

**MINUTES**  
**REGULAR SESSION**  
**MAYOR AND COUNCIL**  
**COUNCIL CHAMBERS**  
**WEDNESDAY, AUGUST 17, 2011**  
**6:30 P.M.**

Minutes are a summary of the actions taken. They are not verbatim.  
Public input is placed after Council motions to facilitate future research.  
Public input, where appropriate, is heard prior to the motion

1. **Call to Order**  
The meeting was called to order at 6:30 p.m.
2. **Roll Call**  
Mayor Burnside, Vice Mayor Kovacovich, Councilors Buchanan, George, Whatley, Baker and German were present.  
  
**Also Present:** Town Manager Russ Martin, Public Works Director Ron Long, Finance Director Mike Showers, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper.
3. **Pledge of Allegiance**  
The Pledge was led by Baker.
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 – August 3, 2011
    - 2) Special Session – August 3, 2011
  - b) **Set Next Meeting, Date and Time:**
    - 1) August 24, 2011 at 6:30 p.m. – Council Hears Planning & Zoning Matters – **CANCELLED**
    - 2) September 7, 2011 at 6:30 p.m. – Regular Session
    - 3) September 21, 2011 at 6:30 p.m. – Regular Session
    - 4) September 28, 2011 at 6:30 p.m. – Council Hears Planning & Zoning Matters
  - c) **Possible approval of a special event liquor license for the Verde Valley Mounted Sheriff's Posse for Fort Verde Days that is scheduled for Friday, October 7 and Saturday, October 8, 2011.** Staff Resource: Debbie Barber
  - d) **Possible direction to staff to proceed with the purchase of a used 2005 Vermeer BC 1000X wood chipper for \$17,511.36 so that tree and brush trimmings may be reduced to wood chips.** This is a budgeted item in the CIP-HURF (\$25,000). Staff Resource: Ron Long
  - e) **Possible direction to staff to proceed with the purchase of a Grizzly machine in the amount of \$11,298.59 for processing materials used for street construction. \$7,488.64 remains in the CIP wood chipper line item and the remaining balance of \$3,809.95 will be paid from HURF Capital Expenditure Account.** Staff Resource: Ron Long

On a motion by Baker, seconded by Kovacovich , the Consent Agenda was unanimously approved as presented.
5. **Special Announcements & Presentations** –
  - ❖ **Welcome to New Businesses**
    - ❖ Family Homestead Developers, Phoenix
    - ❖ Mexamigo, Inc., 851 Howards Road
    - ❖ Earthly Treasures (Cornfest Event), Casa Grande
    - ❖ Frozen Fun Shaved Ice (Cornfest Event), Tempe
    - ❖ Betty's Curios (Cornfest Event), Tucson
    - ❖ Triple B Variety (Cornfest Event), Casa Grande

- ❖ Strawberry Silver Co. (Cornfest Event), Strawberry
- ❖ DGP Concessions (Cornfest Event), Glendale
- ❖ AZ Flywheelers (Cornfest Event), Cottonwood
- ❖ Desert Development and Design, Prescott
- ❖ Trapper & Tanya Moore (Cornfest Event), Camp Verde
- ❖ Verde Valley Dub Werks, Mayer
- ❖ Central Glass and Screen, Cottonwood
- ❖ Izzy Bella Designs (CornfestEvent), Peoria
- ❖ Julie Coester (CornfestEvent), Chandler
- ❖ Pretty Hair Things & More (Cornfest Event), Phoenix

Mayor Burnside announced the new businesses as listed, commenting that it was a pleasure to welcome them to the Town, and expressing his appreciation for those who were participating in the Cornfest event.

6. **Council Informational Reports.**

**Kovacovich** commended all the staff who worked so hard to make the Open House last week a success; the public did not show up in droves, but he thanked those who did attend.

**Whatley** said that although much of the public did not show up at the CIP Open House, it was definitely not a waste of staff's time; for Council the experience was invaluable. It was well worth it, and it is repeated in the future, perhaps there will be better participation by the public. Whatley said she attended the Sanitary District meeting on August 11, another long session, mostly about retirement options for their people and ways to reduce the amount of waste taken to the landfill.

