

**MINUTES
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, OCTOBER 5, 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 Smith, Kovacovich, Parrish and Teague were present; Councilor Hauser was out of town.

Also Present: Town Manager Bill Lee, Town Attorney Brad Woodford, Finance Director Dane Bullard, Special Projects Administrator Wendy Escoffier, Deputy Clerk Virginia Jones, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**

The Pledge was led by Mayor Gioia.

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:**

There are no minutes for approval

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

1) Special Session – October 12, 2005 at 3:00 p.m.

2) Regular Session – October 19, 2005 at 6:30 p.m.

3) Council Hears Planning & Zoning – Regular Session – October 26, 2005 at 6:30 p.m.

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

Manager Lee requested the addition of an item for the October 12th meeting to discuss recent findings with ADOT, and a Special Session on October 26th at 3:00 p.m. to meet with the Yavapai-Apache Nation consultants regarding work on the master plan for sewer services. After discussion it was decided to schedule that meeting for the Work Session planned for the second week in November.

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

Henry Shill requested that the Council schedule an agenda item on the Wngfield Mesa Road and the Forest Service 503 project. Henry suggested the Town should maintain the road after the improvements are made by the homeowners to bring the road up to Town standards.

Councilor Baker presented to Ron Smith a Special Award for his special dress in honor of Fort Verde Days; the Award was created by Fashion Director Virginia Jones and Fashion Specialist Wendy Escoffier. Smith graciously acknowledged the recognition.

6. **Discussion, consideration, and possible direction to staff to sign a change order to strengthen the stability of the walls of the new Marshal's facility so the building meets current International Building Codes.**

On a motion by Teague, seconded by Kovacovich, the Council voted unanimously to continue Item 6 as discussed.

Lee suggested that the item be postponed until next week, that the company working on the cost estimate has not yet submitted those amounts. Gioia added that he has contacted an engineer who will review the plans and perhaps come up with more suggestions, at no cost.

7. **Discussion, consideration, and possible approval of a two-year contract appointing Michael Bluff as Magistrate.**

On a motion by Gioia, seconded by Kovacovich, the Council unanimously approved a two-year contract appointing Michael Bluff as Magistrate.

Attorney Woodford explained that under the revised contract the only benefit the Town will provide, other than the salary, is the Town's contribution to the State Retirement system for the Magistrate. There will be no health benefits; this Magistrate will take whatever time necessary to run the Court within the budget. In the case of illness or other cause for absence, the Assistant Magistrate will fill in, within the budget. Michael Bluff confirmed that he was waiving any health benefits as discussed. Woodruff requested clarification of the contract starting date; the contract commences as of October 5, 2005 and expires October 4, 2007.

There was no public input.

8. **Discussion, consideration, and possible appointment of Harry Cipriano and Duane Wyles as Assistant Magistrates under the direction of the presiding Magistrate for a 3-year term.**

On a motion by Teague, seconded by Parrish, the Council unanimously approved the appointment of Harry Cipriano and Duane Wyles as Assistant Magistrates under the direction of the Presiding Magistrate for a 3-year term.

Michael Bluff explained that he had requested establishing the staggered 3-year terms in order to permit continuous coverage of the court schedule in the absence of the presiding Magistrate position, and recommended appointment of the two subject individuals as Assistant Magistrates.

There was no public input.

9. **Discussion, consideration, and possible approval to transfer the obligation for the Storm Drain Management expenditure budget line item from HURF to the General Fund.**

On a motion by Teague, seconded by Baker, the Council unanimously approved the transfer of the obligation for the Storm Drain Management expenditure budget line item from HURF to the General Fund.

The Council briefly discussed with Finance Director Bullard the request from staff to transfer the line item from HURF to the General Fund. Dane explained that the amount budgeted for Storm Drain Management can only be paid from the General Fund, not from HURF funds; approximately \$12,000 remain.

There was no public input.

