

**MINUTES
WORK SESSION
MAYOR AND COMMON COUNCIL
Of the TOWN OF CAMP VERDE
COUNCIL CHAMBERS · 473 S. Main Street, Room #106
WEDNESDAY, JUNE 10, 2015 at 5:30 p.m.**

1. Call to Order

Mayor German called the meeting to order at 5:35 pm.

2. Roll Call

Mayor German, Vice Mayor Baker, Councilors George, German, Gordon, Jones and Whatley.

Also present: Town Manager Russ Martin, Administration Assistant Barbie Bridge, Economic Development Director Steve Ayers, Recording Secretary Marie Moore

3. Pledge of Allegiance

Mayor German led the pledge.

- 4. Presentation and discussion of proposed agreements between the Town of Camp Verde, Verde Valley Archaeology Center and Summerset at Camp Verde, LLC. In the agreements, Summerset at Camp Verde would transfer ownership of Parcel 403-23-104U to the Verde valley Archaeology Center, provide an option for the Verde Valley Archaeology Center to purchase Parcel 403-23-104U and transfer ownership of a 2.68 acre access easement leading to Parcel 800-25-001C (an AZ State Parks parcel), to the Town of Camp Verde. In exchange, the Verde Valley Archaeology Center would construct a water line along the easement and the Town of Camp Verde would agree to construct a paved road with curb and gutter the length of the easement. The Verde Valley Archaeology Center will also update the council on recent activities and future plans as part of the presentation. Staff Resource: Steve Ayers**

Vice Mayor Baker questioned if the Town Attorney was present telephonically and Ayers indicated no decisions would be made today, therefore, if any questions arise, Council should write them down and they can be addressed after. Ayers went on to indicate that he had a power point presentation, which is attached and becomes a permanent part of the record.

Todd Willard with the Prescott National Forest Service explained that a large issue is the lack of public access to the forest service land currently. With the proactive plan in place, that issue would be alleviated as well as managed trail system along the Verde River and management of the area. Prescott Forest is in full support and indicated they would assist the Town in any they are capable of.

Councilor Gordon stated that the Council received information from Steve Goetting indicating that the Archeological Center is not ready for this to proceed. Ken Zoll, Executive Director of the Verde Valley Archeology Center curtly disagreed and continued with a PowerPoint presentation which is attached and becomes a permanent part of the record. Zoll briefly explained awards and credentials the center has received as well as grants received and those that they intend to apply for. Zoll spoke of the financial status of the center and items that have been donated to the center. Zoll outlined the projected income and timelines for the center with detailed explanation to the Council.

Councilor George commended Zoll for his accomplishments and progress in five years and stated he was proud to have the center in Camp Verde. Zoll stated that the Town has been very good to the Center as well.

Vice Mayor Baker commended Zoll for his presentation.

Mayor German opened the meeting to the public:

Linda Buchanan informed Council that the Center had originated in a classroom in Camp Verde and wanted the Council to know that this effort has deep roots in the community.

Katleen Kusaris, resident of Peterson Road indicated her full support and explained that she felt the current area isn't safe and is being abused.

Steve Goetting indicated that he has contributed money, time and energy to the center and does agree that there is a need for space but also felt that there are other projects in the town that are in need of the Town's support to boost economic progress for the community.

Buck Buchanan voiced his strong support for the progression of the archeological center.

Cat Davis Brilliant idea for the Town and feels that the goal is this is best for the town and foolish to pass the opportunity this could bring for the Town.

Tom Kusaris, indicated that he as well as a group of equestrians support having an trail in place that would allow keep riders in Camp Verde. Kusaris explained his home is closest to the new center and will be most impacted but still supports the project fully.

Leanne Switzer feels this is an opportunity for everyone to work together and feels it is a great opportunity for the future.

Councilor Gordon spoke of current parks that are available that have river access and that this would be another point of the string of pearls.

Councilor George indicated that he advocates for the community park but does not feel this project would be competing with the ball fields. With this being a totally different concept George feels that if working together this could be successful.

Vice Mayor Baker indicated that originally she strongly disagreed with this matter due to the fact of building a road. Baker indicated that due to the information brought forth, her opinion had changed and she retracted her original feelings. She felt the grants spoke of are a potential solution to the dilemmas she was concerned about.