**Burnside** noted that a party is planned to honor Valerie House, a valuable employee who is leaving the Town, at the Salt Mine Cellars on August 18<sup>th</sup> at 6:00 p.m. Also, the first Annual Sedona-Verde Valley Fire Fighters Charity Horseshoe Tournament, sponsored by the Camp Verde Fire District, will be held Saturday, August 27<sup>th</sup> at 10:00, at the Town Soccer Fields. Burnside said he went to Cliff Castle Casino on Monday night and enjoyed one of the best steaks that he has ever had in a long time; their new chef at the Gallery used to have the Bistro in Sedona. Yesterday Burnside attended a meeting with other Mayors and Andy Tobin for an update on the Redistricting for the Legislative and Congressional process that has now started; for further information, the website is [www.azredistricting.org](http://www.azredistricting.org). Everyone is urged to go to the website to basically support the Verde Valley as a unit in itself. Burnside added that he will be meeting with a Coconino County Supervisor, Matt Ryan, at 4:30 p.m. at Town Hall, regarding the Redistricting and the population growth countered with natural regression in population affecting different areas in the State of Arizona. Burnside thanked the Town Manager for creating the letter that was sent in support of the grant funding that is being considered for 39 recipients that include three Verde Valley entities.

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

(Comments from the following individuals are summarized.)

**Dave Freeman**, Chairman of the Chamber of Commerce, voiced his strong objection and rebuttal to what he considered were inaccurate comments made by Councilor Alan Buchanan at recent Council meetings that implied that the Chamber was trying in effect to hide information. Freeman reviewed at length the apparent lack of communication and the misperception that gave rise to those inappropriate and unacceptable comments that created difficulties for the Chamber. Freeman assured the Council that the Chamber will continue to try to operate as transparently as possible and work closely with all local businesses and activities in Camp Verde, especially with the Town and Yavapai-Apache Nation. After a brief interruption, Freeman reiterated his failed attempts to communicate with Buchanan, and said that the Chamber believes that regular attendance of all liaisons is vital to the ability of the Chamber to coordinate energies and focuses, especially with the Town. Freeman ended his comments with the suggestion that if the Chamber continues to have a contentious and negative person as a liaison, then they would like to have Council reappoint someone who would be truly helpful to maintain an important relationship.

**Gary Thompson** spoke to say that he would remit the remainder of his time to Chairman Freeman.

**Rabbi Roy Birnbaum** announced that the American Seminary for Contemporary Judaism has moved to Camp Verde as their northernmost area; they have a Synagogue, or Temple here in Town. They held services last week and will have High Holiday services this week. He commented that the Chamber has been unbelievably helpful; the first project is to get the office open, the second will be to try to put together a Youth Center, and there are plans to work with addiction recovery.

There was no further public input.

8. **Presentation by County Assessor Pam Pearsall relative to the new "Jobs Bill HB 2001" that was recently passed. House Bill 2001 gradually reduces property taxes generated by commercial properties, thus shifting the burden to Primary Occupied Properties. Note: this is for informational purposes only, as the Town of Camp Verde does NOT assess property taxes. Staff Resource: Debbie Barber**

There was no action taken.

Town Clerk Barber introduced County Assessor Pam Pearsall who gave a Power Point presentation for the purpose of educating the community about the new Jobs Bill that was recently passed. Ms. Pearsall reviewed examples of the tax shifts that will occur, the primary elements that are part of the property tax calculations, the assessment ratio, and displayed a chart showing the steps in calculating property tax bills. She also distributed copies of a Notice to All Property Owners in Yavapai County that property owners can expect to receive by the end of this year, and explained the impact of the new Bill on Class 3 and Class 4 properties.

Councilor Buchanan requesting item #9:

9. **Discussion, consideration, and possible approval of Resolution 2011-854, a resolution of the Common Council of the Town of Camp Verde, Arizona acknowledging preference of redistricting Map (to be determined) to the Yavapai County Board of Supervisors for redistricting Yavapai County.**

On a motion by Buchanan, seconded by Baker, the Council unanimously approved Resolution 2011-854, a resolution of the Mayor and Common Council, Camp Verde, Yavapai County, Arizona acknowledging preference of Redistricting Map C to the Yavapai County Board of Supervisors for redistricting Yavapai County.

Buchanan explained that he requested this item in order for the Council to take a stand on the issue since all the other communities in the Verde Valley have already done so. He noted that several of those representatives are present and may like to present their views.

