudgeted item.

13. **Discussion, consideration, and possible direction to staff to begin negotiations with the property owners as the first step in the Town Facilities Master Plan.** Note: Council may vote to go into Executive Session pursuant to 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.

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

There will be no Public Input on the following items:

15. **Advanced Approvals of Town Expenditures**

16. **Manager/Staff Report**

17. **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.

18. **Adjournment**

Posted by: [illegible] Date/Time: 10-29-04 10:30 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
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, NOVEMBER 3, 2004
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; Teague was out of town.

Also Present: Town Manager Bill Lee, Town Attorney Brad Woodford, Magistrate Lyndall McElhaney, Town Marshal Dave Smith, Library Director Gerry Laurito, Planner Wendy Escoffier, Town Clerk Debbie Barber and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
The pledge was led by 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) Regular Session – October 20, 2004
   b) **Set Next Meeting, Date and Time:**
      1) Regular Session/Council Hears P&Z – November 17, 2004 at 6:30 p.m.
      2) Council Hears Planning & Zoning – November 24, 2004 – **CANCELLED**
      3) Regular Session – December 1, 2004 at 6:30 p.m.
      4) Regular Session/Council Hears P&Z – December 15, 2004 at 6:30 p.m.
      5) Council Hears Planning & Zoning – December 22, 2004 – **CANCELLED**
   c) **Possible approval of the Camp Verde Chamber of Commerce for the period ending December 2004.**

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

5. **Call to the Public for Items not on the Agenda.**
There was no public input.

6. **Public Hearing on the 2004 General Plan, and discussion and possible approval of Resolution 2004-614, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona adopting the Camp Verde 2004 General Plan as prepared by the Planning Agency of the Town of Camp Verde, Arizona; and submitting the Camp Verde General Plan to the voters of the Town of Camp Verde.**
Mayor Dickinson said that this item was removed from the agenda, to be heard on December 1st. He explained that there had been some confusion when the item was tabled at the meeting last week, and because a 30-day notice is required for the public since it is the General Plan the matter has been postponed until December 1, 2004 to allow for advertising. If a decision is made at that December 1st meeting there is still time to include the General Plan on the March ballot.

7. **Discussion, consideration, and possible appointment of Jacque P. Daughety as Magistrate for a two- to four-year term.**

On a motion by Reddell, seconded by Kovacovich, the Council unanimously approved the appointment of Jacque P. Daughety as a pro tem Magistrate under Judge McElhaney for a period of one year.

Manager Bill Lee deferred the presentation to Town Magistrate McElhaney who informed the Council that the requested appointment of Daughety as Magistrate in place of pro tems, as allowed in the Constitution, was the same as approved a year ago for a period of one year. Judge McElhaney added that he feels the arrangement has worked out well, and the decision before the Council now is whether to make the appointment for a two- or four-year term. McElhaney confirmed that in addition to acting as Magistrate in his absence, Daughety is also the Court Supervisor. There would be no change in the budget or job duties; approval is just a formality, much the same as approval of the Pro Tems List that was done in the past. Based on an Executive Order from the Supreme Court pro tems can no longer be used. With input from the Town Attorney, and further discussion with Judge McElhaney, the Council sought assurance that the requested approval of the appointment would be allowed according to the existing laws and recent changes governing the use of pro tems or the term "pro tems." It was also confirmed that since Daughety would be acting under the supervision of the Magistrate, the appointment would not place her in a position of being under contract to the Town; she would still be an at will employee. It was determined that Daughety would be continuing her job duties as described, working for the Magistrate, and the Council agreed to approve the appointment for a period of one year, authenticating her as an employee acting as a pro tem Magistrate.

8. **Discussion, consideration, and possible direction to staff to advertise for architectural services for the Design Phase of the new library building.**
On a motion by Gioia, seconded by Baker, the Council voted unanimously to direct staff to advertise for architectural services for the design phase of the new library building.

Library Director Laurito confirmed that the Library Commission is trying to get the process started for construction of the new building since the site has now been determined. The first step would be to have an architect draw up some conceptual plans, and Laurito said that he would like direction from the Council in order to advertise and create a list of potential architects for final selection and approval of a candidate by the Council. After a brief discussion, it was agreed that it was up to the Library Commission to select at least three architects to choose from, probably including Doug Stroh, and the proposed construction of the new library building has been long awaited.

9. **Discussion, consideration, and possible direction to staff concerning NAMWUA's request to hire an Executive Director.**
On a motion by Reddell, seconded by Gioia, the Council unanimously approved joining the rest of the communities on the NAMWUA list for the No. 2 item in the amount of $7850 on a yearly basis, and to join the organization and give it a good try.

Mayor Dickinson briefly described the makeup of NAMWUA which basically breaks into two different groups, the technical staff and the executive committee consisting of representatives from most of the communities in Northern Arizona. One of the issues holding back the effectiveness of the Association is the lack of a full-time individual working on behalf of the organization. The communities listed on the staff report are all being asked to consider the request for participation. The goal of the Association is basically to find additional water supplies and provide additional water policy for Northern Arizona. Some of the ideas include trying for more communication with the Navajo and Hopi reservations and their governments, realizing that the Native tribes have water rights and there may be opportunity to acquire some of their access water. There was extensive discussion addressing the issue of a concentrating on a water management plan and policy and the benefit of investing dollars and continue working with NAMWUA. It suggested that it would be effective in uniting the Central and Northern municipalities and being able to send someone down to the Phoenix area as a representative on a statewide basis on water issues. The discussion also included a review of the background and

planned future activities regarding the Colorado River water, including the possibility of trading "paper water" to SRP in return for surface water out of the Verde River for the Verde Valley municipalities. The subject of funds already being invested in other entities on water issues, such as WAC, was brought up as a concern considering the additional expense of participating in NAMWUA as requested; it was agreed that water issues require investing dollars, and that working with a group such as NAMWUA would be most effective. Also, NAMWUA needs the technical information from WAC and needs all the numbers available; it is important to network and band together, and participation should be given a try. There needs to be a more unified front on water management and water policy, and NAMWUA may be the most effective and strongest organization.

10. **Discussion, consideration, and possible approval of the ADOT proposal to complete the Main Street Project as designed.**
On a motion by Dickinson, seconded by Reddell, the Council voted unanimously to approve the ADOT proposal and to accept their offer of $54,000 with the materials and information outlined in the packet to complete the Main Street Project.

Manager Lee said that this item had been considered a few weeks ago at which time ADOT was offering the Town $7,000 to finish the project as originally designed. Council had instructed staff to go back and request the amount of somewhere between 73 and $80,000 and a two-year time frame. A counter offer has now been received, together with cost estimates for the completion of the project, consisting of a 15-month time frame and $54,000 to complete the project within that time. There was some discussion regarding completing the landscaping, the plants that had been provided, and in-house work to be provided by the Town, with Lee confirming that the project should be able to be completed for the amount offered.

11. **Discussion, consideration, and possible direction to staff to obtain an appraisal of 368 S. Main Street, parcel number 404-22-006B and 386 S. Main Street, parcel number 404-22-007A to complete the Main Street Project as designed.**
On a motion by Reddell, seconded by Kovacovich, the Council voted unanimously to direct staff to obtain an appraisal of the property at 368 S. Main Street, parcel number 404-22-006B and 386 S. Main Street, parcel number 404-22-007A to complete the Main Street Project as designed.

Manager Lee said that it was necessary to acquire the subject property in order to move forward on the Main Street Project as outlined in the preceding item. An appraisal will need to be done at an estimate of approximately $1800 to $2400. Lee confirmed that the same appraiser who had been used before would probably do the appraisal; a new appraisal is necessary since the other was completed over a year ago.

12. **Discussion, consideration, and possible approval of contract with Heritage Land Survey and Mapping Inc. for services on Town-owned property located in the Cliffs subdivision in an amount not to exceed $6,560.**
On a motion by Reddell, seconded by Parrish, the Council voted unanimously to direct staff to go forward and enter into a contract with Heritage Land Survey not to exceed $6,560 for an estimate to bring back some conceptual on the five-acre parcel that was donated for the Library from the Cliffs.

Manager Lee referred to the five acres in the Cliffs subdivision that the Town had received as a donation for a possible Library site; the decision has now been made to locate the Library on the Town grounds. Lee said that an idea has come up to possibly subdivide the property. The greatest value for the acreage would be to build the road, bring in the infrastructure and then the Town might be able to sell off the lots through the auction process. The proposal before the Council is to get a cost estimate of what those costs would be. It was confirmed that the idea arose during the Council retreat session while seeking ways to maximize the amount to be realized from the parcel. A small upfront investment by Council would serve to retrieve a larger return in the end. The Cliffs subdivision is in the process of being developed and there could be

coordination with other contractors on the site. The tentative steps in creating a subdivision were reviewed, ending with being able to market lots ready to build on complete with utilities. The estimated amount of $6,560 would cover the initial surveying of the property in order to consider splitting up the parcel. Town Attorney Woodford advised the Council that he will check the statutes to determine the permissible methods the Town can use to sell the property. It was generally agreed that the possible amount to be realized from sale of the property could be doubled by investing some money upfront and developing it, as suggested, and the amount of income from the property should be maximized for the benefit of the Library.

13. **Discussion, consideration, and possible direction to staff to begin negotiations with the property owners as the first step in the Town Facilities Master Plan.** Note: Council may vote to go into Executive Session pursuant to 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.

On a motion by Reddell, seconded by Kovacovich, the Council voted unanimously to go into Executive Session pursuant to ARS 38-431.03(A)(7).

A five-minute recess before beginning the Executive Session was called at 7:37 p.m.
The Regular Session was called to order at 8:09 p.m. Council took no action on this item.

14. **Call to the Public for Items not on the Agenda**
There was no public input.

15. **Advanced Approvals of Town Expenditures**
There were no advanced approvals.

16. **Manager/Staff Report**
There was no Manager's Report.

17. **Council Informational Reports**
Councilor Gioia reported that he attended the Arizona Town Hall meeting where the topic of discussion was water issues throughout the state. He advised that he met the Director of Arizona Dept. of Water Resources, as well as a number of state and municipal officials. He further advised the discussion of opportunities and challenges of water were enlightening. He stated that a summary would be available within a few weeks.

Mayor Dickinson advised that he had located the Arizona Town Hall informational book and that it was in the Council office for review. He added that the material was very informative.

Councilor Kovacovich expressed his appreciation to the staff and businesses that assisted with the Haunted House event. He said it was well attended and fun.

Parrish expressed concerns with the number of tumbleweeds that ADOT is planting throughout the Town. Council members suggested sending a complaint to ADOT.

18. **Adjournment**
On a motion by Reddell, seconded by Baker, the meeting was adjourned at 8:17 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 3rd day of November, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 19 day of November, 2004

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

SPECIAL SESSION
MAYOR and COMMON COUNCIL
as PERSONNEL BOARD
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
FRIDAY, NOVEMBER 12, 2004
at 12:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion, consideration, and possible adoption or rejection of the Hearing Officer's ruling based on the post-determination hearings held for personnel matters regarding John Wischmeyer.** Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03 (A)(1) for discussion or consideration of assignment, appointment, promotion, demotion, dismissal, salaries, disciplining, or resignation of a public officer, appointee or employee of any public body and A.R.S. §38-431.03.A.3, 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.

