

**MINUTES  
REGULAR SESSION  
MAYOR and COMMON COUNCIL  
TOWN OF CAMP VERDE  
COUNCIL CHAMBERS  
WEDNESDAY, APRIL 5, 2006  
at 6:30 P.M.**

Minutes are a summary of the actions taken. They are not verbatim.  
Public input is placed after Council motions 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 Gioia, Councilors Hauser, Smith, Kovacovich, Parrish and Parry were present; Vice Mayor Baker was absent due to illness.

**Also Present:** Town Manager Bill Lee, Town Attorney Brad Woodford, Project Coordinator Wendy Escoffier, Community Development Director Will Wright, Library Director Gerry Laurito, P&Z Commissioner Jim Bullard, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**

The Pledge was led by Councilor Smith.

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) March 22, 2006 – Council Hears Planning & Zoning
- 2) March 15, 2006 – Regular Session
- 3) March 15, 2006 – Executive Session

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

- 1) Joint Work Session – April 12, 2006 at 6:30 p.m.
- 2) Regular Session – April 19, 2006 at 6:30 p.m.
- 3) Council Hears P&Z – April 26, 2006 at 6:30 p.m.

c) **Possible approval of Resolution 2006-680, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, pertaining to the submission of projects for consideration in Arizona's 2007 Fiscal Year Highway Safety Plan.**

d) **Possible approval of a change order in the amount of \$1,863.00 to supply and install security lights in the holding cells at the new Marshal's facility.**

On a motion by Hauser, seconded by Kovacovich, the Council unanimously approved the Consent Agenda, with the correction, addition and pulling Item d).

Mayor Gioia requested that the Minutes of March 22, 2006, Page 5, No. 12, next to the last line, "...transfer of well rights..." be corrected to, "...transfer of **water** rights..."; that a meeting be set for April 17, 2006 at 3:00 p.m. in Council Chambers with State Parks to discuss their improvements in the Fort area; and that Item 4.d) be pulled for discussion.

d) **Possible approval of a change order in the amount of \$1,863.00 to supply and install security lights in the holding cells at the new Marshal's facility.**

Staff was directed to seek more palatable financial alternatives as discussed.

Mayor Gioia commented on the discussion between himself, Marshal Smith and the construction superintendent regarding the excessive expense for the lights. Marshal Smith explained the need for security lights; however, in the discussion with the superintendent it was agreed that something else can be found that would cost less.

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

**Robert Johnson** said he had sent in an application for the free rides for older or disabled people for medical or shopping trips and was informed that having a car on the property that runs would disqualify an applicant; he suggested a way to counter that by disconnecting the battery cable.

**Stan Bullard**, Camp Verde Water System, requested an agenda item to discuss the water rights being acquired from Equestrian Estates; the water system has funds to acquire those water rights and would like to discuss that possibility. Also, Bullard advised the Council regarding details of testing to be commenced at the arsenic treatment plant at Verde River Estates that will include discharge from the treatment plant down Verde River Drive, under a 404 General Discharge Permit.

There was no further public input.

6. **Presentation of Certificates of Recognition to Taylor Phillips and Sarah Chagolla for their Outstanding Community Service efforts.**

There was no action taken.

Mayor Gioia highly commended the two young girls for their community involvement, personally thanking them while presenting the Certificates of Recognition. Councilor Hauser also offered the appreciation of the entire Council for the girls' service to the community.

**Daria Wier**, Counselor at Camp Verde Middle School, described in detail the involvement of the girls in the many various community activities, including the difference they have made through their participation in the Adopt-A-Grandparent program at Infinia. Ms. Wier said the girls are an exceptional pair, are top students, are very respectful and dependable, and commended their parents for a job well done on raising them.

7. **Discussion, consideration, and possible approval of Ordinance 2006-A321, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adding Section 3-2-8 Director of Housing and Neighborhood Revitalization to the Town Code Chapter 3 – Administration.** This item will include discussion of recommending an amendment to the Town Code to include a Director of Housing and budget scenarios to fund the department from April 1, 2006 through June 30, 2006.

On a motion by Gioia, seconded by Smith, the Council unanimously approved Ordinance 2006-A321, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adding Section 3-2-8 Director of Housing and Neighborhood Revitalization to the Town Code Chapter 3 – Administration.

Staff was directed as follows: That if the RD grant is received, Budget Scenario 1 will be adopted; if not, then Budget Scenario 2 will be adopted; neither of which will cut into the General Fund.

