

**MINUTES  
TOWN OF CAMP VERDE  
REGULAR SESSION  
MAYOR AND COUNCIL  
473 S MAIN STREET, SUITE 106  
WEDNESDAY, OCTOBER 19, 2016 at 6:30 P.M.**

**1. Call to Order**

Mayor German called the meeting to order at 6:30 p.m.

**2. Roll Call**

Present: Mayor Charlie German, Vice Mayor George, Councilors Jackie Baker, Carol German, Brad Gordon, Jessie Jones-Murdock, Robin Whatley, Councilor-elect Buck Buchanan, and Councilor-elect Dee Jenkins.

Also attending: Town Manager Russ Martin, Community Development Director Michael Jenkins, (incoming) Community Development Director Carmen Ogden, Deputy Director of Public Works Troy Odell, Building Official Robert Foreman, Finance Director Mike Showers, Marshal Nancy Gardner, CAD Operator M.E. Manning, Town Clerk Virginia Jones, and Recording Secretary Janet E. Turner.

**3. Pledge of Allegiance**

Mayor German led the pledge.

**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) Special Session – October 5, 2016

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

1) Wednesday, October 26, 2016 at 6:30 p.m. – Council Hears Planning & Zoning Matters

2) Wednesday, November 2, 2016 at 6:30 p.m. – Regular Session

3) Wednesday, November 9, 2016 – Work Session – Cancelled

4) Wednesday, November 16, 2016 at 6:30 p.m. – Regular Session

5) Wednesday, November 23, 2016 at 6:30 p.m. – Council Hears Planning & Zoning Matters

**c. Possible approval for the Finance Director make the FY 16 and FY 17 Budget Adjustments as attached.** Staff Resource: Mike Showers (adjustments can be viewed online at [www.campverde.az.gov/](http://www.campverde.az.gov/) or in the Clerk's Office).

On motion by Vice Mayor George, seconded by Councilor Gordon, Council unanimously approved the Consent Agenda.

**5. Special Announcements and Presentations:**

• **Proclamation Designating November 1, 2016, as Extra Mile Day**

Mayor German announced and proclaimed November 1, 2016, as Extra Mile Day.

• **MATFORCE Game Changer Award – to Camp Verde Marshal's Office**

Scott Mabery presented the MATFORCE Game Changer award to the Camp Verde Marshal's Office in recognition of their effort to reduce substance abuse, for keeping us safe, and for all that they do for the

community.

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

None.

**7. Public Hearing followed by discussion, consideration, and possible approval of Series 9 (Liquor Store) Liquor License application for Lauren Kay Merrett–Maverik Inc. located at 541 W Finnie Flat Road in Camp Verde. Staff Resource: Virginia Jones**

- **Staff Comments**

Town Clerk Virginia Jones affirmed the application was posted for 20 days and they are good to go.

- **Comment from Applicant**

Maverik Store Director, Lee Ann Russell, thanked the Council and commented that this had been a long time coming. She also informed the Council that the display will not be on a floor display but they will have a counter rack where only the sales clerks will have access to it, and they have live surveillance.

- **Public Hearing Open**

No comments from the Public

- **Public Hearing Closed**

Mayor German closed the Public Hearing

- **Council Discussion**

None.

On motion by Vice Mayor George, seconded by Councilor Baker, the Council unanimously voted to approve the Series 9 (Liquor Store) Liquor License application for Lauren Kay Merrett–Maverick Inc. located at 541 W Finnie Flat Road in Camp Verde.

**8. Discussion, consideration and possible approval of Resolution 2016-958, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, clarifying the expiration of the Water Franchise with Camp Verde Water System. Staff Resource: Russ Martin**

Town Manager Russ Martin provided a brief review of the matter and that the Town was unable to come to an agreement with the water company for the franchise. While the Town thought they were clear with not continuing the agreement, the water company continues to collect the franchise fee. Martin mentioned that Mr. Bullard made it clear their attorney would like to see the Town formalize discontinuing the agreement, and that the resolution in front of the Council was for their consideration.

