

**MINUTES  
REGULAR SESSION  
MAYOR and COMMON COUNCIL  
TOWN OF CAMP VERDE  
COUNCIL CHAMBERS  
WEDNESDAY, JUNE 21, 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 Baker, Councilors Hauser, Smith, Kovacovich, Parrish and Parry were present.

**Also Present:** Town Manager Bill Lee, Town Bill Sims, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper.

**3. Pledge of Allegiance**

The Pledge was led by Hauser.

**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 7, 2006 – Regular Session

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

1) Council Hears P&Z – June 28, 2006 at 6:30 p.m.

2) Regular Session – July 5, 2006 6:30 p.m.

3) Joint Work Session with Parks & Recreation – July 12, 2006 at 6:30 p.m.

4) Joint Work Session with P&Z – July 18, 2006 at 5:00 p.m.

5) Regular Session – July 19, 2006 at 6:30 p.m.

6) Council Hears P&Z – July 26, 2006 at 6:30 p.m.

**c) Possible approval of a Proclamation declaring July 10 through July 16, 2006 as "Hunter Education Week".**

**d) Possible approval of Ordinance 2006-A330, an ordinance of the Town of Camp Verde, Yavapai County, Arizona approving submission of escrow papers to the title company for the purchase of the real property parcel number 404-19-018C located at 175 N. Montezuma Castle Highway, Camp Verde, Arizona.**

**e) Possible approval to renew the Arizona Heritage Alliance membership, which includes a \$500 membership fee.** This is a budgeted item in the non-departmental subscription/memberships.

**f) Possible appointment of Harry Cipriano as interim Hearing Officer to replace Dan Bell.**

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved the Consent Agenda, with the deletion of Item **b)3)** and the removal of Item **d)** for discussion.

Mayor Gioia requested that Item 4d) be pulled for discussion; Town Manager Lee requested that the Joint Work Session set for July 12, 2006 be deleted.

**4.d) Possible approval of Ordinance 2006-A330, an ordinance of the Town of Camp Verde, Yavapai County, Arizona approving submission of escrow papers to the title company for the purchase of the real property parcel number 404-19-018C located at 175 N. Montezuma Castle Highway, Camp Verde, Arizona**

On a motion by Gioia, seconded by Baker, the Council unanimously approved Item 4d) from the Consent Agenda.

The Council discussed with Town Manager Lee the price for the purchase of the subject property. Lee confirmed that the amount requested by the sellers is \$250,000, which is well under the original asking price, and that the sellers have requested that the park be named after the Rezzonico Family. An alternative suggestion was made to acknowledge the contribution of the partial funding and work with the Town by constructing a monument with a plaque recognizing the senior member of the Rezzonico Family. The Council also agreed on the appropriateness of a similar plaque to recognize the donation of the Babbitt Family.

There was no public input.

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

**Joe Chatley** spoke prematurely; the item he was questioning was on the agenda to be addressed later.

**Bob Kane**, Verde Lakes, told the Council about a complaint he had regarding a neighbor's stagnant water in a wading pool and was told that the Town had no ordinance against that. The Council briefly discussed the problem described by Mr. Kane. Mr. Kane also complained about a trailer that had been added to neighboring property.

Following some responses to the speaker, Attorney Sims cautioned the Council that a give-and-take with the speaker is not allowed in the Call to the Public portion of the Agenda. Mr. Kane was advised that staff will look into the two issues he raised.

There was no further public input.

6. **Discussion, consideration, and possible appointment of two (2) members to the Camp Verde Trails & Pathways Committee to fill the vacant terms that expire in September 2006.**

On a motion by Gioia, seconded by Baker, the Council unanimously approved the appointment of Bea Richmond and Bill Mitton to the Trails & Pathways Committee to fill the vacant terms that expire in September 2006.

**Bea Richmond** outlined her many activities on behalf of the Town and her willingness to serve on the Trails & Pathways Committee.

**Bill Mitton** said he wants to give service to the community; he is a retired school teacher and football coach.

There were endorsements from the members for the appointment of both Bea Richmond and Bill Mitton to the Trails Committee, and a comment that the application from the third applicant will be kept in the file since another vacancy on the Trails Committee is anticipated soon.

There was no public input.

6a. **Possible Appointment of Al Roddan to the Board of Adjustments and Appeals for a Term Expiring September 2006.**

On a motion by Gioia, seconded by Parry, the Council unanimously approved the appointment of Al Roddan to the Board of Adjustments and Appeals for a term expiring September 2006.

