

**MINUTES
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, OCTOBER 19, 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 6:31 p.m.

2. **Roll Call**

Mayor Gioia, Vice-Mayor Baker, Councilors Hauser, Kovacovich, Parrish and Teague were present; Councilor Smith was absent.

Also Present: Town Manager Bill Lee, Town Attorney Bill Sims, Community Development Director Will Wright, Town Marshal Dave Smith, Asst. Parks & Rec Director Lynda Moore, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper; Finance Director Dane Bullard arrived at 7:12 p.m.

3. **Pledge of Allegiance**

The Pledge was led by Kovacovich.

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) October 12, 2005 – Special Session
- 2) October 5, 2005 – Special Session
- 3) October 5, 2005 – Regular Session
- 4) September 28, 2005 – Council Hears P&Z
- 5) September 28, 2005 – Special Session

b) Set Next Meeting, Date and Time:

- 1) Council Hears Planning & Zoning – Regular Session – October 26, 2005 at 6:30 p.m.
- 2) Regular Session – November 2, 2005 at 6:30 p.m.
- 3) Work Session – November 9, 2005 at 6:30 p.m.
- 4) Regular Session/Council Hears P&Z – November 16, 2005 at 6:30 p.m.
- 5) Council Hears P&Z – November 23, 2005 at 6:30 p.m. – **CANCELLED**

c) Possible approval of Chamber of Commerce request for 2nd quarter drawdown of \$11,250.

On a motion by Baker, seconded by Kovacovich, the Consent Agenda was approved with the changes and corrections as noted.

Mayor Gioia requested the following corrections: Add to the Agenda a Call to the Public prior to Advanced Approvals; Page 4 of the October 5th Special Session Minutes, top paragraph, replace "...contrary to what the Town had originally been led to believe," with "**as the General Plan depicts for land use on that land fronting 260,**" on Page 4 of the September 28th Special Session, next to the last paragraph, middle of the paragraph, "Town Code to spend \$6,200" should be clarified to read, "**and most contracts have been going to Council;**" on Page 2 of the September 28th Special Session, first paragraph from the bottom, correct reference to office as, "Gioia stated he was in **the** office at Town Hall."

Manager Lee requested confirmation of October 27th at 6:00 as the date and time to discuss the Marshal's facility prior to going into Lee's review. Lee also requested confirmation of the November 9th Work Session for the initial meeting with Planning & Zoning and Council regarding

the Casa Verde study; Director Wright estimated a time of 2 to 3 hours, explaining that it would be the main meeting that sets the framework for the design review work..

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

Lee announced that a meeting had been held with other elected officials within the Verde Valley and Supervisor Chip Davis reviewed his concerns with the Capital Improvement Plan recently voted to move forward on that would take major funding away from the Verde Valley, using funds to consolidate the court system all in Prescott, eliminating the present Verde Valley court system, causing an extreme disadvantage to those who would have to drive to Prescott instead. The Supervisors will be meeting on October 25th at 10:00 a.m. regarding the planned project and its design; Supervisor Davis has requested that interested officials and citizens attend that meeting; the Council briefly discussed the importance of everyone, even those in unincorporated areas, attending that meeting in order to speak up and register opposition to the plan. Mayor Gioia said he had received a copy of a 3-page letter from Supervisor Davis to County Administrator Holtz setting out questions and points indicating how unfair the planned move is to the Verde Valley; the meeting will be held on Tuesday, October 25th, on Fair Street in the Supervisors Hearing Room, at 10:00 a.m. For the record, Hauser said she would not be able to be there. Gioia said that copies of the letter would be available at the Clerk's Office.

There was no further public input.

There was a agreement to move Item 9 ahead to accommodate Asst. Parks & Rec Director Lynda Moore who is on vacation but has attended the meeting to explain that item. There was also discussion and agreement regarding Item 15 addressing changes to the Town Code, and continuing that item to a later date, if the discussion were not completed by a reasonable time at this session.

The Council then addressed Item 9 ahead of Item 6.

6. **Stew Waller and Jim Willson, P.E. of Arizona Cement Association will present information about pervious concrete.**

There was no action taken.

Lee advised the Council that because of a health problem with one of the individuals, the presentation would not be made at this time, but will be rescheduled.