Mayor German asked Council if there were any questions or comments.

None.

Public Input: None

On motion by Councilor Gordon, seconded by Vice Mayor George, the Council voted unanimously to approve Resolution 2016-958, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, clarifying the expiration of the Water Franchise with Camp Verde Water System.

9. **Discussion, consideration and possible approval of the purchase of several parcels of land for \$50,000 throughout the Verde Lakes Subdivision that include drainage areas and drainage easements the Town of Camp Verde needs for adequate flood control.** Staff Resource: Troy Odell and M.E. Manning

Deputy Director of Public Works Troy Odell addressed the Council and stated they had prepared a map that was included in the information packet. He noted that even five years ago the proposed parcels, were either 100 percent FEMA floodplain or within the floodplain called Ward Ranch or "Bullpen" and that none of the properties were outside of the floodplain.

Mr. Odell noted that during a recent flooding event, the property owners worked closely with the Town and provided immediate easement in order to get the work done. Mr. Odell stated if they are allowed to purchase the parcels, the Town plans on working with the Corps of Engineers, reclaim the habitat, clean it up, clean out the over-vegetation, make a riparian area, a natural park walkway that people can enjoy as a community park, and keep motorized vehicles/ATV's, campfires, and derelicts out.

Mayor German asked Board of Supervisor Tom Thurman for the County perspective. Mr. Thurman thanked Mr. Odell, Mayor German, and Dan Cherry for being proactive working on a flood mitigation plan.

Mayor German commented that most everyone was well aware of past flooding issues and a grant that came in helped to mitigate flooding. He continued that he couldn't compliment the Moody family enough for granting the easement access and thanked them for allowing the Town to make that happen for the residents out there.

Mr. Odell stated he's been talking with the Verde Lakes Property Owners Association to take over maintenance and that the Town was looking at it as a start for a park ranch for the public, so they would probably end up maintaining a walk and would like to get Corps backing. Mayor German agreed that under the Town's control they would have a much better opportunity to mitigate flooding on the lower bench. Mr. Odell added that erosion on the dam face is occurring and all around the bank so sooner or later the residents would come to the Town for help.

Councilor Gordon stated the big issue is access so easement given on these is good. Mr. Odell replied the Town has never been able to get in there and mitigate draining. Councilor Baker commented that she was glad the Town was doing this. She asked for clarification if Mr. Odell had said we have been looking at this possible solution and we are just now getting to it.

Mr. Odell explained to Council that mediation through the Corps almost always requires ownership. The recent flood mitigation done by the Town should allow Verde Lakes Drive to stay open more.

Council questioned the \$50,000 amount and if that was for all the parcels. Mr. Odell clarified that it would secure the properties shaded in purple on the map. Town Manager Martin explained that the budgeted \$47,000 that was intended for parking, he was recommending that money be used for this project. In response to Council's question, Martin affirmed that the scheduled parking lot improvements would be placed on hold. Mayor German noted that Yavapai County Emergency Manager Denny Foulk had mentioned funds might be available for mitigation, and Mr. Odell added that was the reason the Town was reviewing the hazard mitigation and putting it on their new sheet to be submitted sometime in November.

Mr. Odell continued that Susan Austin, the state FEMA representative, said FEMA requires multijurisdictional planning and updating plans every five years. The Public Works Dept. comes to Council for grant application approval and FEMA mitigation, but they cannot apply for a FEMA mitigation grant unless it is on their list and that would make it possible to pursue any grants to obtain properties in cases where owners do not want to donate and so forth.

Public Comment:

Julie Scott addressed the Council and stated she had an ongoing problem with people burning fires, leaving trash and trespassing from Ms. Moody's property on the other side of the creek to hers, wearing down her embankment. She reached out to Donna and worked with the Marshal's Office to keep the trespassers out. She is glad this is finally coming to fruition, as this will help people living along the creek. Julie also noted that there are deer, raccoons, foxes, etc. living there that will benefit from the land becoming a clean riparian area.

