

**MINUTES
TOWN OF CAMP VERDE
REGULAR SESSION
MAYOR AND COUNCIL
473 S. MAIN STREET, SUITE 106
WEDNESDAY, FEBRUARY 2, 2022 at 6:30 P.M.
ZOOM MEETING LINK**

<https://us02web.zoom.us/j/87904902845?pwd=dTd0QjhhHcEl3bEszZUdPUlZlcUtLQT09>

**One Tap Mobile: 1-253-215-8782 or 1-346-248-7799
Meeting ID: 879 0490 2845 Passcode: 458831**

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

1. Call to Order

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

2. Roll Call. Council Members Jackie Baker, Bill LeBeau, Cris McPhail Jessie Murdock, Robin Whatley, Vice Mayor Joe Butner, and Mayor Dee Jenkins.

Others Present: Town Manager Russ Martin, Town Clerk Cindy Pemberton and Transcriber Dana Donahue

3. Pledge of Allegiance

The Pledge of Allegiance was led by Councilor Murdock

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.

The agenda was read by Ms. Pemberton. She stated the dates should read 2022 not 2021.

a) Approval of the Minutes:

- 1) Regular Session – January 5, 2021,
- 2) Regular Session – January 19, 2021

b) Set Next Meeting, Date and Time:

- 1) Regular Session–Wednesday February 16, 2022 at 6:30p.m.
- 2) Regular Session–Wednesday March 2, 2022 at 6:30p.m.
- 3) Regular Session–Wednesday March 16, 2022 at 6:30p.m.

Motion by Councilor LeBeau to approve the consent agenda with the approved changes made by the mayor. Second was made by Councilor Baker.

Roll Call Vote:

Councilor Baker-aye
Councilor Murdock-aye
Mayor Jenkins-aye
Councilor LeBeau-aye
Councilor McPhail-aye
Vice Mayor Butner-aye
Councilor Whatley-aye

Motion passes 7-0

- 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))**

No public comment.

6. Special Announcements and Presentations:

Presentation by APS on proposed power upgrades in Camp Verde. A presentation was provided by APS on proposed power upgrades in Camp Verde. Brandon Echols APS. Brandon is the service supervisor in this area. He manages the new power lines. Mr. Echols advised the Council on the recent upgrades that APS is conducting.

Councilor Baker thanked Mr. Echols for coming and asked if the location next to Jones Ford a substation? Mr. Echols replied that it will be a service center.

Councilor Baker asked if all the poles will be metal? Mr. Echols replied yes, in those areas that can be accessed by a truck.

Councilor Baker asked when the project would be started. Mr. Echols replied they will start soon on the project on Vail. The others are pending.

Presentation and Updates on the Camp Verde Sports Complex. Ron Long/Russ Martin

Town Manager Russ Martin spoke about the updates on the Sports Complex. Ron Long was present via Zoom. Mr. Long gave a presentation over zoom. Mr. Martin said they were asked to give a history of the park, present conditions and what remains to be finished. Mike Marshall is online as well. Dory Blair is present.

Mr. Long spoke about the sports complex regarding a timeline/history of the park. It was started essentially when the town incorporated in 1987. Work began in the early 2000s when the town was looking for land for the park. The town purchased it for the future. The community desired a large park with many fields and other amenities. The work on this park began in March of 2008 when the town purchased 118.69 acres for 2.4 million dollars from the Forest Service. The town then hired RBF Consulting in 2008 to prepare a master concept plan for the sports complex. The plan was approved by council on November 12, 2008. This was only a master plan, not a construction document. The plan was based on three public workshops and a joint council and tribal meeting.

From 2008 to 2012 there was not very much activity because of the economy/recession. There was no funding at that time. They were on some very tight budgets. In 2012 they resumed work with the forest service for an additional easement. The purchase of the property did not include an easement that connected back to highway 260. They had a small easement from the Wastewater Treatment Plant. An archeologist and a surveyor was hired to gather the documentation to present to the forest service for the easement. The easement was approved in 2014 and gave an easement 100 feet wide, up from the 260 to the park. This will allowed improvement to the road to two lanes with a left and right turn lane, allowing us to move traffic.

In 2016 Parks and Rec secured a \$78,000 grant with a \$25,000 match from the town for a trail around the park property, which was approved by council. In the fall of 2016 Parks and Rec updated the concept plan for the council to include the trail.