The applicant was not present; however, the Council expressed appreciation for his volunteering to serve.

There was no public input.

7. **Discussion, consideration, and possible approval of Resolution 2006-687, a resolution of the Mayor and Common Council of the Town of Camp Verde, Arizona, approving**

**and authorizing the submission of a grant application to the Water and Infrastructure Finance Authority of Arizona, and approving and authorizing the Mayor to execute all documents necessary for the application and acceptance of such grant.**

On a motion by Gioia, seconded by Kovacovich, the Council unanimously approved Resolution 2006-687, a resolution of the Mayor and Common Council of the Town of Camp Verde, Arizona, approving and authorizing the submission of a grant application to the Water and Infrastructure Finance Authority of Arizona, and approving and authorizing the Mayor to execute all documents necessary for the application and acceptance of such grant.

Lee reminded the Council of the presentation by two engineering firms seeking to perform a study on the area from Steve Coury back to the Sanitary District boundaries for a sewer master plan. There is \$70,000 on hand that was received from the Yavapai-Apache Nation with the request that it be used for infrastructure. A WIFA grant would provide an additional \$35,000 to help pay for the study. Lee understands that the WIFA grant has been placed on the consent agenda for approval, that there is no reason the Town will not be approved, and that there is no conflict between what the Town and the Sanitary District are trying to do.

There was no public input.

8. **Discussion, consideration, and possible selection of materials and/or options for consideration in the bid package for the new restrooms funded by CDBG Contract #137-06.**

Staff was directed to go with the building shown with the wet parking lot, the knee-high front wall that is underneath the porch-style overhang, with a river rock finish; staff was further directed to select the Buckskin Barnwood wall texture, the Cedar Shake in the lighter color for the roof texture; staff was also directed to select river rock that would be the best match to the Ramada.

Grants Administrator Mike Casebier referred to the information provided in the agenda packet for the subject new restrooms in order for the Council to arrive at a consensus on the style, color and finish. After a thorough review of the illustrations and color samples, and discussion of the options available, including the budgeted amount, the Council unanimously agreed on the materials and options for the restrooms, and staff was directed to incorporate those selections into the bid process.

**PUBLIC INPUT**

**Karen Thomas** said she has only been in Town for a year, and asked where the proposed restrooms will be located; Council responded, indicating the location.

**Bea Richmond** questioned why a privacy wall would be needed, there would be plenty of privacy walls inside; that would be an unnecessary expense as well as a security factor.

**Lori Boyce** wanted to know who the restrooms will be named after.

There was no further public input.

9. **Discussion, consideration, and possible appointment of a Vice Mayor to a one-year term ending June 2007, and possible appointment of Council members to serve on all committees in which the Town wishes to be involved.**

On a motion by Parry, seconded by Parrish, the Council voted 5-2 to appoint Brenda Hauser as Vice Mayor to a one-year term ending June 2007; with 'no' votes by Smith and Kovacovich.

The following appointments were discussed with the Council members and confirmed accordingly.

**Committee Appointments:**

AMRRP, Member Board of Trustees	Baker
Arizona Municipal Risk Pool	Baker
Arizona Town Hall	Gioia
Cocopai Resource Conservation & Development. (RC&D)	Smith
Council Liaison to Yavapai-Apache Nation	Parrish/Parry
Library Building & Design Committee	Parry
MAT-Force Organization	Baker/Hauser
NACOG Regional Council, Member Executive Board	Baker/Smith
NACOG Economic Development Committee	Baker/Smith
Sanitary District Liaison	Smith
Verde Valley Transportation Organization	Parrish/Smith
Yavapai County Water Advisory Committee	Hauser/Gioia as alternate
Verde Valley Water Users Liaison	Kovacovich/Gioia (Alt)
Verde Valley Land Preservation Institute	Hauser/Baker
Yavapai College Regional Skills Center	Gioia
Economic Development Liaisons	Baker/Smith
Intergovernmental Association	Gioia/all Council members
Verde River Basin Partnership	Hauser
Verde Watershed Association	Hauser/Gioia

**Inactive Committees**

- Arizona Art Share
- Arizona Watershed Alliance
- Natural Resource Committee
- Natural Resource Subcommittee of the Verde Watershed Association
- Verde Basin Planning Group
- Verde River Enhancement
- Verde Valley Natural Resource Committee

There was no public input.

10. **Discussion, consideration, and possible direction to staff to prepare an ordinance adopting the recent changes to the Town Code.**

Staff was directed to prepare an ordinance adopting the Town Code, with the changes discussed, adding the provision: When hiring the following department heads the Town Manager shall solicit input from no more than three Council members.

