

**MINUTES
REGULAR SESSION
MAYOR AND COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, NOVEMBER 14, 2007
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 Hauser, Councilors Garrison, Kovacovich, and Elmer were present; Councilors Smith and Parry were absent.

Also Present: Town Manager Mike Scannell, Town Attorney Bill Sims, Community Development Director Nancy Buckel, Library Director Gerard Laurito, Deputy Town Clerk Virginia Jones, 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) November 1, 2007 – Executive Session (taped)
- 2) November 1, 2007 – Special Session
- 3) November 1, 2007 – Joint Work Session with Sanitary District
- 4) October 24, 2007 – Executive Session Parks Site (taped)

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

- 1) Regular Session – November 21, 2007 at 6:30 p.m. – **CANCELLED**
- 2) Council Hears Planning & Zoning – November 28, 2007 at 6:30 p.m.
- 3) Regular Session – December 5, 2007 at 6:30 p.m.
- 4) Regular Session/Council Hears P&Z – December 19, 2007 at 6:30 p.m.
- 5) Council Hears Planning & Zoning – December 26, 2007 – **CANCELLED**

On a motion by Hauser, seconded by Kovacovich, the Consent Agenda was unanimously approved as presented, with the Minutes of the November 1, 2007 Special Session corrected to reflect the correct location.

Kovacovich noted that the location reported on the Special Session Minutes of November 1, 2007 was in error.

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

(Comments from the following individuals are summarized in the Minutes.)

Patrick Gorlick

Bob Johnson

John Stephens

Vada Lovato

There was no further public input.

6. **Council Informational Reports**

Garrison reported on the Sanitary District meeting held today, including the agreement by the District to remove the employees from the Town payroll; the next regularly scheduled meeting will be 12-12-07.

Elmer displayed a 2007 prestigious award that was presented to Dick and Brenda Hauser for their long dedication and service to the Arizona Farm Bureau.

Hauser said that among the meetings she had attended there was a presentation on the Verde River Greenway; she plans to have that presentation made to Council in the future. Hauser also said that the U. S. Department of Agriculture has designated 13 of Arizona's 15 counties as primary natural disaster areas because of losses caused by droughts from January '07 to the present day, including loss of natural vegetation.

Gioia reported that Prescott and Camp Verde and the Verde Valley will probably be working on some issues together, an exciting development. Gioia also reported on the Verde River Greenway meeting today; some of the issues addressed were the ecological monitoring assessment by NAU and related water issues. Gioia briefly reviewed the Water Advisor Committee meeting.

7. **Presentation by Linda Harkness and discussion of a proposed library structure, costs and financing options.**

There was no action taken.

Linda Harkness said the Power Point presentation expands on her previous proposal that the Council consider a steel building construction for the new Library, and is now followed up with a comprehensive presentation on the structure and estimated costs as requested. The proposed vernacular architectural design was prepared by Joel Westervelt, which he outlined in detail, as his voluntary participation in the study. Ms. Harkness then reviewed the cost-saving features of a steel building design, comparing the estimated costs of construction between the present site and the downtown site, including research supporting the feasibility of using the existing site.

During the ensuing Council discussion, Ms. Harkness said that if the Council found the proposal approvable, she would like to further the project and be able form a committee to search out different funding options. Responding to some suggestions for financing, including the idea of creating a non-profit entity, Attorney Sims suggested that the Council could make a decision on location tonight, and ask staff to come back later with ways to finance the construction.

PUBLIC INPUT

(Comments from the following individuals are summarized.)

Jim Long, a member of the Library Commission, commented on the "shoe box" appearance of the proposed structure, and questioned how it would fit in with the others, and the natural beauty; it needs more vision for the future.

Tony Varela said he believes the design is a fine one.

Robin Whatley described her emotional, positive reaction when she saw the design; also, it is icing on the cake that a hometown boy would be designing the Library.

Tom Nielson said he helped build the Town and will help build more; he prefers a one-story building to fit on the existing lot, not downtown.

Bob Johnson said he agreed with Mr. Nielson on the location; he would much rather have it on the original site, depending on resolving the flood control issue.

Charlie German questioned the issue of flood control and whether the civil engineer's proposal to add three feet was supported by County Flood Control. *Ms. Harkness' answer was in the affirmative.*

Gary Blair said the old site would be the best for the Library, and wondered about traffic and

how Black Bridge Park might be affected.

Jim Ash asked, as long as grades are being mentioned, who earned an "F" for spending \$100,000 on a building that nobody likes and has been trashed; the work on this proposal has not cost a dime.

There was no further public input.

8. **Discussion, consideration, and possible selection of a site for the new library building.**

On a motion by Hauser, seconded by Gioia, the Council voted 4-1 to begin the planning of the new Library on its present location; with a 'no' vote by Kovacovich.