6a. ~~**Discussion, consideration, and possible approval of funds in the amount of \$12,042.50 for the redesign of the Camp Verde Marshal's new facility which is above and beyond the contracted amount.**~~ *This item had been deleted from the agenda.*

7. **Discussion, consideration, and possible appointment to the Trails & Pathways Committee for a term that expires September 2007.**

On a motion by Baker, seconded by Hauser, the Council voted unanimously to appoint Dee Whitt to the Trails & Pathways Committee for the term ending September 2007.

There had been a previous discussion regarding the option of appointing an individual who resides outside of Camp Verde; however, the Council was advised that Dee Whitt, who does reside in Camp Verde, has indicated her interest in serving on the Trails & Pathways Committee.

Dee Whitt, said that she had done a lot of hiking, and that she felt she might be able to bring something to the Committee, as well as learn more about the area. She added that she believes she would have the time to serve on the Committee.

8. **Discussion, consideration, and possible authorization for the Camp Verde Historical Society to install a security system.**

On a motion by Hauser, seconded by Baker, the Council unanimously authorized the Camp Verde Historical Society to install a security system.

Lee explained that the Historical Society, in addition to valuable items they already have in the building, will soon be receiving additional items, and are concerned about the safety for those items. Installing the security system is not in violation of their contract, but it was felt that the Council should be notified of that intent; there will be no cost to the Town.

Winogene Harris was asked to thank the Historical Society on behalf of the Council; she informed the members that there was a pending donation of an extensive collection of artifacts based on assurance of a security system being in place.

There was no further public input.

9. **Discussion, consideration, and possible award of bid for a Facilities Management System for \$15,106.55.**

On a motion by Teague, seconded by Kovacovich, the Council unanimously approved award of the bid for a Facilities Management System for \$15,106.55 to the lowest bidder, Landlogic.

Lynda Moore explained that the item was a CIP project for \$15,000, and with input from Lee the many benefits of the Management System for determining schedules for all aspects of park maintenance were detailed, with each pointing out that it would be easy for anyone to use.

There was no public input.

10. **Discussion, consideration, and possible approval of TischlerBise, Inc contracts for impact fee preparation and related activities for both the water system capacity fee and development impact fee.** This is an unbudgeted item.

On a motion by Baker, seconded by Teague, the Council voted 5-1 to approve the contract for TischlerBise, Inc. for impact fee preparation and related activities, deleting at this point in time the water system capacity study until after the vote in November; with a 'no' vote by Parrish.

Lee said that legal counsel has reviewed the contracts, and reminded the Council that there is a vote coming up on acquiring the water system and moving forward at this time with the water system portion of the contracts is not recommended, at least until after the results of the vote.

Attorney Sims confirmed that the contracts have been reviewed, adding that he believes the company is a very good one based on his personal experience. Sims also concurs on the recommendation of Lee to postpone any decision on the water system portion. Sims explained the effect of the impact fee, or development fee, where the Town provides incentive to developers and getting nothing in return. There is legislation that makes sure that the development fees are appropriately charged and used for appropriate expenses. Hiring a consultant as proposed allows the Town to satisfy the statute. Development fees do not burden the existing enterprises, but do burden those who are new and come to the community by asking them to pay their way. The money spent for the consulting service may be partially recouped through the development fees, and is money well spent.

There was some discussion regarding the prior unsuccessful move to have the voters approve an impact fee, and the money paid at that time to the same consulting firm. It was pointed out that it is important to update the prior study and that the approach will be somewhat different this time, working with a liaison committee for input and participation by the community for better understanding of how such a fee is developed and how the Town can move forward and prepare for the future with all the knowledge possible. There was confirmation that the Town would do its best to have the present residents unaffected by some of the impact fees, and that the study at this time only will allow the Town to contemplate what fees are appropriate and what the Council and the public would like to see as the set rate. Attorney Sims added that in looking at all

the different ways to finance growth, establishing impact fees would be the simplest resolution, requires developers to pay their way, and is perfectly legal.

PUBLIC INPUT

Mike Parry commented that the County has impact fees, and the constituents need to be aware of that. The Town appears to be not in step with the rest of the County.

Jim Bullard said that in connection with the suggestion that the cost of houses would go up because of the fees, it seems that houses get sold, regardless of the price.

There was no further public input.

11. **Discussion, consideration, and possible of NF Planning and Development contract (NFPD) to continue assisting the Town in planning and development, not to exceed \$12,000.**

On a motion by Gioia, seconded by Baker, the Council voted unanimously to direct staff to research further any State agency assistance that is available for the redevelopment plan, as suggested by Baker, and if there is no such State agency assistance available, that we receive a more complete scope of services from NFPD, and Council can then entertain the consultants' agreement.