10. **Discussion, consideration and possible approval of additional work request for RBF Consulting for conceptual Storm water system mapping and conceptual storm water system exhibit in the amount of \$4,150.**

Staff was directed to review with the proposing consultant the three items of concern on the contract.

Special Projects Administrator Escoffier explained that the additional work request is in connection with finishing a map proposed by RBF as part of the Storm Water Management Plan that will enable Town staff to monitor for dry-weather flows and illegal dumping in washes and

inlets along the street system. The Council discussed some of the details in the proposed contract, in particular questioning the use of "conceptual locations" in reference to the mapping, a statement that no level of accuracy was guaranteed, plus concern that the contract appears to provide for possible additional costs, which was unacceptable. It was also suggested that Escoffier ask the consultants how much of the County's Flood Control information they will be utilizing.

There was no public input.

11. **Discussion, consideration, and possible direction to staff concerning Dial-A-Ride/Transit Service.**

Staff was directed to do some research as to a voucher system, additional research with NACOG on transfer of funds, senior service, and apply for the LTAF II funds.

Lee said that the Council had previously decided to not apply for the LTAF II funds and try to move forward on the program. However, staff has now found that the vehicle received from Infinia is eligible and can be made to be handicapped-accessible. Lee suggested that possible funds might become available to the Town once a service is up and running, and questioned whether the funding received from NACOG might have to be returned if not. It was confirmed that the amount of approximately \$50,000 is on hand, which could finance a part-time operation for around five months. The Council discussed several options for being able to maintain the service, including funding possibilities and implementing a voucher system. The members were reminded of the past history involving discussions with the Cottonwood CATS program and the Yavapai-Apache Nation as well as Yavapai County.

There was no public input.

12. **Discussion, consideration, and possible direction to staff on the purchase of a new or used vehicle for the administration department.**

Staff was directed to review the issue further, go out to bid for comparison with what is available through State Procurement, and bring back information to Council for a decision.

Lee advised the Council that the Planning & Zoning Department has \$13,000 available in the budget, Administration has \$10,000. Director Wright has done research with State Procurement and a Ford Taurus could be purchased for approximately \$13,000. The additional \$3,000 would need to come out of the Contingency fund. The pros and cons of purchasing a new versus used vehicle, as well as size, dependability and fuel efficiency were discussed at length.

There was no public input.

13. **Discussion, consideration, and possible direction to staff to write to the USFS as it relates to the proposed sale of a portion of the 213 acres of National Forest Service property along Highway 260.**

Staff was directed to discuss with Ken Anderson and Judy Adams the very specifics of questions raised about Howard Road in particular, the length of the agreement and what it means to this sale of land, protection of accesses points to the property to the south off of Howard Road, as well as Hwy 260, Murdock, Quarter Horse and MacDonald.

Lee reviewed the background of the special legislation allowing the Forest Service (FS) to sell off six different sites within the State of Arizona, and use those funds to build new facilities for the FS staff. Of the 213 acres along 260 the FS proposes to offer approximately 175 of those acres. Part of the 213 parcel is encompassed with an easement by ADOT, and the FS does not intend to sell the site they are going to build on, as well as other property that lies along the river on both sides of 260. Lee also reviewed the history beginning in 1997 when the Town submitted to the FS a Town Site Act application to acquire the same property, which had been recommended by the FS at that time. After promoting legislation to help the FS and in the interest of preserving

the land for public use, the Town subsequently learned that the FS had then decided to sell the property to the highest bidder, which could also permit commercial use, as the General Plan depicts for land use on that land fronting 260.

A detailed and lengthy discussion of the history and possible uses of the property, plus suggestions for the proposed sale followed, including several motions setting forth specific recommendations, all of which failed by a tie vote, or for lack of a second. It was subsequently decided that staff should further discuss the issue with the FS and directed staff accordingly.