Library Director Laurito said he believes this is a pivotal move that needs to be made; he reviewed the steps to be taken and the cost estimates for both sites that are being considered, including the loss of income if the downtown site is selected. As for the flood control issue at the present site, Laurito said that Brent Ayres of County Flood Control was present. Mr. Ayres said that he has researched and given information to other individuals on flood plain sites, and understands that there is a 1% chance of the subject site flooding in any given year, and the criteria for flood way construction or changes are subject to Federally-mandated regulations.

PUBLIC INPUT

(Comments from the following individuals are summarized.)

Lisa Mina requested information from Mr. Ayres regarding the location of critical facilities in flood plains as set forth in the letter that was in the agenda packet. *Gioia briefly reviewed the requirements listed in the letter and said the restriction appears to be not applicable to a library.*

Maureen Pastine, a member of the Library Commission, commented on being personally well aware of the problems in building on a flood plain; she would never consider building a library on a flood plain. Ms. Pastine said the Commission is adamant that a decision must be made as soon as possible so that grant organizations can be approached and a funding task force organized. She believes that the Commission wants the downtown site.

Jim Long suggested that libraries would compare with schools as far as critical facilities.

Sandy Ashton said she cannot imagine anyone building a library in a flood zone; the downtown area would bring in tourists.

Roger Doering commented that he would be all for the present site but there will be more headaches; he wants to be sure that what we do works, and that we have the money.

Irene Peoble said she is concerned about the loss of income from the tenants at the downtown site, the time it will take to remove them, and the time it will take to resolve the problems at present site, as well as the financing. *Those issues were discussed briefly with Ms. Harkness.*

Karen Heuman, a Library Commissioner, said the Commission favored the downtown site, building in the back without having to demolish the Plaza until later; also there would be more room for expansion.

John Crane said he is familiar with building in a floodway, a very painful and lengthy process. Working along with Dorothy Wood and Charlie German, Mr. Crane said they were able to build the library on its present site in the floodway.

Dorothy Wood said she has been working on the library for a long time; John Crane got a government grant, and many others were involved in collecting money for the present library. Ms. Wood added that she would like to see the new Library before she "croaks."

Raina Russell prefers the present location for the Library; more equipment, books and things are needed for the school kids.

Robin Whatley said she is on another Commission and reminded everyone how hard the Commissioners all work and that the Council should consider recommendations that are made. Ms. Whatley pointed out that 800 Camp Verde citizens signed a petition for the present site; the Library Commission has only seven people who voted for the downtown site.

There was no further public input.

The Councilors expressed their individual opinions, with the majority favoring the present site, although they were reminded that even as members were replaced the Library Commission consistently voted for the downtown site. Mayor Gioia thanked everyone who had worked so hard on the Library issue, and added that although the money is not available right now, deciding on a location would open the starting gate.

A recess was called at 8:43 p.m.; the meeting was called back to order at 8:57 p.m.

9. **Public Hearing, discussion, consideration, and possible selection of name change for Verde Park Drive, as requested by local emergency response agencies due to confusion with Park Verde Road during 9-1-1 calls.**

On a motion by Gioia, seconded by Kovacovich, the Council voted unanimously to change the name of Verde Park Drive to **Old Church Road** by adopting Resolution 2007-735, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, renaming South Verde Park Drive due to its confusion with Park Verde Road.

Community Development Director Buckel explained that the people who had received the letters regarding a street name change had been given a website, and on the website is the list of available street names. Buckel said she had also prepared a chart of the list of names that the residents had proposed for review.

The Council reviewed the information submitted and outlined by Buckel; Buckel confirmed that the required posting of the street and notification of all the residents regarding the proposed name change had been complied with. Buckel briefly outlined the process that will be followed once the new name has been selected, suggesting that she would explain in detail after hearing from the public.

PUBLIC INPUT

(Comments from the following individuals are summarized.)

Gary Blair said that there other streets that have similar names in the County and the Town. Mr. Blair also expressed confusion regarding the south-north issue.

Diane Bowlus said she had been unable to find the list on the website, but suggested "Stagecoach Pass" or "Stagecoach Trail.

Sandy Ashton said she lives on South Verde Park Drive and is totally against the change; she pointed out that the street is identified as both "South" Verde Park Drive, or just Verde Park Drive, which is confusing. The County Assessor's office mails tax bills to "Verde Park Drive," and the Post Office identifies it as "South Verde Park Drive." *Buckel offered clarification that protocol requires the Town to put directional in front of all the street names, and perhaps not all the streets have that, but in the data base it is necessary to list north, south, east or west in the front all of the streets, and it did not matter whether the street sign indicated that or not..*

Ms. Ashton continued her input, suggesting the names of "Side Saddle," "Horse Trot," or

"Bareback." Ms. Ashton spoke again, expressing approval of "Old Church Road."

Carl Schimmer pointed out on a map several other conflicts in names, adding that he feels the name of Verde Park Drive should stay the same; however, he approves of "Old Church Road."

Ray Floyd said that the building was not originally a church; it was built as a school.

There was no further public input.

Buckel reviewed the names that had been suggested, including "Old Church Road" and "Old Cemetery Road. She also read into the record the proposed Resolution 2007-735 by which the Town could approve the name change. The Council discussed several possible names that Buckel confirmed were available, pointing out that in years past either "Old Cemetery Road" or "Old Church Road" had been used for giving directions.

