

**MINUTES  
REGULAR SESSION  
MAYOR and COMMON COUNCIL  
TOWN OF CAMP VERDE  
COUNCIL CHAMBERS  
WEDNESDAY, May 18, 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, Mayor-Elect Gioia, Councilors Baker, Kovacovich, Parrish and Teague were present.

**Also Present:**

Town Manager Bill Lee, Attorney Brad Woodford, Community Development Director Will Wright, Council Members-elect Ron Smith and Brenda Hauser, Town Clerk Debbie Barber and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**

The Pledge was led by Vice Mayor Reddell.

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) May 19, 2005 – Joint Work Session
- 2) May 19, 2005 – Budget Work Session
- 3) May 5, 2005 – Special Session
- 4) May 4, 2005 – Regular Session
- 5) April 27, 2005 – Regular Session

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

- 1) Council Hears Planning & Zoning – May 25, 2005 at 6:30 p.m.
- 2) Regular Session – June 1, 2005 at 6:30 p.m.
- 3) Regular Session – June 15, 2005 at 6:30 p.m.
- 4) Council Hears Planning & Zoning – June 22, 2005 at 6:30 p.m.

c) **Possible approval of Resolution 2005-641, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, opposing Strengthening America's Communities Initiative, President Bush's proposal to consolidate 18 Federal Programs and possible approval of the cover letter to be sent with the Resolution to state and federal representatives.**

d) **Possible acceptance of Perry Haddon's resignation from the Planning & Zoning Commission.**

e) **Possible approval of proclamation declaring the week of May 15 through May 21, 2005 as *National Police Week*.**

f) **Possible approval of the Chamber of Commerce quarterly drawdown in the amount of \$11,250 for the fourth quarter ending June 2005.**

g) **Discussion, consideration, and possible approval of Resolution 2005-640, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona authorizing submission of said resolution with the application for the 2005 Growing Smarter Planning Grant Program, and committing 50% matching funds.**

On a motion by Baker, seconded by Kovacovich, the Consent Agenda was unanimously approved as presented.

Mayor-elect Gioia read aloud Item e) from the Consent Agenda, the Proclamation declaring the week of May 15 through May 21, 2005 as Peace Officers Memorial Day and week in which May 15 falls as National Police Week, to emphasize the importance of honoring and showing respect and appreciation for law enforcement officers and their sacrifices in performing their duty.

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

**George Young** apologized for his late arrival, explaining that he was needed for a quorum at the Sanitary District meeting.

Mayor Dickinson requested and Council agreed that after Item 6 is addressed, Item 12 would be heard to accommodate several citizens who were present from the Senior Citizens Center.

6. **Northern Arizona Council of Governments (NACOG) Executive Director Ken Sweet will be present to discuss NACOG's 30<sup>th</sup> Anniversary Celebration and to describe the services and programs that NACOG provides.**

There was no action taken.

Prior to the presentation by NACOG Executive Director Ken Sweet, Councilor Baker, the long-standing representative to NACOG, reminded everyone of, and reviewed, the great professional and technical assistance that NACOG provides for the Town and the State, beginning with the creation of the organization in 1971 by the Governor of Arizona.

**Ken Sweet** expressed deep appreciation for Baker and her activities and participation on the various committees in the agency. He reviewed in detail the services and programs provided by NACOG since its formation, explaining that the 30<sup>th</sup> Anniversary Celebration marks the incorporation of NACOG in 1975; however, the unofficial start date was back in 1964. Mr. Sweet said that the Governor has been invited to a regular meeting scheduled for the end of June or in August for the Celebration. He outlined in detail the various programs that would be negatively affected by President Bush's proposal to consolidate 18 Federal Programs, stressing the importance of opposing that proposal.

7. **Discussion, consideration, and possible award of bid for Project 04TOCV04, Camp Verde Unified School District #28 Adjacent Ways Detention Pond Project, in the amount of \$23,326.**

On a motion by Teague, seconded by Reddell, the Council unanimously approved award of the bid for Project 04TOCV04, Camp Verde Unified School District #28 Adjacent Ways Detention Pond Project, in the amount of \$23,326, to the noted bidder, Critco, Inc.

Lee said that the request involves part of the detention basin that the Town has been working on for the past few months in conjunction with the School District; some concrete work yet needs to be done. Payment will come out of County Flood Control as well as the school's Adjacent Ways funds and will be split between those two. Award of the one bid received is being requested.

