

**MINUTES  
REGULAR SESSION  
MAYOR and COMMON COUNCIL  
TOWN OF CAMP VERDE  
COUNCIL CHAMBERS  
WEDNESDAY, JULY 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 commenced at 6:30 p.m. with a recess taken immediately; the meeting was called to order at 6:36 p.m.

2. **Roll Call**

Mayor Gioia, Councilors Baker, Smith, Kovacovich, Parrish and Parry were present; Vice Mayor Hauser was absent.

**Also Present:** Town Manager Bill Lee, Town Attorney Andrew Ching, Finance Director Dane Bullard, Street Inspector Marvin Buckel, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**

The Pledge was led by Gioia.

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) June 21, 2006 – Executive Session
- 2) June 21, 2006 – Regular Session
- 3) June 27, 2006 – Work Session
- 4) June 28, 2006 – Council Hears Planning & Zoning

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

- 1) Joint Work Session – July 18, 2006 at 6:30 p.m.
- 2) Regular Session – July 19, 2006 at 6:30 p.m.
- 3) Council Hears P & Z – July 26, 2006 at 6:30 p.m.
- 4) Regular Session – August 2, 2006 at 6:30 p.m.
- 5) Regular Session – August 16, 2006 at 6:30 p.m.
- 6) Council Hears P & Z – August 23, 2006 at 6:30 p.m.

On a motion by Baker, seconded by Kovacovich, the Consent Agenda was unanimously approved with the changes so noted.

Mayor Gioia requested a correction to the Minutes of June 21, 2006 as follows: Committee Appointments, Natural resource Subcommittee of the Verde Watershed Association now is the **Verde Watershed Association**; a **Special Session** added for **July 12, 2006** at 6:30 p.m., and Item b)6) is changed to: **Council Hears P&Z – August 30, 2006** at 6:30 p.m.

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

**Jackie Baker** spoke on behalf of the Camp Verde Adult Literacy Program to honor Gwen Gunnell, Executive Director, pointing out the information and pictures on display illustrating the program, and quoting from a press release from Washington announcing the recent grant that the program was awarded in the amount of \$75,000. Baker emphasized in detail the importance and benefits of the literacy program to the Verde Valley.

**Gwen Gunnell** spoke briefly to express her thrill and surprise at receiving the award from the Department of Labor for the grass roots program she has directed for 18 years. She said that the award will make it possible to enhance the program and sustain what is already being done in the community, and to reach out to those now being underserved, such as helping more of the

disabled individuals and returning veterans from current conflicts, for example, working through the agencies that oversee those individuals. Ms. Gunnell thanked the Council for its participation and promised that there will be celebrations of the award to bring attention to the program.

There was no further public input.

6. **Presentation by Arizona Department of Commerce Representative Joan Bethell regarding a job training grant in the amount of \$1,833 to Quintus, Inc.**

There was no action taken.

**Joan Bethell**, speaking on behalf of Governor Janet Napolitano and representing the Department of Commerce, presented the subject job training grant award to Curt Miller of Quintus, Inc., explaining that Yavapai College had assisted Quintus in applying for the grant, an example of the regional strength that is enjoyed in Yavapai County.

**Curt Miller** thanked the Council for allowing Quintus to be a part of the community and said he is pleased to be able to contribute to employment. The Council in turn unanimously thanked Mr. Miller for being part of the community and congratulated him on the award.

There was no public input.

7. **Presentation by Bill Lee or his designee on the Town Master Plan for Town Facilities.**

There was no action taken.

Town Manager Bill Lee said he felt that because of the time that has passed since the decision was made regarding the Town Master Plan, particularly the Library and the Town Hall, and the addition of new people in the community as well as two new reporters, that now might be a good time to revisit the plan. Lee gave a Power Point presentation to review the background research and explain the planned locations for the Town Facilities and provisions for expansion.

There was no public input.

8. **Discussion, consideration, and possible selection and direction to staff on the option to reduce the 11.5 million dollar request for an upcoming General Obligation Bond for the Community Park and Library/Town Hall.**

Staff was directed to bring back some figures on the options and sales tax percentages discussed, and it was confirmed that the proposed General Obligation Bond was reduced to zero.

