

**MINUTES  
REGULAR SESSION  
MAYOR and COMMON COUNCIL  
TOWN OF CAMP VERDE  
COUNCIL CHAMBERS  
WEDNESDAY, JULY 19, 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, Vice Mayor Hauser, Councilors Baker, Kovacovich and Parrish were present; Councilors Smith and Parry were absent.

**Also Present:** Town Manager Bill Lee, Town Attorney Brad Woodford, Library Director Gerry Laurito, Receptionist/Admin. Asst. Jenna Paulsen 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) July 12, 2006 – Special Session
- 2) July 5, 2006 – Regular Session
- 3) July 5, 2006 – Work Session
- 4) May 17, 2006 – Regular Session

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

- 1) Council Hears P & Z – July 26, 2006 at 6:30 p.m.
- 2) Regular Session – August 2, 2006 at 6:30 p.m.
- 3) Regular Session – August 16, 2006 at 6:30 p.m.
- 4) Council Hears P & Z – August 23, 2006 at 6:30 p.m. – **RESCHEDULED**
- 5) Council Hears P&Z – August 30, 2006 at 6:30 p.m.

c) **Possible approval to renew IGA between Yavapai-Apache Nation and the Town of Camp Verde for police dispatch services.**

d) **Possible acceptance of Peggy Kellogg-Dickey's resignation from the Trails and Pathways Committee, with appreciation.**

e) **Possible acceptance of Jeanette Teet's resignation from the Library Advisory Commission, with appreciation.**

f) **Possible acceptance of Commission/Committee Quarterly Reports.**

g) **A Proclamation for July 22<sup>nd</sup> 2006 National Day of the American Cowboy.**

On a motion by Gioia, seconded by Baker, the Council unanimously approved the Consent Agenda as presented, with **Items 4.c), d) and g)** pulled.

On a motion by Gioia, seconded by Hauser, the Council unanimously approved **Items 4.d) and 4.g).**

Mayor Gioia announced that the Work Session on Design Review is moved to July 25, 2006 at 5:00 p.m.; Item 4.c) was pulled to be handled at a later date; Item 4.d) was pulled for a presentation; Item 4.g) added, "**A Proclamation for July 22<sup>nd</sup> 2006 National Day of the American Cowboy**", and addressed separately.

**4.d) Possible acceptance of Peggy Kellogg-Dickey's resignation from the Trails and Pathways Committee, with appreciation.**

Mayor Gioia commended Ms. Kellogg-Dickey for her work on the Trails & Pathways Committee, including serving as Chairperson; he also expressed appreciation for the work done by the Committee, and presented to Ms. Kellogg-Dickey the Certificate of Appreciation from the Town of Camp Verde for her work as a volunteer.

**4.g) A Proclamation for July 22<sup>nd</sup> 2006 National Day of the American Cowboy.**

Mayor Gioia read into the record the official Proclamation declaring July 22, 2006, National Day of the American Cowboy. In essence, the proclamation of the Mayor and Common Council of the Town of Camp Verde recognizes the importance of the cowboy in establishing the American West and emphasizes the enduring special qualities and values of the cowboy and his continuing significance in the cultural role and economy of the United States, and encourages the citizens to observe the special day set aside to honor the cowboy.

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

**Bob Cain** said he had previously addressed the Council regarding a complaint about an old trailer that had been moved next to his property; the Town Manager's office has informed him that the Town has decided there is no problem with the trailer and it could stay in place; his only recourse was to appeal to the Council. Mr. Cain described the appearance and condition of the trailer to support his contention that it was an eyesore. He was invited to contact the Mayor later to discuss the situation further.

**6. Discussion with Supervisor Chip Davis regarding SR 260.**

There was no action taken.

Supervisor Chip Davis explained that he had requested the opportunity to personally discuss with the Mayor, the Council, staff and citizens of Camp Verde, the letter he had sent to ADOT regarding the improvements on SR 260 and the subsequent letter he received from the Town of Camp Verde on June 10<sup>th</sup>. Supervisor Davis first assured the Town that he does not flippantly make decisions without fully investigating and researching a particular subject, and that he does his job to the best of his ability and what he feels is best for the region as a whole. He then went on to explain in detail why he had made the recommendation that he had, reviewing the history of funding that had originally been worked out with ADOT, the ensuing problems, battles and meetings trying to find a satisfactory solution on SR 260, and the sense of a continuing lack of consensus between the entities involved. Davis reviewed the status of the different planned phases and also addressed the importance of an access management plan. Davis outlined a comparison of the systems used for the accident data contained in the Camp Verde letter and the statistics that his staff developed. Davis distributed copies of the plan for SR 260, Cottonwood to Camp Verde, Safety Improvement Projects Overview, and those projects were reviewed in detail.