4. **Adjournment**

Posted by: [illegible] Date/Time: 11-10-04 10:30 a.m.

Note: Pursuant to A.R.S. §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.

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
SPECIAL SESSION
MAYOR and COMMON COUNCIL
as PERSONNEL BOARD
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street #106
FRIDAY, NOVEMBER 12, 2004
At 12:00 P.M.

1. Call to Order
Mayor Dickinson called the meeting to order at 12:00 p.m.

1. Roll Call
Mayor Dickinson, Vice Mayor Reddell, Councilors Kovacovich, Parrish, Gioia and Teague were present. Councilor Baker was absent.

Also Present:
Town Manager Bill Lee, Personnel Director Dane Bullard, and Virginia Jones, Deputy Clerk.

3. Discussion, consideration, and possible adoption or rejection of the Hearing Officer's ruling based on the post-determination hearings held for personnel matters regarding John Wischmeyer.

On a motion by Dickinson, seconded by Teague the Council voted to accept and uphold the Hearing Officer's finding, there was just cause to terminate John Wischmeyer as the Marshal for the Town of Camp Verde, and at the conclusion of the meeting; the report by the Hearing Officer be made public. Gioia voted no.

Mayor Dickinson stated he did not see the need to go into Executive Session. Councilor Gioia stated he was concerned the Town did not have an attorney present. Gioia stated he would like to give his opinion on both the finding and the proceedings. Gioia stated it was appropriate for the manager to address the issue of morale and it was appropriate to investigate the issue. Gioia stated the Department Head should be made aware of the situation, and if the results were not satisfactory, come back with progressive discipline, and progressive discipline could lead to termination. Gioia stated it was his opinion that the Town went from recognizing the problem to termination, without a progressive process, and he did not feel it was appropriate.

Reddell stated he has been on the Council for three years and Council had received the same reports from the same employees at that office and the prior administrator had done nothing. In a written review from the previous Acting Town Manager, Wischmeyer was told morale was a problem and it was not corrected. Reddell stated the Council directed Manager Lee, during his annual review, to look at the morale issue at the Marshal's Office.

Gioia responded that he felt progressive discipline was the appropriate path to follow.

4. Adjournment
On a motion by Reddell, seconded by Teague, the meeting adjourned at 12:10 p.m.

Mitch Dickinson, Mayor

Virginia Jones, Deputy Town Clerk

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 Special Session of the Town Council of Camp Verde, Arizona, as Personnel Board, held on the 12th day of November 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 2nd day of Dec 2004

Virginia Jones

Virginia Jones, Deputy Town Clerk

AGENDA

REGULAR SESSION/COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, NOVEMBER 17, 2004
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) Council Hears P&Z – October 27, 2004
      2) Regular Session – November 3, 2004
   b) **Set Next Meeting, Date and Time:**
      1) Council Hears Planning & Zoning – November 24, 2004 – **CANCELLED**
      2) Regular Session – December 1, 2004 at 6:30 p.m.
      3) Regular Session/Council Hears P&Z – December 15, 2004 at 6:30 p.m.
      4) Council Hears Planning & Zoning – December 22, 2004 – **CANCELLED**
   c) **Possible approval of a Proclamation declaring November 14 – 20 as the 83rd annual observance of American Education Week.**

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. **Discussion, consideration, and possible approval of a contract with Burgess and Niple to develop a water portfolio for Camp Verde.** This is an budgeted item from the CIP fund.

7. **Discussion, consideration, and possible approval of Ordinance 2004-A290, 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 a portion of parcel 404-30-007 consisting of approximately ½ acre from R1L-35 to C2-4. This rezoning is to allow for commercial development.** The site is located across from Babe's

Restaurant on Montezuma Castle Highway. The 2-acre parcel is zoned both commercial and residential.

- **Call for STAFF PRESENTATION**
- **Declare PUBLIC HEARING OPEN**
  a. **Call for APPLICANT'S STATEMENT**
  b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
  c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
- **Declare PUBLIC HEARING CLOSED**
- **Call for COUNCIL DISCUSSION**

8. **Discussion, consideration, and possible acceptance of the Trails Committee recommendation to proceed with the current site for the trailhead and direct staff to apply for grants to assist with the full mitigation of the Horn Saloon site.**

9. **Discussion, consideration, and possible approval of the Dial-A-Ride project funded with LTAF monies. This project requires a $6,051.76 match, which is unbudgeted.**

10. **Discussion, consideration, and possible direction to staff concerning the purchase of the Rio Verde Plaza located at 497 S. Main Street as the first step in the Town Facilities Master Plan.** Note: Council may vote to go into Executive Session pursuant to 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.

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

There will be no Public Input on the following items:

12. **Advanced Approvals of Town Expenditures**

13. **Manager/Staff Report**

14. **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.

15. **Adjournment**

Posted by: C. Jones Date/Time: 11-12-04 8:45 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
REGULAR SESSION/COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, NOVEMBER 17, 2004
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 6:31 p.m.

2. **Roll Call**
Mayor Dickinson, Vice Mayor Reddell, Councilors Baker, Kovacovich, Parrish and Teague were present; Councilor Gioia arrived at 6:33 p.m.

Also Present: Town Manager Lee, Finance Director Bullard, Community Development Director Wright, Town Clerk Debbie Barber and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
The Pledge was led by Mayor Dickinson.

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) Council Hears P&Z – October 27, 2004
      2) Regular Session – November 3, 2004
   b) **Set Next Meeting, Date and Time:**
      1) Council Hears Planning & Zoning – November 24, 2004 – **CANCELLED**
      2) Regular Session – December 1, 2004 at 6:30 p.m.
      3) Regular Session/Council Hears P&Z – December 15, 2004 at 6:30 p.m.
      4) Council Hears Planning & Zoning – December 22, 2004 – **CANCELLED**
   c) **Possible approval of a Proclamation declaring November 14 – 20 as the 83rd annual observance of American Education Week.**

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

5. **Call to the Public for Items not on the Agenda.**
There was no public input.

6. **Discussion, consideration, and possible approval of a contract with Burgess and Niple to develop a water portfolio for Camp Verde.**
There was no action taken.

Bill Allen, Staff Consultant for Burgess and Niple, described the proposal that had been submitted to the Town that was designed in part to provide the Town with a base map to allow for planning in connection with determining water rights and identifying well sites. In his presentation Mr. Allen reviewed in depth the complex issue of water rights, including the existence of pre-1919 water rights that are grandfathered in, and the proposed necessary research to identify where they exist. Mr. Allen said that the proposal includes bringing the information database in a GIS format that is compatible with the system that the Town currently has in place, so that the Planning Department has the information readily available to identify and protect water rights. The Council members discussed with Mr. Allen some of the benefits and uses of the proposed research; it was also suggested that much of the data is already available through Yavapai County WAC at no cost. During further discussion Mr. Allen pointed out that in addition to data available from WAC, his company's research would still be necessary to identify water rights that

have not been registered properly with DWR, a significant component of establishing and utilizing the information necessary for planning. Mr. Allen agreed to consider the comments from the Council, to review the information that had been given to him regarding the WAC data, to work in concert with the WAC, and to revise his proposal accordingly. He added that part of the water portfolio in the future would be to address legal issues and to develop a policy regarding water rights that could be put into a Town Code, and to develop a good relationship with each irrigation district.

7. **Discussion, consideration, and possible approval of Ordinance 2004-A290, 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 a portion of parcel 404-30-007 consisting of approximately ½ acre from R1L-35 to C2-4. This rezoning is to allow for commercial development.**
On a motion by Reddell, seconded by Baker, the Council unanimously approved Ordinance 2004-A290, 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 a portion of parcel 404-30-007 consisting of approximately ½ acre from R1L-35 to C2-4; this rezoning is to allow for commercial development.

STAFF PRESENTATION
Community Development Director Wright advised the Council that the Planning & Zoning Commission approved the rezoning request in connection with a parcel of property that currently has a dual zoning. There apparently is a prospective buyer interested in the property contingent on it being entirely zoned commercial. The Town has committed in the past to the existence of the dual zoning, assuring the owners that it could be used for either residential or commercial purposes, or both. One member from the public expressed support for the commercial rezoning request at the P&Z hearing. Staff also has recommended the rezoning.

PUBLIC HEARING OPEN
Applicant's Statement
John McReynolds confirmed the desire of the owners to bring the entire parcel under the same zoning. There was no move to do so in the past, but because of current negotiations with a potential buyer who is interested in using the entire property for business purposes, the request for the rezoning is now being made.

COMMENTS FROM OTHER PERSONS
There were no comments from other persons.

APPLICANT'S REBUTTAL
There was no rebuttal necessary.

PUBLIC HEARING CLOSED
Council Discussion
There was general agreement that it was obvious that the parcel needs to be commercial, that it has no other significant use in its location, and commercial uses add to the tax benefits for the Town.

8. **Discussion, consideration, and possible acceptance of the Trails Committee recommendation to proceed with the current site for the trailhead and direct staff to apply for grants to assist with the full mitigation of the Horn Saloon site.**
On a motion by Gioia, seconded by Baker, the Council unanimously accepted the Trails Committee recommendation to proceed with the current site for the trailhead and direct staff to apply for grants to assist with the full mitigation of the Horn Saloon site.

Mayor Dickinson was advised that members of the Trails Committee were present; Chairperson Jane Everts was invited to present the recommendation that the Committee has made. Everts

explained that the NEPA archaeological portion of the study being done on the trailhead has indicated the nearby existence of the old Horn Saloon site. The Forest Service and the Trails Committee continue to support the site as the best location for the trailhead. A full mitigation of the site has been suggested to fully explore the archaeological and historical significance of the site; the Forest Service has offered to cooperate with the Town in applying for applicable grants to cover the added cost. Everts confirmed that it would actually cost more to try to move the site, plus there is no other site as practical and ideal; the Council then directed staff to take the necessary steps to proceed as recommended.

9. **Discussion, consideration, and possible approval of the Dial-A-Ride project funded with LTAF monies. This project requires a $6,051.76 match, which is unbudgeted.** On a motion by Teague, seconded by Gioia, the Council unanimously approved the Dial-A-Ride project funded with LTAF monies which will require a $6,051.76 match for this project.

Manager Lee reviewed the funds received last year in the amount of approximately $13,000 that were matched by the Town for the subject project. The van that had been donated at that time is in the process of being overhauled and repainted to include the Town logo to use for the Dial-A-Ride program. Funds have become available from NACOG and the Town needs to match that amount of $6,051.76 to pay for fuel and the driver. Lee said that the hope is to hire a part-time driver and part-time supervisor to seek additional funding, perhaps with the assistance of the Town grants administrator, in order to keep the program running.

10. **Discussion, consideration, and possible direction to staff concerning the purchase of the Rio Verde Plaza located at 497 S. Main Street as the first step in the Town Facilities Master Plan.** Note: Council may vote to go into Executive Session pursuant to 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.

On a motion by Reddell, seconded by Baker, the Council voted unanimously to go into Executive Session.

A recess was called at 7:14 p.m. Mayor Dickinson called the meeting to order at 7:41 p.m.

11. **Call to the Public for Items not on the Agenda**
There was no public input.

12. **Advanced Approvals of Town Expenditures**
There were no advanced approvals.

13. **Manager/Staff Report**
There was no staff report.

14. **Council Informational Reports**
Councilor Teague reported that youth football was nearly over and that his team nearly won.

