

**MINUTES  
SPECIAL SESSION  
MAYOR and COMMON COUNCIL  
of the  
TOWN OF CAMP VERDE  
COUNCIL CHAMBERS  
WEDNESDAY, FEBRUARY 8, 2006**

**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**

Mayor Gioia called the meeting to order at 6:30 p.m.

**2. Roll Call**

Mayor Tony Gioia, Vice Mayor Jackie Baker, Mike Parry, Bob Kovacovich, Ron Smith and Brenda Hauser were present. Mayor Gioia announced that Councilor Parrish was absent because he was attending a ceremony to receive his 50-year pin from the Masons.

**Also Present:**

Marshal Dave Smith, Community Development Director Will Wright, Town Manager Bill Lee, Finance Director Dane Bullard, and Recording Secretary Jenna Paulsen

**3. Pledge of Allegiance**

**4. Discussion, consideration and possible approval of minutes of Town Council meeting held on February 1, 2006.**

Gioia advised that there was an error in the motion that was made to deny the Millwood Estates final plat. After a brief discussion and a motion by Baker, seconded by Hauser, the Council voted unanimously to discuss the matter in executive session.

The meeting was recessed at 8:52 p.m., and called back to order at 10:08 p.m.

On a motion by Gioia, seconded by Baker, the Council voted unanimously to approve the February 1, 2006 minutes with the following proviso, that the motion to deny should have reflected Resolution 2006-673 rather than Ordinance 2006-A319, and that Ordinance 2006-A319 was still in effect.

Gioia asked that the Manager double-check information in the agenda packets to avoid errors such as this in the future.

**4a. Presentation by Tom Belshe and Ken Strobeck from Arizona League of Cities and Towns followed by discussion and review of Council/Manager form of Government.**

Ken Strobeck and Tom Belsche gave a brief history of the Council/Manager form of government that has been used since 1908. They advised that under this form of government, Council makes policies and the manager holds the responsibility to carry out these policies. This form separates the policy-making from the administrative portion of government. They explained that Council sets the guiding principles, while the manager implements the policy and works with the staff.

**5. Discussion, consideration, and possible approval of minutes of Council-Staff retreat held on January 27, 2006.**

On a motion by Hauser, seconded by Gioia, the Council voted to approve the minutes, with a correction to the third line up from the bottom should read February 10 instead of January 10.

**6. Discussion and monthly update by the Finance Director concerning financial and personnel matters.**

Bullard presented the monthly financial update, noting that January 2006 is at 56% of the fiscal year. He advised that January expenditures were \$100,000 over budget due to bi-annual payments in conjunction with paid holidays for the employees and the sales tax was not what it was previously. Bullard advised that the Town is right on the mark for the general fund. He also spoke of forecasting the Town finances for a 10- to 15-year time frame. Bullard advised under two different scenarios expenditures are projected to overcome revenues in either 2010 or 2013, respectively.

**7. Discussion, consideration, and direction to staff concerning terms and lease amounts for the six (6) leases at Rio Verde Plaza.**

Lee advised that Council had previously discussed this matter in executive session and that the Finance Director requested information relating to the rents. Lee reminded Council that they had not given direction in public following the executive session.

On a motion by Kovacovich, seconded by Baker, the Council voted unanimously to direct staff to write letters to the renters advising them of the new rent amount of \$600 per unit.

**8. Presentation by Burgess & Niple Representatives Teresa Harris, Shirlee Rhodes, and James C. Campbell on the findings and conclusions in the 2005 Update to the Water Resource Plan – Phase I. This may be followed by discussion of the recommendation and strategies of water supplies management.**

Shirlee Rhodes reviewed the Water Resources plan discussing ground water availability, demographic overview of growth, and water usage from 2004. She noted that we should consider using reclaimed water for dust control, golf courses, and industrial use. She discussed the GIS data base and staff training.

**Public input**

**Robert Johnson** stated that since we are going to buy the water company we should know how water they have in their wells.

**Jim Bullard** advised that they have two wells, with one pumping 600 gallons per minute and the other is at 271 gallons per minute.

**9. Presentation by Burgess & Niple representatives(s) on the Camp Verde Water System Company Valuation and Condition Assessment. This may be followed by discussion, consideration and possible direction to staff to hire Burgess and Niple in the amount of \$117,000 to complete the scope of services for the Valuation and Assessment of the Camp Verde Water System.**

On a motion by Smith, seconded by Baker, the Council voted unanimously to approve the \$117,000 expenditure for Burgess and Niple to complete the scope of services for the Valuation and Assessment of the Camp Verde Water System.

James Campbell spoke briefly and advised that there would be no presentation since the council had heard it before. Gioia stated that this is a process that we must go through, what the water company is worth, pipe conditions, high and low points.