Projects Coordinator Wendy Escoffier reviewed the work staff has done pursuant to direction of Council on February 15 to proceed with creation of a Housing Department by preparing an amendment to the Town Code. Escoffier said that the amendment was in response to the effort to meet the housing needs of Camp Verde citizens, particularly those in the service-type jobs, such as fire, police and education. Two budget scenarios, each to fund the department until the remainder of the budget year, were included in the agenda packet, the first one based on the Town receiving the rural Development (RD) pre-development grant if it is determined that the self-help housing program is feasible in Camp Verde; and the second scenario reflecting the amount needed if the Town does not receive the RD grant. Neither scenario would have a negative impact on the existing budget. The Housing Commission has unanimously recommended approval of Ordinance 2006-A321 to establish the Housing Department, with the

proposed budget scenarios, and also recommended that a budget for the Housing Department be included in the 2006-07 fiscal year.

The Council commended the efforts of the staff and the Housing Commission.

**PUBLIC INPUT**

**Norma Garrison**, Vice Chairperson on the Housing Commission, thanked the Council for its vision in recognizing the need for such a Commission, and commended Escoffier for arming the Commission members with a wealth of information to help them from the start. She realizes the Council has presented a big challenge, but feels that the Commission will be equal to the challenge because of their diverse backgrounds and passion for what needs to be accomplished. Garrison added that Escoffier will be a most important factor in the Commission being able to do their job.

**Robert Johnson**, Camp Verde, described a TV program called, "Flip This House," and suggested that the Town might learn from that approach one way to provide affordable housing.

**Jeremy Bach**, Housing Commission Chairperson, said that it is an honor and a privilege to work on the effort and commended Debbie and Wendy for the information they have gathered from other communities in developing a solid plan. Bach said the Commission hopes to have the approval and support of the Council for many projects to come.

There was no further public input.

**8. Discussion, consideration, and possible direction to staff to prepare a Request for Proposals to develop the 5-acre site adjacent to Cliff's Parkway that was donated to the Town for the library.**

On a motion by Hauser, seconded by Smith, the Council voted unanimously to direct staff to prepare a Request for Proposals to develop the 5-acre site adjacent to Cliff's Parkway that was donated to the Town for the library.

Town Manager Lee reviewed the background of the subject 5-acre site, explaining that staff has been considering different solutions on how to best benefit the library as well as how to best benefit the newly-formed housing program; Lee said he also has discussed possible approaches with the Town Attorney. Lee said that after a Power Point presentation to be made by Escoffier, he would ask for direction from Council on how to proceed further.

Wendy Escoffier showed a view of the vacant 5-acre parcel and the surrounding area, reminding Council that if the parcel were to be sold and the Town would be receiving more than \$500,000 such a sale would have to be approved by the voters. The existing zoning on the parcel is R1L-5 which would allow site-built homes on lot sizes of 5,000 square feet. Escoffier described several options for developing the property, with the goal of a portion being used for below-market housing, and said that staff was requesting direction to proceed with preparing an RFP from developers interested in building such a mixed development, such as the City of Flagstaff has done successfully. The Housing Commission is recommending the same density pattern as the surrounding lots.

Lee explained that the RFP process would allow developers to present a wide range of ideas that would include both the cash to be realized by the Town as well as the percentage of lots that would be put into the housing program as discussed. The Council would make the final decision as to which developer to work with. The Council discussed several different possibilities for maximizing proceeds from the 5-acre parcel, and the question of the possible need for voter approval of a sale together with input from the Town Attorney, while continuing to stress the goal of creating workforce housing. Creating a community land trust as a method of providing affordable housing was also discussed.

**PUBLIC INPUT**

**Jeremy Bach** said that Camp Verde has a unique opportunity, the same as Flagstaff had with a 40-acre parcel, and described a joint venture with Flagstaff where the developer purchased the land and gave workforce housing back to the Council. Bach described a process that would include selling municipal bonds and the method of repayment, which Attorney Woodford confirmed was a description of an improvement district that would be a definite possibility. Bach also said that he had prepared a pro forma on that process that he has given to Escoffier.

**Robert Johnson** questioned whether the Town currently has enough funds to build the Library at this time and that perhaps the parcel should just be left to increase in value until the funds are available.

**Dave Smith**, Camp Verde Marshal, confirmed that at least 4 or 5 of his personnel live outside of the Town limits and are unable to take their patrol cars home which would be a good presence in the neighborhood.