## **PUBLIC INPUT**

(Comments from the following individuals are summarized.)

**Dorothy O'Brien**, the immediate Past President of Big Park Regional Coordinating Council, spoke on the importance of the redistricting issue to everyone, and reviewed the criteria for arriving at the decision of that Council's Redistricting Task Force, including the need to remain an integral unit in the Greater Sedona area, what the neighbors think, and to create districts that provide the opportunity to elect a strong Supervisor from the Verde Valley to ensure fair and equitable representation.

**Joan McClelland** said she is from the Big Park area; they want to unite with Camp Verde in order to have the best chance for a second Supervisor from the Verde Valley.

**Dave Norton**, current Vice President of the Big Park Regional Coordinating Council, explained in detail why the Council and the entire neighborhood are in support of Map C; everyone is working together for the benefit and the future of the Verde Valley.

**Kala Pearson**, President of the Beaver Creek Regional Council, stated that those communities overwhelmingly decided on Map C; they want to stay with Camp Verde, and this is a chance to have two strong leaders from the Verde Valley.

**Tony Gioia**, a member of the Yavapai County Resource Advisory Commission, expressed his preference for Map C;

although it may not change the lack of power. It will at least provide for two strong Supervisors representing the Verde Valley. Gioia urged everyone to phone the Supervisors' Office at **928-771-3200** to let them know their desires.

There was no further public input.

Buchanan commenced the discussion with his statement that after looking at all the alternative maps, including the Alternate Map A just recently presented, he agrees with those who just spoke on the issue that Map C will allow for two strong Supervisors from this area. Comments from the Council members indicated support for the choice of Map C, and a strong suggestion that the distribution of the voting on water issues should be closely watched. Everyone was urged to show up at the Supervisors' meeting this coming Monday in Prescott to show a united front from the Verde Valley.

After the motion was made by Buchanan and seconded by Baker, Burnside requested that Buchanan consider amending his motion to indicate approval to send a letter of support from the Council instead of the Resolution, explaining that a Resolution purports to speak for all citizens, which may be a wrong assumption. Buchanan said he previously had been asked to do that, had declined to make such a change, and stands on his motion for a resolution as made.

10. **Discussion, consideration, and possible approval of Resolution 2011-853, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting and declaring as a public record that certain document filed with the Town Clerk and entitled, "Town of Camp Verde Fiscal Year 2011-2012 Budget".**

Staff Resource: Mike Showers

On a motion by Baker, seconded by Kovacovich, the Council unanimously approved Resolution 2011-853, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting and declaring as a public record that certain document filed with the Town Clerk and entitled, "Town of Camp Verde Fiscal Year 2011-2012 Budget," including a transfer of \$30,000 in CIP line item 20-826000 to the Marshal's Office personnel line items as well as eliminating the grant revenue and expenses for the School Resource Officer program line items.

Town Manager Martin said he would speak on the issue, explaining that newly-appointed Finance Director Mike Showers, who was present, had been brought in on the budget process at a late date, and noting that former Finance Director Mel Preston was also present, should the Council have any questions. Martin outlined the justification for the transfer of the \$30,000 to the Marshal's Office based in part on the elimination of the School Resource Officer program line items. In response to a question, Martin confirmed that funding had been allotted for purchase of a vehicle and that will come from the Capital Improvements budget to the Marshal's budget; the School Resource Officer program will be handled by the Marshal's staff as assigned.

There was no public input.

11. **Discussion, consideration, and possible approval of the placement of an Economic Development Director position into the Town's Classification and Salary Plan, which will include the job description and salary range.**

Staff Resource: Russ Martin

On a motion by Whatley, seconded by Buchanan, the Council **voted 6-1** to approve the placement of the position of Economic Development Director as an amendment to the Classification and Salary Plan; **with German opposed.**

Martin said that this item is an opportunity for the Council to place into the 2009 Classification and Salary Plan document a position that would be called the Economic Development Director position. How and what it includes is in the draft before the Council tonight, open for suggestions or questions for staff to work on. However, the two items that are requested at this point would be the title and salary range, which are the responsibility of the Council. Martin first apologized to Councilor German for the item in the paper that reported that he had created the position without Council authority. He does have authority to create a temporary position, but not a new one. Martin said the request before the Council tonight is to place the new position in the Classification and Salary Plan; it will be an opportunity to set forth a positive position that will be very helpful to this community given the current economic situation. Martin said that, if desired, he could provide further information in addition to the detailed background, job description and the rationale for

creating the position, or he could move ahead pursuant to direction or Council's motion.