Further comments from the Council members on the urgency of resolving the problems included expressing appreciation for the efforts of Supervisor Davis to try to get the necessary funding, pointing out that without his cooperation the Verde Valley would not be seeing the planned improvements until some time in the future, 2012 or even 2014. Supervisor Davis said he would be happy to work with the Town in any way that he can, and also promised the help of Yavapai County to assist Camp Verde where possible, and in working on the Access Management Plan. Davis stressed that an Access Management Plan will be important for keeping continuity in place; continuity has been lacking because of the ever-changing composition of staff and Council members.

**PUBLIC INPUT**

**Bob Womack** commended Supervisor Davis on a great job, but commented that the highest number of accidents were on the two improved sections of the roadway, suggesting that the improvements may not be doing the job and expressing disagreement with ADOT's use of the term, "throwaway." Womack believes there will be exceptions made on the Cottonwood portion

based on the anticipated addition of Lowe's in contrast to none being allowed on the Camp Verde end.

There was no further public input.

7. **Discussion, consideration, and possible recommendation to approve a liquor license application for CVS Pharmacy, as submitted by Jason B. Morris, Linda Marie Cimbron, and Melanie Kathleen Luker.**

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved the liquor license application for CVS Pharmacy, as submitted by Jason B. Morris, Linda Marie Cimbron, and Melanie Kathleen Luker.

Town Manager Lee said that all the required research has been done; no comments have been received, and staff is recommending approval. There was no Council discussion.

There was no public input.

8. **Discussion, consideration, and possible appointment of one member to the Trails and Pathways Committee to fill the vacant term expiring in September 2007.**

On a motion by Hauser, seconded by Baker, the Council unanimously approved the appointment of Perry Haddon to the Trails & Pathways Committee.

Lee advised the Council that the application of Perry Haddon was the only one received for the one vacancy on the Trails & Pathways Committee; there was no Council discussion.

There was no public input.

9. **Discussion, consideration, and possible approval of expenses to replace the phone system at the Library at a cost not to exceed \$2,500.**

On a motion by Gioia, seconded by Kovacovich, the Council unanimously approved the contract with Belcom for \$2,335.39.

Lee explained that when the Marshal's department phone system was relocated to the new facility, staff had been unaware that there was a connection between that department and the Library facility. The Library has been without phone service for approximately the last 30 days. The Library Director has done extensive research on a resolution of the problem and the associated cost.

Library Director Laurito briefly reviewed the estimates received from four different companies as a result of his research, and recommended the stand-alone system offered by Belcom. The Council agreed that the more reasonable system would make more sense based on the anticipated relatively short time prior to construction of the new library, although there was some concern expressed because of the need to approve an unbudgeted expense immediately following the adoption of the current budget.

There was no public input.

10. **Discussion, consideration, and possible approval of the purchase and sale agreement for approximately 223 acres of Forest Service land to be used as a Community Park.**  
On a motion by Gioia, seconded by Parrish, the Council voted unanimously that Council **will not sign or approve** the subject purchase and sale agreement with the Forest Service.

Town Manager Lee referred to the proposed IGA that would lock in the appraisal price of \$30,000 per acre through the end of February 2007. Because of the recent auction held by the Forest Service on property across from the subject land resulting in bids staying close to the suggested

opening bid number of \$14,500 per acre, it is beginning to appear that the open market may support less than the \$30,000, perhaps as little as half of that figure. The market seems to be starting to flatten and Lee suggested that it would be best to go out for new appraisals, possibly looking at a number of scenarios for smaller parcels of park land as well the entire 223 acres. The Council discussed the proposed agreement, the assurance of the Town Attorney that there appears to be an escape clause written into it, the analysis provided to the Town by an independent appraiser that indicated the \$30,000 was out of line, the possible advantage of waiting for the sale of the property across the road in order to have a comparable to base a new appraisal on, and the growing consensus among the members that \$30,000 per acre seems to be totally unreasonable at this time. The Council also briefly discussed pursuing the approach to seek help from the legislature, although it was acknowledged that it could take a number of years. Lee reminded the Council of the Heritage grant that still exists and has been extended one year.

#### **PUBLIC INPUT**

**Mike Metzel** said that the zoning on the property is residential and is supposed to be zoned public land; the first step in getting an appraisal is to have the most effective zoning. The land could have been acquired ten years ago free for an airport; according to Coconino National Forest the property is still available for an airport. Mr. Metzel suggested applying for a light-sport aircraft park; 90% of the cost could be obtained from the Federal Government according to the Sedona Airport Manager. Mr. Metzel cited *U.S. Code Title 43, Ch. 20, Sec. 869-1, Sale or Lease to State or Non-Profit Organization* as the authority to get the land free for recreational purposes from the Federal Government.

