

**MINUTES  
TOWN OF CAMP VERDE  
REGULAR SESSION  
MAYOR AND COUNCIL  
473 S. MAIN STREET, SUITE 106  
WEDNESDAY, JULY 15, 2020 at 6:30 P.M.**

**ZOOM MEETING LINK**

<https://us02web.zoom.us/j/84159443691>

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

**1. Call to Order**

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

**2. Roll Call**

Present via Zoom were Council Members Joe Butner, Bill LeBeau, Jessie Murdock and Robin Whatley, Vice Mayor Dee Jenkins and Mayor Charles German. Councilor Buck Buchanan was present in Council Chambers.

**Also Present**

Town Manager Russ Martin and Town Clerk Cindy Pemberton were present in Council Chambers. Attending via Zoom were Town Finance Director Mike Showers, Community Development Director Melinda Lee, Camp Verde Marshal Corey Rowley and Council Candidate Cris McPhail.

**3. Pledge of Allegiance**

Councilor Buck Buchanan led the Pledge from Council chambers.

**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) Regular Session – July 1, 2020
- 2) Executive Session – July 1, 2020 Recorded on File

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

- 1) Regular Meeting – Wednesday July 15, 2020 at 6:30 p.m.
- 2) Regular Meeting – Wednesday August 5, 2020 at 6:30 p.m.
- 3) Regular Meeting – Wednesday August 19, 2020 at 6:30 p.m.

A motion was made by Councilor Murdock to approve the consent agenda, and seconded by Councilor LeBeau. The motion carried unanimously with Mayor German, Vice Mayor Jenkins and Councilors Murdock, Whatley, LeBeau, Buchanan and Butner approving.

- 5. Call to the Public for items not on the Agenda. (Please complete Request to Speak Card and turn in to the Clerk.)** Residents are encouraged to comment about any matter NOT included on the agenda. State law prevents the Council from taking any action on items not on the agenda. At the conclusion of an open call to the public, individual members of the public body may respond to criticism made by those who have addressed the public body, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the public body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action. (Pursuant to ARS §38-431.01(H))

There were no requests from the Public for items not on the Agenda.

- 6. Discussion and Possible Approval of Resolution 2020-1050, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving the Designation of Applicant's Agent form submission to the Arizona Department of Emergency and Military Affairs, which designates the Town's Finance Director as the Town's agent for applying for certain public assistance; and authorizing the Mayor and Finance Director to execute and deliver said application on behalf of the Town of Camp Verde.** Staff Resource Mike Showers

Mr. Showers outlined the necessity of an officially designated agent in regard to the CARES Act and possible reimbursement for COVID-19 related items. This resolution would give the Finance Director the authority as applicant agent to submit requests for reimbursement. He has already filed the first request, but it is being held until this designation can be made.

A motion was made by Councilor Robin Whatley for approval of Resolution 2020-1050, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving the Designation of Applicant's Agent form submission to the Arizona Department of Emergency and Military Affairs, which designates the Town's Finance Director as the Town's agent for applying for certain public assistance; and authorizing the Mayor and Finance Director to execute and deliver said application on behalf of the Town of Camp Verde. The Motion was seconded by Vice Mayor Dee Jenkins. The Motion carried unanimously, with approval by Councilors LeBeau, Butner, Buchanan, Whatley, Murdock, Vice Mayor Jenkins and Mayor German.

- 7. Discussion and Possible Approval of Resolution 2020-1048, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County Arizona, approving the pre-annexation and development agreement between the Town of Camp Verde and CCJB Holdings, LLC. The proposed area of**

**annexation is generally located north of the Northern Corporate Limits of the Town of Camp Verde at Middle Verde Road, the west to include the entirety of the Alcantara Vineyards & Winery property, which is located east of State Route 260 off of Thousand Trails Road, in Camp Verde, Yavapai County, Arizona.** Staff Resource Melinda Lee

Community Development Director Melinda Lee shared a letter of support from Jennifer May, a neighbor of Alcantara Winery. Ms. Lee then presented facts regarding existing use permits, and how the existing Yavapai County zoning designations are compatible with current zoning and use permit processes of Camp Verde. It is acknowledged that the developer intends to continue with proposed development, which includes a future wastewater treatment facility.

Town Clerk Cindy Pemberton made a call for Nancy Futral, who had wished to speak but was not available.

A motion was made by Councilor Jessie Murdock to approve Resolution 2020-1048, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County Arizona, approving the pre-annexation and development agreement between the Town of Camp Verde and CCJB Holdings, LLC. The proposed area of annexation is generally located north of the Northern Corporate Limits of the Town of Camp Verde at Middle Verde Road, the west to include the entirety of the Alcantara Vineyards & Winery property, which is located east of State Route 260 off of Thousand Trails Road, in Camp Verde, Yavapai County, Arizona. The motion was seconded by Councilor Robin Whatley, and carried with approval by Mayor German, Vice Mayor Jenkins and Councilors Butner, LeBeau, Buchanan, Whatley and Murdock.