Following the Council action to change the name to "Old Church Road," Gioia explained that the entire process would take 60 days, but the residents could start changing their mailing addresses immediately. Buckel said that all of the residents that live on the road being changed will receive an official letter that can be used for notification to change any documents. Staff will be notifying the County and other agencies; it will take the County four to six months to change their records. The process will begin immediately; Buckel confirmed that it will take 60 days before it becomes official. Each resident will need to submit an official address change card at the post office if they get mail there.

10. **Discussion, consideration, and possible direction to staff regarding the possible exchange of Town property located on Oasis Road and SR 260 for property located on 1451 Peterson Road.**

The Town Attorney, together with the Town Manager, was directed to pursue whatever legal avenue dictates as far as appraisals and necessary surveys in order to consider exchanging deeds.

Bill Gardner made a presentation to outline the proposal of his church group to exchange property that the church owns located on 1451 Peterson Road for Town property located on Oasis Road. Mr. Gardner said his congregation would like to build a church on the Oasis property, which is zoned residential, and reviewed his research on the potential values of the two parcels, which he believes would be equitable. His group would like to make the exchange since the Peterson Road parcel had the potential of serious surrounding industrial development, which makes it not a good location for a church; however, because of its potential industrial zoning it could be of future greater value to the Town. Mr. Gardner reviewed in detail the features of his property that he believes would be of benefit to the Town, including the available water source. Mr. Gardner summarized the proposal as a lot-for-lot exchange, or trade, without monetary consideration. The Council briefly discussed the history of the Oasis property that has now become an eyesore; it was also suggested that the exchange might be a good idea.

PUBLIC INPUT

(Comments from the following individuals are summarized.)

Nancy Floyd wondered by the church does not just rezone and sell their property; she cautioned the Council to be careful about an exchange.

Art Coppinger wanted to mention that the Peterson Road property does have natural gas across the property, city water and sewer lines that will be on Industrial Drive soon, all of which adds to the value for a future sale.

There was no further public input.

During further discussion Attorney Sims referred to requirements for exchange of properties, and recommended getting appraisals as well as surveys in order to be within the statute. Mr. Gardner agreed to have the surveys done. In response to a question from Sims, Mr. Gardner said he was unaware of any environmental reports for either property. After discussing having staff check into the legal avenues necessary to follow for the proposed exchange, Town Manager Scannell was requested to ask all the department heads whether they had any plans to use the Oasis property.

11. **Discussion, consideration, and possible direction to staff to 1) prepare a report on our present water conservation measures; 2) review practices of surrounding communities on conservation measures; and 3) report to be delivered no later than February 1, 2008.**

Staff was directed to 1) prepare a report on our present water conservation measures; 2) review practices of surrounding communities on conservation measures; and 3) report to be delivered by February 2008.

Mayor Gioia said that communities all around Camp Verde are working on conservation measures, some of them for some time. Camp Verde has considered doing the same, but nothing has been done to date. The members agreed on the urgency of the report; the Town Manager said he believed the report could be prepared by February 2008, and action was taken accordingly.

There was no public input.

12. **Discussion, consideration, and possible direction to staff concerning bidding at the on-line auction for the community park property known as Parcel "A" of the USFS Administrative site consisting of approximately 118 plus acres located of SR 260 and McCracken Lane.**

On a motion by Elmer, seconded by Hauser, the Council voted unanimously to go into Executive Session on both Items 12 and 13.

Town Manager Scannell referred to the spread sheet he had provided in order to give the Council an understanding of the Town finances, reviewed the figures that he had researched, and presented comparisons of various viable options to consider. The members briefly discussed with Scannell the estimated financial possibilities, generally agreeing that the community has needed a park for years. Based on the potential that the subject parcel offers, the meeting was adjourned to go into Executive Session for legal advice in connection with bidding at the on-line auction.

There was no public input.

13. **Discussion or consultation with the Town Attorney for legal advice concerning the Intergovernmental Agreement between the Town and the Camp Verde Sanitary District.**

(See motion made at Item 12 regarding Executive Session.)

There was no public input.

(NOTE: Items 14, 15 and 16 were addressed prior to the Executive Session.)

A recess was called at 10:23 to go into Executive Session; the meeting was called back to order at 12:02 a.m.

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

There was no public input.

15. **Advanced Approvals of Town Expenditures**
 - a) **There are no advanced approvals.**
There were no advanced approvals.
16. **Manager/Staff Report**
Scannell said he believes a very productive meeting was held at the Sanitary District today; he will be meeting with Witt in the morning to discuss possible amendments to the IGA to bring it back to the basic elements. Scannell added that Mr. Gugliotti will be resigning his position as a Director.
17. **Adjournment**
On a motion by Elmer, seconded by Hauser, the meeting was adjourned at 12:02 a.m.



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 14th day of November 2007. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 20 day of December, 2007.



Debbie Barber, Town Clerk