Councilor Baker read a letter from the City of Phoenix congratulating the Town on its award for the Pecan and Wine Festival. Baker thanked the Parks staff and volunteers for their hard work and efforts. A copy of the letter is attached and becomes a permanent part of this record.

Mayor Dickinson advised that Council had met with the Sanitary District earlier in the day in an 11th hour meeting to discuss how to get the expansion project underway. He said that staff will be meeting in Phoenix tomorrow with the attorney and all parties involved to salvage the project. He expressed hope that the project would soon be underway.

15. **Adjournment**

On a motion by Baker, seconded by Teague, the meeting adjourned at 7:45 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 17th day of November, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 8 day of December, 2004

Deborah Barber, Town Clerk

JOINT SPECIAL SESSION

with the
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
and the
CAMP VERDE SANITARY DISTRICT
435 S. Main Street
Room 206-207
WEDNESDAY, NOVEMBER 17, 2004
2:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Update and discussion on the status of the Camp Verde Sanitary District 2001 Sewer Expansion Project.**

4. **Discussion and consideration of the process for possible acquisition of the Camp Verde Sanitary District by the Town of Camp Verde, and possible direction to staff concerning setting the acquisition of the Sanitary District assets for election.** (Discussion may include, but not be limited to interest, timing, and procedures.)

5. **Discussion, consideration, and possible direction to Town Staff regarding formation of Municipal Property Corporation (MPC).**

6. **Discussion, consideration, and possible direction to staff regarding funding sources available to help complete the 2001 Camp Verde Sanitary District expansion project.**

7. **Adjournment**

Posted by: C. Jones Date/Time: 11-16-04 11:55 a.m.

Note: Pursuant to A.R.S. §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.

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MINUTES
JOINT SPECIAL SESSION
with the
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
and the
CAMP VERDE SANITARY DISTRICT
435 S. Main Street
Room 206-207
WEDNESDAY, NOVEMBER 17, 2004
2:00 P.M.

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1. **Call to Order**
The Council meeting was formally called to order at 2:02 p.m. following the convening of the meeting of the Sanitary District.

2. **Roll Call**
Mayor Dickinson, Vice Mayor Reddell, Councilors Gioia, Baker, Kovacovich, Parrish and Teague were present.

Also Present: Town Manager Lee, Finance Director Bullard, Community Development Director Wright, Sr. Planner Buckel, Town Clerk Debbie Barber and Recording Secretary Margaret Harper.

3. **Update and discussion on the status of the Camp Verde Sanitary District 2001 Sewer Expansion Project.**
There was no action taken.

The update on the status of the Camp Verde Sanitary District was addressed in detail through the presentation by Ken Knickerbocker, PE of Coe & Van Loo as the first item agendized by the Camp Verde Sanitary District, with limited input from the Council.

4. **Discussion and consideration of the process for possible acquisition of the Camp Verde Sanitary District by the Town of Camp Verde, and possible direction to staff concerning setting the acquisition of the Sanitary District assets for election.** (Discussion may include, but not be limited to interest, timing, and procedures.)

On a motion by Dickinson, seconded by Reddell, the Council voted unanimously to direct staff to pursue business agreements with the developers, the Sanitary District, bond counsel, in order to facilitate the awarding of Phase 1 and 2 of the contract, to pursue redesign of planned Phase 3 with Coe and Van Loo, to pursue upsizing the line on 260 for future expansion, and to enter into a development IGA with the Sanitary District for transition, and to develop a resolution to put before the voters in May, '05.

The joint discussion commenced with a review of Contracts 1, 2 and 3, the amounts bid and the areas involved in each phase; a letter just received from the lender was read into the record which basically recommended that based on the amounts of the bids received, and the only available fund of $600,000 previously approved by the voters, the District should reject all bids received and take the steps necessary to get the funds required. During the discussion, there was input from Rene Toman of the Yavapai/Apache Nation on the importance to the Nation to interface with the 2001 expansion project. Discussing some of the options for moving the project forward, forming a partnership between the Town and the Sanitary District was dismissed as not a good option; there was also discussion regarding the Town taking over the Sanitary District, and the possible complications that would be involved in that event.

A recess was called at 3:50 p.m.; the meeting was called back to order at 4:10 p.m.

Following the recess, the discussion centered on the opinion that the best course of action would be to get the community and the developers and other interested entities together to come up with the necessary funding. An IGA between the Town and the Sanitary District was suggested in order to go forward with the project, together with a resolution to be put before the voters that at the completion of the project the District would be dissolved and the Town would take over the Sanitary District which would then become a public utility. The interests and immediate needs of the Nation and the County were also discussed. The need for funding the existing shortfall in the approximate amount of $3 million was discussed with major developers who were present, and it was agreed that they would be willing to provide the funding up front with assurance of a payback plan based on future users hooking into the system as properties are developed. With the assurance of funding in place Rural Development would then agree to allow the project to go forward.

A recess was called at 4:50 p.m.; the meeting was called back to order at 4:55 p.m.

After a brief discussion the Sanitary District then voted to table their agenda items regarding award or rejection of the contracts until Monday, November 22, 2004, pending action to be taken by the Town to immediately pursue negotiations with the developers, the Sanitary District and bond counsel as discussed during the meeting as set forth in detail in the formal motion subsequently made and acted upon.

5. **Discussion, consideration, and possible direction to Town Staff regarding formation of Municipal Property Corporation (MPC).**
On a motion by Kovacovich, seconded by Baker, the Council voted unanimously to table Item 5.

6. **Discussion, consideration, and possible direction to staff regarding funding sources available to help complete the 2001 Camp Verde Sanitary District expansion project.**
On a motion by Dickinson, seconded by Teague, the Council voted unanimously to enter into a loan application with WIFA for another option.

7. **Adjournment**
On a motion by Teague, seconded by Baker, the meeting was adjourned at 5:05 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 Joint Special Session with the Town Council of Camp Verde, Arizona, and the Camp Verde Sanitary District, held on the 17th day of November, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 8 day of December, 2004

Deborah Barber

Deborah Barber, Town Clerk

SPECIAL SESSION

MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street
Room 106
WEDNESDAY, NOVEMBER 24, 2004
12:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion, consideration, and possible approval of intergovernmental agreement with the Camp Verde Sanitary District for funding methods to complete the 2001 Sewer Expansion Project.**

4. **Adjournment**

Posted by: U Jones Date/Time: 11-23-04 11:49 a.m.

Note: Pursuant to A.R.S. §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.

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MINUTES
SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, NOVEMBER 24, 2004
at 12:00 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

Mayor Dickinson called the meeting to order at 12:00 p.m.

2. Roll Call

Mayor Dickinson, Vice Mayor Reddell, Councilors Gioia, Parrish, and Teague were present. Councilor Baker arrived at 12:03 p.m. Councilor Kovacovich was absent.

Also Present: Town Manager Bill Lee, Finance Director Bullard, Community Development Director Will Wright, and Deputy Clerk Virginia Jones were also present. Attorney Sims attended the meeting telephonically.

3. Discussion, consideration, and possible approval of intergovernmental agreement with the Camp Verde Sanitary District for funding methods to complete the 2001 Sewer Expansion Project.

Mayor Dickinson started the meeting by explaining that the Town had been working to develop an intergovernmental agreement with the Sanitary District that would work for both entities. He further explained that the Town had also been working with developers who were prepared to invest about 3.5 million dollars into the sewer expansion project. Dickinson advised that the developers had to back out at this time due to questionable soils analyses in the development. He stated that the developers remain dedicated to making their project work.

Dickinson noted that the Sanitary District's top priority at this time is the acquisition of the Forest Service site. He said that the appraisal will become outdated if the funding is not in place soon, and he noted that starting over will require a long process. Dickinson suggested that the Council consider contributing $500,000 toward the purchase of the Forest Service property so that the expansion project could move forward. Dickinson also recommended that Council advise the Sanitary District not to award any of the projects at this time, suggesting that all three projects should be re-bid. He explained that it had been recommended to the Sanitary District that they work with Coe and Van Loo to re-engineer the plant project. Dickinson said that all three projects could be bid at the same time Project 3 (the Plant) is ready for re-bid. He further suggested that Projects 1 and 2 should be bid out-right and Project 3 could be bid as 'Construction Management at Risk'. Dickinson advised that the Town had discussed Project 3 with Rural Development and that they were comfortable with the Construction Management at Risk. He stated that the ultimate goal is to have the project complete in February of 2006. Dickinson recommended that the Sanitary District and the Town move forward with resolutions to place the dissolution of the Sanitary District and for the Town to acquire the District assets to be run as a public utility on the May 2005 ballot.

Dickinson suggested that an Intergovernmental Agreement (IGA) with the Sanitary District be viewed as a partnership for the community. Dickinson suggested that the IGA include an offer of $500,000 from Town of Camp Verde for the purchase of the Forest Service property with provisions in the agreement to include repayment. He recommended that the Sanitary District impose a maximum allowable by law hook up fee to guarantee repayment.

Sims advised that the IGA should include some guarantee of repayment in the event that the Sanitary District does not dissolve. Mr. Sims advised that he spoke with Rural Development representatives who agreed that the Sanitary District funding would remain available if the Town assumed the District. He also noted that RD needed refined numbers.

In answer to Baker's question, the $500,000 would come from the Town's Contingency Fund, leaving one million dollars in the Contingency Fund. The $500,000 would come back to the Town funds sooner if an agreement with the developers can be worked out.

Sims suggested that the $500,000 could be repaid if the Developers come back to the project and that the Town would use taxpayer money only when needed.

Gioia agreed that the IGA should include specific language to guarantee repayment if the Town does not acquire the Sanitary District.

Sims advised that it was appropriate for the Sanitary District to repay the Town if the District is not dissolved. He further advised that pursuant to ARS, the Town would take over the assets if the Sanitary District dissolves. Sims stated if the developer comes back, the Town would enter into a development agreement with the developers to recoup some of the costs. He suggested that the Town could contribute $350,000 if needed, for the completion of the project. He noted that the Town could repay itself first if the developers are able to put the 3.5 million dollars in the project. Otherwise, the Town must borrow the 3.5 million dollars that is available through WIFA.

Mayor Dickinson gave a recap of the time schedule for completion of the project in February 2006 as follows:

1. The Town will contribute $500,000 for the acquisition of the Forest Service land.
2. The Town suggests the following:
   a. The Sanitary District will not award any contracts at this time;
   b. The Sanitary District will continue working with Coe and Van Loo to redesign the plant project;
   c. As soon as the plant project is ready for bid then all three projects will be let for bid at the same time; and
   d. Project 3 will be bid as Construction Management at Risk.
3. The Town and the Sanitary District will pursue resolutions to place acquisition of the District's assets on the ballot for the May 2005 election.
4. The Sanitary District will agree to accept language assessments be assessed at maximum allowed by law so at the earliest possible date all new construction will pay a proper hook-up fee.

District Chairperson Suzy Burnside stated the District currently has a hook-up fee of $500, which is waived to the residents of Fort River Caves and Reddell Ranch Acres. She said that commercial hook-ups are normally figured at $.50 per square foot. However, the area annexed in 1993 required a 50% waiver on commercial and is capped at $500. This waiver is in place because the area had paid taxes for 10 years.

