

**MINUTES  
SPECIAL SESSION  
MAYOR and COMMON COUNCIL  
Of the  
TOWN OF CAMP VERDE  
COUNCIL CHAMBERS  
473 S. Main Street, Room #106  
WEDNESDAY, MAY 31, 2006  
5:00 P.M.**

1. **Call to Order**  
Mayor Gioia called the meeting to order at 5:03 p.m.
2. **Roll Call**  
Mayor Gioia, Vice Mayor Baker, and Councilors Hauser, Kovacovich, and Smith were present. Councilor Parrish arrived at 6:21 p.m. Councilor Parry was absent.
3. **Pledge of Allegiance**  
Councilor Baker led pledge.
4. **Presentation by Mike Cafiso and discussion concerning financing and holding an election in September v. November.**  
The Mayor divided this item into two sections. On a motion by Gioia, seconded by Baker, the Council voted unanimously to set the election for November.

Lee advised that the Forest Service had given the Town an extension through the end of February and recommended that Council set the election for November to avoid voter confusion in the September election. He reminded Council that the September election would require voters to go to the polls for the County ballot and have a separate mail ballot for the Town's election.

Council agreed that it would be better to avoid voter confusion. Hauser advised that she had received several calls regarding Council's decision to move forward on this matter. Smith suggested that it was Council's responsibility to negotiate the best price for the park land and said that it might be a good idea for the Town to hire an independent appraiser that could do accurate comps. He noted that the acreage across from the park is on an online auction with a starting price of \$14,000 per acre, compared to the \$30,000 per acre appraisal price that the Town is required to pay.

Gioia noted that the Town is required to use Forest Service approved appraisers. He asked Lee to get documentation for the Forest Service concerning the extension.

**Public Input**

Robert Johnson suggested that the matter be placed on the ballot in different ways, so much for the library and so much for the park.

**Second Section Discussion:**

Gioia discussed the funding that the Town has on hand and suggested that Council reconsider revenue bonds in conjunction with the General Obligation bonds. He also suggested that the ballot language consist of three separate funding choices: the park; the library; and the park and library.

Baker felt that it was better to go with one choice and noted that Council had decided that GO bonds were the best way to go. She said that she preferred to 'pay as we go', but the people in the audience felt strongly that the Town should purchase the whole 223 acres.

Lee noted that there was now time to discuss the Town's options. He advised he would get with bond counsel, and come up with options for Council consideration at a later meeting.

Hauser said that the main priority is to get the park land, as there would never be a second chance to acquire the land.

Smith said that the citizens should make the final decision. He noted that Council has authority to increase sales and construction taxes to fund a revenue bond. He said that Council chose to leave it up to the citizens to determine the investment. He said that Council now has the time to make the right decision.

Kovacovich noted that the GO bonds have a lower rate of interest, but that Council should check into revenue bonds to reduce the borrowed amount.

There was further discussion about possible funding sources including the library endowment fund, the Mary Lyons Trust, and the sale of Town-owned land.

### **Public Input #2**

Lisa Mina thanked Council for considering revenue bonds. She advised that she had spoken with several people and everyone seemed concerned about the high amount.

George Young advised that the sale of the Town-owned land might also trigger the need for an election and this would be a good time to put that question on the ballot.

Robert Johnson spoke at two separate times during the second call for public input. He said that the Town should not put a second floor on the library at this time and that the newspapers should do a series of articles that explain how other Verde Valley communities fund their projects.

Linda Buchanan also spoke at two separate times; stating that she was a 25-year Camp Verde resident and she preferred using revenue bonds in conjunction with the GO bonds to reduce the impact on property owners. She said that Council disrespected the citizens when they chose not to use all of the last sales tax increase for the park, as was promised. She said, regarding the construction of Town Hall offices on the 2<sup>nd</sup> floor of the library, that Council needed to call it what it is and don't say it's a library when it is actually for government space.

Gioia responded that the two-story library with government offices on the 2<sup>nd</sup> floor has been part of the Master Plan that was done a few years ago. He noted that Payson's proposed expansion will cost 4 times what it would have cost if it had been constructed in the beginning. He said that new Town Hall facilities are planned in a different section of the Town Complex and will be constructed as the need and funds arise, leaving sufficient room for library expansion.

Steve Ayres, responding to the Manager's comments concerning his recent editorial, said that the intent of his article was to help build the park. He said that he felt Council's GO bond proposal would fail. He advised that he had received several phone calls from different factions of the community congratulating him on his editorial.

Anne Everett noted that Ayres' article did awaken a lot of people and she trusted Council to do their homework and provide choices to the voters.

Lee advised that staff would bring options to Council at a subsequent meeting for Council consideration.

- 5. **Discussion, consideration, and possible approval of Resolution 2006-690, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, ordering and calling a Special Bond Authorization Election to be held on September 12, 2006, in and for the Town of Camp Verde, Arizona, to submit to the qualified electors thereof a question with respect to the issuance and sale of bonds of the Town of Camp Verde, Arizona.**

Following a recommendation from Town Clerk Barber to delete this item from the agenda, Gioia moved to deny Resolution 2006-690, explaining that Council would not like to see this resolution before them again. Hauser seconded the motion and it was passed unanimously.

- 6. **Discussion, consideration, and possible approval of Resolution 2006-691, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, pertaining to certain exemptions for motor vehicles used by the Marshal's Office.**

On a motion by Smith, seconded by Kovacovich, the Council voted unanimously to approve Resolution 2006-691, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, pertaining to certain exemptions for motor vehicles used by the Marshal's Office.

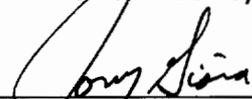
Marshal Smith advised that this was an annual housekeeping item pertaining to undercover vehicles.

- 7. **Viewing and possible discussion of a video by the Verde Watershed Partnership and a video about the Verde River.**

Council took no action on this item. Councilor Parrish arrived at 6:21 p.m.

- 8. **Adjournment**

On a motion by Gioia, seconded by Baker, the meeting was adjourned at 6:29:52 p.m.

 6/8/06

Tony Gioia, Mayor



Deborah Barber, Town Clerk

**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 Special Session of the Town Council of Camp Verde, Arizona, held on the 31<sup>st</sup> day of May 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 9 day of June, 2006.



Deborah Barber, Town Clerk