

**MINUTES
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
73 S. Main Street, Room #106
WEDNESDAY, DECEMBER 7, 2005
at 6:30 P.M.**

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

1. **Call to Order**
The meeting was called to order at 6:27 p.m.
2. **Roll Call**
Mayor Gioia, Vice-Mayor Baker, Councilors Hauser, Smith, Kovacovich, and Parrish were present.

Also Present: Town Manager Bill Lee, Town Attorney Brad Woodford, Finance Director Dane Bullard, P&Z Chairperson Robert Foreman, Town Clerk Debbie Barber, Deputy Clerk Virginia Jones, and Recording Secretary Margaret Harper.
3. **Pledge of Allegiance**
The Pledge was led by Councilor Parrish, followed by a moment of silence in remembrance of December 7, 1941.
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) November 16, 2005 – Regular Session
 - 2) November 9, 2005 – Work Session
 - b) **Set Next Meeting, Date and Time:**
 - 1) Joint Work Session w/ P&Z Commission – December 14, 2005 at 6:30 p.m.
 - 2) Regular Session – December 21, 2005 at 6: 30 p.m.
 - 3) Council Hears P&Z – December 28, 2005 at 6:30 p.m.. – **CANCELLED**
 - 4) Regular Session – January 4, 2006 at 6:30 p.m.
 - 5) Work Session – January 11, 2006 at 6:30 p.m.
 - 6) Regular Session – January 18, 2006 at 6:30 p.m.
 - 7) Council Hears P&Z – January 25, 2006 at 6:30 p.m.
 - c) **Possible approval of Resolution 2005-672, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, establishing the week of 12/12/05 as *Business Appreciation Week*.**
 - d) **Possible recommendation of approval of Special Event Liquor Licenses for the purposes of Fund Raising for American Legion Post #93 for the following dates: January 7, 2006, February 4, 2006, March 4, 2006, April 1, 2006, May 6, 2006, June 3, 2006, and July 1, 2006.**
 - e) **Possible approval to confirm Judge Bluff and Assistant Magistrate Harry Cipriano as Juvenile Hearing Officers, per ARS §8-323A and Administrative Order number 2005-13.**
 - f) **Possible approval of Election Services Agreement utilizing Yavapai County Election Services for all municipal elections.**
 - g) **Possible approval of the Chamber of Commerce quarterly drawdown in the amount of \$11,250. This is a budgeted item in the General Fund.**
 - h) **Possible acceptance of the following streets: North Via Linda, West Calle Panorama, North Via Silverado, and West Calle Salida of the Las Estancias Subdivision Unit II (Final Plat approved by Resolution 2004-612) and Unit III (Final Plat approved by Resolution 2005-632).**

- i) **Possible approval of Resolution 2005-671, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting amended final plat 2005-09 for Las Estancias Unit 2 subdivision removing parcels 403-20-169, 403-20-170, and 403-20-171 from the subdivision consisting of lots 27, 28, 29. These lots are located on the east side of the Mondale Extension.**

On a motion by Gioia, seconded by Kovacovich, the Consent Agenda was unanimously approved as presented, deferring Items (c), (h) and (i) for discussion.

On a motion by Gioia, seconded by Hauser, the Council unanimously adopted Resolution 2005-672, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, establishing the week of 12/12/05 as *Business Appreciation Week*.

On a motion by Baker, seconded by Hauser, the Council voted unanimously to remove Item (e) from the Consent Agenda for further consideration.

On a motion by Gioia, seconded by Kovacovich, the Council voted unanimously to amend Item (e) to approve and confirm Judge Bluff as the Juvenile Hearing Officer.

On a motion by Gioia, seconded by Hauser, the Council voted unanimously to return Items (h) and (i) to the Planning & Zoning Commission for review and appropriate action.

Mayor Gioia requested that Item 4(c) be pulled; Councilor Hauser also requested that Items 4(h) and (i) be pulled for discussion. The discussion of Item (c) drew special attention to and extended appreciation for the participation of the Main Street property owners in the beautification process.

Attorney Woodford requested that Item 4 (e) be revisited in order to correct the erroneous inclusion of the Assistant Magistrate who had not been appointed by the County as required; only Magistrate Bluff had been assigned by the Presiding Judge as the Juvenile Hearing Officer.

Items (h) and (i) were addressed during the discussion that questioned accepting the subject streets prior to completing the chip and seal repairs, and amending a Final Plat by removing certain parcels that had apparently been included in error. The discussion included an explanation that streets are usually given conditional approval to assist the developer in obtaining funding; it was decided that the proposed resolution should be amended to specify that approval is provisional based on the completion of the chip and seal repairs. There was no staff available to explain the reason for requesting the removal of parcels and amending the Final Plat for the Las Estancias Subdivision 2, although it was pointed out that work had already been completed on some of the streets in those parcels. The Council moved to return both Items (h) and (i) to the Planning & Zoning Commission in order for staff to correct the discrepancies as noted and prepare the appropriate documentation to submit to Council.