Donna Moody thanked the Mayor and Council, Town staff, neighbors, Mr. Odell, the Marshal's Office and expressed her appreciation for them doing so much to help her dad and how he had envisioned the area being developed, "Thank you for making this dream come true."

On a motion by Councilor Baker, seconded by Councilor German the Council voted to direct staff to prepare the documents for Mayor German to process, Councilor Jones-Murdock then questioned what they were buying specifically. Mr. Odell clarified there was a sheet in the packet that listed the parcels. Councilor German then amended the motion to include the parcels as listed on the second sheet, Councilor Jones-Murdock seconded, and the Council unanimously approved the motion.

- 10. Discussion, consideration and possible approval of adjustment to the fee schedule for Solar Permit Fees as established by Resolution 2015-935 and possible approval of Resolution 2016-968, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, superseding Resolution 2015-935 amending fees for Town Services.** Staff Resource: Robert Foreman

Town Manager Martin informed Council that state law requires a 60-day posting for anything having a negative effect on the cost associated with fees, and explained that the difference here was that the Town was considering a decrease in the fee amount, so if approved the new fee would go into effect in 30 days. Martin pointed out that in most cases, but not all cases, the package the individual purchases is on a solar cost basis. He said he did not know at this point whether this will have a positive effect or ultimately how much a constituent is going to pay at the end of the day. Is it the right thing to do? He believed yes. Will it reap a benefit? He did not think so.

Robert Foreman, Building official, said there were three options and he recommended Option 2, a flat fee of \$200, which would cover about 99% of residential systems, noting that commercial projects were more complicated, required plan reviews and so forth, but he recommend Option 2 and if Council had any questions to please ask.

In response to the question from Council regarding Commercial fee, Mr. Foreman replied that commercial would still be based on the valuation. Vice Mayor George commented that \$200 would probably cover costs. Mr. Foreman replied that they looked at the consultant's study from 2009 and at

that time it was estimated at \$170 to cover the costs, so they considered inflation plus two hours of review at \$50 per hour.

Council asked for clarification on what the Town of Camp Verde was doing that was so much different that increased the need for a higher fee. Mr. Foreman pointed out that Prescott Valley and Coconino County based their fees on review, while Yavapai County doesn't do a plan review or inspections. Conversely, the Town performs a review to ensure that the grounding is correct, take a look at the roof weight, make sure it there's a proper inverter, and they do a plan review to make sure all panels will be grounded and that the system is grounded—that's what the Town does that's different.

Mr. Foreman continued that an installer will do it properly or sign a waiver, and waivers are worthless in a court of law. He noted that the City of Cottonwood also does not do plan reviews or inspections, and while the Town could do that, he would not recommend it. Councilor Baker asked about Sedona. Mr. Foreman said he did not know what Sedona does, but in his opinion the Town needs to do a plan review and inspection. Councilor German commented that the inspection part on the inverter, etc., was through APS and that APS makes the final determination. Mr. Foreman replied that APS only looks at where the meter is placed, they do not look at the system or make the final determination.

Councilor Whatley revisited the 2009 study that stated it was \$170 for 100% recovery, and remarked the Town was not a charitable organization and hoped that \$200 would cover the Town's costs. Mr. Foreman replied that he could not guarantee it all the time but the majority of the time.

#### Public Input:

Citizen B. J. Davis addressed the Council and said he was a solar user, was a huge fan of it, and had to take an exception with the Town Manager's remarks regarding the average cost of \$6,000 for a solar package. Mr. Martin clarified that that was the threshold amount in the study. Mr. Davis continued that some do show the individual components of fees. He encouraged the Town to promote that they reduce fees from an evaluation basis and that \$200 is a great number. He added that he was comfortable with a couple hours being spent on a review and inspection to make sure everything is right before the meter goes in, and recommended having Mr. Foreman take a look at it to make sure it was done according to plans.

