

**MINUTES
REGULAR SESSION
MAYOR AND COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, FEBRUARY 20, 2008
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 Gioia, Vice Mayor Hauser, Councilors Smith, Garrison, Kovacovich, German and Elmer were present.

Also Present: Town Manager Mike Scannell, Town Attorney Bill Sims, Community Development Director Nancy Buckel, Sr. Planner Mike Jenkins, Parks & Recreation Director Lynda Moore, Deputy Town Clerk Virginia Jones, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**

The Pledge was led by Garrison.

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) February 7, 2008 – Joint Work Session with the Sanitary District
- 2) February 7, 2008 – Emergency Meeting
- 3) February 7, 2008 – Executive Session (taped)
- 3) February 6, 2008 – Regular Session
- 4) February 6, 2008 – Executive Sessions

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

- 1) Joint Work Session – February 21, 2008 at 5:00 p.m.
- 2) Council/Yavapai Apache Nation Council Retreat – February 26, 2008 at 6:00 p.m.
- 3) Council Hears Planning & Zoning – February 27, 2008 at 6:30 p.m.
- 4) Regular Session – March 5, 2008 at 6:30 p.m.
- 5) Work Session – March 12, 2008 at 6:30 p.m.
- 6) Regular Session – March 19, 2008 at 6:30 p.m.
- 7) Council Hears Planning & Zoning – March 26, 2008 at 6:30 p.m.

c) **Possible approval to purchase a diesel tractor with a gannon and a set of forks for the Parks Department, not to exceed \$38,000.** This is a budgeted item in the CIP. Staff Resource: Lynda Moore

d) **Possible approval of Ordinance 2008-A349, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona approving the submission of escrow papers to the Title Company for the purchase of real property, Parcel "A", 118.7 acres of the United States Forest Service Administrative Site located at Highway 260 and near McCracken Lane, Camp Verde, Arizona.**

On a motion by Smith, seconded by Kovacovich, the Consent Agenda was unanimously approved as presented, with the corrections noted, and excluding Item d).

The following corrections to the Minutes were requested, as underlined: **Emergency Meeting February 7, 2008**, "Council unanimously agreed to direct the Manager....."; **Regular Session February 6, 2008**, page 4, paragraph beginning, "Gioia said..." to end with, "He responded by

saying that he is looking forward to a difficult decision hoping so many citizens would come forward to help."; page 7, first paragraph, last sentence, "...requirement for Council members and commissioners to spend a week..."; and page 10, Item 16, "Josh Driver..."

Hauser requested that Item 4.d) be pulled for discussion.

d) Possible approval of Ordinance 2008-A349, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona approving the submission of escrow papers to the Title Company for the purchase of real property, Parcel "A", 118.7 acres of the United States Forest Service Administrative Site located at Highway 260 and near McCracken Lane, Camp Verde, Arizona.

On a motion by Smith, seconded by Kovacovich, the Council unanimously approved **Item d)** of the Consent Agenda, with the correction noted by the Town Attorney.

Hauser said she had requested pulling Item d) in response to a member of the public who wished to speak on the issue.

PUBLIC INPUT

(Comments from the following individual are summarized.)

Lori Boyce read a prepared speech to strongly protest the acquisition of the subject 118 acres of U.S. Forest Land property instead of the 223 acres that had been the focus of years of planning and community effort, reviewing in great detail the benefits, plans, meetings and Council actions taken in connection with that goal.

There was no further public input.

Town Attorney **Bill Sims** requested a correction to the proposed Ordinance 2008-349, as follows: Add wording, as underlined, to the first line, beginning, "WHEREAS, municipalities may under A.R.S. Sec. 9-240 purchase real property; and"

The members responded briefly to Ms. Boyce, thanking her for her input and explaining the factors that supported the decision of the Council, and pointing out that information regarding the proposal to acquire the 118 acres had been available to the public; furthermore, the public will continue to be involved in development of the 118 acres.

5. Call to the Public for Items not on the Agenda.

There was no public input.