8. **Discussion, consideration, and possible approval of an amendment to Out of Africa Wildlife Park's approved site plan to place a 96 square foot freestanding sign.**

On a motion by Baker, seconded by Teague, the Council unanimously approved the Out of Africa Wildlife Park's request for an amendment to the approved site plan to place a 96 square foot freestanding sign.

Community Development Director Wright said that the site plan had been approved by the Council approximately six months ago, with the understanding that there were still many details to be addressed, some of which have been resolved. The opening is scheduled for next week, and in connection with promotion of the Park an exception to the sign regulations limiting a sign to 64 square foot free-standing sign is being requested. The sign that was used at the former Park is 96 square feet. The plan is to elevate the sign in order to provide a good view to the public, and will be

a safety factor in connection with the passing traffic and will better serve the public. Staff believes the request should be favorably considered by the Council. Prior to the Council taking action, Dean Harrison expressed sincere appreciation for all the assistance the owners have been given by the community and Council; the opening for the VIPs will be on Wednesday, May 25<sup>th</sup>, with the doors opening to the public on Thursday.

#### **PUBLIC INPUT**

(Deviating from Council procedure, prior to hearing Item 9, the floor was opened to the public who had wanted to address Council in connection with the Senior Citizens Center.)

**Marian Savage**, on behalf of the Senior Center, said she would like to thank the Council and Bill Lee for the support for the Center, and added that they would try to do their best.

9. **Discussion, consideration, and possible approval of Resolution 2005-642, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the preliminary plat 2005-03 for the purpose of developing Phase 1 of Gateway Commercial Complex, a commercial subdivision on parcel 403-21-015E consisting of approximately 9.89 acres and 8 lots. The location of the project is off SR 260 accessed by Wilshire Road and Moonrise Drive.**

On a motion by Reddell, seconded by Parrish, the Council voted 6-1 to approve Resolution 2005-642, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the preliminary plat 2005-03 for the purpose of developing Phase 1 of Gateway Commercial Complex, a commercial subdivision on parcel 403-21-015E consisting of approximately 9.89 acres and 8 lots; the location of the project is off SR 260 accessed by Wilshire Road and Moonrise Drive; with a 'no' vote by Gioia.

Director Wright said that in both Items 9 and 10 there are certain issues that need to be considered due to commitments by the developer who has been working diligently, compressing approximately three months of work into the last two weeks. The P&Z Commission has reviewed both the preliminary plat and the final plat for the subject complex, and has recommended approval subject to certain conditions. Wright also reviewed the stipulations imposed by the staff, explaining that the developer is taking the necessary steps to comply with those conditions. Among the conditions recommended by the Commission was an exception reducing the 8-foot sidewalk to a 4-foot width. The exception regarding the 8-foot sidewalk requirement was discussed at length with Luke Sefton, the project engineer. The Council agreed in the majority that the exception was reasonable, with some opposition expressed based on the position that such reduction was inappropriate for a commercial development where pedestrian traffic should be encouraged. The remaining conditions recommended by the Commission were also discussed and clarified with Mr. Sefton.

10. **Discussion, consideration, and possible approval of Resolution 2005-643, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2005-04 for Gateway Commercial Complex subdivision located on 9.89 acres consisting of parcel 403-21-15E. This project is located off of SR 260 accessed by Wilshire Road and Moonrise Drive.**

On a motion by Dickinson, seconded by Teague, the Council unanimously approved Resolution 2005-643, which is adopting the Final Plat for the Gateway Commercial Complex subdivision.

Director Wright advised the Council that staff will insure that all the necessary assurances will be available to complete the infrastructure, and that legally all requirements will be satisfied in a timely manner prior to signing and recording the Final Plat. The P&Z Commission has unanimously recommended approval. The Council's brief discussion included a commendation regarding the past demonstrated integrity and cooperation of the individuals representing the developer.

11. **Discussion, consideration, and possible award of bid for the purchase of 26 picnic tables for the Ramada and other parks. The low bid was \$13,021.16, which exceeds the CIP budgeted amount of \$12,000.**

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved award of the bid for 26 picnic tables to Recreation Design Concepts in the amount of \$13,021.16.

P&R Director Lynda Moore pointed out that although the bid is over budget by \$1,000 there have been savings in other areas of the CIP project that would compensate for that. The Council agreed that there have been significant savings in those other areas. There was a brief discussion regarding the type and appearance of the tables as well as the subject of possible measures to prevent their theft.