- 8. Discussion and Possible Approval of Ordinance 2020-A453, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Arizona for the extension and increase of approximately 1,385 acres, as described and shown on Exhibit A, into the corporate limits of the Town of Camp Verde, Yavapai County, State of Arizona, pursuant to the provisions of Title 9, Chapter 4, Article 7, Arizona Revised Statutes and amendments thereto, as requested by CCJB Holdings, LLC. The annexation area is generally located north of the Northern Corporate limits of the Town of Camp Verde at Middle Verde Road, then west to include the entirety of the Alcantara Vineyards and Winery property, which is located east of State Route 260 off of Thousand Trails Road. Certain territory contiguous to the existing Town of Camp Verde Limits of the Town of Camp Verde, as described, shall be annexed thereto.** Staff Resource: Melinda Lee

Community Development Director Melinda Lee explained that all Arizona State Requirements have been met in regard to the percentage of property owners in favor of the annexation, the requirement being 50%. In actuality, 100% of the property owners involved are in favor.

Town Manager Russ Martin stated that concerns over waste water services at

Alcantara will be addressed at a later date, as development occurs on the property.

Mr. Martin addressed a question posed by the press regarding estimated sales tax revenue, and reported that the owners estimated approximately \$40,000 annually.

He then turned the floor over to Camp Verde Marshal Corey Rowley, who is confident that he has the staff and resources to cover the area.

A motion was made by Councilor Jessie Murdock for approval of Ordinance 2020-A453, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Arizona for the extension and increase of approximately 1,385 acres, as described and shown on Exhibit A, into the corporate limits of the Town of Camp Verde, Yavapai County, State of Arizona, pursuant to the provisions of Title 9, Chapter 4, Article 7, Arizona Revised Statutes and amendments thereto, as requested by CCJB Holdings, LLC. The annexation area is generally located north of the Northern Corporate limits of the Town of Camp Verde at Middle Verde Road, then west to include the entirety of the Alcantara Vineyards and Winery property, which is located east of State Route 260 off of Thousand Trails Road. Certain territory contiguous to the existing Town of Camp Verde Limits of the Town of Camp Verde, as described, shall be annexed thereto. The motion was seconded by Councilor Buck Buchanan, and carried unanimously with approval by Mayor German, Vice Mayor Jenkins, and Councilors Whatley, Butner, LeBeau, Buchanan and Murdock.

**9. Presentation, Discussion and Possible Approval of Quarterly Report from the Planning and Zoning Commission.** Staff Resource: Melinda Lee

Town Clerk Cindy Pemberton explained that agenda Items number nine and ten should be presentations only; no motion or approval is necessary.

Community Development Director Melinda Lee did not have anything to add to the report in the Council packet.

**10. Presentation, Discussion and Possible Approval of Quarterly Report from the Board of Adjustment and Appeals.** Staff Resource: Melinda Lee

No motion or approval is necessary; presentation only per town clerk Cindy Pemberton.

Community Development Director Melinda Lee added that they did have the follow-up meeting yesterday, July 14<sup>th</sup>, and the item was approved by the Board.

**11. PRESENTATION, DISCUSSION AND POSSIBLE APPROVAL OF EMERGENCY PURCHASE OF POLICE VEHICLES COREY ROWLEY**

Marshal Corey Rowley explained that the department leases their vehicles through Enterprise, and auto production is down at this time due to the economy and production of ventilators and COVID-19 related items. Enterprise was able to find

vehicles in Michigan. However, there are four other departments that also want these vehicles, and he needs approval this week or else it may not be possible to acquire vehicles until April or May of next year. He stated that he has had Officers on calls and their vehicles have failed, resulting in the need for towing services.

Councilor Bill LeBeau made a motion to approve the immediate purchase of five police vehicles. Councilor Jessie Murdock seconded the motion, which carried unanimously with approval by Councilors Buchanan, Whatley, Butner, LeBeau, Murdock, and Mayor German and Vice Mayor Jenkins.

**12. Covid-19 Update.** Staff Resource Russ Martin

Town Manager Russ Martin shared the unfortunate news that after all the hard work on the Land and Water Conservation Grant associated with the park, funding is on indefinite hold due to the inability to do the required consultations with Native American Tribes. The Tribal Cultural Offices are closed at this time due to COVID-19 and it could possibly be March before funding is released. They are working through options on the grant, but will not have an answer for a couple of weeks.