6. Council Informational Reports

Smith explained the reasons that helped to make his decision to support the acquisition of the 118 Forest Service property, and said he is looking forward to the public input that will help make the regional park. Smith also reported on his participation in the Stewards of Public Land recent cleanup project, adding that the airport site now is clean.

Garrison commented on the cannon now in place on Main Street; she requested a Work Session with P&Z, and gave an update on the Sanitary District construction progress; the next regular meeting will be March 12th. Garrison said that Rob Witt had requested three items to be addressed at the Work Session tomorrow: How to help increase the tax revenue to lower the tax burden on the District members; renewal of office space lease and request for financial help; placing the IGA on the agenda. Garrison said all of the foregoing had been passed along to the Town Manager.

Hauser reported on the upcoming Meth Parade scheduled for March 29th from 11:00 to 2:00 p.m.; April is designated for Substance Abuse Awareness Month. Hauser also reported on the WAC and the Verde Watershed meeting today; WAC has requested to be included on the agenda

for the April 3rd meeting for a report and update. Cochise County is voting on House Bill 1575, a good move; that bill addresses water use when platting a subdivision.

Gioia announced that February 17th to 23rd has been Adult Literacy Week.

7. **Yavapai Apache Nation Chairman Thomas Beauty will update the Council on the Nation's activities and will present a check in the amount of \$46,368.75 to the Town as a contribution from the Cliff Castle Gaming Facility, pursuant to Section 12(d)(1) of the Tribal-State Gaming Compact.**

There was no action taken.

Cora-Lei Marquez, a Tribal Council member of the Yavapai-Apache Nation, presented the subject distribution of funds in the amount of \$46,368.75, as approved by the Tribal Council; the Nation requested that the funds be allocated as follows: 40% to the Parks & Recreation Department; 40% to the Camp Verde Schools Native American Club; and 20% to the Camp Verde Library Endowment. Mayor Gioia accepted the check facsimile, expressing appreciation for all the support the Nation gives to the community.

There was no public input.

8. **Discussion, consideration, and possible approval of the Landscaping, Signage, and Lighting Site for the new Steve Coury Ford-Lincoln-Mercury dealership on parcel 407-09-043 and located on State Route 260, which may include a waiver of certain requirements of the Town of Camp Verde Sign and Lighting Regulations.**

On a motion by German, seconded by Smith, the Council voted 6-1 to approve the Landscaping, Signage, and Lighting Site for the new Steve Coury Ford-Lincoln-Mercury dealership on parcel 407-09-043 and located on State Route 260 as submitted, granting the waivers based on the concessions made as follows: Pulling the Pre-Owned Vehicles sign out; the signage square footage calculations; and erection of a Town entrance sign as discussed; **with a 'no' vote by Garrison.**

Community Development Director Buckel displayed an overhead projection of the site plan that is the last phase of the approval for the new Coury Ford Dealership plan submitted in 2006. Buckel described the landscaping plans that carry out the Western element, and pointed out that the signage program basically does not meet the Town Code specifications. Buckel explained that the lighting requirements have been met. The only issue to be resolved is the signage, and Buckel outlined the proposed signs that would be in excess of the regulations, adding that this is the last site plan the Council will be hearing. All site plans in the future will be reviewed by the newly formed Design Review Board; that Board cannot waive or make any exceptions.

Among the issues discussed in detail by the Council were whether the proposed non-conforming signs were beyond the recognized standards in the industry, and what circumstances would justify exceeding the established size and height limitations.

During the discussion, **Rick Cartel** spoke on behalf of the Steve Coury Dealership, explaining that the new dealership actually consists of three businesses, Ford, Lincoln and Mercury, which should be factored in to the proposed number of signs, and that the requested height of the one sign is no more than the GM sign already in place across the highway. **Steve Coury** said that he has no control over the Ford Franchise requirements, but that he does have control over the used vehicles operation, and volunteered to sacrifice the Pre-Owned Vehicles sign as a compromise. **Mr. Coury** also said he had proposed erecting a Town entrance sign, and agreed to a design similar to the two signs existing at the other Town locations.

