

**MINUTES
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, SEPTEMBER 20, 2006
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 Smith, Baker, Kovacovich, Parrish and Parry were present.

Also Present: Town Manager Bill Lee, Town Attorney Bill Sims, Finance Director Dane Bullard, Parks & Rec Director Lynda Moore, Library Director Gerard Laurito, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**

The Pledge was led by Parrish.

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) September 6, 2006 – Executive Session
- 2) September 6, 2006 – Regular Session
- 3) August 30, 2006 – Council Hears P&Z

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

- 1) Council Hears P&Z – September 27, 2006 at 6:30 p.m.
- 2) Regular Session – October 4, 2006 at 6:30 p.m.
- 3) Regular Session – October 18, 2006 at 6:30 p.m.
- 4) Council Hears P&Z – October 25, 2006

c) **Possible approval of the Chamber of Commerce second quarterly draw for \$33,669 for the period covering October, November, and December 2006.**

On a motion by Gioia, seconded by Baker, the Consent Agenda was unanimously approved, pulling Item 4.c for further discussion and the Minutes of September 6, 2006 corrected as noted.

Mayor Gioia requested that Item 4.c) be pulled for further discussion and that the Minutes of September 6, 2006 Regular Session, Item 4.c, be amended to correct "ADWR Director Herb Gunter" to "ADEQ Director Steve Owens," and on the next line, "ADWR staff" to "ADEQ staff."

4.c **Possible approval of the Chamber of Commerce second quarterly draw for \$33,669 for the period covering October, November, and December 2006.**

On a motion by Gioia, seconded by Baker, the Council voted unanimously to approve the Chamber of Commerce second quarterly draw for \$33,669.

Chamber Director Roy Gugliotta distributed a packet of information to each Council member for reference as he then made a presentation outlining and illustrating in detail the promotional activities of the Chamber on behalf of the Town and the resulting increases in revenue and tourism, as well as planned future projects. Gugliotta said that he plans to give the Council a similar update each month. In response to a request following his presentation Gugliotta said he will follow up and contact Channel 3 to have Camp Verde included in their regular Arizona Segment broadcast.

There was no public input.

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

Carol German, together with **Irene Pooble**, presented a written request to the Council on behalf of concerned citizens along McCracken Lane and related subdivisions in connection with excessive speeding along McCracken Lane. In summary, Ms. German cited examples of the hazards causing grave concern. Three requests were made to help resolve the problem; one, additional speed limit signs posted as reminders; two, perhaps installation of speed humps; and three, random speed checks by the Marshal's Office. They also suggested that a sign be posted at the beginning of McCracken Lane indicating that there is no river access.

Bob Johnson commented on the Ruskin Land Trade, and in particular Fred Ruskin, claiming that experience has shown that Fred Ruskin cannot be trusted to follow through on his promises.

There was no further public input.

6. **Presentation by Harvey Grady regarding the Youth Count program, followed by discussion, consideration, and possible approval of Youth Count's 06/07 request for funding in the amount of \$6,000.**

On a motion by Parry, seconded by Hauser, the Council voted unanimously to approve Youth Count's 06/07 request for funding in the amount of \$6,000.

Harvey Grady gave a Power Point presentation to the Council on the services offered by the Youth Count program, citing statistics on juvenile crime and showing a comparison of Camp Verde with other communities. Mr. Grady's presentation stressed the importance and effectiveness of addressing the increasing problems by getting the youth of the community involved and by pooling all of the various resources to develop programs. Mr. Grady said that is what Youth Count offers to help implement; his role would be to act as a facilitator to help the community organize programs and come up with ideas that will work for the particular community. The members questioned and discussed with Mr. Grady the proposed expenditure of \$6,000 and how it would be used. The members discussed how Youth Count has helped in the past, and after some debate generally agreed that funding the proposed assistance from Youth Count would represent an important investment in the youth of the community.

Following the public input, the Council further discussed the proposal, citing some personal experiences working with organized youth groups; there was also a suggestion that the vacant Marshal's Office could be used for a Boys and Girls Club, using volunteers to help out in a mentoring program. There was also further discussion on the funding and some of the results for other communities.

PUBLIC INPUT

Tom Neilson, a 20-year resident, in essence said he anticipates the population doubling in the future and that the community must have something for the kids up to 18 years old; setting up a volunteer program with a paid director would be the best thing the Town can do.