12. **Discussion, consideration, and possible approval of a \$2,500 donation to the Camp Verde Senior Citizen's Center to be used for paint, tile, door repair, and landscaping supplies.**

On a motion by Gioia, seconded by Baker, the Council unanimously approved a \$2500 donation to the Camp Verde Senior Citizens Center to be used for paint, tile, door repair and landscaping supplies, and directed staff to pursue other assistance to the Senior Center.

Manager Lee said that he had recently met with the Board of the Senior Center during which the Board expressed concerns about low attendance, lack of funding, and the need to upgrade the facility. Lee described some of the proposed upgrades including painting and landscaping, and said that the Town has elected to take on the responsibility of sending a survey to the membership to try to find out what social activities they would like to see offered at the Center. The Friends of the Fort have volunteered to provide labor for the building improvements. The requested funds would be set aside and used to pay for the supplies. Attorney Woodford confirmed that the Center passes the test for using public funds for a public purpose.

13. **Discussion, consideration, and possible direction to staff to go out to bid for a Sewer Master Plan along SR 260 from the Sanitary District Boundary to Steve Coury.**

On a motion by Reddell, seconded by Teague, the Council unanimously directed staff to move forward with Requests For Bids to get somebody aboard to start the study.

Manager Lee reminded the Council that the project has been discussed for some time now. To date about \$52,000 has been received from the Yavapai-Nation and those funds are being held for such a project. Wright and his staff have written an application to WIFA for technical assistance grant for \$35,000 which it is hoped will be forthcoming. Authorization is being requested to send out RFQs to consultants after which the Council will be advised some dollar amounts that it will take to get the Master Plan completed. If the WIFA grant is not successful, then the funds received from the Nation can be used. The utilities already running through the area were also discussed by the Council; the sewer would complete the infrastructure needed along that stretch of 260.

14. **Discussion, consideration, and possible approval Town Regulations and Procedures regarding the handling and etiquette of the American Flag.**

There was no action taken.

A thorough presentation by Councilor Teague was made on the correct handling and etiquette of the American Flag, which he said was prompted by the Council recently having been chastised over the unlighted flag across the street from Town hall. Flag Rules and Regulations had been included in the agenda packets. The need for the establishment of Town procedures and responsibilities for flying and displaying the American Flag was stressed, and contacts requesting cooperation and assistance from the various Town departments and community groups were outlined in that regard. The Council discussed in detail and made suggestions regarding the issues and concerns outlined. It was agreed that the staff be directed to follow through with establishing the procedures and responsibilities as discussed.

14a. **Discussion, consideration, and possible reevaluation of appointments to serve on behalf of the Town in future meetings concerning the SR 260 project.**

On a motion by Teague, seconded by Kovacovich, the Council voted 6-1 to appoint Rob Witt and Bill Lee, with Will Wright acting as an alternate, to serve on behalf of the Town in future meetings concerning the SR 260 project, with a 'no' vote by Reddell.

Councilor Teague suggested that based on input from some of the property owners more diversity is needed regarding the representatives who have been appointed, and that a more aggressive approach may be needed. There was considerable discussion about the function of the representatives, and some defense of the appointment of staff members with no personal interest in the properties to act on behalf of the Town. The discussion also included a review of the currently proposed signals and accesses for turns, and the ongoing concerns of the property owners as well as the need to gain their confidence that their interests are being served. There was a suggestion that Rob Witt should be appointed based on his prior outstanding presentation on the issue, together with one staff member.

#### **PUBLIC INPUT**

**Ron Smith** suggested that the Sanitary District extension to Steve Coury be included in the Access Management Plan, and the Council agreed. He continued, saying that the area has been identified in the General Plan as the economic development area, and much of the area has been rezoned to commercial. Smith said he feels that the property owners and their agents will be the best representatives for what will lead to the economic development. The Town will continue to have the final say through design review, and Smith added that he believes that Andy Groseta would represent the Town well.

**Henry Shill** said he was somewhat disappointed at the last meeting in Cottonwood when the subject of the Access Management Plan was discussed, since it was his understanding that the County would let the towns speak for the property owners. It would be wrong for the property owners not to have their own delegate to speak for them. Mr. Shill is worried about having full access, left-in and left-out; otherwise he feels it would be discrimination and would hurt development.