Buckel calculated the total square footage represented by the proposed signage, less the Pre-Owned Vehicles sign; the resulting total was generally acceptable, but the excessive requested sign height remained an issue of contention. Throughout the Council discussion, Garrison

consistently registered her strong objection to granting any waiver to allow excessive sign sizes and heights, arguing that it could thereby set an indefensible precedent that would lead to a proliferation of non-conforming signs.

PUBLIC INPUT

(Comments from the following individuals are summarized.)

Tom Nielson reviewed the history of his involvement in choosing to allow three businesses, including McDonald's, to locate in Camp Verde and erect their advertising signs.

Linda Buchanan said that she believes reasonable people need to make reasonable accommodations; the Town Code is basically archaic, needs to be revised, and the businesses are needed.

There was no further public input.

9. **Discussion, consideration, and possible direction to staff to amend the packet submittal for P&Z matters.**

Staff was directed to amend the packet submittals for P&Z matters as discussed here at this time.

Buckel was requested to make revisions to the Check Lists that she had provided, as follows: **Use Permit Check List**, include Traffic Impact Analysis or ADOT approval; **Preliminary Plat Check List**, include summary and availability of Traffic Impact Analysis, Phase II Drainage Report, Type or form of assurance for completion of improvements, and Serviceability letters from utilities including sewage disposal; **Final Plat Check List**, include letter from the Arizona Department of Water Resources stating adequacy of the 100-year water supply, or include information in the Summary, and Type or form of assurance for completion of improvements; **Street Abandonment Check List**, include Petition from adjacent property owners, and the Agency notification for any utilities that may be in place, or at least in the Summary.

Buckel said that the proposed amendment to the packet submittals for P&Z matters was prepared in response to the Council's direction to staff at the January 16, 2008 meeting, with the objective of reducing the amount of paper used. An overhead or Power Point display will be provided along with only the documents, including Staff Reports and Summaries, as indicated by asterisks on the proposed five Check Lists. Buckel reviewed the planned procedure involved in completing each Check List, pointing out that a Master Book will be provided in the office for the members to look at a complete submittal for in-depth information.

During the discussion, Gioia requested that he continue to be provided with the large plat maps instead of the proposed reduced-size maps. Buckel explained that whatever is provided to one member, all the members will receive the same. She also outlined the importance of coordinating the responsibilities or the decisions made by the Council and the Design Review Board. The members reviewed the Check Lists, and arrived at a general consensus for amending the Check Lists and packet submittals, as summarized above to clarify the formal direction to Staff.

There was no public input.

A recess was called at 8:30 p.m.; the meeting was called back to order at 8:36 p.m.

10. **Possible approval to go to bid for a solar heating system and solar blankets for the Camp Verde Heritage Pool not to exceed \$58,000.**

Mayor Gioia announced that staff had requested that this item be continued to a later date.

11. **Discussion, consideration, and possible direction to staff regarding the Parks & Recreation Commission's recommendation for the construction of a road off of Moser Lane, parallel to Montezuma Castle Highway as the entrance to Black Bridge Park and use of port-a-johns as the restroom facility.**

Staff was directed to do further research on the proposals to bring back to Council within two weeks in order for Council to make an informed decision.

Parks & Recreation Director Moore said that the Parks & Recreation Commission at the February 5th meeting reviewed the plans for Black Bridge Park as well as the conceptual of the proposed library. It appears that the existing dirt road would be workable with the new library, and the Commission has recommended that the road allow two-way traffic and be paved with AB gravel. It was also recommended that port-a-johns continue to be used, depending on County Flood Control input.

The Council suggested that Moore look into the possibility of transferring a portion of the restroom grant funds to help cover the cost of the proposed access road and paving the parking and handicapped areas. The issues of the unavailability of the sewer and the need to continue using the port-a-johns was also discussed with Moore.

PUBLIC INPUT

(Comments from the following individuals are summarized.)

