

**MINUTES
WORK SESSION
MAYOR AND COUNCIL
473 S MAIN STREET, SUITE 106
THURSDAY, MARCH 9, 2016 at 5:30 P.M.**

Note: Council member(s) may attend Council Sessions either in person or by telephone, video, or internet conferencing.

Call to Order

Mayor German called the meeting to order at 5:30 p.m.

Roll Call

Mayor Charles German, Vice Mayor Bruce George, Councilor Carol German, Councilor Robin Whatley, Councilor Jessie Jones-Murdock, Councilor Brad Gordon, and Councilor Jackie Baker.

Also Present

Town Attorney Bill Sims, Town Manager Russ Martin, Community Development Director Mike Jenkins, Building Official Robert Foreman, Risk Manager Carol Brown, Assistant Planner Kendal Welch, Town Clerk Virginia Jones, and Recording Secretary Jennifer Shilling.

Pledge of Allegiance

Mayor led the Pledge.

Discussion and possible direction to staff concerning requirement of adequate fire flow.

Mayor Charles German gave the floor to Town Manager Russ Martin. Mr. Martin explained this meeting is to decide the issue of liability for the town regarding adequate fire flow in the future and reminded everyone that the Council could go into an executive session if needed. Mr. Martin stated this is an important issue and explained the goal of the work session is to bring the Council up to speed, address changes and get direction on where to go with this issue. Mr. Martin explained there would be no decision made tonight and more meetings will follow. Mr. Martin stated there is not a standard solution for adequate fire flow, that every situation will be different. Ultimately, protecting the citizens is most important. Mr. Martin gave history of fire codes issues and stated adequate fire flow is not a new issue. One option is installing a sprinkler system but the expense on a new single family home is costly. Another option would be fire hydrants but water availability is a problem.

Council Members discussed options for adequate fire flow, which included sprinkler systems, which could be costly to new, single family homebuyers, and fire hydrants, which could be difficult to install due to lack of water that is available. Members also discussed what to do about existing older homes.

Council Members discussed the idea of a well system, if they would need a separate holding tank, an approximate cost of drilling a well and how many homes could be protected by one well.

Attorney Bill Sims explained, we need to balance the needs of a property owner vs. the town needs and safety. Mr. Sims is pleased to see the Town of Camp Verde is looking at this issue.

Building Officials could be exposed to liabilities by approving a permit that is directly prohibited by the current subdivision codes and fire codes. Mr. Sims suggests the town look at options and apply them to three different fact patterns:

1. Subdivisions yet to be created- talk with the developer and convince them to put a cost effective fire protections on the plat. Examples: The Developer could require the property owner to put a tank on site or the Developer could require the homeowner to install a sprinkler system.
2. Subdivisions already subdivided, the plat is already recorded and the homes are already built- identify property owner who controls most of the lots and say it is their interest, to protect the buyers, and require them to put in lines/hydrants or require sprinklers and not authorize any building on the subdivision until the fire flow is addressed.
3. Lots across the town- empty lots that have been long established and have already been approved or existing homes. Fire flow options are very limited.

Mr. Sims explained the town is caught between conflicting laws, and not allowed to require sprinklers but it is appropriate for the town to require a fire solution.

Council Members discussed the limited water resource and water is not guaranteed in some locations.

The town could ask the public for a solution, explaining to them where they are regarding the issues and make them aware of the consequences. The town should make the public aware of the cost for more tenders and the manpower needed to have more tenders. Explain to the public that hydrants aren't a solution because of lack of water and the town cannot require a builder to install sprinklers, Councilor Jessie Jones-Murdock stated there are so many hurdles, that we should work as a community to use the resources to the best of their abilities. She suggested requiring sprinklers on higher risk homes or having different levels of protection. This could separate who is responsible.

Motion made by Councilor Brad Gordon to adjourn to Executive Session. Seconded by Councilor Jackie Baker. **Motion** carried unanimously.

Adjourn to Executive Session at 6:19 p.m.
Return from Executive Session at 7:03 p.m.

Mayor Charles German reopened the meeting and expressed his appreciation of the patience of the audience during the Executive Session. He feels like they have come up with some possible solutions. Mayor German explained because of time restraints, he is requesting the audience write down where concerns are on the particular three options and contact the Community Development Department so it is on record. The Council will need to look further into the legal parameters. Mr. Martin explained there would be at least one more public work session to have an opportunity to express how it will affect you, and how it could lead to ordinance changes. Mayor German explained that this topic is too important to get this wrong, and is too important for our future to get this right as a community.