**10. Discussion, consideration, and possible approval of letter requesting additional time for the Town's consideration of Fred Ruskin's proposals of options to acquire trade lands for the Town. The property being considered is located off General Crook Trail and near I-17 interchange.**

A motion by Gioia directing the Manager to send officially an agreement by e-mail, along with a verbal agreement to Fred Ruskin to extend the date by two weeks, failed for lack of a second.

On a motion by Baker, seconded by Parry, the Council voted unanimously to direct the Manager to send an e-mail response to Ruskin accepting his proposal.

Gioia stated that there were other options and considerations that the Council needs to be made aware of regarding the Ruskin proposal. Baker said that she would like to see some written

documentation. Smith agreed and noted that there was a drop-dead date of February 10<sup>th</sup>. Gioia disagreed and stated that we do not need to commit to any date until after the appraisal of the land. Baker mentioned that this needs to be in writing. Lee said that the questions could be answered if they go into executive session and suggested that Council combine both the agenda items (10) & (10a).

Gioia said that it has been brought to his attention that there is land that has been transferred to municipalities that gave opportunity for congress to grant land for these uses. Smith noted that the Town would have to pay the Forest Service and that Mr. Ruskin was offering his land at cost plus 15%. He said that if something better comes up, we can always cancel for any reason. Baker agreed with Smith and stated that she felt the information Gioia provided was unclear. Gioia responded that he spoke with Ruskin himself and that he just wanted to understand more of the facts. Kovacovich noted that it could be a long while if we had to wait on a congressional act.

#### **Public input**

**Jane Everett** asked why Council had not considered this earlier since February 10<sup>th</sup> is two days away. She suggested that Council request additional time and urged them not to pass up the opportunity.

**Rob Witt** said that he had mentioned this to all of Council over the past month. He said there is 18 months to fund and that Ruskin had offered to fund up to 85% of the financing. He urged Council to act on this and stressed that the Town needed to develop a good relationship with him (Ruskin).

**Franklin Shill** encouraged quick Council response because our neighbors to the north might take advantage of this land.

On a motion by Baker, seconded by Parry, the Council voted unanimously to go into executive session pursuant to ARS §38-431-03 A.3 for purposes of discussion and consultation for legal advice with the Town Attorney concerning the decision to ratify actions taken at the retreat.

The meeting was recessed at 8:51 p.m. and reconvened at 10:08 p.m.

**10a.** Council addressed under Item # 10

**11. Discussion, consideration, and possible action to ratify and action of the Mayor and Common council that could be construed as a formal action of the Council taken at a retreat by the Council on January 27, 2006 when the Council, department heads, together with members of the public who attended the retreat, by a show of hands, expressed their support for limestone on the façade of the new Marshal's Office Facility rather than river rock. In the event this show of support could be construed as formal action of the Council, the Council may elect to ratify the selection of limestone as the façade of the Marshal's office. The public may obtain a detailed written description of the action to be ratified, and all deliberations, consultation, and decisions by members of the public body that preceded and relate to this action to be ratified at the Office of the town clerk, 473 s. Main Street, Room 102, between the hours of 8:00 a.m. and 5:00 p.m.**

Item #11 to be combined with item #12.

**12. PowerPoint presentation on the new Marshal's facility façade and color. This may be followed by discussion, consideration and possible selection of both the façade and color.**

Following discussion, Council directed Mike Parry to make samples as soon as possible and place them at Town Hall.

Lee advised that the project needs to move forward. Smith suggested that we do the samples and have the public write down their choices and put them into a box for review. He explained to the public that the design concept that may impact future buildings.

Smith gave a brief presentation on placement of the façade. Parry explained various materials including over grout and limestone and volunteered to make samples of the two stones on 4x4 boards and have them on display at the Town hall.

**Public Input**

**Rob Witt** preferred limestone.

**Winogene Harris** said that she preferred the limestone, as it would complement the museum, library, and historical society.

**Norma Garrison** – Limestone

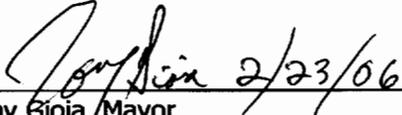
**Jane Everett** – Limestone color of the Boss Head house

**Jim Bullard** – Limestone, not too rustic

**Robert Johnson** said that Wendy's will be made out of part of this stuff if Council would like to see it.

**13. Adjournment**

On a motion by Baker, seconded by Hauser, the meeting was adjourned at 10:16 p.m.

  
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Tony Gioia, Mayor

  
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Jenna Paulsen, 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 8<sup>th</sup> day of February 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 24 day of February 2006.

  
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Deborah Barber, Town Clerk