Tom Nielson questioned the placement of the sewer line.

Robin Whatley commented on the long process to get to this point, adding that the neighbors are grateful for the efforts of the Town Council to minimize the problems that would result from developing the Park.

There was no further public input.

The Council further addressed the planned use of the port-a-johns and whether they would be allowed in a flood plain; the possibility of County Flood Control allowing the installation of permanent structures using a septic system and the related cost; and whether it would be possible to apply part of the \$48,000 grant to the cost of paving the road. Other issues including a memo Moore had received from Town Engineer Long outlining problems were discussed, and it was determined that more information was necessary in order to make a decision on the Parks & Recreation Commission recommendation.

12. **Chamber of Commerce Executive Director Roy Gugliotta will present the Chamber's quarterly report. This item may include discussion of the report that is available in the Clerk's Office.**

There was no action taken.

Roy Gugliotta presented a comprehensive review of the documents he had provided including a graph from the Arizona Department of Revenue and figures indicating revenues from the bed tax, restaurant and retail business services, and his assessment of the significant increases in publicity since he has been Director of the Chamber. The TEAM grant and the Arizona Office of Tourism programs were also discussed, along with numerous questions and requests for clarification from the Council and Town Manager during Mr. Gugliotta's presentation.

PUBLIC INPUT

(Comments from the following individuals are summarized.)

Robin Whatley commented that if people from Phoenix are being encouraged to come to this area, there is a serious access problem with only two lanes going in and going out.

Kala Pearson relayed a comment from Linda Buchanan that there is a Town Council liaison to the Chamber, and that person should participate in the Board of Directors meetings.

Ginger Mason spoke as a business owner and said that she relies on the tools provided by the Chamber of Commerce that are helpful to her business; other business owners should do the

same. Ms. Mason also commented that the infrastructure of the community is important to the Chamber meeting its goals, and to the major goal of economic development.

There was no further public input.

The Councilors questioned Mr. Gugliotta's method of contacting non-members; he explained that he has arranged focus groups and sends packets of information out to those businesses. Mr. Gugliotta said that the main thing businesses want from the Chamber is to build a strong economy, as well as to promote networking and be a voice of the community. The traditional model of the Chamber was, basically, to be a membership organization. The Board has adopted a new model, to become a community organization, investing the dollars received from the Town back into building a community relationship, judging the results based on the measurable impact on the community.

13. **Discussion, consideration, and possible approval of payment for \$36,000 to the Chamber of Commerce to participate in the TEAM Grant Program.**

On a motion by Smith, seconded by Kovacovich, the Council unanimously approved payment of \$36,000 to the Chamber of Commerce to participate in the TEAM Grant Program, with the stipulation no later than July 1, 2008 to come up with an incentive-based funding mechanism for the Chamber of Commerce.

Roy Gugliotta explained how the funds are allocated, and that the Chamber is piggy-backing with the Arizona Office of Tourism which gives the Chamber the equivalent of hundreds of thousands of dollars in benefits. Mr. Gugliotta said that the TEAM grant allows the Chamber to do things, advertise, generate publicity, target markets that the Chamber could not do by itself, or that would cost much more; the Phoenix market is one that should be concentrated on.

PUBLIC INPUT

(Comments from the following individual are summarized.)

Kala Pearson, a Chamber Board member, said she is one of those in favor of the shift of the Chamber from being a membership organization to a community organization with tourism and economic development as a driver; she is a strong believer in public-private partnerships and communities investing in their future, and the TEAM grant is one way to pull together toward that end.

There was no further public input.

The Council members discussed at length the change in the Chamber's model, becoming a community organization, and generally agreed on the need to come up with a future mechanism for allocating funding to the Chamber on a performance basis. During the discussion, with input from the Town Manager, Mr. Gugliotta was questioned on how he measured the efficacy of the Town's participation in the TEAM program, and how the results of the out-of-state advertising program are tracked and that investment is justified. Mr. Gugliotta, together with Kala Pearson, again reviewed the ways that the AOT helps to publicize Camp Verde, adding that the TEAM grant is another way to put information out and to build an image association for Camp Verde.

