

DRAFT
MINUTES
REGULAR SESSION
MAYOR AND COUNCIL
COUNCIL CHAMBERS
WEDNESDAY, JANUARY 4, 2012
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 Burnside, Vice Mayor Kovacovich, Councilors Whatley, George, Buchanan, Baker and German were present.

Also Present: Town Manager Russ Martin, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**

The Pledge was led by German.

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) Work Session – December 14, 2011
- 2) Regular Session – December 7, 2011
- 3) Special Session – December 7, 2011
- 4) Executive Session – December 7, 2011

b) Set Next Meeting, Date and Time:

- 1) January 11, 2012 at 5:30 p.m. – Work Session - CIP
- 2) January 18, 2012 at 4:30 p.m. – Special Session – Manager's Annual Performance Evaluation
- 3) January 18, 2012 at 6:30 p.m. – Regular Session
- 4) January 25, 2012 at 5:30 p.m. – Joint Work Session with the Chamber of Commerce Board
- 5) January 25, 2012 at 6:30 p.m. – Council Hears Planning & Zoning Matters – **CANCELLED**

c) Possible approval of Resolution 2012-851, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona setting meeting dates and times for Council and Commissions. Staff Resource: Debbie Barber

d) Possible approval of the Annual Policy Statement that authorizes the Mayor, on behalf of the Council, to support or oppose State legislation that affects ground water, State-shared revenues, and/or land use authority when such legislation is introduced or acted upon and that needs an immediate response from the Town. The Mayor and Council generally support protection of groundwater, State-shared revenues and municipal authority of land use issues. Staff Resource: Debbie Barber

On a motion by Kovacovich, seconded by Baker, the Consent Agenda was approved as presented, with the exception that Kovacovich and Whatley abstained from voting on Item 4.a)1) since they had not been present at that Work Session, and with Item 4.c) pulled for further consideration.

Whatley requested that Item 4.c) be pulled.

4.c) Possible approval of Resolution 2012-851, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona setting meeting dates and times for Council and Commissions.

On a motion by Whatley, seconded by Baker, the Consent Agenda, Item 4.c) was unanimously approved, with the change of date.

Whatley noted that the heading on the Meeting Schedule listed in Resolution 2012-851 indicating "2009" should correctly reflect "2012."

5. **Special Announcements & Presentations**

- **Welcome to the new businesses:**
 - ❖ **The Roofing Company – Mesa**
 - ❖ **Hoffman Buildings & Barns – Prescott Valley**
 - ❖ **Broken Arrow Communications Inc. – Mesa**
 - ❖ **Home Style Builders – Sedona**
 - ❖ **The Mystical Realm Inc. – 545 Main St., Camp Verde**
- **Presentation of Certificates of Appreciation to the following recipients relative to their donations or help with the Town's 25th Anniversary Celebration:**
 - ❖ **Merchants and organizations that donated funds for the cupcakes and hot chocolate:** American Legion Post 93 – Commander Tom Dimrock, Style Up! – Lisa Johnson, Camp Verde Realty – Bill Carter, The Flower Shop – Karen James, Crusty's Pizza – Karl Palen, Tire Pro Automotive – Don and Cherie Hanks
 - ❖ **Volunteers and employees who helped with the festivities:** Shane Allen, Carol Brown, Robert Chavez, Harry Cipriano, Jacque Daughety, Jerry Daughety, Curtis Daughety-Gates, Mike Dumas, Teresa Goodwin, Lynda Moore, Darrell Payne, Veronica Pineda, Nixon Pineda, Deborah Ranney, Bob Ranney, Cindy Tinall and Ron Tinall

Mayor Burnside extended a warm welcome to the new businesses in Town. That was followed by the personal presentation of a Certificate of Appreciation to each of the merchants and organizations as indicated, as well as each of the volunteers and employees who had helped with the 25th Anniversary Celebration, with all the Council members participating in the presentations. Those individuals who had not been able to attend the meeting were also personally recognized.

6. **Council Informational Reports.**

Buchanan said that because of the holidays he had nothing to report.

George commented that he also had nothing to report over the holidays.

Baker said that she enjoyed the holidays and family, and appreciated the time off.

Whatley reported on her participation in the Library sale, and enjoyment of the Christmas Lights Parade and the 25th Anniversary Celebration; she also attended the event at the Archaeological Center welcoming the new Director.

German said she hoped everyone had a wonderful Christmas, and wished all a Happy New Year.

Kovacovich said he had not been to a single meeting this year.

Burnside added that he had also not been to any meetings, but hoped that everyone enjoyed the holidays; even though the economy appears to be improving, everyone should still keep on working as usual and helping out each other.

7. **Call to the Public for items not on the agenda.**

(Comments from the following individuals are summarized.)