Burnside said that she was confused with the discussion and perhaps, it was due to the wording being used. She explained that the hookup fee is actually a levy and that an assessment is placed on the property that receives the benefit. She further explained that the assessments must be put in place as an assurance to repay Rural Development. She stated that the assessment on property is a true assessment in that it must be put in place on the lateral and collector lines that benefit. She sated that the assessment remains with the land for 25 years. She advised that the District would be looking into capacity fees in the future since the hook-up fee is directly related to operating expense only and has no bearing on capital improvement.

Sims explained the language of the fees included in the agreement is related to the cost of the project only. He explained that there were four categories – hook-up fees, lateral fees, capacity fees, and availability fees. He said the law allows an entity to assess to the extent of costs only.

George Young pointed out that the Town would own the District's property and could use it for security if the voters approve the acquisition.

Sims stated the Town's primary concern is repayment in the event that the District does not dissolve. Sims advised that he would be working with everyone involved and hopes to have a draft IGA by the first of next week.

Lee suggested a possible joint meeting with the Sanitary District on Tuesday or Wednesday.

4. Adjournment

On a motion by Baker, seconded by Reddell, the meeting adjourned at 1:02 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Virginia Jones

Virginia Jones, 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 Special Session of the Mayor and Council of the Town of Camp Verde, Arizona, held on the 24th day of November 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 16th day of December, 2004

Virginia Jones

Virginia Jones, Deputy Town Clerk

Description	Council-Special Session		
Date	11/24/2004	Location	Council

AGENDA

SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE

COUNCIL CHAMBERS
473 S. MAIN, ROOM 106

WEDNESDAY, DECEMBER 1, 2004
6:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion, consideration, and possible approval of an Intergovernmental Agreement with the Camp Verde Sanitary District concerning the Town's involvement with the 2004 Sewer Construction Project.** Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03 (A)(3) and (A)(4) for discussion or consultation for legal advice and discussion or consultation with the attorney in order to consider its position and instruct its attorney regarding its position regarding contracts that are the subject of negotiations.

4. **Adjournment**

Posted by: U Jones Date/Time: 11-30-04 3:15 p.m.

Note: Pursuant to A.R.S. §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.

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MINUTES
SPECIAL SESSION
MAYOR and
COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, DECEMBER 1, 2004
6:00 P.M.

Minutes are a summary of the actions taken. They are not verbatim.
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1. **Call to Order**
The meeting was called to order at 6:00 p.m.

2. **Roll Call**
Mayor Dickinson, Vice Mayor Reddell, Councilors Gioia, Baker, Kovacovich, Parrish and Teague were present.

Also Present:
Town Manager Bill Lee, Finance Director Dane Bullard, Town Attorney Bill Sims, and Town Clerk Debbie Barber; and Sanitary District Board Members Suzy Burnside, Stan Bullard, Kelly Hollamon, George Young, and Jim Ash.

3. **Discussion, consideration, and possible approval of an Intergovernmental Agreement with the Camp Verde Sanitary District concerning the Town's involvement with the 2001 Sewer Construction Project.**

On a motion by Reddell, seconded by Teague, the Council voted unanimously to direct counsel and staff to make adjustments and negotiate with the District counsel, and to direct the Town Attorney to have it presented to the Sanitary District Board by Friday evening, December 3, 2004, and back to the Council prior to the December 15, 2004 meeting, adding the $280,000 to be designated at this time.

A motion to amend by Baker, seconded by Gioia, that the final IGA with the Sanitary District come back to Council at the December 15, 2004 meeting for final approval failed by a 5-2 vote.

On a motion to amend by Baker, seconded by Gioia, the Council voted unanimously that the final IGA document when completed come back to Town Council as soon as possible for review.

Mayor Dickinson first expressed appreciation for the hard work on the part of Lee, Sims and the Sanitary District members, especially during the past week and a half. Dickinson said that the proposed Intergovernmental Agreement basically follows the outline discussed at the meeting of November 24, 2004, pointing out one additional issue that had been addressed as well, after which Town Attorney Sims reviewed the proposed agreement.

Town Attorney Sims explained that he had incorporated approximately 70 percent of the input from the District's attorney into the agreement, and believed that the remaining 30 percent could be resolved with discussion; he then reviewed the draft agreement page by page, including the proposed funding on the part of the Town of Camp Verde, sources of funding, and methods for insuring recovery of that funding in the future. In connection with the financing of the project, some recommendations for bringing down the cost to the taxpayers were to re-bid the three contracts for better pricing and re-engineer Phase 3.

On a motion by Gioia, seconded by Baker, the Council voted unanimously to recess the Special Session at 6:25 p.m.

The Special Session was called back to order at 6:38 p.m.

4. **Adjournment**
On a motion by Reddell, seconded by Gioia, the meeting was adjourned at 7:08 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 special session of the Town Council of Camp Verde, Arizona, held on the 1st day of December 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 20 day of December, 2004

Deborah Barber

Deborah Barber, Town Clerk

ADDENDUM TO THE AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, DECEMBER 1, 2004
6:30 P.M.

6.a **Discussion, consideration, and possible approval of Ordinance 2004-A284, 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 the real property known as the First Baptist Church of Camp Verde, an Arizona corporation including parcels 404-28-060B-1 and 404-28-061A-5 located at 646 S. 1st Street.** The purchase price of $600,000 is unbudgeted and financed with a GADA loan.

Posted by: O Jones Date/Time: 11-30-04 3:15 p.m

Note: Pursuant to A.R.S. §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.

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.

AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, DECEMBER 1, 2004
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) Regular Session/Council Hears P&Z – November 17, 2004
      2) Special Session – November 17, 2004
      3) Special Session – November 12, 2004
   b) **Set Next Meeting, Date and Time:**
      1) Regular Session/Council Hears P&Z – December 15, 2004 at 6:30 p.m.
      2) Council Hears Planning & Zoning – December 22, 2004 – **CANCELLED**
      3) Regular Session – January 5, 2005 at 6:30 p.m.
      4) Regular Session – January 19, 2005 at 6:30 p.m.
      5) Council Hears Planning & Zoning – January 26, 2005 at 6:30 p.m.

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. **Approval of a Proclamation proclaiming December 1 through December 10, "Camp Verde Cowboy's Spirit Days" in honor of the soccer team's Arizona State Championship.** The proclamation will be presented to team members and coaches.

7. **Discussion, consideration, and possible acceptance of Heidi Dickinson's resignation from the Parks and Recreation Commission and possible appointment of a member to the Parks & Recreation Commission to fill the vacant term that expires in September 2006.**

8. **Public Hearing, discussion, consideration, and possible recommendation to approve a liquor license application for the Valley View Restaurant and Lounge located at 102 Arnold Street.**

9. **Discussion, consideration and possible direction to staff on how to proceed with the division and disposition of the five acres donated to the Town by Scott Simonton in Verde Cliffs Subdivision.**

10. **Public Hearing on the 2004 General Plan, and discussion and possible approval of Resolution 2004-614, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona adopting the Camp Verde 2004 General Plan as prepared by the Planning Agency of the Town of Camp Verde, Arizona; and submitting the Camp Verde General Plan to the voters of the Town of Camp Verde.**
    - **Call for STAFF PRESENTATION**
    - **Declare PUBLIC HEARING OPEN**
    - **Declare PUBLIC HEARING CLOSED**
    - **Call for COUNCIL DISCUSSION**

11. **Discussion, consideration, and possible approval of Resolution 2004-618, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting final plat 2004-05 for Lucky Canyon Estates Unit 1 Subdivision located on 19.90 acres of parcel 403-06-001 containing 5 lots and Tract A. This project is located off Salt Mine Road.**

12. **Discussion, consideration, and possible approval to go out for bid to purchase a heating and cooling unit for the Historical Society Building.** The approximate cost of $6,300.00 is an unbudgeted item.

13. **Discussion, consideration, and possible approval to payout 80 hours of comp time in the amount of $4,102.80 to Maintenance staff.** This is an unbudgeted item.

14. **Discussion, consideration, and possible approval of funds to purchase a security camera system for the pool and Skate Park, with an estimated cost of approximately $8,000 to $10,000.** This is an unbudgeted item from Park Contingency Fund.

15. **Discussion, consideration, and possible direction to staff regarding banners for Main Street.**

16. **Discussion, consideration, and possible approval of Amendment One to the Intergovernmental Agreement with ADOT, SR-260 Frontage Roads.** This amendment allows ADOT to accept the Town's payment for the stamped sidewalks and paving on Industrial Drive and also requires the Town to accept responsibility for the electrical costs associated with the signal lights at SR 260 and Main and SR 260 at Finnie Flat Road.

17. **Discussion, consideration, and possible approval of Town Employee Holiday benefits.**

18. **Discussion, consideration, and possible approval of an agreement with Robert W. and Gayle L. Allen, owners of real property located at the Old Sutler's Store property, 564 S. Main Street. This agreement establishes that the Town will provide 3 lights on said property, which match those certain light standards in use on the public street fronting the property in exchange for the Town's use of the property on times and dates agreed upon by the parties.** This is an unbudgeted item, the cost of lights are approximately $2,200 each. Note: Council may vote to go into Executive Session pursuant to ARS 38-431.03 (A)(7) for discussion or consultations with designated representatives in order to

consider its position and instruct its representatives regarding negotiations for purchase, sale or lease of real property in the Town of Camp Verde.

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

There will be no Public Input on the following items:

20. **Advanced Approvals of Town Expenditures**

21. **Manager/Staff Report**

22. **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.

23. **Adjournment**

Posted by: U Jones Date/Time: 11-24-04 9:45 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 (Corrected)
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, DECEMBER 1, 2004
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:
Town Manager Bill Lee, Finance Director Dane Bullard, Town Attorney Bill Sims, and Town Clerk Debbie Barber.

3. **Pledge of Allegiance**
The Pledge was led by Councilor Teague.

4. **Consent Agenda** – All those items listed below may be enacted upon by one motion and approved as consent agenda items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Council requests.
   a) **Approval of the Minutes:**
      1) Regular Session/Council Hears P&Z – November 17, 2004
      2) Special Session – November 17, 2004
      3) Special Session – November 12, 2004
   b) **Set Next Meeting, Date and Time:**
      1) Regular Session/Council Hears P&Z – December 15, 2004 at 6:30 p.m.
      2) Council Hears Planning & Zoning – December 22, 2004 – **CANCELLED**
      3) Regular Session – January 5, 2005 at 6:30 p.m.
      4) Regular Session – January 19, 2005 at 6:30 p.m.
      5) Council Hears Planning & Zoning – January 26, 2005 at 6:30 p.m.

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

5. **Call to the Public for Items not on the Agenda.**
There was no public input.

6. **Approval of a Proclamation proclaiming December 1 through December 10, "Camp Verde Cowboy's Spirit Days" in honor of the soccer team's Arizona State Championship.**
There was no action taken.

Mayor Dickinson expressed appreciation for their hard work and the awards that the soccer team earned, especially the Arizona State Championship. Starting with the freshmen, and in order to give everyone special recognition, Dickinson acknowledged all of the individual members, some of whom were present, presenting them with copies of the Proclamation. The coaches were also commended for their exceptional work with the teams. Dickinson assured the community that they may expect the boys and the coaches to continue bringing honor to Camp Verde next year.

On a motion by Reddell, seconded by Baker, the Council voted unanimously to recess the Regular Session at 6:38 p.m.

The Regular Session was called back to order at 7:08 p.m.