Lee made a Power Point presentation on the planned purchase of the 223 acres of Forest Service land to be used for the Community Park, with the current appraisal of \$30,000 per acre totaling \$6.7 million; construction of the library is estimated at \$4.8 million. Lee described some possible steps to reduce those amounts including negotiating portions of the acreage to be used by other Town entities, and other sources of funding such as the sales tax set-aside amount, as well as the impact fees being considered, and the proceeds from the sale of the 5 acres donated for the library, using funds from the CIP account, and raising the sales tax amount. Other steps to be considered are reducing the amount of the acreage to be acquired, or considering a General Obligation Bond for the library only.

The Council discussed at length the pros and cons of rejecting the existing appraisal of \$30,000 per acre and restarting the appraisal process to possibly reduce that amount, although it was pointed out that a higher price could result; researching the possibility of seeking Congressional help to acquire the 223 acres at no cost; partnering with a developer; downsizing and purchasing only what the Town can afford. The agreement between the Forest Service and the Town that needs to be signed was also discussed; that agreement would commit the Town to the \$30,000 appraisal price. There was a consensus that based on contacts with the public, the General Obligation Bond secured by property tax absolutely would not be approved. Three options for

revenue bonding were reviewed: Pledging a higher percentage of the Park revenue from the 40% set-aside tax, or 80%, resulting in approximately \$4.3 million to be bonded; pledging a portion of the CIP revenues; and increasing the sales tax.

#### **PUBLIC INPUT**

**George Young** suggested that if raising the sales tax was the choice, he would like to see the total result in a whole number for more ease in calculating the tax on purchases.

**Jeremy Bach** shared his experience in dealing with the Forest Service and bidding against large land-owner companies; as a developer he pointed out the need to determine the usable land in order to estimate cost per unit, not cost per acre; bringing in a developer could help offset some of the costs.

**Bob Johnson** said that he wants the whole 223 acres, but he feels the public will not accept the \$30,000 per acre any more than a tax on their homes. He suggested that the Town buy the land, get the help from Congress to get it free, and then get the purchase money back. He added that he backs the Park 100% as well as the library, however that can be worked out.

**Lori Boyce** reviewed the gamut of emotions, including anger, that she has felt during the meeting because of the many ways that are being discussed with no decisions being made while veering off the agenda item. She would agree with the idea of raising the sales tax, and is astonished that the subject of the bed tax has not been considered; she appealed to the Council to make a decision and just get started.

**Jim Long** wanted to comment on the importance of the library, not just the park; perhaps the two issues could be split, with separate funding approaches and discussions, depending upon what the community would want. The Council briefly responded to his questions regarding costs.

**Mia Thompson** questioned whether consideration had been given to the underlying costs; that is, the maintenance and operation of the community park. She also approved of the idea of soliciting Congressional help to perhaps acquire the land for nothing, and suggested getting some private appraisals for comparison with the Forest Service appraisal.

There was no further public input.

9. **Discussion, consideration, and possible direction to staff to call a November Special Election for a General Obligation bond and/or other options. Discussion should include the number of questions that should be on the ballot in reference to this item.**  
There was no action taken, based on the decision in the preceding Item 8.

10. **Discussion, consideration and possible approval of the 2006 Summer Street Improvement program.**

On a motion by Baker, seconded by Gioia, the Council unanimously approved the list of roads to be improved for the Summer Street Improvement Project '06-'07.

Town Manager Lee referred to the information included in each agenda packet listing the roads that are part of the Town's annual chip seal program. The Council briefly discussed the program and maintenance costs with Street Inspector Marvin Buckel who explained that the costs are estimated as accurately as possible but could change because of the uncertainty of the oil prices.

There was no public input.

11. **Discussion, consideration, and possible direction to staff regarding LTAF Cultural Expense line item (Local Transportation Assistance Fund) and how Council would like the money spent.**

Staff was directed to put together a complete group of projects and organizations that fit the criteria that Council could review and consider at one time annually.