Justin Wertz said he has basically completed his commitment on behalf of his project, including contacts with the principals involved; approximately one year remains, and he will be glad to get it over with.

There was no further public input.

8. **Recognition of the Resolution adopted by the State Parks Board wherein they express appreciation to the Mayor and Council of Camp Verde for their commitment to Fort Verde Historic Park.** Staff Resource: Russ Martin

There was no action taken.

Town Manager Martin said this is simply an opportunity to recognize the Mayor and the Council members and the commitments that were made, including the efforts of the Mayor to enlist the participation of other entities in the

undertaking. Burnside reminded everyone of his comment to the State Parks Board two years ago that closing the Fort was not an option, and said that the citizens, the Council and the General Fund have made the commitment to the Fort possible.

9. **Discussion, consideration, and possible direction to the staff to place a centennial plaque(s) and/or monument commemorating Camp Verde as the “Center of Arizona” at Rezzonico Park or another location (in Town) as designated by Council.** Staff Resource: Russ Martin

On a motion by Baker, seconded by Buchanan, the Council **by a 5-2 vote** directed staff to move forward with the preparation and location of our Center of Arizona sign at Rezzonico Park; with **Whatley and Burnside opposed**.

Town Manager Martin explained that the Arizona Land Surveyors group reported that they had everything in order, and one of the final details was a location for the potential monument demonstrating that Camp Verde is the Center of Arizona. They suggested that Rezzonico Park would be preferable, as outlined in the background information. Staff is now looking for direction to send a letter of support in order to make sure that it becomes a Centennial project and have the State recognize that designation for Camp Verde, and to confirm the location.

PUBLIC INPUT

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

Steve Ayers reviewed how the Center of Arizona project originated from an argument with his mother as to whether Payson or Camp Verde was the Center of Arizona; that led to his research and subsequent articles on geographic centers. Ayers outlined his contacts with Brian Fisher, a professional land surveyor who eventually determined that Camp Verde was the rightful Center of Arizona. Mr. Fisher, after touring locations in Town, suggested that Rezzonico Park would be the better spot for the monument that Central Arizona Project would be helping to finance, together with SRP, with both entities in favor of focusing on the Verde River. Ayers assured the Council that people would come to see it, and it would be a good way to highlight the river. Mr. Fisher intends to invite the Governor and other dignitaries for the event, probably on April 1, 2012, and there will be Statewide coverage. Ayers added that the monument, as designed, will be portable.

Howard Parrish said he had always been told that the Center of Arizona was Squaw Peak, and that a monument was up there. Parrish said he believes the monument should be by the Ramada; that will bring people right into Town, and the Ramada would protect people from hot or rainy weather.

Carly Androus said that her group would like to see the monument at Rezzonico Park; that would be the perfect place for it, and it would bring people through Town. Camp Verde will finally hit the map in 2012.

Irene People commented on the weeds at the river, saying that if we want to showcase the river, it should be all cleaned up so that it would be easily visible to people visiting the Park.

There was no further public input.

The discussion commenced with each member expressing an opinion as to where the monument should be located. Baker believes that Rezzonico Park would be a prime location that would attract the type of visitors who are looking for the history of our area; Buchanan said he would echo Baker's sentiments about the river and how great it would be for people coming to Town, and is in favor of placing the monument at Rezzonico Park. George said he would like to see it in front of the new Library; in the meantime it could be at Rezzonico Park, and then moved later. Whatley expressed concern about vandalism and flooding at the Park; she would prefer a location in Town that would help the businesses. Kovacovich said he would like to see it down at Rezzonico Park, on the high ground. German said she especially appreciated George's comment about the new Library, adding that Rezzonico Park is pretty much in Town. Burnside said that his recommendation was to locate the Monument next to the Ramada, and described it as a perfect spot that would enhance the Fort and help the businesses, would be a showcase for the center of the Town at this time, and would bring people in. Burnside added that when the fences are up at Rezzonico Park, with accesses to the River, that can be promoted somewhat better and the Monument could be moved down there. Buchanan suggested that an attractive sign

could be installed at the Park that would reference the points of interest and businesses, and would direct people back into Town.

Martin commented that one member of the Rezzonico family appeared to be relatively indifferent to the location being at the Park, and that it would be fine one way or the other. Martin added that staff could market it wherever it is placed. Baker said she felt this is an excellent opportunity to be able to really move forward in a positive and professional way, and thanked everybody who has worked on the project, especially Steve and his newspaper. Burnside questioned the possible need to request from Council more than the \$1,000 now available for the cost of the Monument; Martin said that he may not need to bring it back.

10. **Discussion, consideration and possible direction to the staff to place for bid as well as listing options relative to the Town-owned properties generally located on the west side of Cliffs Parkway and west side of McCracken Lane and the home at 2095 W. Horseshoe Bend.** Staff Resource: Russ Martin

On a motion by Burnside, seconded by Baker, the Council unanimously directed staff to place ads for bids on McCracken Lane, Cliffs Parkway property and obtain appraisals when and if necessary; if there are no acceptable bids to place an ad for solicitation of an RFQ for a listing service.