Town Attorney Sims pointed out that when the proposed ordinance is adopted it will not become effective until 30 days after that date; staff could have the final document available at the next Council session for adoption.

Acknowledging that the proposed Code has been thoroughly reviewed page by page, there was, however, a request to document or further clarify the system being used for the appointment or hiring of department heads by the Manager and including Council members in the application committee. That issue, including the suggestion that there be a concurrence of the Council as to any decision, was discussed at length, together with input from the Town Manager and public comments; the Council approved adding the language proposed by the Town Attorney that would meet the concerns expressed.

**PUBLIC INPUT**

**Bea Richmond** said that she would think "concurrence" means a majority of the Council.

**Rob Witt** commented that he is concerned about the possibility of micro-managing and having an oversight committee make decisions in terms of personnel.

**Carol German** said she understood there is already a hiring process, and suggested just adding "following the established process," to the provision that the Town Manager makes the final decision. The Council briefly discussed with the speaker the intent to document the process.

There was no further public input.

**(Items 13, 14, 15, 16 and 17 were addressed prior to Items 11 and 12.)**

11. **Discussion, consideration, and possible approval to direct the Town Manager to bid on Forest Service land consisting of approximately 118 acres located at the corner of McCracken Rd. and Hwy 260 currently being auctioned by online bid to be used for park purposes.**

On a motion by Baker, seconded by Smith, the Council voted unanimously to go into Executive Session for Items 11 and 12.

Town Attorney Sims stated that there is now sufficient specificity in the notice of the meeting, and that it would be appropriate to go into Executive Session, after hearing input from the public, so that staff may get direction as to the position the Town should take relative to the bid on Item 11 and the negotiations on Item 12.

Following the Executive Session to consider Item 11, Mayor Gioia announced that the Council has reviewed this possibility in an effort to save public funds; the Council has weighed the possibility and chooses not to partake of the 118-acre bidding process, but to stay the course, and staff is directed accordingly.

#### **PUBLIC INPUT**

**Steve Ayres** announced that he was speaking on behalf of his newspaper, adding that he had spoken with Bill Sims regarding the specificity issue that has now been resolved. In summary, Mr. Ayres spoke at length regarding meeting with Bill Lee, questioning Lee's representations of his contacts with the Forest Service and impugning Lee's veracity regarding other related issues and comments. Mr. Ayres cited his past contacts with Pete Mourtsen of the Forest Service that appeared to refute Lee's version of his inquiries into the issue of the subject parcel and bidding process. Mr. Ayres detailed his research on the long history of the proposed purchase of the 223 acres and the possible ramifications of the public reaction to a reversal in the plans for a Town park, suggesting that the Town is getting close to ruining the entire park project. Mr. Ayres also touched on excessive spending on the part of the P&R Department, and continued to question the management ability and integrity of Bill Lee. Mr. Ayres suggested further discussion of Mr. Lee's employment, and promised that the newspaper will continue to support causes that they feel have been "swept under the rug" for a long time.

**Lori Boyce**, in summary, objected to the proposed purchase of the 118 acres, saying that it would set the Town back 10 years in time; the Council has voted unanimously to purchase the 223 acres. Without that, the Town will be losing a last chance for open space. Ms. Boyce also said that she will not again attend a meeting with Bill Lee without someone else present, for the same reasons that were expressed by the newspaper person. Ms. Boyce is upset over the lack of public meetings on these issues, and questioned why the Town is bickering over the price of the land, considering the anticipated impact fees, the Heritage grant, and a possible raise in taxes.

**Bob Johnson** said he favored the 223 acres instead of considering the 118 acres.

**Rob Witt** objected to the newspaper "buying" property for the Town; the Town needs to do the best job it can and get the best park for the Town and get the best value for the money without taxing the people. He supported the effort of the Town Manager to get property for less, although he believes that bidding on the property would only serve to increase the price, which would ultimately hurt the Town. If the Town does not bid and the parcel possibly sells for

\$12,000 per acre, the Town would have a great opportunity to request a reappraisal of the 223 acres. It is not in the best interest of the Town to bid on that property. Mr. Witt addressed Mr. Ayres directly, expressing disapproval of his criticism of Bill Lee, suggesting that it was unhelpful to get angry and point fingers at each other. Furthermore, Mr. Witt feels it would be stupid for the Council to indicate in an open meeting whether the Town would bid or what it would bid on the property.

There was no further public input.