Attorney Bill Sims reviewed the three categories of Land Use, that are implicated by this decision as follows (what does the town do for):

- 1- In fill (lots that already exist), when the property owner comes in for building permits, what does the town do, what are the options that are available? What firefighter options are available?
- 2- Previously approved plats- is it different than In Fill lots, what should the town require, are there things done on site to respond easier to a fire.
- 3- Property that is not yet plated. To determine firefighting solutions, is it appropriate to rely on one tender to support multiple subdivisions.

Mr. Sims stated that the laws we are trying to satisfy is the statute that says that you as a government cannot require sprinkler systems but you are in a community where fire hydrants and water pipes are not necessarily prevalent. You have to balance the need for public safety, and you are required to have a fire fighting solution.

Update followed by discussion and possible direction to staff regarding Highway 260, to include but not limited to the next steps for wastewater development along State Route 260
Town Manager Russ Martin explained this item is on the agenda to give an update on where the Horseshoe Bend Project is. The developer wants to do the planning right and is interested in moving forward with the project. Deputy of Public Works Director Troy O'Dell provided a map of the Preliminary Sewer Alignment for each member to review. (See map) Mr. Odell explained there are three color-coded options shown on the map. The goal is to get to the lowest corner on Horseshoe Bend Drive. When each option was "walked", the Green Line was the most favorable.

Mr. Odell gave background information and explained that the property owner, Philip Monroe had asked for a Use Permit for a wastewater treatment facility. Mr. Odell felt like Mr. Monroe would be spending more than it would cost to put in a gravity line from his point A to the Town's Proposed point B. and made the suggestion to Mr. Monroe that since the Town is planning on developing the Sewer line in the near future, that perhaps Mr. Monroe would be open to other options.

Mr. Odell felt like a new study should be done to make sure costs are appropriate for all involved. The goal is to find the easiest long-term solution and avoid extra costs.

Mr. Martin stated he needed some flexibility to work with the numbers and engage someone to go out and find the answers.

Property Owner Philip Monroe addressed the Council and thanked them for allowing him to speak and for all the interest/concern they have shown to get into a win/win situation. Mr. Monroe explained that when he first purchased the park he certainly did not foresee this type of development and was set with going forward with a wastewater facility. This topic is complicated and it is hard to anticipate problems and or costs. Mr. Monroe stated he felt it may be a little premature in coming to the Council. He is still looking at other options. He wants to do what is right for the Town and himself and his Investor Group and does not want to rush into something. Vice Mayor Bruce George stated that even though Mr. Monroe feels it may be a little premature in bringing this topic to the Council, he liked that Mr. Monroe is giving them a heads

up regarding this topic. Mr. Monroe suggests coming up with a Band-Aid solution now while the study is being done. Mayor German explained the Council wants to see his park open and wanted to know the comfort level of the property owner.

The Council gave Mr. Martin permission to move forward to begin the Future Plan Study.

Mr. Odell gave a brief sewer update. CMAR didn't want to do any of their work and wanted another contractor to come in and work with the schedule. They are currently going out to bid and have had discussions with a contractor who has worked with UNS.

Discussion and possible direction to staff regarding the possibility of added Health Care for Employee's families.

Town Manager Russ Martin introduced the idea of possibly extending health care coverage for employee families. He explained that he would need an answer by next month because May 10th is the healthcare enrollment deadline. Mr. Martin will have a preliminary number after the enrollment period. Mr. Martin reviewed the cost break down report that was included in the packet (see report).

Vice Mayor Bruce George encourages the group to go with one of the plans. He would like to start with the 40% coverage and include vision and dental coverage. Other cities are providing coverage to their employee families.

Upon having clear consensus from Council, the Mayor German gave direction to Mr. Martin to start with the 40% healthcare coverage for employee families and include 100% of vision and dental.

Adjournment

Mayor German adjourned the meeting at 8:21 p.m.



Charles German, Mayor



Jennifer Shilling, 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 Work Session Mayor and Common Council of the Town Council of Camp Verde, Arizona, held on March 9, 2016. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 25th day of March, 2016.



Virginia Jones, Town Clerk