



**MINUTES
TOWN OF CAMP VERDE
WORK SESSION
MAYOR AND COUNCIL
473 S. MAIN STREET, SUITE 106
WEDNESDAY, NOVEMBER 12, 2025 at 5:00 P.M.**

1. Call to Order

Mayor Moore called the meeting to order at 5:00 p.m.

2. Roll Call.

Councilor Brian Bolton, Councilor Robert Foreman, Councilor Robin Godwin, Councilor Jessie Murdock, Councilor Patricia Seybold, Vice Mayor Wendy Escoffier and Mayor Marie Moore.

Also Present

Town Manager Miranda Fisher, Town Attorney Trish Stuhan, and Town Clerk Leah Rhodes.

3. Pledge of Allegiance

Vice Mayor Escoffier led the Pledge.

4. Discussion, consideration, and possible direction regarding contracting with SitelogIQ for the installation of a ground-mounted solar photovoltaic system at the Wastewater Treatment Facility using a tax-exempt municipal lease structure to fund the \$1,394,485 investment with no money down. Staff Resource: Town Manager Miranda Fisher, Finance Director Michael Showers & Wastewater Division Manager Chet Teague.

Town Manager Fisher reported that staff have been meeting with the SitelogIQ team over the past year. Town Manager Fisher noted that while the wastewater treatment plant currently utilizes solar power, the system is not able to cover the plants complete energy use. Town Manager Fisher stated that staff strongly support moving forward with the proposal that will be presented by the SitelogIQ team.

SitelogIQ Southwest Planning Executive Matthew Miller introduced himself and provided an overview of the company's background. Mr. Miller explained that the wastewater treatment plant has opportunities for improved energy efficiency and noted that the proposed energy-cost reduction measures could be installed with no upfront cost to the Town, resulting in long-term energy savings. Mr. Miller stated the proposed solar system would offset approximately 600,000 kwh per year of electricity currently purchased from APS.

SitelogIQ Area General Manager Steve Frost provided an overview of the projected energy costs at the wastewater treatment plant, including estimated annual production, the proposed and existing solar arrays, current energy usage, anticipated solar output, project funding, and the tax-exempt municipal lease structure requiring no upfront cost. Mr. Miller and Mr. Frost also outlined the benefits of the proposed funding model, addressing tax credit considerations, long-term fiscal responsibility, early savings opportunities, net savings, and the cumulative net present value savings associated with the project.

Town Manager Fisher and Finance Director Showers provided an overview of the potential benefits associated with the tax credit for the Town.

Town Manager Fisher requested direction from the Council regarding whether to proceed with negotiations or to prepare additional materials for future Council consideration.

Mayor Moore indicated that she still had outstanding questions and asked Council Members to submit their inquiries to the Town Manager by the end of the week. Town Manager Fisher noted that staff would compile the requested information and return to the Council with a proposal for potential consideration and approval.

Town Manager Fisher, Town Attorney Stuhan, Finance Director Showers, Steve Frost and Matthew Miller responded to questions from the Council.

Mayor Moore recessed the meeting for a break at 6:13 p.m. and reconvened the meeting at 6:21 p.m.

5. Discussion, consideration, and possible direction to staff regarding the Town's Job Order Contracting program. Staff Resource: CIP Manager Martin Smith.

CIP Manager Martin Smith stated that staff have been working with Town Manager Fisher and the Town's Legal Counsel to establish the correct policies and procedures for administration of the JOC program. CIP Manager Smith stated there have been challenges with the current JOC process and that Town staff have been exploring the possibility of discontinuing the use of the JOCs and having an open traditional open bid process in lieu of the JOC process.

Town Attorney Stuhan provided an overview of Title 34 of the Arizona Revised Statutes and the JOC process versus the open bid process. Town Attorney Stuhan stated the JOC process limits the number of contractors that are capable of bidding on Town projects. Town Attorney Stuhan pointed out the advantages and disadvantages of the JOC process versus the individual solicitations/open bid process. Town Attorney Stuhan also provided information about how to handle emergencies, explaining that the Town has a procurement code with some exceptions for emergency authorization and that Title 34 also addressed emergency procurements.

Town Manager Fisher and Public Works Director Ken Krebbs stated they supported moving forward with an open bid process.

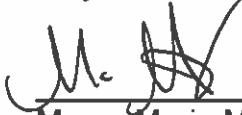
Public Works Director Krebbs and CIP Manager Smith stated that the open bid process allows for local bids, where otherwise, the Town is restricted to five options with the JOC process.

Town Manager Fisher, Town Attorney Stuhan, Public Works Director Krebbs and CIP Manager Smith responded to questions from the Council.

The Council's direction was not to renew the JOC process.

6. Adjournment

Mayor Moore adjourned the meeting at 6:47 p.m.



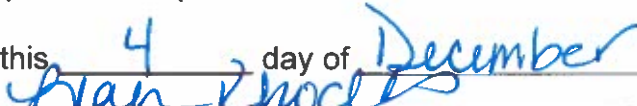
Mayor Marie Moore



Attest: Leah Rhodes, Town Clerk

CERTIFICATION

I, Town Clerk Leah Rhodes, 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 of the Town Council of Camp Verde, Arizona, held on November 12, 2025. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 4 day of December, 2025.


Leah Rhodes, Town Clerk