6.a **Discussion, consideration, and possible approval of Ordinance 2004-A284, 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 the real property known as the First Baptist Church of Camp Verde, an Arizona corporation including parcels 404-28-060B-1 and 404-28-061A-5 located at 646 S. 1st Street.**

On a motion by Reddell, seconded by Baker, the Council unanimously approved Ordinance 2004-A284, 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 the real property known as the First Baptist Church of Camp Verde, an Arizona corporation including parcels 404-28-060B-1 and 404-28-061A-5 located at 646 S. 1st Street.

Town Manager Lee reviewed the negotiations that had taken place for the purchase of the subject property and said that with the Council's final approval the process can move forward. Lee confirmed that the seller had accepted all of the Town's requested stipulations for the purchase.

7. **Discussion, consideration, and possible acceptance of Heidi Dickinson's resignation from the Parks and Recreation Commission and possible appointment of a member to the Parks & Recreation Commission to fill the vacant term that expires in September 2006.**

On a motion by Baker, seconded by Gioia, the Council unanimously accepted Heidi Dickinson's resignation from, and appointed Jeffery A. Newberry to, the Parks and Recreation Commission to fill the vacant term that expires in September 2006.

Mayor Dickinson referred to the application received from Mr. Newberry who was not present, and who was the only applicant for the vacancy created by the resignation of Heidi Dickinson because of understandable family pressures. After brief discussion the Council approved the appointment and accepted Heidi Dickinson's resignation with appreciation for her past service.

8. **Public Hearing, discussion, consideration, and possible recommendation to approve a liquor license application for the Valley View Restaurant and Lounge located at 102 Arnold Street.**

On a motion by Baker, seconded by Kovacovich, the Council unanimously recommended approval of the liquor license application for the Valley View Restaurant and Lounge located at 102 Arnold Street.

Town Clerk Barber confirmed that the subject new license application has been posted for the required period of time with no comment received. With that input the Council proceeded to take action to recommend approval.

9. **Discussion, consideration and possible direction to staff on how to proceed with the division and disposition of the five acres donated to the Town by Scott Simonton in Verde Cliffs Subdivision.**

On a motion by Dickinson, seconded by Reddell, the Council voted unanimously to adopt the preliminary plat showing the eight (8) one-half-acre lots and to direct staff to pursue invitation to bid on development of that parcel as designed in eight one-half acre lots.

Town Manager Lee reported on the Council's previous request that staff work with Heritage Land Surveying to arrive at proposals to divide the five-acre property donation and sell the lots, with the proceeds to benefit the Library and the Library Endowment Group. Lee itemized a comparison of estimated costs for platting either four one-acre lots or eight half-acre lots and the sale prices of the lots; the eight lots would realize approximately $36,000 more than the four

lots. During the discussion which stressed the desire of the Town to maximize profit on the property for the benefit of the Library and the Library Endowment Group, it was pointed out that the Library Endowment Group is working toward establishing an interest-bearing fund, with the principal to remain the same but the interest being used to support the library with improvements or equipment through the years. After discussing the possibilities for marketing either the one-acre or the half-acre lots, and the pros and cons of each approach, it was decided to proceed with developing the parcel into the eight lots. During the discussion, **Jim Ash**, Treasurer of the Library Endowment Group, expressed appreciation for the cooperation of the Town in working with and recognizing that Group's efforts; he added his personal opinion that however the Town decided to market the property would be fine with him, and any amount would be welcome.

10. **Public Hearing on the 2004 General Plan, and discussion and possible approval of Resolution 2004-614, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona adopting the Camp Verde 2004 General Plan as prepared by the Planning Agency of the Town of Camp Verde, Arizona; and submitting the Camp Verde General Plan to the voters of the Town of Camp Verde.**
On a motion by Baker, seconded by Reddell, the Council by a 6-1 vote approved Resolution 2004-614, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona adopting the Camp Verde 2004 General Plan as prepared by the Planning Agency of the Town of Camp Verde, Arizona; and submitting the Camp Verde General Plan to the voters of the Town of Camp Verde; with a 'no' vote by Gioia.

STAFF PRESENTATION
Planner Wendy Escoffier summarized the recent amendments that have been made to the General Plan in order to make it compliant with the Growing Smarter and Growing Smarter Plus legislation and through working with the public input following defeat of the General Plan at the last election. In addition to the required elements of Land Use, Growth Area, Environmental Planning, Cost of Development, Circulation, Open Space and Water Resources, the Plan also includes History & Culture, Housing and Economic Development. Escoffier cited the number of public hearings that have been held and the extensive written comments received from citizens, together with the meetings held by the Council and Planning & Zoning to work on the text and map amendments. Using past and current display maps, Escoffier reviewed the chronological progression of the work done and changes made that have been incorporated into the current maps. Escoffier also explained other changes that were made and meetings held that appeared to be successful in clearing up some apparent confusion expressed by the community in the past including major and minor amendments. She also pointed out that as to the water use element the Department of Commerce, ADWR and other agencies have reviewed the Plan, and staff has been informed that the Plan does meet State requirements.

PUBLIC HEARING OPEN
Lois Newsom stated that she did not like the 2003 Plan and she dislikes the 2004 Plan more. She listed her objections, including a statement in the Introduction that she felt was a tool by which the Town can impose restrictions and Codes, and interpreted that as the Town having the opportunity to do anything it damn well pleased. She continued with other objections, including the Implementation Guidelines, regulations for lot sizes and "documenting" of densities, sales tax revenue, and housing costs, among others.

Carol German commented that she would still like to see Federal lands on the Land Use Map as Federal lands; that could be changed if they were later traded or sold. She posed a question regarding the issue of transferred density, citing as an example the development of ten acres by transferring densities to only two acres, leaving the remaining 8 acres open, asking if those eight acres might later be developed through a major or minor amendment. If so, Ms. German also asked if a current owner of one acre would be allowed to request an amendment so that more houses could be built on that one acre. Ms. German would like to see that provision removed from the General Plan.

Robert Johnson said that a portion of the Ruskin Land Trade still remains on the General Plan and he would like to see that taken out. Mr. Johnson added that it is still not known how that will go, and there is a lot of anger against Ruskin by many people in Camp Verde. He said that gaps in the commercial area would be a good idea, especially where Camp Verde and Cottonwood meet. Mr. Johnson also recommended a sidewalk from the "old folks home" all the way down to Basha's to eliminate worry over traffic.

Jack Blum, Secretary-Treasurer of the Fire District, speaking on behalf of the District, said that they had expressed concern originally about having enough commercial property to raise tax income for the Fire District to provide the service that the Town needed. He said the District would still like to see more commercial property so that property taxes will not have to be raised. Mr. Blum added his commendation to everyone for all the work that has been done and the compromises made. He pointed out the unbelievably large number of ambulance calls responded to in one year as a compelling reason for advocating an increase in the commercial property. Mr. Blum hopes the General Plan will pass, saying that contractors and developers wanting to move a business in are waiting to see a Plan in place and it is time to get it done.

Paul Babbitt, as Managing Director of Spur Land & Cattle Company, gave a status report on the progress of the work being done toward the conservation easement. The geological survey has been completed; the soil survey has been completed; the State Parks and the Nature Conservancy are supportive of the open space designation on those 128 acres. The property below the bridge consisting of approximately 6 acres has the unanimous consent of the Board of the Spur Land & Cattle Company for donation to the Town of Camp Verde as planned.

PUBLIC HEARING CLOSED
Council Discussion
Mayor Dickinson commented that the General Plan has been worked hard and long on and debates have been many. Dickinson said he believes that good government calls for opinions and viewpoints to be brought together and compromises should be made in order to move forward. He feels that important compromises have been made by this Council, adding that the previous Plan lost only by a very slim margin; with those compromises the Plan is now worthy of presenting to the voters. Mayor Dickinson also addressed the questions and comments offered during the Public Hearing portion, together with input from Planner Escoffier, Director Wright and Town Attorney Sims who confirmed the power of the Town to regulate developments and transfers of densities through the hearing processes, zoning, and development agreements that would run with the land. It was pointed out that the General Plan is not created to mandate such issues, but is designed to be a clear guidance as to what the will of the community is. The Council reviewed their understanding of the revised Land Use Map and confirmed the fact that once the General Plan is in place it may be updated, for instance, regarding water issues. The issue and benefits of the conservation easement and preservation of the farmland being sought by the Spur Land & Cattle Company were also explained in detail for the benefit of the public during the Council discussion.

A lengthy discussion followed, with suggestions for further changes or compromises particularly as to the water issues and growth, with some assertions prompting input and legal opinions from the Town Attorney confirming that the law was being satisfied. Further requests regarding commercial areas and open space, including Forest Service land, were also made. After considerable debate the majority of the Council agreed that there appeared to be no more room or any incentive for further concessions or compromise, after which formal action was taken to adopt the General Plan as drafted.

A recess was taken at 8:56 p.m.; the meeting was reconvened at 9:01 p.m.

11. **Discussion, consideration, and possible approval of Resolution 2004-618, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai**

County, Arizona, adopting final plat 2004-05 for Lucky Canyon Estates Unit 1 Subdivision located on 19.90 acres of parcel 403-06-001 containing 5 lots and Tract A. This project is located off Salt Mine Road.
On a motion by Reddell, seconded by Teague, the Council voted unanimously to table this item to the December 15th meeting, and direct staff to work on an agreement with the property owners to try to get the water line down to that location.

Community Development Director Wright reminded the Council of its previous approval of a 15-lot subdivision in connection with the subject site subject to certain stipulations, one of which involved the issue of the applicant planning to extend the water line to provide service for the subdivision. Director Wright explained that the developer at this time is requesting approval for six lots. The developer has now had to abandon the plan to extend the water line; the water issues, which are the purview of the State, will need to be addressed in accordance with the Town's subdivisions regulations which require an assured water supply. So long as the water issues have been addressed in connection with the subject lots which are identified as Unit 1, and since the Council has already reviewed and approved the preliminary plat, the action now being requested is only somewhat of a formality.

Tom Pender, agent for Mark Weiland, the developer of Lucky Canyon Estates, reviewed their attempt to provide water down Salt Mine Road by extending the Camp Verde Water System into the entire area. However, two individual property owners have declined to provide necessary easements across their properties in order to do so. Because of that, only six lots are planned at this time, and water will be supplied through an existing well; State statutes require that the lots must be marketed as a dry lot subdivision. Mr. Pender reiterated the developer's original intent and desire to bring in the water transmission line, at the developer's own expense, and suggested that with the Council's help in acquiring easements, that water line could still be effected; if given that opportunity the entire 15-lot subdivision could then be developed as planned.

The Council discussed the suggestion from Mr. Pender, confirming that he apparently has exhausted all options through negotiations. Attorney Sims outlined the possible resolution available to the Town according to the law in order to proceed with developing the original planned water transmission line, which would also benefit properties other than the Lucky Canyon Estates. Sims also commented that the planned well-sharing could basically be allowed for the six lots, only five of which were being subdivided since the sixth lot is already established and existing. During the discussion it was agreed that the greater good would be to extend the water line as originally intended, and Mr. Sims expressed his opinion that the Town would have the ability to condemn such easements on behalf of the water company. It was decided to table the agenda item to first look into a development agreement to secure access with an easement for the purpose of the water line, and then to approve the plat. Mr. Pender agreed that they would be willing to defer action on the subject Phase 1 pending bringing the proposed development agreement back to Council on December 15th, and expressed his appreciation for the Council's cooperation.