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

There was no public input.

6. **Discussion, consideration, and possible acceptance of Council Member Chet Teague's resignation, with appreciation for his dedication and service to the community.**

On a motion by Hauser, seconded by Gioia, the Council unanimously accepted the resignation of Council Member Chet Teague, with regret.

It was acknowledged that the role of a Council member is a difficult one to fill for the community, and that the choice made by Councilor Teague to resign was also difficult, but arrived at because of increasing work and family pressures and frustration at not being able to spend the time he

felt was necessary. Teague was commended for his efforts to serve the community, and it was agreed he had been an asset to the Council and he would be sadly missed.

There was no public input.

7. **Discussion, consideration, and possible direction to staff concerning the appointment of a member to fill Council Member Teague's term that expires in June 2007.**

Staff was directed to schedule the meeting of January 18th for review and selection of the person that the Council feels would be best qualified; the public was advised that anyone interested in appointment to the Council should write a letter and/or contact Council members to express their desire.

The Council reviewed the qualities that are important in serving as Council members, primarily retaining individuality, acting as a dedicated community representative, and being willing to work hard and share knowledge in order to help provide effective leadership. It was acknowledged that time and community input was needed in order to arrive at the best decision for a replacement. Any interested members of the community were urged to submit letters of intent, with a special invitation for younger individuals to become involved in civic participation. Those persons interested were also encouraged to speak with Council members on an individual basis.

There was no public input.

8. **Discussion, consideration, and possible adoption of Resolution 2005-670, finding the existence of a slum and blight area in the community and further that redevelopment of the area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the municipality, and further, directing staff to prepare a Redevelopment Plan.**

Staff was directed to continue working with the committee with the objectives remaining the same, adding new members, and charged with looking at all avenues for improvement of the delineated Townsite, without the redevelopment designation, and working from the same map in reviewing and inputting updates.

BACKGROUND

After introduction by Lee, the consultant Dave Fackler presented an update on the work done on the Redevelopment Plan for approximately one and a half years. He explained the need for the proposed Resolution of Necessity containing certain terminology in order to meet the gist of State law, acknowledging the inflammatory nature of the words, "slum and blight." Mr. Fackler reviewed the criteria used in establishing the proposed redevelopment area, stressing the benefits to be gained by going forward and establishing the district and drafting a redevelopment plan with public participation through a series of meetings with property owners and with the P&Z Commission and ultimately presenting the plan to Town Council for adoption. He also acknowledged the public's concern about the use of the power of eminent domain, and pointed out that the Resolution specifically prohibits use of that power.

The Council discussed with Mr. Fackler alternate options for improvements to the properties, including use of CDBG funding, which he explained would be possible but considerably more restrictive than the activities allowed under a Redevelopment Area Plan, citing examples. Mr. Fackler explained that the economic development tools available through declaring a property "deficient" would help the owner bring the property up to code, again reviewing the strict requirement of the law to specify the existence of "slum and blight," however objectionable that terminology might be. There was also discussion about the apparent lack of notification to the property owners or miscommunication regarding the steps being taken. The community concern over the power of eminent domain, its uses, and its restriction included in the proposed Resolution were also discussed in detail.

PUBLIC INPUT

Harold Vanguilder, Pastor of First Southern Baptist Church, expressed his belief that the Redevelopment Plan is a good idea, and although his church would not be eligible for redevelopment funding he volunteered to be a participant in the redevelopment efforts, which ultimately would also benefit the church.

Norma Garrison voiced her strenuous objection to the entire apparently "underhanded" process that had been followed, based on documents and facts she had compiled through investigation and research and personal contacts with staff, the consultant, and door-to-door canvassing of individual property owners. She demanded that decisions should be made through Camp Verde public and neighborhood input, not by a committee that obviously is guided by an outside consultant. Ms. Garrison challenged the Council to form a committee that will work hard to accumulate information and submit a program that will work.

Bob Womack echoed the sentiments expressed by Ms. Garrison, adding that there does not seem to be enough respect for personal property rights in Camp Verde. There has to be an effort to balance growth sensibly while protecting personal property rights.

Betty Zellner confirmed that Ms. Garrison had been instrumental in informing people about what is happening, knocking on doors, and participating in the recent meeting. She believes that the process has been pushed through too quickly, with too little information, and not enough involvement by the residents.

Don Jensen requested a list of what is wrong with his property; he would like to cooperate and start working on it.

Dave Freeman said he had chosen to live in Camp Verde approximately a year ago, having moved from California, where he said he had seen communities mismanaged into a place no longer desirable to live in. By guiding growth, Camp Verde can remain the vital community it is; the community should define the community.

There was no further public input.