In response to the Council's questions regarding the current financial situation of the Town, Martin detailed the savings realized by the shifting of funding that essentially accrues from the recent resignation of an employee, the redistribution of staff time among some departments, and the now adequate staffing of the Finance Department that will make it possible to greatly reduce the expense of an outside consultant. Councilor German expressed her deep concern about the position appearing to be filled without recruiting from outside, and the severe budget constraints that have prevented many positions from being filled, with remaining employees stepping up to additional demands on them, without additional pay. German reminded the Council that a position at the level of this one previously had been eliminated for a cost savings, and noted, among other concerns, the lack of funding for maintaining critical programs for the community, maintaining the pool, the elimination of much-needed services, and the need for guidelines on just what the Town and the community expect from that new position, all of which makes it difficult for her to consider approving a new position at an administrative level at the sacrifice of the other levels.

Councilor Whatley countered with her opinion that all of the concerns that German stated are the reasons why the Town needs this position. The Town survives on sales tax; there is a lack of businesses to bring money in, and Whatley believes the Economic Development Director position will bring in more money than any other position currently being funded. The person in that position will bring in sales tax revenue to spend on those needed services, programs and employee compensation. Whatley feels that Ms. Preston is a good fit for the position and will actively try to bring businesses to Camp Verde.

Councilor George asked for confirmation from Martin that the position will be advertised in compliance with the current Town manual, and added that he feels the position is needed for more growth and more business. Whatley commented further that she believes the necessary guidelines are already stated in the packet of information. German said she could possibly support this type of position if the Town, for instance, would consider taking over the Visitors Center and housing the new Director's office at that location, using a different approach, which would help provide the necessary funding needed. George spoke further in support of what he feels the Town Manager is trying to do to help the Town.

#### **PUBLIC INPUT**

(Comments from the following individual are summarized.)

**Irene People** stated that the Town needs to find the money to help the employees who have consistently stepped up to the plate to cover for employees who have left before they get pushed to the point of burnout.

There was no further public input.

**NOTE: A recess was called at 8:00 p.m.; the meeting was called back to order at 8:10 p.m.**

12. **Discussion, consideration, and possible direction to staff to prepare for the sale and/or trade of Town-owned properties located on the west side of Cliffs Parkway, west side of McCracken Lane and the intersection of Highway 260 and Oasis Road.** Staff Resource: Russ Martin

On a motion by Baker, seconded by George, the Council unanimously (1) directed staff to prepare for the sale of the property on Cliffs Parkway, with the proceeds from that sale to be directed to the library building fund; (2) directed staff to prepare for the possible sale or trade of the properties on McCracken Lane and Hwy 260/Oasis, with any proceeds that might derive from the McCracken lane property to be directed to the Park Fund.

Martin said this item is a follow-up to his recent idea of bringing to the attention of the Council some properties that are under utilized, or should possibly be sold. During the review of that idea, three particular properties appeared to be the most likely and available for that reconsideration and/or sale, specifically, the 260/Oasis property, the McCracken Lane parcel, and the Cliffs Parkway property that had been dedicated to the Town for the library. Martin said he believes those three would be the most productive for staff's time to get prepared for the second opportunity to present to the Council, which would be how to market such opportunity, and to clarify possible benefits prior to the disclosure process. This is a checking point tonight from which staff will move forward with an understanding from Council regarding those properties

and then concentrate on the marketing and disclosure process. Martin reviewed the background of the acquisitions of each of the three subject properties, as well as the Town's obligation, in the event of any sale, to be true to the monies that were originally expended so that they would be appropriately reinvested, including returning money to the Park Fund and to the library building fund. Martin acknowledged that the current real estate market is at a low point; however, the funds could be used to advantage because of the related lower cost of construction. Waiting for a rise in property values will only result in a commensurate higher cost for construction or development.

#### **PUBLIC INPUT**

(Comments from the following individuals are summarized.)

**Linda Harkness**, President of CCCVL, reviewed the contributions on hand for the building of the new library, and said they were in favor of selling the property to put the money to work for building the library.