PUBLIC INPUT

Steve Ayres, of Camp Verde, advised the Council that when the FS sells property the money goes into a fund for a number of projects. The sale of a 21-acre site in Sedona has been consummated for \$8.4 million. The FS will try to maximize whatever it can make on a sale, and not all of the proceeds end up being spent on one project.

Robb Witt discussed with the members how commercial property is generally valued, primarily based on the stage of development including available infrastructure.

There was no further public input.

A recess was called at 8:22 p.m.; the meeting was called back to order at 8:30 p.m.

14. **Update on SLIF Grant and discussion, consideration, and possible authorization and direction to staff to enter into contract to hire an archaeological consulting firm to do research for the Black Bridge River Front Park. The contract amount should not exceed \$3,000.**

On a motion by Teague, seconded by Kovacovich, the Council voted unanimously to direct staff to enter into a contract to hire an archaeological consulting firm to do research for the Black Bridge River Front Park; the contract amount should not exceed \$3,000.

Lee reminded the Council that a little over a year ago the Town had applied for a SLIF grant to acquire 4.4 acres of land next to the Marshal's Office, and were given a generous donation of about 6.6 acres on the river bank by the Babbitt family if the grant were to be successful. The grant has been awarded with a requirement that an archaeological research be done involving one of the historical concrete abutments in the donated portion; that research promises to be simple, and should be done for less than \$3,000, which would be in addition to the \$86,000 that the Council already has committed to and could be taken out of the Park Contingency fund. There was some discussion regarding the matching funds required from the Town and confirmation that a good portion of it consisted of in-kind donations and included the value of the Babbitt land donation.

There was no public input.

15. **Discussion, consideration and possible approval of NF Planning and Development (NFPD) contract to continue assisting the Town in planning and development.**

Staff was directed to bring back a new scope from Dave Fackler within the amount of funds that the Town has available as budgeted.

Lee said that the item had been brought before the Council a couple of times, and his understanding was that the direction was for staff to research with Commerce regarding available funding that might eliminate any further cost to finish up the redevelopment district as designed by Dave Fackler and Steve Nielsen. Information from two individuals at Commerce was that they were unaware of any possible funding; however, they would be willing to try to get help from ASU or UofA students for the project. Lee said that it would be preferable to finish it up with Fackler and Nielsen with about three or four months left, have a plan in place, and be able to take advantage of some of the incentives and programs that would then be available.

A lengthy discussion with Lee followed, with the members expressing their recollection of the Council's direction regarding contacting Commerce, primarily for people that would help, not necessarily funds for everything, questioning the work done by the NFPD individuals, just what has been done, and where the project is going, and pointing out complaints from the business people in town on the process. Lee reviewed the efforts he has made to work with the redevelopment committee in explaining the need for the plan and that the available tools were necessary to the success of the project; he has arranged a meeting with the group to further explain the tools that will assist both the merchants and the homeowners in the district. Lee emphasized the vast knowledge and years of experience that Fackler and Nielsen have to offer, urging the Council to continue to move forward with him to finish the planning project, and reminded the members of the work done by Fackler on the successful annexation project and other development agreements. The Council asked Lee to address the issue of the work continuing and reimbursement payments being made past the expiration of the 2004 contract, apparently without direction from Council, as well as what appeared to be outside of the intent of the contract. There was also comment that the subject proposed contract would have the effect of adding a consultant to the Town Manager's staff, without Council direction. The apparent conflict between the understanding of the Town Manager and the Council members regarding how the assistance from NFPD is being authorized and utilized was also discussed in detail. During the discussion Finance Director Bullard assured the Council that he would be more diligent in notifying them of contracts as they become due for either termination or renewal. There was a general consensus among the Council members that staff bring back a new scope of work to be done by Dave Fackler that would be within the amount that the Town has budgeted. It was suggested that the Manager be given less discretion; in the alternative it was agreed that he would in the future keep the Council better informed.

There was no public input.