**Barbara Parsons** said that she understands that there are still plenty of homes available in the \$150,000 range, and that those are affordable and represent the best prices in the Verde Valley and Prescott, and questioned why they are still available, suggesting that if one had really wanted to take advantage of that low price the houses would be sold. Ms. Parsons objected to the idea of lower-cost housing being built in an area of "nice homes." The land was donated for everyone to use, not to be turned into a private area being sold for private purposes.

Council reminded the public that, as an example, a Marshal starting at the range of \$31,000 could only afford a \$100,000 home; they cannot afford a \$150,000 house.

**George Young** agreed that everyone has good ideas for what would be good for the community; however, the property was earmarked specifically for the Library. He questioned the concept of leasing the lots for a certain block of years, and Council confirmed that the land would be leased in perpetuity.

There was no further public input.

9. **Discussion, consideration, and possible determination to over-grout or dry-stacked the limestone at the new Marshal's facility.**

On a motion by Smith, seconded by Gioia, the Council voted unanimously to deny the expenditure of \$3,569 for the over-grout.

The members described their visit today to the site of the new Marshal's facility and expressed their general preference to not spend the money for the over-grout but to go with what was looked at today.

There was no public input.

10. **Discussion, consideration, and possible approval to purchase a vehicle from Steve Coury dealership in an amount not to exceed \$10,000.**

On a motion by Gioia, seconded by Hauser, the Council unanimously directed staff to purchase the 2002 Chevrolet Malibu sedan from Steve Coury dealership.

Community Development Director Wright said that two vehicles had been found, and requested approval to move forward and purchase the Malibu, explaining that it would be somewhat more economical and had less miles; the other vehicle was luxurious, but the Malibu would better serve the purpose for which it is needed. Council agreed with that choice.

There was no public input.

**11. Discussion, consideration, and possible approval of the Clerk's Office Policies and Procedures Manual and the Agenda Handbook.**

Staff was directed to proceed with the Policies and Procedures Manual and Agenda Handbook as discussed.

Town Clerk Barber said that the Policies and Procedures Manual, first developed in 2000, was subsequently updated with legal input with regard to time lines, records management and election procedures. In the process, comments from the Council members have also been incorporated into the Manual. The latest update this year ensures that the Town is compliant with statutes, and is now submitted to the Council for review and formal approval.

Barber reviewed and discussed with the Council, with input from Attorney Woodford, suggested changes in the draft Policies and Procedures Manual and Agenda Handbook, including discussion regarding determining fees for commercial requests for copies of Town records, and the benefit of and increasing need to use the Consent Agenda procedure. Barber also pointed out that pursuant to legal advice there will also be a reference in the Policies and Procedures Manual to the Records Management Manual, which is a separate document.

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

There was no public input.

**13. Advanced Approvals of Town Expenditures**

There were no advanced approvals of Town expenditures.

**14. Manager/Staff Report**

There was no Manager/Staff report.

**15. Council Informational Reports**

Hauser commented on the baseball season, had a ballgame today that was not canceled because of rain.

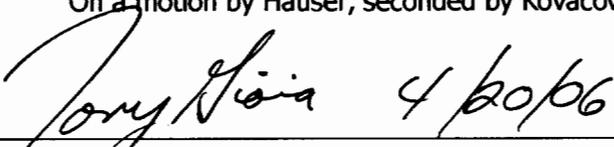
Smith reported on riding some Arizona historic trails on a backpacking trip from Kirkland Junction up to Crown King.

Parrish urged anyone with spare time to volunteer to help the Historical Society.

Gioia reported that test kits for private well owners are available through the Yavapai County National Water Stewards during the National Drinking Water Week May 1 through 7, 2006; anyone interested can call 928-445-6590, Ext. 227. Gioia also reported on efforts regarding the mandate from Senators McCain and Kyl for working on policy-making in the Verde River Basin and the status of the Verde River Basin Partnership and a conflict over Prescott wanting the Partnership to be run by only elected officials as opposed to the Verde Valley wanting to include stakeholders. Hauser added that the Bill indicates stakeholders.

**16. Adjournment**

On a motion by Hauser, seconded by Kovacovich, the meeting was adjourned at 8:19 p.m.



Tony Gioia, 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 Session of the Town Council of Camp Verde, Arizona, held on the 5th day of April 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 27 day of April, 2006.



Debbie Barber, Town Clerk