**Rob Witt** said he was in the unique position of actually soliciting the job as representative; he cares deeply about the issue. Based on his experience commuting two years ago he decided that the Town needs cars and commercial real estate development. Witt said he has now committed his life to making a difference in our community, and he reviewed some of the commercial developments he is involved in as a realtor. Witt feels he has a significant amount to offer in terms of the final result in representing the Town in their negotiations. Access is critical to the commercial development along the road, and barriers to developing a revenue stream should be removed; otherwise commerce is discouraged. Witt cited one example of losing a developer because he was tired of dealing with the uncertain issue of access. Witt said he feels he will deal with the issue as effectively as he can, and that he can take instruction and can work with other people. He suggested that he would like to work with Mitch and that together they can achieve a very positive economic result for the community.

The Council further discussed the appointment of representatives, and reviewed the purpose of those representatives to speak for the property owners as the Access Management Plan is being developed, meeting with the property owners to get further input. There was also general agreement that Rob Witt would be a good delegate, but there was also support for the representatives already appointed. Some of the past problems experienced by property owners in trying to get access were outlined as a basis for their present concerns in dealing with the County.

15. **Discussion, consideration, and possible approval to change the Town's logo from 'Arizona's Territorial Town' back to 'Gateway to the Verde Valley'.**

A motion made by Baker, seconded by Teague, was withdrawn by Baker after further discussion regarding addressing some change at the upcoming Retreat.

Baker said she had noticed an advertisement in the newspaper featuring a specially made rifle, with the words, "Camp Verde, Gateway to the Verde Valley." That reminded her of the contest shortly

after incorporation to come up with a slogan for the town, with the winning slogan, "Gateway to the Verde Valley," which Baker feels would be more fitting, rather than a reference to "Territorial." She then made a motion to change the slogan back to "Gateway to the Verde Valley," that was seconded by Teague. The Council discussed at length the past deliberations on changing the original slogan, and the motion to reinstate it, as well as other suggestions for a slogan, with no consensus of opinion. The Council determined that the issue should be a topic of discussion at the retreat scheduled for this coming Monday.

#### **PUBLIC INPUT**

**Lynn Reddell** urged the Council to take all the ideas into consideration at the retreat, citing some examples of the importance of a slogan that would enhance recognition of the Town.

**Helen Zimmerli** told the Council that the Chamber of Commerce had recently changed all of their brochures, and if the name is changed those brochures may have to be changed, at great expense.

**Brenda Hauser** said she feels the Town should be business friendly and remember that businesses have spent a lot of money based on the concept of "Territorial," and also would like to discuss it at the retreat.

Following the discussion and the public input, Baker agreed that the issue could be discussed at the retreat, and withdrew her motion.

#### 16. **Call to the Public for Items not on the Agenda**

**George Young** announced that the Sanitary District passed the bond election, and said that "the train is back on the track." The engineer that was consulted in the past will be reviewing and presenting updated plans. It is anticipated that the project will go out to bid soon to accomplish getting the line out to Dickinson Circle. He urged the Council to look at the existing studies before the pipe goes in the ground and is buried; that would save time and possibly some money.

#### 17. **Advanced Approvals of Town Expenditures**

There were no advanced approvals.

#### 18. **Manager/Staff Report**

There was no Manager/Staff report.

#### 19. **Council Informational Reports**

Teague said he had gone to a family reunion in Payson last weekend, and on the way back he noticed at the spot on Hwy 87 this side of Strawberry a sign similar to what used to be on I-17, listing the mileage only to Cottonwood; he would like to change that to include Camp Verde.

Parrish remarked that when he was in Cottonwood the other day having lunch with his wife a gentleman came up to Parrish and said he wanted to congratulate Camp Verde on having the best Council that they have ever had, or probably ever will have. The man added his thanks to Parrish and Reddell for working so hard and long, going to meeting after meeting after meeting, the Verde Valley Transportation working on 260.

Dickinson offered his congratulations/"condolences" to those elected to the Council.

Kovacovich said he had attended a WAC meeting today in Jerome, reviewing the subjects covered.

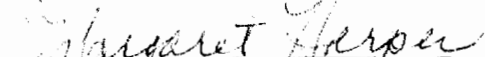
Gioia reported on his attendance at the Technical Advisory Committee meeting for the Water Advisory Committee, that included a scientific presentation on the geologic structures of the Upper and Middle Verde, and a report on assistance that will be forthcoming from the scientists to share the very scientific information with the public for better understanding of what is in the Verde Watershed.

Gioia also briefly commented on a meeting of Stewards of Public Lands, and the gathering of entities that have removed tons of trash from 3300 acres.

20. **Adjournment**

On a motion by Teague, seconded by Kovacovich, the meeting was adjourned at 8:58 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 18th day of May, 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 8 day of June, 2005

  
Deborah Barber, Town Clerk