14. **Discussion, consideration, and possible direction to staff to proceed with a RFP process to identify a qualified personnel consulting service to complete a Human Resource Strategic Assessment to include a Classification/Compensation Study for all Town employees.**

Staff was directed to proceed with the RFP process as stated.

Dave Smith, Human Resources Director, said that the Town has never had a comprehensive classification/compensation study done, and he believes it is time to have an outside professional come in to evaluate whether the existing classifications are properly identified. The RFP process would simply indicate whatever cost may be involved, after which the Council would decide

whether to proceed further.

There was no public input.

15. **Discussion, consideration, and possible approval of Resolution 2008-741, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, relating to adopting the "Public Safety Employee-Employer Relations; Meet and Confer".**

On a motion by Hauser, seconded by Elmer, the Council unanimously approved Resolution 2008-741, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, relating to adopting the "Public Safety Employee-Employer Relations; Meet and Confer".

Dave Smith explained that in 2003 the Council approved a resolution that set up a Meet-and-Confer agreement with the Public Safety Association; problems subsequently arose with that agreement, particularly the potential for financial liability for the Town from the clauses providing for binding arbitration and Superior Court hearings.

Sgt. Jeff Dartt, President of the recently-formed Employees Union, confirmed that the members approved of the new resolution adopting the meet-and-confer agreement amending the arbitration provision; the employees still have the protection to be heard, but without the cost to the Town for arbitration.

There was no public input.

16. **Discussion, consideration, and possible direction to staff concerning a \$93,217.39 funding allocation between the Capital Improvement Plan budget and the Mary Lyon's Fund for the Library Master Plan Design expenditure to Stroh Rogers Architects that was approved in April 2005.**

On a motion by Kovacovich, seconded by Smith, the Council unanimously directed staff to take \$93,217.39 out of the Mary Lyons Fund and add it to the Capital Improvement Plan budget.

Town Manager Scannell said that when the library project was undertaken with the architectural firm of Stroh Rogers, the design costs were drawn from the Capital budget, whereas the Minutes of the meeting in April 6, 2005, indicated that the cost would be paid from the Mary Lyons Fund. Scannell suggested that the Council had a choice to either leave the accounts as they are, or move the money from the Mary Lyons Fund to reimburse the Capital Fund.

The members discussed the issue before them, expressing concern that this appeared to be one more mistake made by the former Finance Director. Some recalled that the former Council intended the payment to be made from the Mary Lyons Fund, and that intent should be honored; in contrast, it was pointed out that the phrase set forth in the Minutes, "could be made from" gave rise to understandable uncertainty. It was generally conceded that the funds should be withdrawn from the Mary Lyons account and added to the Capital Improvement account as intended, and that the money would still be available to help fund the new library.

There was no public input.

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

There was no public input.

18. **Advanced Approvals of Town Expenditures**
a) **There are no advanced approvals.**

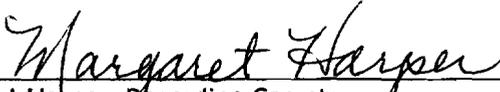
There were no advanced approvals.

19. **Manager/Staff Report**

Town Manager Scannell gave a report on his contact with the auditor for the Sanitary District regarding the temporary transfer and return of employees, and confirmation that the payment due to ADOT was correctly reported as a liability in the financial statements and will be paid from Rural Development funding for the project. Scannell requested the Clerk to provide copies of the audit report to all the Councilors.

20. **Adjournment**

On a motion by Hauser, seconded by Smith, the meeting was adjourned at 10:43 p.m.

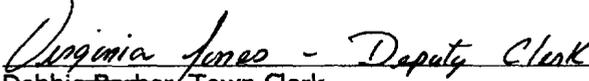


Margaret Harper, Recording Secretary

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 20th day of February 2008. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 7th day of March, 2008.



~~Debbie Barber, Town Clerk~~ *uj*