12. **Discussion, consideration, and possible approval to go out for bid to purchase a heating and cooling unit for the Historical Society Building.**
On a motion by Teague, seconded by Gioia, the Council voted unanimously to direct staff to go out to bid to purchase a heating and cooling unit for the Historical Society Building.

Town Manager Lee said that he has had numerous calls from Dorothy and Winojean complaining about the heating and cooling conditions in the Historical Society; currently there is only a small window unit in place. Mike Dumas, Parks Maintenance Foreman, had estimated the cost to install a heating and cooling system for that building, and he described the plan to install the unit in such a way that the historical appearance of the building would be preserved. After a brief discussion, the Council agreed that the building should be improved as requested, not only for the volunteers but for the comfort of the tourists. During the discussion that raised questions

about approving unbudgeted items, Finance Director promised to distribute to the Council members monthly updates on the Town's financial reports.

13. **Discussion, consideration, and possible approval to payout 80 hours of comp time in the amount of $4,102.80 to Maintenance staff.**
On a motion by Baker, seconded by Kovacovich, the Council unanimously approved 80 hours of comp time pay to Michelle Ashley, Mike Dumas, Darrell Payne and Dave Russell in the total amount of $4,102.80.

Asst. Parks & Rec. Director Lynda Moore said that several Parks employees have been accumulating close to 200 and even over 300 hours of comp time, and are getting discouraged because of all the overtime hours worked with no opportunities to take time off to compensate for any of the time. Reimbursement of a portion of those hours would provide additional money through the holidays. Finance Director Bullard added that the Town is legally obligated to give the employee comp time and that issue is not addressed in the Personnel Policy. Council agreed the Parks employees have not only worked hard but have put Camp Verde on the map through their efforts. During discussion it was suggested and agreed that in the future the budget should include more overtime in order to make up for the excess hours that will be necessary for all the planned events; furthermore, the Council should keep that need in mind when working on the budget.

14. **Discussion, consideration, and possible approval of funds to purchase a security camera system for the pool and Skate Park, with an estimated cost of approximately $8,000 to $10,000.**
On a motion by Teague, seconded by Dickinson, the Council voted 4-3 to direct staff to go out to bid to get a security surveillance camera system for the pool and Skate Park; with 'no' votes by Parrish, Gioia and Baker.

Director Moore said that the Skate Park is open, the lights will be going next week. The vandalism is now hitting the pool just about every weekend requiring repairs and man hours; the staff is somewhat at a loss as to how to prevent the ongoing vandalism problem. Regarding the reward money offered, there has been information coming from some of the children regarding the suspected vandals, but only based on hearing them talk about it, not observing the acts. The Council was divided over whether to just close down the facility until some responsibility is shown on the part of the people using it, which would punish all the children, or to seriously consider a surveillance camera system, although there were comments that most security cameras do not seem to provide a clear enough image for identification. There were also suggestions about increasing the Marshal's Office patrols, but experience has indicated that even with trying to post personnel on the property 24/7 the vandals have not been caught.

15. **Discussion, consideration, and possible direction to staff regarding banners for Main Street.**
On a motion by Teague, seconded by Parrish, the Council voted unanimously to direct staff regarding banners to go ahead and purchase those for the events and for welcomes, as directed and discussed.

Director Moore explained that the CIP budget provides for the purchase of banner-making equipment; however, there does not seem to be enough man hours available for staff to make the banners. Moore's suggestion was to just purchase the banners with the funds allocated, putting them up and taking them down as needed. The Council discussed with Moore purchasing an estimated number of banners for the events and as welcome signs and directed staff accordingly.

16. **Discussion, consideration, and possible approval of Amendment One to the Intergovernmental Agreement with ADOT, SR-260 Frontage Roads.**

On a motion by Baker, seconded by Teague, the Council voted unanimously to table this item so that the Town Manager can gather some more information.

Lee said that the agreement would allow ADOT to cash the Town's checks previously submitted for the sidewalks and paving, and would direct the Town to take over the signal lights on SR 260 and then maintain them. There was some objection to the Town being held responsible for the lights that were a part of the bypass highway constructed by ADOT; however, it was agreed that the Town had requested the lights. Lee pointed out that such turnover of electrical cost and maintenance cost is customary procedure. There was further debate regarding where the responsibility for the signal lights would lie; staff was requested to further research that issue and other related issues in connection with the street improvements, and bring the information back to Council.

17. **Discussion, consideration, and possible approval of Town Employee Holiday benefits.**
A motion by Teague to give the staff employees a $50 gift certificate and give them December 24th off paid died for lack of a second.

On a motion by Gioia, seconded by Baker, the Council unanimously approved a Town Employee Holiday gift benefit of $50.

Mayor Dickinson said that in recent years each employee has basically been given a $50 gift at Christmas; this item would direct staff to do the same this year. There was some discussion regarding an extra day off and whether to term the $50 a bonus or a gift. It was pointed out that since Christmas will fall on Saturday, it is a given that the preceding Friday will be off.

18. **Discussion, consideration, and possible approval of an agreement with Robert W. and Gayle L. Allen, owners of real property located at the Old Sutler's Store property, 564 S. Main Street. This agreement establishes that the Town will provide 3 lights on said property, which match those certain light standards in use on the public street fronting the property in exchange for the Town's use of the property on times and dates agreed upon by the parties.**
On a motion by Reddell, seconded by Baker, the Council unanimously voted to table this item until the next meeting.

19. **Call to the Public for Items not on the Agenda**
There was no public input.

20. **Advanced Approvals of Town Expenditures**
There were no advanced approvals of Town expenditures.

21. **Manager/Staff Report**
Town Manager Lee reported that a SLIF application was submitted today for the 4.4 acres next to the Marshal's office; if successful, the Town will receive the property next to the river bank owned by the Spur Land & Cattle Company in the approximate amount of 6.1 acres. It was proposed to the State Parks that the approximate total of 10.5 acres would become a parking lot, with restrooms, with a boat ramp down to the river edge, to be developed as funds become available. Parks & Recreation and downtown merchants will each have floats in the Cottonwood parade this week. This weekend the Arts & Crafts Festival is being held in the gym both Saturday and Sunday; the Parade of Lights is next week on Saturday evening, and all are invited to attend.

22. **Council Informational Reports**
Teague thanked both Town Manager Lee and Town Attorney Sims for all the hard work they have done lately, especially with the Sewer District; it is really appreciated.

Parrish said he will be riding in the Cottonwood parade for about the 35th time.

Kovacovich commented on the WAC meeting he attended in Prescott today; there was no action to report.

Gioia also reported on the WAC meeting, adding that the supervisors agreed that several measures that came out included a list of matters that to be addressed by the Water Management Subcommittee; also there was a request by the new supervisors to hear from the cities and towns regarding the draft management proposal. Gioia will bring that forth to the Council as an agenda item and copy Council and staff on the draft management reports for conservation and for water management; the Town's point of view will be presented to the new supervisors. After that the Verde Watershed Association meeting was attended; there was some review of programs that Association will be sponsoring.

Dickinson added that the APS Northern Arizona Regional Focus Future meeting will be held at the Cliff Castle Lodge tomorrow from 9:30 to 2:30 p.m.

23. **Adjournment**
On a motion by Reddell, seconded by Kovacovich, the meeting was adjourned at 10:21 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 Joint Special Session with the Town Council of Camp Verde, Arizona, and the Camp Verde Sanitary District, held on the 1st day of December, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 20 day of December, 2004

Deborah Barber, Town Clerk

AGENDA

JOINT SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
and the CAMP VERDE SANITARY DISTRICT

COUNCIL CHAMBERS
473 S. MAIN, ROOM 106

FRIDAY, DECEMBER 3, 2004
4:30 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion, consideration, and possible approval of an Intergovernmental Agreement with the Camp Verde Sanitary District concerning the Town's involvement with the 2004 Sewer Construction Project.**

The following is a Council matter and not a part of the Joint Special Session:

5. **Discussion, consideration, and possible approval of an agreement with Robert W. and Gayle L. Allen, owners of real property located at the Old Sutler's Store property, 564 S. Main Street. This agreement establishes that the Town will provide 3 lights on said property, which match those certain light standards in use on the public street fronting the property in exchange for the Town's use of the property on times and dates agreed upon by the parties.**

6. **Adjournment**

Posted by: U Jones Date/Time: 12-2-04 2:45 p.m.

Note: Pursuant to A.R.S. §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.

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.

AGENDA

REGULAR SESSION/COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, DECEMBER 15, 2004
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) Joint Special Session – December 3, 2004
     2) Regular Session – December 1, 2004
     3) Special Session – December 1, 2004
     4) Special Session – November 24, 2004
     5) Joint Special Session – November 17, 2004
   - **b) Set Next Meeting, Date and Time:**
     1) Council Hears Planning & Zoning – December 22, 2004 – **CANCELLED**
     2) Regular Session – January 5, 2005 at 6:30 p.m.
     3) Regular Session – January 19, 2005 at 6:30 p.m.
     4) Council Hears Planning & Zoning – January 26, 2005 at 6:30 p.m.

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. **Discussion, consideration, and possible approval of Amendment One to the Intergovernmental Agreement with ADOT, SR-260 Frontage Roads.** This amendment allows ADOT to accept the Town's payment for the stamped sidewalks and paving on Industrial Drive and also requires the Town to accept responsibility for the electrical costs associated with the signal lights at SR 260 and Main and SR 260 at Finnie Flat Road.

7. **Discussion, consideration, and possible approval of Amendment #1 to ADOT Contract JPA 93-088. This amendment allows ADOT to abandon a section of right-of-way ownership jurisdiction and maintenance responsibilities of street lighting and a traffic signal at the intersection of State Route 260 (Main Street) and Montezuma Castle Highway.**

8. **Discussion, consideration, and possible approval of Amendment #1 to ADOT Contract JPA 95-0258. This amendment allows ADOT to abandon a section of right-of-way ownership jurisdiction and maintenance responsibilities of street lighting and a traffic signal at the intersection of State Route 260 (Finnie Flat) and Cliffs Parkway.**

9. **Discussion, consideration, and possible approval and appointment of Court Supervisor Jacque P. Daughety, adding Assistant Magistrate duties and further appointing Duane Wyles and Michael Bluff as Assistant Magistrates for a two to four year term.**

10. **Discussion, consideration, and possible approval to exceed budget on "Project #04-007, Street Striping Improvements – 2004 – 2007".** The overage of $7,169.46 is an unbudgeted item from HURF.

11. **Discussion, consideration, review, and possible approval of a Memorandum of Understanding with the Developer of Lucky Canyon Estates Subdivision concerning water transmission lines.**

12. **Discussion, consideration, and possible approval of Resolution 2004-618, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2004-05 for Lucky Canyon Estates Unit 1 Subdivision located on 19.90 acres of parcel 403-06-001 containing 5 lots and Tract A. This project is located off Salt Mine Road.**

13. **Presentation and discussion, consideration, and possible approval of the Camp Verde Marshal's Office Policies and Procedures Manual.**

14. **Discussion, consideration, and possible approval of Arizona Engineering's proposal regarding Camp Verde Unified School District #28 Adjacent Ways Drainage Plan.**

15. **Discussion, consideration and possible approval of Resolution 2004-621, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting an Intergovernmental Agreement with the Camp Verde Unified School District #28 to allow the District and Town to cooperate in funding and planning remediation projects or a drainage plan.**

16. **Discussion, consideration and possible approval of Resolution 2004-620, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona approving the application for State Land Improvement Funds.** This will allow the Town of Camp Verde to receive funding to purchase property on the east side of the Black Bridge and south side of the Verde River. If awarded, the grant requires $360,651 in matching funds, including in-kind match, from the Park Contingency Fund.