Councilor Jones thanked Steve Ayers and Ken Zoll for their time and presentation. Jones expressed she felt there is nothing wrong with the idea other than it isn't being constructed "tomorrow". Jones indicated her strong support for the project.

Council German seconded Councilor Jones' thoughts and expressed her appreciation toward the information provided and felt hopeful regarding the information received on grants.

Steve Ayers discussed the contract and concerns that have been brought up. Ayers asked that council direct questions to his office so that he may address them before he sends the contract over for review.

Councilor Whatley stated she felt that the location is a prime location. Whatley stated her sister is the director of the Illinois State Museum and when she visited the Center last week, she was very impressed. Whatley also stated that she had a discussion with a citizen that expressed displeasure in having to travel out of town to do public trail riding with her horse.

Mayor German indicated that this is a way to build memories and futures for the community youth. Feels it is a huge opportunity in education and economic growth for the town.

Mayor German called the meeting for recess at 7:02 pm. The meeting reconvened at 7:14 pm.

The following item(S) (#5 & #6) WERE requested by Councilor Carol German

5. **Presentation, followed by discussion regarding a brief update from the Verde Valley Board Advisory Committee (VVBAC) for the Yavapai College District Governing Board and feedback from Town Council on improving the variety and quantity of education from the Verde Valley Yavapai College.**

Councilor German introduced committee members of the governing board and explained their roles and purpose to give an update. Randy Garrison and Chairman Paul Chevalier gave a brief overview of the committee and history. Garrison explained that they have reached out to Cottonwood, Sedona, Yavapai-Apache Nation, Clarkdale, Big Park, Lake Montezuma and now Camp Verde to discuss the importance of access, sustainability and structure for affordable post-secondary education.

Councilor Gordon questioned the response that the committee has received from other communities. Paul Chevalier spoke about the issue in Sedona that proposed closing the campus located there and the request for marketing progression and introduction programs within the school systems so students are aware of the college as well as the college is attuned to the needs and wants of the students. Paul discussed that 40% of the tax money collected in the Verde Valley is not spent in the Verde Valley and that the committee did not advocate the tax increase.

Councilor Whatley spoke of her support for a centralized learning center as opposed to online classes. She stated that she is currently taking an online class and indicated that she was not prepared to navigate the program nor did she have the correct computer operating system to ease the online learning curve she faced.

Councilor George discussed what he felt were programs needed to keep students here in our community.

Paul invited council to attend their monthly meetings and Randy Garrison discussed the exponential need for a centralized learning center and how the funding from the state will be pushing toward this idea.

Tom Pitts indicated that the amount of work and detail going into this is crucial and strongly supported the idea of having a facility in Camp Verde due to the ideal location for such a need. Pitts commended the committee for their continued hard work and representation of the community.

Linda Buchanan stated she is a graduate from Yavapai College and feels that collaboration is the only way to improve this situation through fact finding not fault finding. Buchanan voiced her opinion regarding the needs of more improved education opportunities in the Verde Valley.

Councilor Jones expressed her support toward the committee's efforts.

6. **DISCUSSION, CONSIDERATION, FOLLOWED BY RECOMMENDATIONS FOR REPLACEMENT OF APPOINTMENT OF INDIVIDUAL TO REPLACE AMBER LEE ON THE YAVAPAI COLLEGE ADVISORY COMMITTEE.**

Council discussed the process in which needed to be followed and the reasoning for a replacement; after a few recommendations were given, Council agreed to notify individuals they would consider a replacement with the information needed to apply.

7. **POSSIBLE APPROVAL AND ACKNOWLEDGEMENT OF STAFF'S NOTICE TO PROCEED TO MCDONALD BROTHERS CONSTRUCTION FOR THE QUOTED AMOUNT OF \$55,250 FOR FINNIE FLAT CURB & STORM DRAINAGE IMPROVEMENTS.** Staff Resource: Troy Odell or Ron Long

On a motion by Gordon, seconded by George, Council unanimously approved and acknowledged

staffs notice to proceed McDonald Brothers Construction for the quoted amount of \$55,250 for Finnie Flat Curb & Storm Drainage Improvements.

Town Manager Russ Martin explained that due to the time and nature of the project, staff proceeded with the project with his permission. Council discussed where the funding for the project was coming from. Martin explained it was already located in the budget and covered.

