

**MINUTES
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, MARCH 2, 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 6:30 p.m.

2. **Roll Call**

Mayor Dickinson, Vice Mayor Reddell, Councilors Gioia, Kovacovich, Parrish and Teague were present; Councilor Baker was absent due to illness.

Also Present:

Town Manager Bill Lee, Town Attorney Bill Sims, Community Development Director Will Wright, Town Marshal Dave Smith, Parks & Rec. Mtce. Foreman Mike Dumas; Council Candidates Helen Zimmerli and Robert Johnson; Adm. Asst./Deputy Clerk Virginia Jones and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**

The Pledge was led by Councilor Teague.

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) February 23, 2005 – Council Hears P&Z
- 2) February 16, 2005 – Regular Session

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

- 1) Regular Session – March 16, 2005 at 6:30 p.m.
- 2) Council Hears Planning & Zoning – March 23, 2005 at 6:30 p.m.
- 3) Regular Session – April 6, 2005 at 6:30 p.m.
- 4) Regular Session – April 20, 2005 at 6:30 p.m.
- 5) Council Hears Planning & Zoning – April 27, 2005 at 6:30 p.m.

On a motion by Reddell, seconded by Kovacovich, the Council unanimously approved the Consent Agenda as presented.

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

Cheri Wischmeyer reviewed in detail her previous three complaints regarding, one, the Ramada project and, two, an allegation regarding an improper issuance of a check to himself by a "Town official", filed on January 19, 2005; and three, the complaint filed on February 2, 2005, alleging a Town cover-up involving a home addition by a "Town official" without a building permit. Ms. Wischmeyer pointed out that she had followed the procedure outlined in the Town's complaint process, and complained at length about the lack of response from the Council, ending with a demand for a response by next Wednesday.

Attorney Sims responded briefly, first explaining that the procedure Ms. Wischmeyer followed does not fit the circumstances of her allegations, and that further response will be made to her request based on guidance from the Council. Ms. Wischmeyer said she appreciated the clarification, and would wait for a response.

6. **Discussion, consideration, and possible appointment of a member to the Library Advisory Commission to fill John Yager's term that ends September 2006.**

On a motion by Reddell, seconded by Teague, the Council voted unanimously to appoint Lisa Mina to the Library Advisory Commission to fill John Yager's term that ends September 2006.

The Council briefly discussed the resignation of John Yager had resigned, and that only one applicant, Lisa Mina, a school teacher, had expressed interest in filling the vacancy. Ms. Mina was welcomed to the Library Commission on behalf of the Council.

7. Discussion, consideration, and possible acceptance of Jodi McClaskey's resignation from the Library Advisory Commission.

On a motion by Gioia, seconded by Reddell, the Council voted unanimously to accept Jodi McClaskey's resignation from the Library Advisory Commission.

The Council was advised that Ms. McClaskey was unable to further serve on the Library Advisory Commission, and she was thanked for her time of service after accepting her resignation.

8. Discussion, consideration, and possible recommendation to approve the American Legion Post #93 application for Special Event Liquor License for the following dates: April 2, 2005, May 7, 2005, June 4, 2005, July 2, 2005, August 6, 2005, September 3, 2005, October 1, 2005, November 5, 2005, and December 3, 2005.

On a motion by Reddell, seconded by Gioia, the Council unanimously approved the American Legion Post #93 application for a Special Event Liquor License for the specified dates.

Prior to the discussion on Item 8, Councilor Parrish announced a conflict of interest and exited the Council Chambers.

Mayor Dickinson explained that the subject application covered the American Legion's fund-raising activities for 2005, and is routinely presented each year for approval.

9. Discussion, consideration, and possible approval of Retail Business Recruiting Proposal from Buxton to determine potential retailers for Camp Verde and/or to put together a marketing package for potential retailers.

On a motion by Reddell, seconded by Teague, the Council voted unanimously to direct staff to continue the work that they have started, including having the public involved in order to get their input to help to come up with larger backing.

Community Development Director Will Wright said that he and Lee had attended a recent seminar sponsored by APS and presented by Matt Montgomery of the Buxton Company. The presentation addressed ideas already shared by the Town as far as growth and service needs for communities, including places to shop, with emphasis on being proactive for the benefit of the long-term future of the Town and convenience for the residents. A meeting was held this afternoon that was attended by some of the larger area developers as well as portions of it by two Council members; Mr. Montgomery was introduced and gave the special presentation he had shared at that earlier meeting.

Mr. Montgomery said that basically the program they offer is a retailer-matching program, and his presentation outlined the complex research that Buxton would perform, primarily based not on demographics, as has been done customarily, but based on "psychographics," an in-depth study of the actual shopping patterns of the residents of a community in order to develop a list of possible retailers that would fit into a community. Following the recommendations that Buxton would develop, based on input from the Town as well, it would then be the responsibility of the Town to follow through with recruiting those businesses.

During the following discussion, including clarification of the financing options, the Council agreed that the service offered by Buxton would be a great tool to help develop retail sources in the community, together with the help of local developers or private resources cost-sharing with the

Town. It was also suggested that Mr. Montgomery consider including in the research the cost of land and how that might influence the potential retailers.

9a. **Discussion, consideration, and possible award of bid for Project #05-001, New Riding Turf mower, and authorization to execute the contract.**

On a motion by Reddell, seconded by Kovacovich, the Council voted unanimously to approve award of the bid for Project #05-001 for the new Riding Turf mower, and authorize execution of the contract.