Finance Director Dane Bullard explained that the subject fund as it applies to the General Fund is simply a 10% transfer from the HURF to the General Fund used for specific and statutory described-type expenditures, such as historical, cultural, recreational and educational. The funds are disbursed with a non-public match, dollar for dollar. The two organizations the Town has partnered with in the past are the Missoula Children's Theater and the Verde Valley Concert Association. The Council discussed other possibilities for the funds including requests from the business community promoting walking tours, some previously discussed historical or educational projects that would also apply. It was suggested that rather than automatically being disbursed to the same organizations each year, staff research a complete group of items that fit the criteria that Council could consider at one time on an annual basis. Bullard also pointed out that the source of the State shared revenue is dependent upon the State lottery proceeds that must reach a specific amount in order to expend the funds.

There was no public input.

12. **Discussion, consideration, and possible direction to staff to obtain proposals from outside sources to contract for Street Construction and Maintenance.**

Staff was directed as follows: Beginning in September the Council is to hear back from the department head with an evaluation of outsourcing and research on what options are available.

Councilor Smith, together with input from Councilor Parrish, outlined the possible benefits from using outside sources for street construction and maintenance, a proposal prompted by the efforts of the Council to find ways to save money and perhaps get more value for the dollar. Smith suggested that since the Town currently has no Street Superintendent and prior to the Town Engineer joining the staff, now may be a good time to consider such a proposal, adding that perhaps private enterprise might be able to get the job done for less. Smith said he has received conflicting opinions from the City of Sedona personnel regarding their experience with using outside sources; however, based on research, Smith believes that the Town could save money by contracting in a competitive way.

Street Inspector Buckel presented charts listing his comparisons between Sedona and Camp Verde with facts and figures, and detailing the operations of their respective departments. The Council discussed the proposal to outsource, or contract for the Streets Department operations, and suggested a further review after receiving additional supporting information and after input from the new Public Works Director/Engineer.

**PUBLIC INPUT**

**George Young** stated that the Sanitary District has cut its expenses by contracting for services, although the experience has been both bitter and sweet; it is important to have a person in charge to oversee the contractors' operations. Contracting services will be a challenge.

**Kevin Hoover**, a soon-to-be resident of Camp Verde, having moved from California, reviewed his 10 years of experience in street departments working in increasingly responsible positions, most recently running a crew. In summary, he shared his experience, observations and suggestions in response to the proposal for using outside sources, expressing his opinion that hiring out in connection with street operations, particularly maintenance, is the wrong thing to do and citing facts and figures to substantiate his opinion.

There was no further public input.

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

There was no public input.

14. **Advanced Approvals of Town Expenditures**  
There were no advanced approvals of Town expenditures.

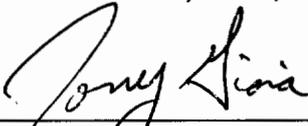
15. **Manager/Staff Report**  
There was no Manager/Staff report.

16. **Council Informational Reports**  
Councilor Baker reported on her participation in the Transportation Policy Advisory Committee; they are working on transportation appropriations in Washington for the Fiscal Year 2007, with an effort to have rural people more and more involved; Baker outlined some of the rules for State transportation being considered; some of the factors being considered for inclusion are growth, expansion and economic development which could help in fighting for the Hwy 260 issue.

Councilor Kovacovich expressed his thanks to the Parks & Rec Department for a great 4<sup>th</sup> of July celebration, and especially the Casino for donating the fireworks; everyone had a good time.

Mayor Gioia agreed that the community really seemed to be enjoying the celebration; it was great to see all the children having a fun time.

17. **Adjournment**  
On a motion by Baker, seconded by Gioia, the meeting was adjourned at 9:00 p.m.

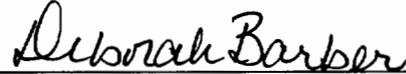
 7.19.06  
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Tony Gioia, Mayor

  
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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 July 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 25 day of July, 2006.

  
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Debbie Barber, Town Clerk