8. **Adjournment**

The meeting adjourned at 9:18 p.m.

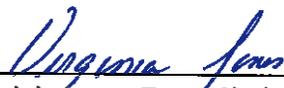

Charles German, Mayor

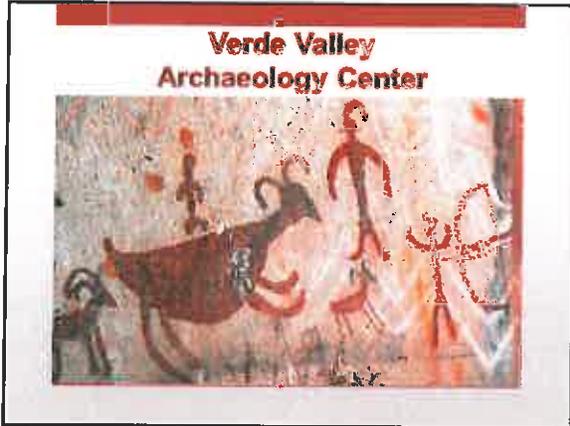

Marie Moore, Recording Secretary

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 June 10, 2015. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 25th day of June, 2015.


Virginia Jones, Town Clerk



Formed in October 2010, the Verde Valley Archaeology Center, a nonprofit corporation, is working to:

- ✓ Significantly expand archaeological artifact and site preservation
- ✓ Increase public awareness of and involvement in Sedona/Verde Valley archaeology
- ✓ Promote new and creative ways to display area artifacts and site interpretation
- ✓ Promote archaeological heritage tourism



Center Facility

Opened in Camp Verde
May 2011 (650 sq. ft.)
64 Members



November 2012
(3,300 sq. ft.)
**Today 437 Members
114 CV Residents**



VVAC Awards, Credentials and Partnerships

Grants

Financial Growth

Tracks 1.8 million IRS-recognized tax-exempt organizations. The Seal demonstrates the Center's deep commitment to transparency and accountability.

Center Revenue Growth	
2010	\$0,458
2011	\$48,321
2012	\$75,640 Moved to Main St.
2013	\$55,256
2014	\$115,349 Preparation for land donation

Collection and Curation of LOCAL Artifacts

In late 2013, the Center received over 20,000 prehistoric items from the Paul Dyck Rimrock Ranch



Collection and Curation of LOCAL Artifacts

In late 2015, the Center received over 11,000 prehistoric items from the Grey Fox Ridge development in Cottonwood



What's Next?





Homestead Parkway Project

Permanence and Paradise



The Homestead Parkway Project calls for two additions to Camp Verde:

- Securing permanent public access to, and construction of a road and trailhead, for an 80-acre riparian park and natural area
- Securing a permanent home for the Verde Valley Archaeology Center



The Exchange

Developer Scott Simonton is offering the following:

- To donate 9 acres to the Verde Valley Archaeology Center, free and clear title, so the organization can build a permanent facility
- To sell an additional 6 acres, valued at \$570,000, to the Verde Valley Archaeology Center for \$250,000
- To give title to the Town of Camp Verde for a 2.68 acre stry of property to extend Homestead Parkway from Davison Drive to 80 acres of public land

In exchange, the Verde Valley Archaeology Center agrees:

- To remain in Camp Verde for the next 50 years, making this their permanent home
- To pay the Town of Camp Verde for the construction of a waterline along the extension of Homestead Parkway that will service all the properties along the corridor by the end of FY2018

In exchange, the Town of Camp Verde agrees:

- To pave, curb and gutter, the Homestead Parkway extension from Davison Drive to the Verde Ditch, including construction of a trailhead at the ditch end of the road by the end of FY2018



The Numbers The Exchange

Value of Simonton's donation VVAC:

9-acre parcel	\$600,000 (Certified Appraisal)
6-acre parcel	\$570,000 (Certified Appraisal)
Less	\$250,000 (VAC's purchase price on the 6 acre.)
Total	\$1,120,000

Value of Simonton's donation of 2.68 acres for road extension
\$240,000 based on certified appraisal of adjoining property

Cost of Waterline
Estimated by C-VS @ \$75,000

Cost to pave, curb and gutter Homestead Parkway Extension (two estimates)
\$350,000