Lee reminded the Council that this subject has been discussed a number of times, and Council had suggested that Dave Fackler be requested to get within the Town allotted budget; Mr. Fackler has been willing to reduce his fee by \$5,000 as indicated by the contract presented for consideration. The Council confirmed that the \$12,000 is all that is now available for the consultant line for the rest of the year; any amount above that would require further Council approval. Lee said that he has not yet followed up on the suggestion by Baker to contact an individual at Commerce whose name had been referred to Baker. Lee confirmed that the proposed contract was based on time and material and was not to exceed the \$12,000. NFPD is working on developing tools for work on the Redevelopment District. The Council pointed out that there are available resources supplied by the State, citing the help provided during the work on the General Plan. The Council further discussed details of the proposed contract, with concern regarding the implied authority given to the Town Manager. There was also input from Attorney Sims regarding his positive experience with the firm and acknowledgment that downtown redevelopment is not something that the Town needs as a top priority. Lee requested that the Council approve the contract contingent upon his doing additional research with Commerce, including contacting the individual named by Baker. The subject of grant funding was also briefly discussed, and Sims suggested that with their experience the NFPD personnel could help steer the Town toward grants that help downtown redevelopment. The Council generally agreed that approving the contract at this time would put it on the shelf, and the services could be used as needed. Lee confirmed that Dave Fackler will be invited to address the Council if no State agency assistance is found to be available.

There was no public input.

12. **Discussion, consideration, and possible direction to staff concerning the disposition of the five acres in the Verde Cliffs Subdivision donated to the Town by Scott Simonton.**
There was no action taken.

Lee requested that the item be continued, saying that there are two staff members going for additional training the next two days, and may come back with information that may be pertinent to the item, and staff was directed accordingly.

There was no public input.

13. **Discussion, consideration, and possible approval of Resolution 2005-663, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, authorizing an application to the Greater Arizona Development Authority for technical assistance pursuant to Title 41, Chapter 10, Article 8, Arizona Revised Statutes.**

On a motion by Gioia, seconded by Teague, the Council voted 5-1 to approve Resolution 2005-663, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, authorizing an application to the Greater Arizona Development Authority for technical assistance pursuant to Title 41, Chapter 10, Article 8, Arizona Revised Statutes; with a 'no' vote by Hauser.

Community Development Director Wright explained that the item is in regard to a grant that was submitted to do a master plan of the property west of I-17, approximately Dickison Street to Coury for the sewer services. The grant would allow the Town to go forward and to look into the possibility of studying availability and potential extension of the sewer system and/or setting up a separate independent wastewater treatment plant, and determine how to provide the best sewer services for that part of the community. With large home builders looking at the area, and into possibly bringing in a package treatment plant, the project becomes even more important. The only area being looked at is outside the Sanitary District boundaries. The intent is also to look into the possibility of tying into the Sanitary District and what would be needed to expand that service. Wright explained that the \$50,000 match is not necessarily required since there are funds on hand that were donated by the Nation from lottery proceeds; Wright reviewed the background of the Yavapai-Apache Nation receiving a grant for technical assistance in connection with service to the Casino. Wright reviewed some of the developments being planned for the subject area that will increase even more the need for sewer services. Wright said there have been attempts to possibly partner with the Nation in the effort to expand the service, which presented one of the many options available to the Town. There was discussion regarding whether the Town or the Sanitary District has the responsibility to provide sewer service to those potential developers. Wright said that either the Town or the Sanitary District could assume that responsibility; the study is for the purpose of looking at the engineering of how the project could be implemented as well as the potential funding sources available to either the Town or the District. The discussion confirmed that the project would not affect the Sanitary District's funding for their planned expansion since the subject area is outside of their District. It was also pointed out that there is an understanding that Council and the District would like to continue to pursue the possibility of the Town acquiring the assets of the District. Although the estimated potential cost of the study is not known, Wright said that there is a limit to the funding for technical assistance that can be applied for, and \$50,000 may even be higher than what is normally requested. If approved, then decisions and plans can be made as to how to proceed further, with all of the options considered.