**Mitch Dickinson** also expressed his opinion that \$30,000 per acre is absolutely too much money, however badly the park is needed and wanted; the Forest Service is not being straight with the Town on this deal. Mr. Dickinson explained how the Forest Service would benefit from selling the property at that price because it makes the land on the other side appear that it is also worth that; it is obviously in their best interest to maximize the amount of money that is received from all of that. By using their own appraiser the Forest Service is dealing from a stacked deck. Mr. Dickinson referred to the entire appraisal process used by the Forest Service as ludicrous; the Town would be making a huge mistake by accepting the \$30,000 figure and signing the agreement.

**Bob Womack** agreed that signing any agreement would be a big mistake; the property would then be classified as a pending sale and that price could then be used in comparables, and probably would lock in that value.

**Lori Boyce** totally agrees that \$30,000 is too much; she has said that from Day One. She would still like to reiterate that the Town needs to be looking at the whole 223 acres, and that the Town has been working on it for a long time. As for the airport issue, she believes it would be a good thing to start public discussion on that possibility right away so that no one can claim surprise. Ms. Boyce will help by making calls and telling everyone to "get their folders out."

There was no further public input.

11. **Discussion, consideration, and possible direction to staff to negotiate the purchase of a 10.22-acre parcel known as Sunnyside Park (APN 404-02-097B) located in Camp Verde, Arizona.**

A motion by Baker, seconded by Kovacovich, to go into Executive Session to discuss the property issue failed by a 2-3 vote, with 'no' votes by Hauser, Gioia and Parrish.

Item 11 was tabled pending further discussion with the property owner.

Lee recommended that Council go into Executive Session on this item. In the event that the Council was to decide to adjourn to an Executive Session, Mayor Gioia requested a brief presentation on the subject parcel prior to that so that the public would be aware of the property being discussed. Following the vote against an Executive Session, Lee requested that the item be tabled since he had advised the property owner that the issue would not be discussed in an open hearing and he would prefer to again talk with the owner before moving any further on the subject.

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

**Lori Boyce** expressed appreciation for being able to review the Minutes on the Internet regarding all the Parks & Recreation discussion involving Lynda Moore and special events; she did not see anywhere on the Minutes where any Council member specifically said to cancel the Corn Fest. Ms. Boyce cited the portion of the Town Resolution establishing the Parks & Recreation Commission providing that the Town Council has full and final authority on all P&R issues and that no issue shall be concluded by anyone else unless so directed by the Town Council. Ms. Boyce strongly suggested that the Department Head should have a written reprimand put in her employee file regarding the Corn Fest matter. Ms. Boyce also requested that the Council direct a thank-you letter to the Hausers for donating or even if they sold the corn after they were so dismally and badly treated by the Commissioners, adding that the public should be informed of what happened. Ms. Boyce then reiterated her request that the Department Head be reprimanded for her actions.

There was no further 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**

Baker urged everyone to start being proactive, calling legislators and perhaps inviting candidates to share their stand on supporting revenue sharing issues so that the public can be informed when it comes time to vote. Baker also suggested an agenda item be included for discussion on the Hwy 260 safety issues, with the goal of setting a policy of zero tolerance for Hwy 260 within the Town limits, if possible.

Kovacovich thanked all the citizens for coming out for the Corn Fest, especially considering the off-again-on-again nature of it; a great time was had by all.

Parrish commended Bob Womack for his tremendous amount of help with the Corn Fest. Parrish gave an update on the Mail Trail, an 8-year effort, thanking some of the individuals who are now finishing up the work on the trailhead. Publicity pictures will be taken on Friday and incorporated into a DVD for distribution. The dedication will be held on September 8 and 9, 2006.

Hauser reported on the Verde Watershed meeting this morning; she commented that a very nice memorial has been posted on the website about Lori Wirt. Verde River Days is set for September 30<sup>th</sup> at Dead Horse Park. The WAC meeting was held this afternoon; the Board of Supervisors has indicated it is joining the Verde Partnership. Hauser thanked everyone for the great event, the Corn Fest; the weather was fine.

Gioia requested an agenda item to discuss Access Management, as well as direction to staff to pursue with ADOT an agreement for time for them to head up the Access Management plan and help the Town through it. The Town will accept any help that the County can give as well. The Water Advisory Committee meeting included discussions of subjects of particular interest, and

Gioia encouraged everyone to come to the next meeting that will be held in Camp Verde sometime in September.

16. **Adjournment**

On a motion by Baker, seconded by Hauser, the meeting was adjourned at 8:03 p.m.

*Tony Gioia* 8/3/06

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Tony Gioia, 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 Session of the Town Council of Camp Verde, Arizona, held on the 19th day of July 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 10 day of August, 2006.

*Debbie Barber*  
Debbie Barber, Town Clerk