Mr. Martin then gave details about development of the park in the meantime. They have closed on the 2.5-million-dollar loan, and will draw what is needed to continue work on the park, drawing only what is needed so as to save as much as possible for the possible grant match in the future.

Finance Director Mike Showers reported that Camp Verde has had their best month ever, with June's sales tax revenue being \$480,000, erasing 77,000 of the budget shortfall for the year. He discussed the four sectors of the economy that did really well; construction, retail, restaurants, and accommodation. He then gave an analysis of those figures.

Vice Mayor Jenkins wanted to know the variation between the budget and actual expense. Mr. Showers will look into those numbers and have information, possibly by next meeting.

**13. Call to the Public for items not on the Agenda. (Please complete Request to Speak Card and turn in to the Clerk.)** Residents are encouraged to comment about any matter NOT included on the agenda. State law prevents the Council from taking any action on items not on the agenda. At the conclusion of an open call to the public, individual members of the public body may respond to criticism made by those who have addressed the public body, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the public body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action. (Pursuant to ARS §38-431.01(H))

Ron Posten came to Council Chambers specifically to publicly thank all of the behind-the-scenes people who are physically taking care of the town. He commended the volunteers that he saw working at the library, town workers he noticed taking care of landscaping at Rezzonico Park, and those who deliver meals

to folks in Camp Verde every day. He also commended the Mayor and supervisors for the job they do, as well.

- 14. Council Informational Reports.** These reports are relative to the committee meetings that Council members attend. The Committees are: Copper Canyon Fire & Medical District, Yavapai College Governing Board, Yavapai Apache Nation, Intergovernmental Association, NACOG Regional Council, Verde Valley Regional Economic Organization (VVREO), League Resolutions Committee, Arizona Municipal Risk Retention Pool, Verde Valley Transportation Org, Verde Valley Transit Committee, Verde Valley Water Users, Verde Valley Homeless Coalition, Verde Front, Verde Valley Steering Committee of MAT Force, Public Safety Personnel Retirement Board, Phillip England Center for the Performing Arts Foundation. In addition, individual members may provide brief summaries of current events. The Council will have no discussion or take action on any of these items, except that they may request that the item be placed on a future agenda.

Councilor Joe Butner went to the Rodeo Arena site and reports noticeable improvement. He noted the presence of millings, and of the dirt work that has been done on the road. He was very impressed, and is grateful for the substantial progress, noting that the road coming in has been widened as well.

Mayor German was also out there, and reports noticeable improvement in drainage regarding the road into the park.

Mayor German stated that he has attended several Zoom meetings, including NACOG meetings. He reported the increase in the number of meals to be absolutely amazing, and notes that there is still a waiting list for assistance.

- 15. 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.

No news to report at this time.

- 16. Review and Consider a draft Development Incentive Agreement between the Town of Camp Verde, an Arizona Municipal Corporation and Verde Commercial, LLC, a Minnesota limited liability Company. The Council may, by majority vote, recess the regular meeting, hold an executive session and then reconvene the regular meeting for discussion and possible action on this item as covered under A.R.S. 38-431.03 (A)(3), (A)(4).**

Councilor Jessie Murdock made a motion to go into Executive Session. The motion was seconded by Councilor Joe Butner. The motion carried unanimously, with Vice Mayor Jenkins, Mayor German and Councilors Whatley, LeBeau, Buchanan, Butner and Murdock approving.

Council went into Executive Session at 7:19 p.m.

Council reconvened to Regular Session at 8:00 p.m. Mayor German noted there will be no further discussion at this time, and that this Agenda item will be put forth at a later date for discussion.

17. **Review and Consider a Purchase Contract between Copper Canyon Enterprises, LLC. And the Town of Camp Verde. The Council may, by majority vote, recess the regular meeting, hold an executive session and then reconvene the regular meeting for discussion and possible action on this item as covered under A.R.S. 38-431.03 (A)(3), (A)(4).**

Councilor Jessie Murdock made a motion to go into Executive Session at 8:03 p.m. Councilor Bill LeBeau seconded the motion. The motion carried unanimously, with Mayor German, Vice Mayor Jenkins and Councilors Whatley, Butner, Buchanan, LeBeau and Murdock approving.

Council went into Executive Session at 8:03 p.m.

Council reconvened into Regular Session at 8:18 p.m. Mayor German indicated there was no there will be no further discussion.

18. **Adjournment**

Mayor German adjourned the meeting at 8:20 p.m.



Mayor Charles German



Attest: Town Clerk Cindy Pemberton

**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 July 15, 2020. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 10<sup>th</sup> day of August, 2020.



Cindy Pemberton, Town Clerk