**Lynn Sweitzer** said the property was set aside for the library, and she wants the money to go to the library.

**Karen Heuman**, as a concerned citizen and Secretary of the CCCVL, said she is definitely in favor of putting the Cliffs Parkway parcel up for sale.

**Irene Peoble** commented on the limited access to the McCracken property; it is very overgrown with weeds and should be put up for sale.

**Tony Gioia** said he would suggest the Town sell the Cliffs Parkway property; it would be undervalued at this time but that would be in line with the current depreciated building costs. (He briefly discussed with the Town Manager the possibility of any intent to rezone the Oasis property.)

**Gerry Laurito** said he believes that selling the Cliffs Parkway property for the library building fund would also inspire the public to donate more for that project.

There was no further public input.

The members discussed with Martin possible restrictions on the use of the properties, the requirement that any proceeds from the sale of the Cliffs Parkway property must be added to the funds now on hand for building the library, and the access problem with the McCracken Lane parcel. There was general agreement on using the Cliffs Parkway sale funds for the library. There was also a suggestion that money not be spent on any appraisals at this time; a market analysis could be obtained from a realtor at no cost. Whatley questioned considering all three parcels at one time, commenting on the problems presented in some of them. In response to a question from Baker, Martin explained what he believed was the obligation to return sale funds to the particular budget item that financed each purchase; i.e., bed tax money and creation of a deficit in the Park Fund, as well as the dedication of the Cliffs Parkway property for a library. Martin added that that can all be confirmed or clarified in the disclosure process. Burnside suggested that before making her motion, Baker carefully consider the options and alternatives prepared by Martin on each particular piece of property. In response to a request for clarification from Burnside, Baker confirmed that her motion was to direct staff, concerning Cliffs Parkway, to prepare for sale, with the proceeds going directly to the Library Building Fund; as to McCracken Lane, prepare for sale or trade, with the proceeds to be directed to the Park Fund; concerning Hwy 260 and Oasis, directing staff for sale or trade. Martin also confirmed that for the Oasis parcel, the General Plan will be followed and that property will be sold as a single family R1L zoning. There was further discussion regarding the need for the Park Fund to be reimbursed since it is currently at a negative balance.

13. **Discussion and possible direction to the Mayor to vote in favor of or against the attached resolutions as submitted to the League of Arizona Cities and Towns Resolutions Committee for consideration.** Staff Resource: Debbie Barber

The Mayor was directed to vote in favor of or against the attached resolutions, in summary, as follows: **Page 1**, Items 1, 3, 6, 11, 17, 19, 20, 22, and Staff 2, the majority in favor of Subcommittee Recommendations; **Pages 2 and 3**, Items 2, 4, 10, 12 and 13, 21, and Staff 1, the majority in favor of the Recommendations with Amendments; **Page 4**, Items 5, 15, 16

and 18, the majority in favor of those issues as listed; Page 5, Items 7, 8, 9 and 14, the majority in favor of Not Recommending for Passage.

Barber pointed out that these matters are presented for the League Resolutions Committee to consider during their annual conference. The Council tonight is to review the proposed resolutions that are summarized in the packet material and reach a consensus on how the Mayor will be asked to vote, either in favor of or against each resolution.

The Mayor polled each member regarding the recommendations, item by item, on each page. There was unanimous consensus to agree with the recommendations on Pages 1, 2 and 3; there was a 6-1 majority agreement with the recommendations on Page 4, with George opposed to Item 5 on that page; there was a 6-1 majority agreement with the recommendations on Page 5, with Whatley opposed to all four recommendations on that page.

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

(Comments from the following individual are summarized.)

George Young questioned the bid process for selling Town property and the possible requirement for a public vote.

There was no further public input.

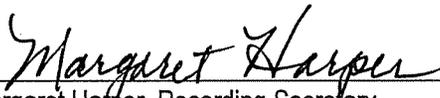
15. **Manager/Staff Report**

There was no Manager/Staff report.

16. **Adjournment**

On a motion by Baker, seconded by German, the meeting was adjourned at 9:03 p.m.

  
\_\_\_\_\_  
Bob Burnside, Mayor 8-8-11

  
\_\_\_\_\_  
Margaret Harper, 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 the 17<sup>th</sup> day of August 2011. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 12 day of Sept, 2011.

  
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Debbie Barber, Town Clerk