Joseph Perez, in summary, described his activities with the youth and stressed the need for the help offered by Harvey Grady to develop an action plan for the youth; through the work already done by Mr. Grady he has proven that the requested funding is well worth the Town's investment. Mr. Perez promised to work alongside Mr. Harvey and getting the youth active. Mr. Perez also reported on trying to get the Youth Commission formed; four students have already committed to serving. He pointed out that Mr. Grady has been a factor in making that happen. The members also discussed with Mr. Perez his activities working with the youth, and the positive results of his efforts with the range from 1st Grade through High School.

Shirley Brinkman said that any time you invest in youth you win; she quoted a saying in connection with the Boy Scout program, "If you invest in a lawn you invest for a summer; if you invest in youth you invest for an eternity."

Irene Poebble summarized her understanding that Mr. Grady is offering to be the Town's point man to find out all the youth programs and all the people who are helping youth, not only in Camp Verde but in the Verde Valley. The Council members would not have the tremendous amount of time available that is involved; she suggested that the proposed funding is a bargain.

Hank Hoover described a recent basketball program put together by his son with limited advertising; air conditioning in the gym did not work, there was no water. Something should be done to get the kids involved in basketball and keep them off the streets.

There was no further public input.

7. **Monthly financial update by Finance Director Dane Bullard.**

There was no action taken.

Finance Director Dane Bullard referred to the August Financials Report, copies of which were included in the agenda packet, and reviewed the figures compiled adding that at this point the overall revenues and expenditures are right on target. Bullard pointed out that because of slowing building activities it may be necessary to reassess a mid-year budget, but staff is closely monitoring the figures. The Council briefly discussed portions of the report with Bullard.

There was no public input.

8. **Discussion, consideration, and possible approval of Ordinance 2006-A337, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Arizona amending the Town Code, Chapter 7, Buildings and Building Regulations by adding a new Section 7-10, to provide for the imposition of a municipal development fee on all new residential and non-residential development payable at the time of building permit issuance to offset the cost of new development, to serve projected demand resulting from new residential and non-residential development over the period 2006 to 2020; providing for severability; and providing for an effective date.**

On a motion by Baker, seconded by Smith, the Council by a 6-1 vote approved Ordinance 2006-A337, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Arizona amending the Town Code, Chapter 7, Buildings and Building Regulations by adding a new Section 7-10, to provide for the imposition of a municipal development fee on all new residential and non-residential development payable at the time of building permit issuance to offset the cost of new development, to serve projected demand resulting from new residential and non-residential development over the period 2006 to 2020; providing for severability; and providing for an effective date, and as modified as to definition, dates and deletion of a paragraph as discussed; with a 'no' vote by Parrish.

Town Attorney Sims explained that the Council needs to complete a process that began in the spring when the consulting firm was hired. The Legislature permit a town to charge a development fee for new development, but based on recent legislation the charges must be appropriately allocated to new development in a fair and non-discriminatory manner. An ordinance has been drafted for approval. The action would contemplate a 90-day period before the ordinance would become effective. Sims said that there are three small legal issues that the Council needs to be aware of before taking action, which he would like to brief the Council on in Executive Session. Lee suggested that if an Executive Session is called that the Council meet in his office so that the public could remain and continue to participate in the remainder of the Regular Session.

On a motion by Hauser, seconded by Baker, the Council voted unanimously to go into Executive Session.

The meeting was adjourned to go into Executive Session at 7:56 p.m.; the meeting was called back to order at 8:08 p.m.

The discussion on the subject ordinance resumed with Attorney Sims pointing out that the ordinance implements the recommendations from the consultant Tischler Bice that included an estimate of the appropriate fees that could be charged to new development. Sims gave a brief overview of the proposed document, and the rigid statutory regulations on how development fees can be used. Sims detailed the definition of "new development," and addressed suggested changes that Sims will incorporate into the document.

PUBLIC INPUT

Bob Johnson asked about affordable housing, describing the basis on which impact fees are charged in Sedona based on the size of the lot, or density.