17. **Discussion, consideration, and possible clarification of Council's 12-1-04 motion approving a preliminary plat for Town-owned property in the Verde Cliffs Subdivision.**

18. **Discussion, consideration, and possible approval of an Intergovernmental Agreement with the Camp Verde Sanitary District to provide funds to assist the District in obtaining the Forest Service site for plant expansion.** This is an unbudgeted item from the

General Fund. Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03 (A)(3) and (A)(4) for discussion or consultation for legal advice and discussion or consultation with the attorney in order to consider its position and instruct its attorney regarding its position regarding contracts that are the subject of negotiations.

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

There will be no Public Input on the following items:

20. **Advanced Approvals of Town Expenditures**

21. **Manager/Staff Report**

22. **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.

23. **Adjournment**

Posted by: [illegible] Date/Time: 12-10-04 10:01 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
REGULAR SESSION/COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, DECEMBER 15, 2004
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: Town Manager Bill Lee, Town Attorney Sims, Community Development Director Wright, Magistrate McElhaney; Council candidates Helen Zimmerli and Robert Johnson; Deputy Clerk Virginia Jones and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
The Pledge was led by Vice Mayor Reddell.

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) Joint Special Session – December 3, 2004
2) Regular Session – December 1, 2004
3) Special Session – December 1, 2004
4) Special Session – November 24, 2004
5) Joint Special Session – November 17, 2004

b) Set Next Meeting, Date and Time:
1) Council Hears Planning & Zoning – December 22, 2004 – **CANCELLED**
2) Regular Session – January 5, 2005 at 6:30 p.m.
3) Regular Session – January 19, 2005 at 6:30 p.m.
4) Council Hears Planning & Zoning – January 26, 2005 at 6:30 p.m.

On a motion by Reddell, seconded by Baker, the Council unanimously approved the Consent Agenda, with the following correction to the Regular Session Minutes of December 1, 2004: Page 4, first paragraph under Council Discussion, 13th line, following the words "....General Plan is in place it may be updated.....," delete, "at any time,...."

Town Attorney Sims requested a minor change to the Minutes of December 1, 2004, on Page 4 under Council Discussion by striking the words "at any time" in order to correct a possible misrepresentation of the notice requirements for General Plan amendments.

5. **Call to the Public for Items not on the Agenda.**
There was no public input.

6. **Discussion, consideration, and possible approval of Amendment One to the Intergovernmental Agreement with ADOT, SR-260 Frontage Roads.**
On a motion by Teague, seconded by Reddell, the Council unanimously accepted and approved the amended Intergovernmental Agreement with ADOT, SR-260 Frontage Roads, AG Contract No. KR00-2046TRN.

Town Manager Lee said that the requested approval is customary procedure for ADOT in working with cities and towns, and required in order for ADOT to cash the check that the Town had

submitted approximately eight months ago. The subject of past discussions regarding corrections to some parts of Industrial Drive as well as some signage that has not yet been addressed was raised; Lee said he has requested ADOT to look into the issue but no commitment has been made. In a brief discussion the Council agreed that there were some outstanding issues to be considered and/or corrected, but it was pointed out that any unresolved concerns should be dealt with when the turn-back agreement comes back to Council. Lee said there are ongoing discussions with ADOT regarding concerns, and many of them have been resolved. There will also be a final walk-through where the Town will be able to address those issues that it may continue to see as problems. Lee also suggested that the Council submit to staff a "laundry list" of problem areas to refer to when working with ADOT on the walk-through.

7. **Discussion, consideration, and possible approval of Amendment #1 to ADOT Contract JPA 93-088. This amendment allows ADOT to abandon a section of right-of-way ownership jurisdiction and maintenance responsibilities of street lighting and a traffic signal at the intersection of State Route 260 (Main Street) and Montezuma Castle Highway.**
On a motion by Teague, seconded by Baker, the Council unanimously accepted and approved AG Contract No. KR094-0103TRN, Amendment One, Contract JPA93-088.

Lee explained that the item was only a housekeeping measure, the abandonment of the subject lighting and signal. The question of the Town assuming the expense of the electrical and maintenance costs was raised, and it was pointed out that some other communities have indicated that ADOT pays for the lights. Attorney Sims suggested that responsibility for the electrical and/or maintenance would probably depend upon whether ADOT or the particular city or town has control over the operation of the lights. Lee confirmed that the Town would have complete control over the two subject lights, and described others where responsibility for the costs varied between ADOT and the Town depending on the location and/or control.

8. **Discussion, consideration, and possible approval of Amendment #1 to ADOT Contract JPA 95-0258. This amendment allows ADOT to abandon a section of right-of-way ownership jurisdiction and maintenance responsibilities of street lighting and a traffic signal at the intersection of State Route 260 (Finnie Flat) and Cliffs Parkway.**
On a motion by Reddell, seconded by Baker, the Council voted 6-1 to approve ADOT Contract No. KR095-1810TRN, Amendment One to Contract JPA 95-025; with a 'no' vote by Gioia.

Prior to taking action, there was some unhappiness expressed by the Council over the fact that the various approvals are being requested by ADOT on a "piecemeal" basis instead of ADOT presenting a complete package deal when the entire project was completed. It was suggested that ADOT is just taking steps to put their paperwork in order, which probably should have been done months ago and are prerequisite to presenting the final turn-back package. The requirement that the Town take over responsibility for maintenance was questioned, based on research done regarding some other surrounding cities and towns where it was found that ADOT is responsibility for the maintenance on traffic lights. Lee pointed out that the Town will assume the costs on the Town roads, and described the areas that ADOT would continue to be responsible for the maintenance. Lee added that if the Council so desired the matter could be tabled and he could discuss with ADOT the question raised regarding responsibility for maintenance. However, the Council generally agreed that the responsibility would probably depend upon whether the lights are on State Highways or local roads, as suggested earlier, and that the request for approval should be acted upon. Lee added that he would follow up on the issue raised regarding maintenance responsibility, and if it is different from what was assumed, he will bring the matter back to Council. A minor correction from "JPA 95-0258," as shown on the Agenda item. to "JPA 95-025" was also noted.

9. **Discussion, consideration, and possible approval and appointment of Court Supervisor Jacque P. Daughety, adding Assistant Magistrate duties and further appointing Duane Wyles and Michael Bluff as Assistant Magistrates for a two to four year term.**
On a motion by Dickinson, seconded by Gioia, the Council unanimously approved the appointment of Jacque Daughety, Duane Wyles and Michael Bluff as Assistant Magistrates, in addition to Jacque Daughety's Court Supervisor position, that it be for a two-year period, and that the compensation for Mr. Wyles and Mr. Bluff remain at $50 per hour with a two-hour minimum.

Magistrate McElhaney referred to the Staff Report that had been submitted, together with correspondence from the Supreme Court of the State of Arizona setting forth the provision in the Arizona Constitution that clarifies the different requirements for Justices of the Peace and City Magistrates. Judge McElhaney said that the subject appointments are being requested in order to comply with the current requirements for individuals acting as Assistant Magistrates; in addition, Jacque Daughety would also continue to serve as Court Supervisor. If necessary to call on either Duane Wyles or Michael Bluff to serve as Assistant Magistrate in the event of the absence or conflict of interest of McElhaney or Daughety, the compensation would be $50 per hour, with a minimum of two hours. The Council was also requested to establish the length of terms for the appointments.

10. **Discussion, consideration, and possible approval to exceed budget on "Project #04-007, Street Striping Improvements – 2004 – 2007".**
On a motion by Reddell, seconded by Parrish, the Council unanimously approved the overage of $7,169.46 from the unbudgeted HURF fund to pay for the striping.

Wally Dickinson, Street Supervisor, explained that the override was not intentional; it was simply a mistake in calculations. He added that there is sufficient money in the HURF fund to cover the overage. The Council discussed the high quality of the work that had been done, and there was a brief discussion regarding the original worksheet that had been included in the agenda packet, and the apparent miscalculation of the linear footage. Bill Lee suggested that until the actual striping is done, and the employee reports the footage recorded, it is understandable that sometimes a discrepancy exists between what is anticipated and what the employee covers. Lee added that staff regrets that the error in calculation was made, but the total work would had to have been done regardless. There is also a web-based program that the Street Department is starting to use, with information being inputted which may help in maintaining the roads in the future.

11. **Discussion, consideration, review, and possible approval of a Memorandum of Understanding with the Developer of Lucky Canyon Estates Subdivision concerning water transmission lines.**
On a motion by Baker, seconded by Gioia, the Council unanimously rejected the Memorandum of Understanding with the Developer of Lucky Canyon Estates Subdivision concerning water transmission lines.

Community Development Director Wright said that following the Council's discussion regarding the Lucky Canyon Estates subdivision at the December 1st meeting, Mr. Pender drafted the subject Memorandum of Understanding in order to provide a framework so that development of the five lots identified as Unit 1 can be started. Water issues, over which the Town has limited authority, basically are addressed by the Department of Water Resources. The previous discussion revolved around the developer offering to extend water transmission lines to the subdivision, at the developer's cost.

Tom Pender confirmed the intent of the developer to extend the water line, and his understanding that the Town would agree to cooperate in pursuing that with whatever statutory ability the Town may have. Mr. Pender said that the project has been delayed because of a

problem due to the lack of cooperation on the part of some individuals. The Council discussed with Mr. Pender the possibility of the Town taking the first step to help with development of the five lots since getting water to the lots would be the right thing to do, as well as being able to then provide Unit 2 with the water service. If wells are used in the interim as planned, there is no question that the owners will want to hook up to the water lines when they are provided. The Memorandum of Understanding was discussed with Mr. Pender in detail, together with the anticipated development of Unit 2 as well, the commitment of the developer to assume all costs of providing the water transmission lines and the cost of acquiring rights-of-way if necessary, and the offer of the Town to reasonably assist in acquiring those rights-of-way, and the fact that such assistance would be for the good of the community and the good of the water system as a whole. Following advice from Attorney Sims based on understanding of the developer's commitment to developing the subject subdivision, the Council agreed that the issues that are included in the draft Memorandum of Understanding could be addressed in a Development Agreement in connection with adoption of the Final Plat for Unit 1 of the subdivision, to also include Unit 2. Mr. Pender requested assurance from the Town that the Final Plat would be approved, agreeing that it would not be recorded until the Development Agreement is in hand. With that understanding, based on legal advice, it was decided that the Memorandum of Understanding as presented would be rejected.