The Numbers The Park

Value of 80 acre parkland the road will provide public access to
\$1,600,000 (Nature Conservancy minimum estimate of \$20,000 per acre, 2015)
\$2,789,800 (Based on ACP purchase price of \$34,885 per acre, 2005)

Previous Camp Verde parkland purchases

Butler Park: 2.15 acres for \$40,000 (\$18,605 per acre) 1998

Rezonico Park: Four acres for \$250,000 (\$62,500 per acre) 2006

Community Park off McCracken Lane: 118 acres for \$2,400,000 (\$20,339 per acre) 2008

Cost per acre to the Town for full access to the 80 acre parcel
\$4,375 per acre (\$0.24 on the dollar compared to Butler Park, \$0.07 on the dollar compared to Rezonico and \$0.22 on the dollar compared to the community park). Building the road at \$350,000 would save between \$1,250,000 and \$2,439,800 over the cost of purchasing comparable parkland.

Current Status The Park

- Property consist of three parcels totaling approximately 80 acres, two managed by Arizona State Parks (800-25-001C, 15.61 acres and 800-25-001D, 24.51 acres) and one by Prescott National Forest (800-01-090N, 40 acres)
- Private Property surrounds the block of parcels
- The parcels consist of mesquite bosque and Grassland
- Wildlife - Fremont Cottonwood biome, which is "among the most threatened forest types in the United States" (ASU Center for Environmental Studies)
- Prime wildlife viewing area
- All three parcels are being impacted by: illegal dumping, off-road vehicle traffic, transient camp sites, invasive species, and habitat degradation
- All three parcels are in danger of further impacts from nearby residential development
- No public access to any of the three parcels
- No management plan in place to protect the area

What you will help change



















What's the benefit?

- Community open space
- Hiking and equestrian trail
- A place parents can bring their children to the river
- Interpretive/educational
- Recreational
- Watchable Wildlife
- Restoration and Protection of the riparian corridor in an urban setting

Grant Opportunities

- Arizona State Parks Recreational Trails Program Grant: for trail and trailhead construction (Federal pass through) \$30,000
- Arizona Game and Fish Watchable Wildlife Program
- AZGFD Heritage Grants Part A (Public Access) \$50,000
- AZGFD Heritage Grants Part B (Environmental Education) \$50,000
- AZGFD Heritage Grants Part D (Urban Wildlife and Urban Wildlife Habitat) \$50,000
- Land and Water Conservation Fund Grants
- Road construction, because of the VVAC and a six acre business park on then extension, is eligible for an AZCA Rural Infrastructure Grant (50%)
- Because of the VVAC and the business park located on the road, road construction is eligible for USDA Rural Business Development Grant (\$50,000)

Is there another access point to the property?

Perhaps, but not without impacting neighborhoods in the Simonton Ranch development. At the present there are no other roads planned in the Simonton Ranch Development that would link themselves to a park access point. The key is the ability to construct a functioning trailhead, accessible to cars, trucks and house trailers, that does not impose on residential areas. It is worth noting that when Arizona State Parks purchased the property, they planned the entrance to come from Homestead Parkway.



Have we done a PPA before?

Yes

Camp Verde Sanitary District, 2007, for \$1,902,000. Triffin agreed to pay out \$120,000 per year for 1.5 years for a total of (\$2,500,000)

Is building the road to the park a "gift" to Simonton under the Arizona Constitution's Gift Clause?
NO

Why Not?

- Turken v Gordon, et. al. laid down rules that Arizona cities and towns must follow
- Two step process: 1) is the expenditure for a public purpose and 2) is the "public benefit to be obtained from the private entity" as consideration...for...the consideration being paid by the public." (Are you paying too much?)
- "Courts owe significant deference to the Judgment of elected officials"
- Courts will find a public purpose and overturn council decisions only in "those rare cases in which the governmental body's discretion has been 'unquestionably abused' or the public resources committed were 'grossly disproportionate' to the consideration given by the developer"
- Must quantify the benefits (This what I'm doing here today for the park and what you has done for the economic development benefits that will be derived by the VVAC at the end)
- Staff's Judgment is that securing permanent public access to the park property, ALONE justifies the exchange

**The Numbers
VVAC**

- Negotiate interest on early completion items
- Phase 1 environmental study
- Title insurance
- Other contract issues