Bill Feldmeyer addressed the Council and said he was currently in the process of having a system installed. He had been in the building business for 20+ years and was a strong proponent of fee for service. He commented that they should not be gouging or subsidizing and that's why they were here tonight—to find that happy medium—then in a year look at it again to see if it needs to be increased. He pointed out that installers are not the creators of the system, the engineers are. He concurred with doing inspections and thanked the Council for taking this action.

In response to Council question regarding the fee difference between Sedona and Camp Verde and Mr. Foreman explained that permits were based on the evaluation of a consultant in 2009, it is an evaluation-based permit fee, and that he (Mr. Foreman) recommended a flat fee after looking at it.

On motion by Vice Mayor George, seconded by Councilor Jones-Murdock, the Council unanimously voted to approve adjustment to the fee schedule for Solar Permit Fees as established by Resolution 2015-935 and Resolution 2016-968, SUPERSEDING a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, superseding Resolution 2015-935 amending

fees for Town Services.

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

None.

**12. Council Informational Reports.**

Councilor German attended Yavapai College Board meetings and several other meetings concerning post-secondary education. She asked everyone to please attend the program that will be held at Wingfield Plaza (564 S. Main Street in Camp Verde) on Tuesday, October 25, from 12 noon to 1:30 p.m. It is free to attend with lunch available for \$10 per person. She encouraged everyone to attend and get the word out. [Additional Note: To register, go to <http://aztownhall.org/event-2357144>].

Councilor Jones-Murdock attended Fort Verde Days. She thanked the volunteers and staff, and Camp Verde Promotions. Noted the Third Annual Walt Murdock Memorial Celebration at Middel Verde Professional Equestrian Center and remarked they were lucky to have that facility.

Councilor Baker attended Fort Verde Days.

Mayor German also attended Fort Verde Days and helped a couple of other organizations over the weekend. He quipped that on Sunday at 2:30 p.m. while on his hands and knees taking apart quilting racks he asked himself, "How did this happen?" He said it was fun and that they built eight to ten more racks for the increased number of quilts this year—they were gorgeous.

Vice Mayor George reported lending a hand with the landscaping effort at the library and noted a lot of hard work has been done and the Library is looking good.

Councilor Gordon attended Fort Verde Days where he guarded the gates. He commented there was a real nice turnout and gave kudos to Camp Verde Promotions stating they did a great job.

Councilor Whatley mentioned that on October 22 there would be a fundraiser at Jackpot Ranch for firefighters, the fee is \$20. [Additional Note: Event is from 3 p.m. to 7 p.m. at the Jackpot Ranch, 2025 Reservation Loop Road, Camp Verde—it is a public event.]

Mayor German also noted there will be a cleanup on Saturday from 8 a.m. until noon, and donuts will be provided. Volunteers should meet at the Town site and from there they will be going to several different sites.

**13. Manager/Staff Report Individual members of the Staff may provide brief summaries of current events and activities. These summaries are strictly for informing the Council and public of such events and activities. The Council will have no discussion, consideration, or take action on any such item, except that an individual Council member may request that the item be placed on a future agenda.**

Town Manager Martin commented that Fort Verde Days was great. Staff did a good job to make sure they got their pickers out in the morning to pick up trash. It was a nice event.

He also mentioned that if one hasn't attended the Friday morning speaker series his office can help

with registration, and this Friday's topic will be on the economic state of the region—a good opportunity to learn about economic development and tax policy. It will be held 7:30 to 10:30 a.m. in Clarkdale and he offered to carpool if anyone was interested in attending.

**14. Adjournment.**

Mayor German adjourned the meeting at 7:50 pm.

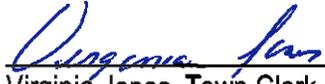
  
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Charles German, Mayor

  
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Janet E. Turner, 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 October 19, 2016. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 3 day of November, 2016

  
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Virginia Jones, Town Clerk