PUBLIC INPUT

Suzy Burnside, representing the Sanitary District, spoke at length expressing the concern of the District regarding what the Town hopes to accomplish by the proposed study, reviewing the question of putting the planned expansion before the voters, and the work being done by the Nation on providing sewer service to its area and discussions held with the Nation regarding a possible joint effort, and also expressing concern about developers requesting infrastructure on what is yet raw land. Although saying the effort to develop a master plan is laudable, Ms. Burnside concluded her comments with the request that the Town help the Sanitary District get their project done.

There was no further public input.

14. **Discussion, consideration, and possible approval of Resolution 2005-659, a Resolution of the Common Council of the Town of Camp Verde, Yavapai County, Arizona approving the abandonment of Pinto Circle in the Verde River Meadows subdivision as a public roadway.**

On a motion by Teague, seconded by Parrish, the Council unanimously approved Resolution 2005-659, a Resolution of the Common Council of the Town of Camp Verde, Yavapai County, Arizona approving the abandonment of Pinto Circle in the Verde River Meadows subdivision as a public roadway.

Director Wright reviewed the history of Pinto Circle, saying that an arrangement has now been worked out with the property owner whereby the Town could abandon the roadway, with an easement then granted for access to prevent another parcel being landlocked; the roadway has never been improved following incorporation, could only have been used as a private driveway, and abandonment is recommended by staff.

There was no public input.

A recess was called at 8:07 p.m.; the meeting was called back to order at 8:17 p.m.

15. **Review, discussion, and consideration of proposed changes to the Town Code followed by possible direction to staff to prepare an ordinance to adopt the changes.**
There was no action taken.

It was agreed that the discussion on Item 15 will be continued to the next session at which it will be agendized.

- 15a. **Call to the Public for Items not on the Agenda.**
There was no public input.

16. **Advanced Approvals of Town Expenditures**
On a motion by Teague, seconded by Kovacovich, the Council unanimously approved the amount of up to \$6,000 to allow staff to go down and bring the system back, including transportation, labor, parts and storage.

Lee described a rolling file system that has been made available through State Surplus; the equipment must be removed by November 1st and the Town has first preference to purchase it. Lee said that after disassembling the unit, transporting it to Town and buying some additional parts, he believes that there are enough sections that they can be supplied for the Clerk's office, P&Z office, the Court's office, and the Marshal's office. The unit would normally cost approximately \$40,000; the State is asking \$3500. The amount of \$6,000 is requested to cover the purchase of the unit, disassembling and an overnight stay by Town staff, additional track, and rental of a temporary storage unit.

17. **Manager/Staff Report**
Lee reminded everyone of the Parks & Recreation Department annual Haunted House next weekend, along with the Lions Club Carnival; volunteers are needed. Grace Emporium is now open, and Lee encouraged folks to patronize them. Gioia also commented on their excellent food.

18. **Council Informational Reports**
Hauser announced that the Homecoming Football game will be Friday night; all alumni should attend. Hauser also said that the Verde Watershed will be having a seminar on arsenic in domestic wells, November 10th in Camp Verde at the multi-purpose center.

Kovacovich reported on a Water Advisory Committee meeting today in Clarkdale; today was Chino Valley's turn to talk on their water plan. Gioia added that Chino Valley is acquiring up to 500 acres of the Big Chino properties for another water farm and to export water from that property into the AMA. Hauser added her regret for the action, saying that part of the acreage will be a farm that has been in the family for a long time.

Baker wanted to remind everyone to go to the Board of Supervisors meeting next Tuesday at 10:00 a.m., in Prescott.

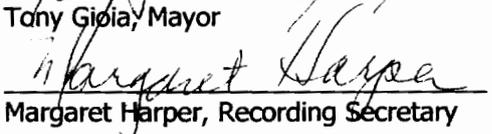
Teague said that the Central Arizona Youth Football Association will be holding the championship games here in Camp Verde for all three age levels on Friday November 19th, using the high school field and the Town fields, and should be a great event. Teague also complimented Mike Dumas for the great job he has done in helping to put on the games. Everyone has hopes for Camp Verde winning.

Gioia said that Fort Verde Days was a great success, that the community came out in strength and had a great party. The parade was great and the Bull Bash was exciting. The event is a big day for the community; Gioia kind of considers it Homecoming Day for the community, and said he thought it was wonderful.

19. **Adjournment**

On a motion by Baker, seconded by Hauser, the meeting was adjourned at 9:16 p.m.

 11/28/05

 Tony Gioia, 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 19th day of October, 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 7 day of December, 2005



 Deborah Barber, Town Clerk