George Young questioned how replacement of a home is affected by impact fees where a home has burned down, or a mobile home has deteriorated and needs to be replaced. *Sims responded that it would be similar to remodeling; no change if the one house is replaced, but there would be a fee if it was replaced with an apartment building; same with a mobile home.*

Henry Shill asked about the construction tax, wondering what the attorney could say about that. *Sims explained that with the existing transaction privilege tax, or construction tax, a person building a new home would be subject to two sets of payments. Sims outlined how those funds are used. Both Gioia and Smith also discussed with Mr. Shill ways in which the impact fees would invest in public services.* During the discussion Mr. Shill advised the Council that if the impact fee is passed there definitely will be a referendum on it next spring.

Frank Bueler commented that he is new to the community and is planning to build a new home. He suggested that there are other ways and means to generate the necessary funding to sustain the expected quality of life in the Town, sales tax, for instance, and attracting businesses. An impact fee is unfair to the newcomers. He wondered why have a study every time the Town decides to do something.

Jim Ash spoke in favor of impact fees; he said that he has paid on the sewer system for years, does not use the system, and if somebody comes in and builds a new house they can just hook up and not have to pay for it. The impact fee will help build the library, improve the sewer system, and help purchase the water system. The Town staff is smart enough to administer the funds from the impact fees.

Bob Johnson said he is definitely against the construction tax.

Jim Switzer asked about a situation where property was bought by a person who planned to tear down the dwelling that was already occupied and replace it with a new structure and how that would affect the impact fee.

Shirley Brinkman said that people are missing the point that without an impact fee paid by people wanting to come to Camp Verde, then the people who live here are paying for that; instituting a sales tax will adversely affect those who are barely keeping their heads above water. If newcomers are building expensive homes they can afford the impact fees.

Henry Shill added a comment that the developers do not object to impact fees, but they just add that cost onto the new home, asked what those prices would be in ten years.

There was no further public input.

Dane Bullard clarified some of the figures requested in prior Council discussions regarding comparisons of development fees, construction tax, sales tax, and what would work best for the

community. The Council continued to discuss and detail the benefits to be gained from and the logic for imposing development fees; Parrish objected to a development fee, stating that he remains in favor of an increase in the sales tax.

9. **Discussion, consideration, and possible appointments to the following boards/commissions/committees:**

a. Board of Adjustments (3 positions)

On a motion by Parry seconded by Baker, the following individuals were unanimously appointed to the Board of Adjustments: Hank Hoover, James Bullard, Sr., and Al Roddan.

Hank Hoover expressed his belief that the Board of Adjustments is the most important Board a person could be appointed to.

Jim Bullard spoke on behalf of his father, James Bullard, explaining that he was unable to appear because of a medical procedure, but relaying his desire to continue to serve on the Board.

b. Planning & Zoning Commission (2 positions)

On a motion by Baker, seconded by Hauser, the following individual was unanimously appointed to the Planning & Zoning Commission: Jim Hisrich.

Bob Johnson said that he is also applying for appointment and that he understands he has a standing application on file. Mr. Johnson said that he would resign from the Board of Adjustments if necessary to avoid a conflict of interest. *After a brief discussion regarding a possible oversight in procedure the Council also decided that some questions should be resolved and Mr. Johnson could then apply at a future meeting.*

c. Parks & Recreation Commission (3 positions)

On a motion by Baker, seconded by Kovacovich, the following individuals were unanimously appointed to the Parks & Recreation Commission: Jim Ellington, Trapper Moore and Ginger Mason.

Jim Ellington reiterated his feelings for the Town and added that the other two applicants are more than qualified.

Trapper Moore, explained his interest in serving on the Parks & Recreation Commission, citing his experience in ties to the Town. *Attorney Sims confirmed that there would be no conflict of interest arising from the fact that his mother, Lynda Moore, is the Director of Parks & Rec.*

d. Trails & Pathways Committee (3 positions)

On a motion by Hauser, seconded by Baker, the following individuals were unanimously appointed to the Trails & Pathways Committee: Lynn Reddell, Bill Mitton and Judy Piner.

Gioia said that there were four applicants for the three positions, Lynn Reddell, Bea Richmond, Bill Mitton and Elena Espinosa. It was later determined that there were five applicants.

Bea Richmond described her involvement on the Committee and her ongoing activities as trails liaison between Cottonwood and Camp Verde. Ms. Richmond volunteered to withdraw her name as an applicant in favor of the other applicants.