Mtce. Foreman Dumas said that authorization is being requested to go forward with purchase of the subject mower, that \$25,000 has been budgeted and the cost will be approximately \$19,000.

9b. **Discussion, consideration, and possible approval of Ordinance 2005-A301, an Ordinance extending and increasing the corporate limits of the Town of Camp Verde, Yavapai County, State of Arizona, pursuant to the provisions of Title 9, Chapter 4, Article 7, Arizona Revised Statutes and Amendments thereto, by annexing thereto certain territory contiguous to the existing Town of Camp Verde Limits of the Town of Camp Verde.**

On a motion by Teague, seconded by Gioia, the Council unanimously approved Ordinance 2005-A301, an Ordinance extending and increasing the corporate limits of the Town of Camp Verde, Yavapai County, State of Arizona, pursuant to the provisions of Title 9, Chapter 4, Article 7, Arizona Revised Statutes and Amendments thereto, by annexing thereto certain territory contiguous to the existing Town of Camp Verde Limits of the Town of Camp Verde.

Community Development Director Wright said that the subject item is the actual annexation ordinance for the 237 acres that include the Camp Verde Water Company and the Coury auto dealership, and approval of the Ordinance is the next step in the process. The development agreement with Mr. Coury has been approved, and approval of the Ordinance will allow the Town to move forward with annexation of the property. Annexation gives the Town the opportunity to grow and be proactive, to control the Water Company, and to benefit from the additional sales tax. Mr. and Mrs. Coury have signed a letter of agreement and are agreeable to the annexation. The discussion confirmed that one minor change was made to the development agreement, changing from quarterly to monthly on the incentive plan. Also, Mr. Coury's attorney had revised the scope somewhat and the attachment had to be revised to conform with that change in language, with no effect on the completed deal.

10. **Discussion, consideration, and possible approval of Out of Africa Wildlife Park request for phased opening.**

On a motion by Gioia, seconded by Teague, the Council voted unanimously to accept the proposal for a "soft" opening for Out of Africa Wildlife Park, with thanks for all those who have participated.

Director Wright acknowledged Dean Harrison together with Bill Jump who had been working diligently with the Harrisons during the past months. Wright said that the request was to allow Out of Africa to open the Park beginning in phases that would help attract attendance on a "Come Grow With Us" basis. Such a beginning will also help generate revenue to fund and go forward with the subsequent planned phases during the next two years in working toward completion of the Park. Staff has reviewed the proposal and has had several discussions with Mr. Jump, and has made recommendations based on protecting the health, safety and general welfare of the public and incorporated into the Staff report.

Dean Harrison outlined the proposal for the first phase. The Park is almost complete at this time as far as the major animals being released into their natural habitats. Mr. Harrison pointed out that adding to and providing features to such a Park is never-ending, there are always improvements to be made to consolidate changes made through each year. The soft opening, or Phase 1, will feature the Safari tour traveling by vehicles throughout the Park, both in the

Serengeti area and the preserve area, and transportation by the tram where people can get off and walk around. There will be one gift shop and several Porta-Potties; parking has been provided with access to the Park off of the County road. During Phase 1, which will encompass about a year, there will be continuing development of the higher-level Phases 2 and 3 that Mr. Harrison described in detail. He assured the Council that certain compliances have been met pursuant to requirements by the State and Federal governments. The County flood control guidelines have been followed and successfully tested. The Park will be open Tuesday through Sunday, from 9:30 a.m. to 5:00 p.m. The subject of location and types of signs is being worked on with Director Wright.

The Council generally expressed their total support for the proposal; Mr. Harrison confirmed that over 1300 volunteers from all over the United States had participated in helping with establishing the Park. Mr. Harrison commented on the incredible help given by Mr. Jump, his love for his family, for people and the animals, saying the Mr. Jump deserves to be congratulated for all of his efforts and contribution of thousands of hours and dollars to keep the Park running.

11. Call to the Public for Items not on the Agenda

There was no public input.

12. Advanced Approvals of Town Expenditures

On a motion by Gioia, seconded by Kovacovich, the Council unanimously approved the expenditure of \$5, 982.47 for M/A Communications for replacement of the radio repeater, and the amount of not over \$1,000 for installation.

On a motion by Reddell, seconded by Teague, the Council unanimously approved the amount of approximately \$2500 required to complete the Baptist Church asbestos study.

13. Manager/Staff Report

Manager Lee reminded everyone that State Parks is having the Archaeology Fair this weekend at the State Park.

Deputy Town Clerk Jones reminded everyone about the election next Tuesday, March 8th. The office will be open from 6:00 a.m. until 7:00 p.m.; everyone is encouraged to drop their ballots off.

14. Council Informational Reports

Kovacovich commented that the Letters to the Editor prove that not everyone allows the facts to influence their opinion; he is not and never has been a realtor.

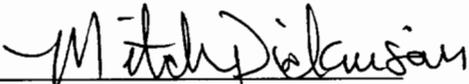
Parrish added that from what he reads he is not supposed to have a friend in 50 years.

Teague said it was great to hear that around 1300 volunteers helped on the Out of Africa project, giving him hope for humanity.

Reddell said he wishes the best for Mrs. Dickinson in connection with her surgery today.

15. Adjournment

On a motion by Reddell, seconded by Kovacovich, the meeting was adjourned at 8:05 p.m.



Mitch Dickinson, 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 2nd day of March, 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 17 day of March, 2005

Deborah Barber
Deborah Barber, Town Clerk