**(Note: Items 11 and 12 were addressed at the same time to allow for hearing any public comments on those related items prior to adjourning for Executive Session on both items.)**

**A recess was called at 9:02 p.m. to go into Executive Session; the meeting was called back to order at 10:04 p.m.**

**12. Discussion with representatives regarding negotiations for the purchase of Forest Service land consisting of approximately 223 acres commonly known as the Old Airstrip.**

On a motion by Gioia, seconded by Hauser, the Council unanimously voted that it has heard the public desire to pursue the 223 acres and has directed staff to do several things in the best interest of the public to acquire that land for our public park.

Public input was noted and summarized in the foregoing Item 11.

**13. Discussion, consideration, and possible approval of a Council letter to ADOT concerning Camp Verde's position on proposed SR 260 improvements.**

On a motion by Gioia, seconded by Hauser, the Council unanimously agreed to sign the letter to ADOT as proposed by Mayor Gioia, with the additional information as requested and discussed; the letter will then be sent to ADOT when completed.

Mayor Gioia read aloud his letter to Supervisor Chip Davis regarding his letter to ADOT; a copy of Gioia's proposed letter was included in the agenda packet. In summary, that letter included reference to the significant number of traffic accidents and fatalities reported within the Camp Verde section of Hwy 260 as opposed to none reported in the proposed Cottonwood segment, and suggested reconstruction for the section of Hwy 260 which stopped approximately 3/4 of a mile west of I-17 to Cherry Road as an alternate. Councilor Smith requested, in essence, the addition of specific numbers and locations of recorded accidents and deaths; Smith included a comment on the Cottonwood City Proclamation indicating their desire to want to improve the health, safety and welfare of the citizens of the entire Verde Valley. The addition requested by Smith would point out that valuable tax money needs to be spent where it will do the safest and best job, and that would be the Camp Verde area. Because the Cottonwood segment would be the easiest to construct, that should not be a priority; safety, health and welfare should be the priority. Mayor Gioia and the members agreed to the addition to the proposed letter. It was confirmed that reconstruction is initially slated for only about a one-third segment of the highway, and that the concern of Camp Verde is to get the most unsafe part of the highway fixed first. The Council reviewed the history of ADOT's several changes of plans for reconstructing Hwy 260, as well as the public perception and confusion over Camp Verde's position.

The following public input included a general in-depth discussion between the members and the speakers on various concerns regarding ADOT's proposed plans for 260.

**PUBLIC INPUT**

**Bob Johnson**, in summary, expressed his disappointment over only getting one-third of the highway reconstructed.

**Joe Chatley**, in summary, commented on his attendance at the ADOT meetings and his understanding of the intent of ADOT for a "seamless" process of reconstruction, and also discussed the public perception of the Cottonwood/Camp Verde issues.

**Rob Witt**, in summary, approved of the content of the proposed letter and the addition, saying that everyone should just stick together in order to determine the outcome for Camp Verde.

There was no further public input.

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

**Rob Witt** requested the opportunity for public comments prior to going into Executive Session on the Forest Service items.

There was no further public input.

15. **Advanced Approvals of Town Expenditures**

There were no advanced approvals of town expenditures.

16. **Manager/Staff Report**

Lee pointed out that P&R and Administrative staff participated in a clean-up of Main Street this morning to help Bobby Chavez get caught up after his absence caused by the loss of his mother. Also, Camp Verde Fire is manning Station 5 in the Sedona fire emergency; Camp Verde has offered any assistance that Sedona might request.

17. **Council Informational Reports**

Hauser reported on receiving merchant complaints because of arbitrary dumping of trash in their receptacles, saying the problem needs to be addressed.

Baker commented on attendance at the MAT-Force meeting in Cottonwood and the growing danger of meth in the Verde Valley.

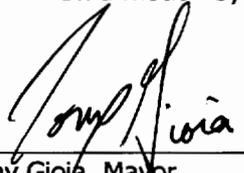
Parry reported on his involvement in the Marshal's office remodel and his attempts to resolve issues with the architect.

Parrish spoke about the plans for a plaque honoring the Babbitts.

Gioia described his meetings with the past Mayor of Punta Gorda, Belize, to discuss economic development, and delivered a message from him trying to assist commercial endeavors with Guatemala; also spoke to the Mayor of Porto Barrios.

18. **Adjournment**

On a motion by Hauser, seconded by Baker, the meeting was adjourned at 10:05 p.m.

   
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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 21st day of June 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 7 day of July, 2006.

Deborah Barber  
Debbie Barber, Town Clerk