Judy Piner, a five-year resident, outlined her desire, background and qualifications to serve as a member of the Trails & Pathways Committee. *In response to a question, Ms. Piner said she would also be interested in serving on the Parks & Recreation Commission if not selected.*

e. Library Advisory Commission (3 positions)

On a motion by Parrish, seconded by Baker, the following individual was unanimously appointed to the Library Commission: Roger Doering.

Mayor Gioia asked the Clerk to contact Lisa Mina to determine whether she is still interested in serving on the Library Commission.

There was no public input

10. **Discussion, consideration, and possible approval to fund \$1,250 to support the League of Arizona Cities and Towns advocacy of Arizona municipalities in 2007 through the Voluntary Assessment for Policy and Legal Projects.**

On a motion by Parry, seconded by Hauser, the Council voted unanimously to approve funding \$600 to support the League of Arizona Cities and Towns advocacy of Arizona municipalities in 2007 through the Voluntary Assessment for Policy and Legal Projects; with a 'no' vote by Baker.

Gioia requested that a note be added to the payment stating the issue of the year of the census, as raised by Baker.

Lee referred to the letter from Ken Strobeck, the Executive Director, requesting funds on a voluntary basis to help the League continue their work with the Legislature; if all the communities were to contribute as suggested, the League would receive a total of \$163,000.

The Council reviewed the League's proposal to engage a firm that would generate data on the public opinion of cities and towns as well as retain consultants to assist with legislative lobbying efforts and legal assistance as needed. The discussion included concern that the Town contributes approximately \$7,000 per year to belong to the League of Arizona Cities and Towns, and a question as to why the proposed special advocacy would not already be part of what the League provides for annual membership fee. In addition, Baker said that she felt that if the Town wanted to donate anything to the cause, then the League should base the data-gathering on the 2000 census. The Council arrived at a compromise and generally agreed to contribute half of the amount requested.

There was no public input.

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

There was no public input.

12. **Advanced Approvals of Town Expenditures**

There were no advanced approvals of Town expenditures.

13. **Manager/Staff Report**

There was no Manager/Staff report.

14. **Council Informational Reports**

Parrish commented on the great success on the Trail dedication; there will be a Phoenix radio interview this weekend advertising the Trail also.

Hauser reported on the Verde Watershed Association meeting today including a presentation by Max Castillo of Dead Horse Park on his vision for the Verde River Greenway. The Verde River Basin Partnership will meet October 12th at the multipurpose room. The meetings were held at the new Marshal's Office; there was plenty of room for the WAC meeting. Hauser also announced that she has a copy of the USGS North Central Arizona publication; copies are \$35 each.

Smith attended the dedication for the Mail Trail. The supporters of the Man vs. Horse Race event that used to be held in Jerome are looking for a new venue, and will be contacting Parrish regarding using the Mail Trail. The Camp Verde Mule Show attracted people from California, New Mexico, all over Arizona; there were many good comments from out-of-town participants, especially regarding the vendors and the number of people attending.

Baker participated in the ribbon-cutting and said it was a thrill to get all that accomplished and thanked everyone for what has been accomplished. Baker also reported on the wonderful comments on the Mule Show and the great public relations it generates all over the country.

Gioia was grateful that he had been invited to ride on the Mail Trails and said that plaques were dedicated in Camp Verde, Pine and Payson; there were people along the way, it was well attended and everyone was very well received in Pine. He described an impromptu car show sponsored by the Main Street merchants that brought people in from all over the country. Gioia thanked the merchants on behalf of the Council. He also commented on the dedication and ribbon-cutting for the Marshal's Office. As for the issue with ADEQ and the Sewer District, Gioia received calls from the Governor's Office declining to intercede, in that the Town is already dealing directly with the Director. Senator Bennett has called asked what could he do; ADWR, Herb Gunter, asked if he could help and also committed that the dam issue is not going to be an impediment to the permitting process. Senator Tom O'Halleran is helping to move it forward and is in direct contact with the Director of ADEQ also.

15. **Adjournment**

On a motion by Hauser, seconded by Baker, the meeting was adjourned at 9:35 p.m.

Tony Gioia 10/6/06
Tony Gioia, Mayor

Margaret Harper
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 20th day of September 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 11 day of October, 2006.

Debbie Barber
Debbie Barber, Town Clerk