Following their statements in opposition to the redevelopment plan each of those speakers was invited to participate in the Committee, and agreed to do so. The Council further discussed the proposed Resolution, expressed strong opposition to approving it, and issued an appeal to the community to remain involved. Lee requested clarification of the function of the committee that has existed and the process it would continue to be working on. Mr. Fackler acknowledged the failure of the proposed resolution, and also questioned what the committee would now be charged with. He then recommended that the redevelopment effort be terminated and suggested that the committee be reassigned as a Neighborhood Improvement Committee to explore all options for improvement of the designated area.

A recess was called at 8:17 p.m.; the meeting was called back to order at 8:31 p.m.

9. Discussion, consideration, and possible approval of requested funding by the Verde Valley Veterans for transportation to medical care facilities.

On a motion by Gioia, seconded by Baker, the Council voted unanimously to approve \$2500 for support of the Verde Valley Veterans transportation expenses.

On a motion by Baker, seconded by Parrish, the Council voted unanimously to amend the original motion, to approve the amount of \$3000 for support of the Verde Valley Veterans transportation expenses.

Manager Lee referred to the letter received from the Verde Valley Veterans organization requesting funding, adding that there is about \$36,000 in LTAf funds that could be used for transportation; the group helps transport veterans to and from hospitals and medical appointments. The Council confirmed that last year and probably in other years an amount has been donated to the group, and their service to the veterans is important.

There was no public input.

10. **Discussion, consideration, and possible approval of sale of alcohol at special events and authorization to purchase liquor liability insurance for five (5) major special events under one policy for \$6,224.94.**

On a motion by Smith, seconded by Baker, the Council unanimously approved the sale of alcohol at special events and authorized the purchase of liquor liability insurance for five (5) major special events under one policy for the amount of \$6,224.94.

Parks & Recreation Director Moore reported that pursuant to directions from Council the staff has obtained a quote for one policy to cover the five major special events. During the Council discussion it was pointed out that the quote had been provided by one of the risk carrier administrator's markets, and probably would not be improved by shopping around. Purchasing the one policy at this time will save staff time in getting insurance for each event as they come up.

There was no public input.

11. **Discussion, consideration, and possible authorization to continue/discontinue the partnership with the Discovery Program for the after school program.**

On a motion by Hauser, seconded by Gioia, the Council unanimously authorized the requested amount of up to \$1400 to retain two employees in the Discovery Program through the end of school in August.

Lee explained that the program is funded by a grant that Parks & Recreation has worked through for the last three years. Director Moore said that the grant had ended in September, and in order to continue the program it is necessary to fund the continued employment of the two youth staff workers until the end of the school year, in the amount of \$1320 to \$1400. There was a brief discussion and agreement that the Town of Camp Verde would focus back on what the town provides for the children in its own summer program, after finishing out the activities with the Discovery Program for the school year.

There was no public input.

12. **Discussion, consideration, and possible approval of a \$3,000 annual increase or a reduction of hours for the Transcriptionist position.**

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved a \$3,000 annual increase for the Transcriptionist position.

Town Clerk Barber explained that the increase in hours spent in meetings in the past months has in effect substantially lowered the average hourly rate based on the Transcriptionist's current annual contract amount. A brief discussion with Ms. Harper confirmed that a reduction in hours would only shift a burden to other members of the Clerk's team, and it was decided that the equitable solution would be to increase the contract amount.

There was no public input.

13. **Discussion, consideration, and possible reclassification of the Clerk’s Office Receptionist position to Administrative Assistant position. This change will not extend the employee’s probationary period.**

On a motion by Baker, seconded by Parrish, the Council voted unanimously to reclassify the Clerk’s Office Receptionist position to Administrative Assistant position and grade level, with a salary increase of \$4,734 including all related benefits.

On a motion by Gioia, seconded by Parrish, the Council voted unanimously to amend the original motion to retain the title of Receptionist.

Town Clerk Barber described the actual duties that the Receptionist position involves, plus the willingness and proven ability of the Receptionist to perform all that is asked of her while learning and assuming even more responsibilities. Barber said that her skills, duties and responsibilities are equal to those handled by other departments’ Administrative Assistants, and the position should be reclassified from Receptionist to Administrative Assistant at the higher grade level. Manager Lee expressed full support for the Clerk’s request for the change. Barber explained that the pay increase would be covered by funds available in other line items in the Clerk’s budget. During the discussion there was a request to not change the job title, but agreement that the salary grade should be raised.

There was no public input.

14. **Discussion, consideration, and possible direction to staff to mail the “20 Points to Know about Impact Fees” flyer provided by Paul Tischler.**

Staff was directed to proceed to put the mailing program together as discussed, bring it back to Council, and if approved a decision regarding a possible dollar amount can be made.