16. **Discussion, consideration, possible direction to staff regarding Ordinance 2003-A261 regarding residence requirement for Commission/Committee Members and how it pertains to the Trails and Pathways Committee.**

Staff was directed to bring back to Council for consideration the application of Richard Kimball for appointment to the Trails & Pathways Committee.

The Council discussed the proposal to open up residence requirements for some of the people residing outside of Camp Verde, and the understanding that both Cottonwood and Sedona have non-residents on some of their boards and commissions and their input is encouraged. During the discussion that included objection to opening up the requirements, it was suggested that there is now Regional Planning, and non-residents could participate in that arena for the Verde Valley, which would help all the communities in that area. The provisions of the subject ordinance were reviewed, and Attorney Woodford confirmed that the ordinance already gives Council authority to make exceptions to the residence requirements, if so desired, except for those boards and commissions that are specifically restricted to residents. The application of Richard Kimball, a non-resident, to serve on the Trails & Pathways Committee and his qualifications were also discussed.

PUBLIC INPUT

Rob Witt suggested that since some people do have special contributions to make but live outside of Camp Verde, perhaps appointments limiting time to serve could be made and a new category called "at-large member" be created, without any voting privilege.

There was no further public input.

17. **Discussion, consideration, possible direction to staff regarding advantages and disadvantages of increased sales tax in the amount of one half cent, in lieu of an impact fee.**

Staff was directed as follows: The Finance Department and Community Development to get together and work on a study comparing the two means of financing, enumerating the pros and cons of each method, and bring back to Council for discussion following attendance at the seminar on impact fees.

Mayor Gioia said he had discussed with Councilor Parrish perhaps delaying this item since a number of the Councilors are going to be attending a seminar on impact fees and improvement districts and should have more information for discussion at a later date. Parrish suggested that the Finance Director might have some figures he could offer at this meeting.

Finance Director Bullard said that some preliminary work has been done, but suggested that staff continue to do some study while the item is being held in abeyance.

18. **Advanced Approvals of Town Expenditures**

There were no advanced approvals.

19. **Manager/Staff Report**

a) Update by Town Manager regarding 'Comments to Council' on the web page and how to send an attachment.

Lee said that the current system for someone to send information is to simply copy and paste, as long as it is 1,000 words or less; the recently developed system is a new e-mail account, towncouncil@cvaz.org, by which an attachment or pictures can be included as part of the correspondence.

Lee said that at the Special Session scheduled for October 12th the ADOT plan that was presented to the representatives of the Verde Valley on the 260 issue will be included; Lee briefly reviewed the maps that he had placed on display showing that plan that is based on what ADOT believes is a consensus of public input, although ADOT has not confirmed that it is the final plan. Mayor Gioia added his commendation to both Lee and Rob Witt for their work on the plan which appears to be what the community has been working toward, and particularly thanked the community for their input and participation in the process.

20. **Council Informational Reports**

Councilor Teague also thanked Witt and Lee for their work on the 260 issue.

Councilor Parrish thanked those who attended the Colonel's Daughter contest Sunday, saying that those who did not attend missed a good show. He also announced that the Mail Trail is almost finished; volunteers are wanted for the work remaining.

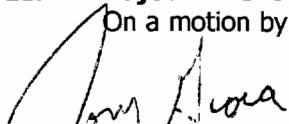
Mayor Gioia said that the Ford dealership project is moving forward and will be a great economic addition to Camp Verde; the Agriculture Extension has been donated five acres near the County facility on 260. There are some other discussions and possible changes to the plan for the Regional Park.

Councilor Kovacovich brought up the new web page that will allow the public to mail comments to Council without having to attend the recent lengthy meetings.


Councilor Smith invited the public to enjoy Fort Verde Days, one of the Town's opportunities to relive the past.

21. **Adjournment**

On a motion by Teague, seconded by Baker, the meeting was adjourned at 10:10 p.m.



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 5th day of October, 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 27 day of October, 2005


Deborah Barber, Town Clerk