

**MINUTES  
WORK SESSION  
MAYOR and COMMON COUNCIL  
of the  
TOWN OF CAMP VERDE  
COUNCIL CHAMBERS  
473 S. Main Street, Room #106  
WEDNESDAY, AUGUST 10, 2005  
2:30 P.M.**

1. **Call to Order**  
Mayor Gioia called the meeting to order at 2:32 p.m.
2. **Roll Call**  
Mayor Gioia, Vice Mayor Baker, Councilors Hauser, Kovacovich, Parrish, and Smith were present. Councilor Teague arrived at 2:26 p.m.

**Also Present**

Manager Bill Lee, Community Development Director Will Wright, Sr. Planner Nancy Buckel, Finance Director Dane Bullard, Parks & Recreation Director Lynda Moore, and Town Clerk Deborah Barber

3. **Presentation by CH2MHill concerning water system evaluations.**  
CH2MHill representatives provided a PowerPoint presentation on their company's experience in utility company evaluations, a copy of which is attached. Representatives answered questions from Council.

**Public Input**

Harve Stanley asked if there would be a water conservation component.

4. **Presentation by Doug Stroh concerning the new library facility.**  
Doug Stroh presented renderings of the proposed building and described the floor plan. The library and meeting rooms will be located on the first floor and administrative offices on the second floor.

**Public Input**

Harve Stanley asked if green standards would be considered in the construction.

5. **Discussion, consideration, and possible direction to staff concerning financial reporting issues, policies, procedures, and authorities.**  
Council spoke to this item at length, expressing concerns about the lack of cash handling procedures, conducting raffles, the lack of financial accountability, the inaccurate reporting, special events that negatively affect the merchants they are supposed to help, selling liquor and the associated liability, and receiving information when it is requested. Council members also agreed that it had been made clear that staff hours, including comp time and overtime, were to be tracked as expense items directly related to the event. Council members also agreed that it was unacceptable to wait this length of time for information, and that the Finance Director should have financial information readily available as public record.

Lee and Bullard advised that procedures are being developed to address these items.

**Public Input**

Lynda Moore apologized for the frustration Council felt. She advised that staff had been very busy, that these reporting requirements were new, and that everything would go much better in the future.

Charlotte Salsman agreed that there should be accountability and financial safeguards in place.

6. **Presentation by Paul Tischler concerning development impact fees.**

Mr. Tischler described his experience in preparing studies for communities considering development impact fees, and explained how they must be used.

Jack Blum suggested that Council consider adding the fees to support the increased needs of the Fire District. Baker said that she thought that this would require an IGA between the Town and the District. Dave Fackler agreed that the fee would likely be permitted and would require an IGA.

7. **Presentation by Burgess & Niple concerning water system evaluations.**

Burgess and Niple representatives provided a PowerPoint presentation on their company's experience in utility company evaluations, a copy of which is attached. Representatives answered questions from Council.

There was no public input.

8. **Discussion of possible economic incentives and infrastructure improvement district for the SR 260 access road system.**

Dave Fackler of NFPD discussed the pros and cons of improvement districts and urged Council to first get what they could from the state, county, and the developers. He pointed out that there is a high cost associated with the state limiting access to properties. He advised that although an improvement district is a possibility, it is premature until it is known how 260 will be constructed. Council asked Fackler to come up with something for them to consider.

**Public Input**

Clive Jordan said that the Town could provide utilities and other services to a location, but that at some point, the owner/developer needs to step in with improvements. He suggested that Council consider bonding to fund projects such as this, and that he has experience working with bonding committees.

9. **Sponsoring plaques for the lights along Main Street.**

Council did not discuss this item.

10. **Requiring developers to provide PowerPoint presentations depicting their proposals.**

Council did not discuss this item.

11. **Development of a residential fire sprinkler ordinance.**

Will Wright explained that Council adopted the 2003 ICC Fire Code and sprinklers were required in buildings that are 5,000 square feet and over. Council discussed the need for requiring them for residences in high-density areas.

Jack Blum said that they should be required for garages and hallways since most fires start in the carport or garage and hallways are exits. He also asked if Council could enforce restrictions set up by the Fire District. Council asked staff to schedule a joint work session with the Fire District to discuss these concerns, as well as the need for development impact fees.

**Public Input**

Bob Johnson asked if the fire department would take their engine across the new Miller's bridge.

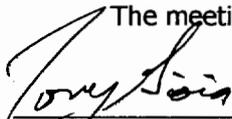
Clive Jordan said that Council was proposing to spend a lot of money and that if they were going to sell a bond issue, they should start soon.

12. **Purchase of remote microphones for the podium.**

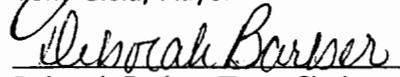
Council did not discuss this item.

13. **Adjournment**

The meeting was adjourned at 6:34 p.m.



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Tony Gioia, Mayor



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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 10th day of August 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 25 day of August, 2005



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Deborah Barber, Town Clerk