Martin said that the intent of staff is to go forward with getting direction on the best approach to the process of getting properties listed. It will be necessary to engage a professional in order to get a property listed on the Multiple Listing Service, and Martin said he did not recognize that until further research. He reviewed some different options, the first of which, cheaper and easy, would be to put it out to bid. Including a minimum bid would require some level of information, trust and decisions on the part of some individuals, and for professional ethical reasons he feels he cannot set a specific minimum bid price for at least one of the properties. As for the Cliffs Parkway property, there have been suggestions regarding its value for many years, and it is important to get the highest value to be able to effectively build the library. There is also the complication of the State Statute requirement and the \$500,000 limit to the ability of the Town to sell the property without a public vote. From his research with other communities, Martin outlined the process of putting out a Request for Qualifications in order to make a selection of a professional in a fair and equitable manner. His recommendation is to go ahead and put the properties out for bid, consider the bids, determine if they are of value, and the person or entity making the bid would get their own professional advice. If desired, Martin could get an additional opinion on the bid put forward, or accept the bid as is, on either and/or both properties. If no acceptable bid is received, then staff could engage a professional to market the property to bring as much value to the Town as possible. Each professional for each property would be selected from among those realtors who are qualified, and Martin suggested a period of two years to sell each property. In the next two years, the Town would request requalifications, or reestablish the order of selection, in order to continually make it fair for "local" realtors to sell property on behalf of the Town. Throughout the process, Martin said it is especially important that the Town follow a very ethical procedure that will make it clear and objective to the community, to avoid the problem of public misunderstanding or misconceptions as have occurred in the past.

Whatley referred to the triangular piece of property on McCracken Lane, suggesting it could be used to store construction equipment in connection with the planned park; Martin said that the Town would need to respect the residential nature of the area. Martin also noted that the Oasis property is not ready to be included at this time because there are many questions that professionals or bidders might ask that he is yet unable to answer. There was further discussion with Martin on the options he had suggested regarding putting the properties up for bid, either open or setting a minimum amount, advertising for RFQs, and at what point in the process appraisals would be required. Martin said that he believes it is worth advertising for bids as the first step; however, if that is not effective he would want Council direction to be able to move to the second step as well, in sequential order. Burnside discussed with Martin his understanding of State Statute 37-803 regulating disposition of real property by State agencies, in particular Section 2, including the issue of going out to bid, and the requirement to obtain appraisals. Martin explained that an RFQ would verify that a professional meets minimum qualifications. Buchanan suggested that Martin might want to get clarification from the Town Attorney regarding the requirement for appraisals. Burnside requested clarification for the record that the bidding process is required to be public. The issue of the need for and the cost of obtaining appraisals was further discussed; it was agreed to direct staff to obtain appraisals, as necessary.

There was no public input.

11. **Discussion and possible clarification regarding the intended effective date of the 'Established Promoter Status.'** Staff Resource: Deborah Barber
There was no action taken.

Town Clerk Barber explained that this item was brought back for the Council to review the final changes requested, as well as to clarify the intent of the Council that the effective date of the "Established Promoter Status" would be retroactive; it would apply to those vendors who have already had the required experience. The members were polled as to their intent, and there was unanimous agreement that the effective date would be retroactive. There was some concern expressed about waiving the deposit for keys; Martin pointed out that the agreement that the vendor enters into is the key component that ties to the vendor the cost of any particular expense for the Town. Burnside cautioned the members to keep in mind that whenever a motion is made, and it is made retroactive, that has set a precedent. Martin said that the discussion about past experience was understood by staff as an already established definition and therefore interpreted as retroactive.

12. **Call to the Public for items not on the agenda.**
(Comments from the following individuals are summarized.)
Tony Gioia wished everyone a happy, healthy and prosperous New Year.

Irene People said that as the only grocery store to drive to off of the freeway, Basha's gets a lot of visitors who want information about Camp Verde, and are always directed to the Chamber of Commerce. She said that there is an opportunity to place some pamphlets in the store that will inform the visitors and direct them to places of interest.

There was no further public input.

13. **Manager/Staff Report**
Martin said that at the Manager's Review on the 18th the Council will have the opportunity to tell him what is wrong with him; the packet provides material to allow him the opportunity to offer a thoughtful "rebuttal," following that review. He has found this type of process to be helpful in working with staff.

14. **Adjournment**
On a motion by Baker, seconded by German, the meeting was adjourned at 8:20 p.m.

Bob Burnside, 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 Session of the Town Council of Camp Verde, Arizona, held on the 4th day of January 2012. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2012.

Debbie Barber, Town Clerk