12. **Discussion, consideration, and possible approval of Resolution 2004-618, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2004-05 for Lucky Canyon Estates Unit 1 Subdivision located on 19.90 acres of parcel 403-06-001 containing 5 lots and Tract A. This project is located off Salt Mine Road.**
On a motion by Dickinson, seconded by Kovacovich, the Council unanimously approved Resolution 2004-618, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving Final Plat 2004-05 for Lucky Canyon Estates Unit 1 that includes 5 lots and Tract A, located off Salt Mine Road on Parcel 403-06-001 consisting of 19.9 acres, with the following stipulations to be addressed by Town Attorney, Developer and Camp Verde Water Company that will address these items: That water extension will serve Units 1 and 2, that the Developer will pay the cost of right-of-ways acquisition, and that the Developer will pay cost of water line extension; that the Developer will shut down existing wells and hook up all lots in Unit 1, and that the Town will provide reasonable assistance to the Developer to acquire the necessary right-of-ways.

The foregoing action was taken in keeping with the discussion held during consideration of previous Item 11. It was confirmed that Item 3 of the Resolution would include Units 1 and 2, and Item 4 added to include the stipulations contained in the motion. Attorney Sims also requested and received assurance from Mr. Pender that nothing will be recorded until the Development Agreement has been approved.

13. **Presentation and discussion, consideration, and possible approval of the Camp Verde Marshal's Office Policies and Procedures Manual.**
On a motion by Reddell, seconded by Kovacovich, the Council unanimously approved the Camp Verde Marshal's Office Policies and Procedures Manual.

Marshal Dave Smith said that in putting together the proposed Manual he followed the standards established by the Commission On Accreditation for Law Enforcement Agencies (COALEA), and also requested input and recommendations from all the employees. Marshal Smith said that the Manual has also been submitted to the Attorney for review.

Mayor Dickinson felt that the first page that set forth the Mission Statement was worthy of reading aloud, and Marshal Smith did so. The brief discussion included a commendation for Marshal Smith's diligence in preparing the Manual within short months; Attorney Sims also commented on officers working with other jurisdictions and the need to make sure that liability

protections are built into any IGA's. Sims also confirmed with Smith that the Manual covered the restrictions for any officer working either extra duty or off duty.

14. **Discussion, consideration, and possible approval of Arizona Engineering's proposal regarding Camp Verde Unified School District #28 Adjacent Ways Drainage Plan.**
On a motion by Teague, seconded by Reddell, the Council unanimously approved the Arizona Engineering's proposal dated October 22, 2004, regarding the Camp Verde Unified School District #28 Adjacent Ways Drainage Plan; further, Town Manager Lee is authorized to request the addition of an insurance and indemnity provision comparable to that given to other schools and governments.

Town Manager Lee said that the subject proposal followed months of working with the School District and Arizona Engineering trying to address the subject drainage issue next to the Skateboard Park. The proposal breaks down the costs between the Town and the School District. Upon approval, Arizona Engineering will be able to start the design of the drainage plan. Lee confirmed that funds are available from the 7th Street project, and that both of the projects can be completed this year. There was also a brief discussion regarding the drainage issue and the detention basin, and protection of the schools from flooding as had happened in the past. Attorney Sims suggested that staff request Arizona Engineering to include a provision for insurance and indemnity comparable to that given to other schools and governments.

15. **Discussion, consideration and possible approval of Resolution 2004-621, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting an Intergovernmental Agreement with the Camp Verde Unified School District #28 to allow the District and Town to cooperate in funding and planning remediation projects or a drainage plan.**
On a motion by Gioia, seconded by Teague, the Council unanimously approved Resolution 2004-621, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting an Intergovernmental Agreement with the Camp Verde Unified School District #28 to allow the District and Town to cooperate in funding and planning remediation projects or a drainage plan.

There was no further discussion on the issue following consideration of the previous item.

16. **Discussion, consideration and possible approval of Resolution 2004-620, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona approving the application for State Land Improvement Funds.**
On a motion by Baker, seconded by Reddell, the Council voted unanimously to table this item until a future Council meeting.

Lee requested that the item be tabled since by telephone this afternoon Robert Baldwin, State Parks, has asked to go over some of the numbers; Lee has not yet been able to talk further with Mr. Baldwin, and there may be some changes to the document. It may be possible to set the matter for a meeting sooner than the next one scheduled for January 5th.

17. **Discussion, consideration, and possible clarification of Council's 12-1-04 motion approving a preliminary plat for Town-owned property in the Verde Cliffs Subdivision.**
On a motion by Dickinson, seconded by Baker, the Council voted unanimously to direct staff to pursue the proposed preliminary plat on the eight one-half-acre lots on the five-acre tract that was donated in the Verde Cliffs for the benefit of the Library.

Lee explained that this item is simply a house-cleaning matter; instead of approving the preliminary plat plan for the lots two weeks ago, the intent was only to direct staff to begin working with Arizona Engineering in developing the preliminary plat plans and then bring those forward to Council for approval.

18. **Discussion, consideration, and possible approval of an Intergovernmental Agreement with the Camp Verde Sanitary District to provide funds to assist the District in obtaining the Forest Service site for plant expansion.** This is an unbudgeted item from the General Fund. Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03 (A)(3) and (A)(4) for discussion or consultation for legal advice and discussion or consultation with the attorney in order to consider its position and instruct its attorney regarding its position regarding contracts that are the subject of negotiations.

On a motion by Reddell, seconded by Teague, the Council voted unanimously to go into Executive Session.

A Recess was called at 8:12 p.m.

The meeting was called back to order at 9:48 p.m.; Vice Mayor Reddell was no longer present for the remainder of the meeting.

Upon reconvening the Regular Session, Mayor Dickinson commented that the subject issue was one that had been grappled with for the last couple of weeks, and that direction has now been given to Staff. Dickinson added that the Town is committed to the acquisition of the Forest Service land in a timely fashion, and that the Staff will be working on an Intergovernmental Agreement in the coming days and will not be sending an IGA to the District at this time.

19. **Call to the Public for Items not on the Agenda**
There was no public input.

20. **Advanced Approvals of Town Expenditures**
There were no Advanced Approvals.

21. **Manager/Staff Report**
There was no Manager/Staff Report.

22. **Council Informational Reports**
Teague reported that Grasshopper Basketball is in full swing.

Parrish commented that everybody did a good job on the Parade of Lights.

Kovacovich thanked the Parks & Recreation Department for a great parade.

Baker dittoed Kovacovich's statement.

Gioia commented on and expressed thanks to the Department of Tourism for a wonderful workshop.

Dickinson reported on a meeting with Sen. Kyl, the Yavapai Ranch issue, and an upcoming meeting on January 20th.

23. **Adjournment**
On a motion by Baker, seconded by Parrish, the meeting was adjourned at 9:52 p.m.

Mitch Dickinson

Mitch Dickinson, Mayor

Margaret Harper

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 15th day of December, 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 7 day of Jan. 2005

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE

PARKS & REC CONFERENCE ROOM*
395 S. MAIN

TUESDAY, DECEMBER 21, 2004
11:30 A.M.

1. **Call to Order**

2. **Roll Call**

3. **Discussion, consideration, and possible approval of an Intergovernmental Agreement with the Camp Verde Sanitary District concerning the Town's involvement with the 2004 Sewer Construction Project.**

4. **Adjournment**

Posted by: J Jones Date/Time: 12-20-04 9:30 a.m

Note: Pursuant to A.R.S. §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.

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.

* The Parks & Recreation Conference Room entrance is located across from the Gazebo.

MINUTES
SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
PARKS & REC CONFERENCE ROOM
395 S. MAIN

TUESDAY, DECEMBER 21, 2004
11:30 A.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**
Mayor Dickinson called the meeting to order at 11:35 a.m.

2. **Roll Call**
Mayor Dickinson, Vice Mayor Reddell, Councilors Gioia, Kovacovich, Parrish, and Teague were present. Councilor Baker was absent.

Also Present:
Town Manager Bill Lee, Finance Director Dane Bullard, and Town Clerk Deborah Barber

3. **Discussion, consideration, and possible approval of an Intergovernmental Agreement with the Camp Verde Sanitary District concerning the Town's involvement with the 2004 Sewer Construction Project.**
Mayor Dickinson provided a confidential e-mail from Town Attorney Bill Sims to Council members. Members took a few minutes to review the document. Manager Lee suggested that Council recess to Executive Session to discuss the memo with Mr. Sims by telephone. He advised that Council Chambers was now available.

On a motion by Reddell, seconded by Parrish, the Council voted unanimously to go into executive session for legal advice pursuant to ARS §38-431.03.A3.

Dickinson advised that Council would meet in executive session in the Council Chambers, and would reconvene the Special Session in Council Chambers to announce any action that might be taken. Dickinson also got the telephone numbers of the two reporters, who were the only public in attendance, advising them that he would personally telephone them when the Special Session was reconvened.

Council moved to Council Chambers.

Mayor Dickinson called the Special Session back to order at 12:38 p.m. He summarized the recent events related to the intergovernmental agreement with the Camp Verde Sanitary District (District), stating that the two entities had worked the last several weeks to negotiate a reasonable and fair agreement. He explained that the Town felt that the document presented to the District for approval on the 20th was a fair, reasonable, and equitable agreement that met the needs of both the Town and the District. He said that the Town's attorney, the District's attorney, and the manager had worked diligently to come up with an agreement that addressed the points of contention.

Dickinson stated that the agreement that the District brought to Council today is unacceptable. He explained that Council's direction was to now draft a 'mini-IGA' that the Town will make $500,000 available before the end of the year to the District for the purchase of the land, with ten acres to be identified now for the location of the street yard, and that the IGA will have language to address repayment at the current LGIP interest rates. He advised that the loan should be secured by the land and that if the District does come up with the funds, the Town must be repaid.

He advised that this would be the final direction Council gives on this matter unless the District comes back to the point where the they are willing to accept the IGA concept that was negotiated by the two attorneys and the manager prior to the District's December 20th meeting.

Dickinson advised that the reason the Town needs to take this position because it is necessary to show constituents that their funds are well managed by providing assurance that the District will meet a performance schedule and cap the engineering costs that the Town would be expected to cover. He noted that the District is unwilling to commit to these things.

Dickinson stated that if the District is not able to move forward on their project, they will have to answer to their community. He said that this project is a vital need and that Council fully supports it; however, the fact remains that government investments and intergovernmental agreements must be reviewed from a prudent business position, and that the District's proposal did not meet this necessity.

Dickinson closed by stating that Council believed the District's position has been for the Town to make $780,000 available and then to leave them alone. He stated further that the items Council asked for in the agreement are things that community members have asked for as well. He advised that if the District goes back quickly to what was submitted to them yesterday, then perhaps, there might be an opportunity to salvage the project.

4. **Adjournment**

Mayor Dickinson adjourned the meeting at 12:46 p.m. following a motion by Reddell and a second by Teague.

Mitch Dickinson

Mitch Dickinson, Mayor

Deborah Barber

Deborah Barber, Town Clerk

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 Special Session of the Mayor and Common Council of Camp Verde, Arizona, held on the 21st day of December 2004. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 7 day of January, 2005

Deborah Barber

Deborah Barber, Town Clerk

AGENDA

CANCELLED

SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE

COUNCIL CHAMBERS
473 S. MAIN, ROOM 106

TUESDAY, DECEMBER 28, 2004
11:30 A.M.

1. **Call to Order**

2. **Roll Call**

3. **Update, discussion, consideration, and possible approval of an Intergovernmental Agreement with the Camp Verde Sanitary District concerning the Town's involvement with the 2004 Sewer Construction Project.**

4. **Adjournment**

Posted by: U Jones Date/Time: 12-27-04 11:15 a.m

Note: Pursuant to A.R.S. §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.

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.