Lee explained that the intent of staff was to create an informational packet to be mailed to the community in an effort to give the community a better understanding about impact fees in anticipation of the Town possibly adopting impact fees in the future. The Council discussed the flyer provided by Paul Tischler, and agreed that such a flyer should be made easier for the public to understand, and that the final version should come back to Council for review and approval to go forward with it.

PUBLIC INPUT

Suzy Burnside said she is not a proponent of impact fees; however, she complimented the Council on the recently published article in the Bugle, that it was interesting and very readable, and a very effective way to communicate. Ms. Burnside suggested that the requested funding for the mailing would be better used for the committee that will be working on the neighborhood improvement issue to conduct surveys.

Bob Womack questioned the consistency of the Council in asking for public comments; he suggested that using public money in effect to politicize an issue such as impact fees is wrong.

The Council offered the defense that not all education is political, and using public funds to educate the community is important wherever and in which form the opportunity exists. Lee suggested that any funding for the mailing could be considered when the program is put together and brought back to Council for approval.

There was no further public input.

15. **Discussion, consideration, and possible approval of the TischlerBise, Inc. contract in the amount of \$18,300 to complete the impact fee study related to water system capacity.**

On a motion by Gioia, seconded by Hauser, the Council voted unanimously to continue Item 15.

Lee requested that the matter be continued, that some discussions scheduled soon might shed more light on the issue prior to further discussion.

16. **Discussion, consideration, and possible authorization to staff to obtain an appraisal of the 223 acres of Forest Service Land that is planned to be purchased for the Community Park.**

On a motion by Hauser, seconded by Kovacovich, the Council voted unanimously to authorize staff to obtain the subject appraisal by Burke-Weissenborn, LLC, in the amount of \$6,000.

Lee reminded the Council that the Town has been working for a number of years on trying to acquire Forest Service land. Since time is now of the essence, that the property must be purchased by April 20th or grant funds will be lost, staff recommends that Council accept the bid of the firm that promises to have the appraisal in by the end of January.

There was no public input.

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

There was no public input.

18. **Advanced Approvals of Town Expenditures**

Staff was directed to expend not more than \$8,000 to obtain an appraiser to get the job done by the end of the year in connection with the Black Bridge property, as discussed.

Lee reported that a problem arose on the Black Bridge project when the person who had been selected to do the appraisal informed Lee that the property is considered commercial because of the existing zoning, and he is not qualified to do such a commercial appraisal, which will cost considerably more. Lee will check into other qualified commercial appraisers, but the estimated cost is approximately \$8,000. The Babbitt family and the seller of the property are both pressing to have the transaction completed by the end of the year.

19. **Manager/Staff Report**

Lee reminded everyone about the upcoming Parade of Lights and the float set up for Council members. Interviews are being held on December 8th for the Grants Writer position; grant funding has been received for sidewalks from Super Wash down to Basha's and in the bypass area; the Arizona Department of Tourism has chosen Camp Verde as the community to work with this year.

20. **Council Informational Reports**

Parrish publicly thanked Jenna Paulsen for her participation in the Memorial Day event; Camp Verde Cavalry won First Place in the Cottonwood Parade.

Baker announced that the Camp Verde NACOG Headstart Program is currently placed in the top 12 out of the 1600 national Headstart Programs being assessed, and could still be selected as the first and best. Baker also reported on the upcoming Cookie and Candy Walk, inviting volunteers to assist, and added special appreciation to all the Veterans who have fought to protect us over the years.

Hauser reported that in addition to the Light Parade the Middle School is holding a Sweets Auction; everyone is invited to bake sweets or cookies to contribute as well as participating after the Parade in the bidding for the good stuff. Hauser also reported on the Pancake Breakfast, and added that her two Marines are home.

Smith said that the Yavapai-Apache Nation has donated 31 yards of concrete for the sidewalks described in the Manager's report. Camp Verde hosted the Cocopai RC&D quarterly meeting at

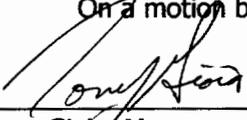
the Chamber of Commerce that included a presentation by the Sonoran Institute on preserving State lands. As the host personnel, Will Wright and Councilor Smith were able to provide an update on the developments and progress being made by Camp Verde as well as future goals.

Kovacovich thanked Parks & Recreation and the maintenance staff for the Main Street decorations.

Gioia also commented on Pima County's Sonoran Desert Preservation efforts that developers also participate in under guidance of a map provided by Pima County. Gioia said the Cottonwood Parade was wonderful; all the Mayors had been invited to ride in separate vehicles. Gioia added that he hopes everyone will attend the Light Parade.

21. **Adjournment**

On a motion by Baker, seconded by Gioia, the meeting was adjourned at 9:41 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 meeting of the Town Council of Camp Verde, Arizona, held on the 7th of December, 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 23 day of December 2005.



Deborah Barber, Town Clerk