In 2016 the Town hired a Kimberly Horn, one of our on-call consultants, to begin the design of phase IA. This phase was for grading, infrastructure, and storm water drainage. This included retention basins and underground water runoff. The idea was to get the plan going, all the grades established, and all the retention basins done. In January of 2017, the design was awarded in council to Kimberly Horn. That is when the actual design of the park began. In April of that year, Kimberly Horn was awarded the entrance road. In December of 2017 the Town secured a loan of \$7 million dollars. With insurance costs and overhead they had a little over \$6.7 million dollars to construct the park.

In January of 2018 and in March the sports complex phase IA was advertised to bid and in March was awarded to Earth Resources Corporation. Mr. Long pointed out that bid were received, with Earth Resources being lowest. Their estimate was \$1 million lower than any other estimates and \$2 million lower than our design engineers estimate. The market was caught at the right time.

In April of 2018 the Town awarded phase 1B to Kimberly Horn. Their mission was to pick up from where phase 1A left off. This phase was to design all the baseball fields and courts; everything above ground. In June of 2018 an additional easement was needed from the Forest Service. This was required for utilities to the park. They had to hire an archeologist and surveyors to provide the appropriate documentation for the Forest Service Approval which was approved in June of that year.

In early December of 2018 ERC completed its portion of Phase IA. In April of 2019, Phase IB was advertised. The first bid included all the amenities in Phase IB

They bid the next phase, but the prices came in so high, causing rework to the plan and redesign based on our budget. Went to bid twice. Bids were advertised in May and June of 2019. While that was happening, the bids were received in May and June and rejected. In June the new design of Phase 1B was rebid. It was advertised in November of 2019. It was awarded to Tierra Verde Builders in February of 2020.

The project was moving through the spring of 2020. A low interest loan of \$2.5 million for the sports complex was acquired. The plan was to build as much as public works could; both baseball fields and both soccer fields, the maintenance facility and the reservoir. The money was enough to make all those fields work. There were not going to be any tennis courts or restrooms, these were value engineered out of the project.

Between August and September, Public Works learned about the Land and Conservation Grant. They placed the project on hold and had to secure this grant from State Parks. The grant funding was supposed to be available in October of 2020. This is where the project started to slow down, prior to this the project was moving. They had materials on order, contractors scheduled and lined up to get work done. They were informed they would receive funding in a few months, so Mr. Long put the project on hold.

Public Works did not receive the monies until September of 2021, almost a year later. The contractor waited with us. He did not bill the town. He waited until they got the go ahead. When the money arrived, they worked with what materials they had already purchased. At that time, they hired an archeologist to examine the area. The Land and Conservation grant required us to hire an archeologist to monitor all excavation involved in the project. Until the monitoring plan is approved, they are to hold on any excavation work. Which they have done except for the dugouts and backstops.

Public Works has done all they can with the work that was in processes when they stopped the project. They are waiting for the archeologist to provide a monitoring plan for further work. The plan has to be submitted to SHIPO, State Parks, Yavapai-Apache and Havasupai Tribes. They had concerns about the site and wanted the archeological monitoring. Until that plan is approved, and cannot do any excavation. Unless they want to come out of pocket with some monies, the project is paused.

The plan was submitted this morning. It could take about 30 days to get approval. Right now, they are not working on the park as they are waiting for approval from various entities. This could take quite some time. The Grant requires a lot of permits/permission/requirements, which the town has met and continues to meet. The amount of money we have is what it will take to complete the park.

As of Feb 2022, Public Works will be looking at field lighting. In February there will be a field lighting demonstration in Phoenix. Staff will be looking at several Vendors examples. One of them is Musco and the other is Qualight. The Musco demonstration is in Peoria and the Qualight is in Anthem. There will be plusses and minuses of each vendor. They need to get the lighting right. They cannot have excess "spillage" of light which would affect the neighbors.

Public Works will resume hopefully in March-April. Tierra Verde has some work to finish, such as the walkways and areas that require decomposed granite within the fields. Their contract is still open. They are having the contractor price some of the things that were originally in the 2020 bid. Unfortunately, prices are much higher now. There are several items that they still need such as an APS power line that will go underground. The power line requires a long, deep trench. It needs to go from the entrance gate, along the road and to the proposed maintenance facility, the restroom facility, some additional grass areas, maintenance facility and a metal building. Staff has been working on the design work for the metal building. State Parks gave Mr. Long permission to get a permit for the building. The entrance road is currently designed and is in ADOT for approval. There are a few issues, but it is working.

They have a reservoir and are building a 10-8-million-gallon reservoir to have water for the park. This gallonage will be able to water the park for a month. They cannot count on the wastewater facility to have enough water to keep the grass green. This is an additional storage measure which is necessary for the park. This is a large project and entirely necessary. They need potable water well for drinking water for the concession stand, drinking fountains and maintenance facility. They have landscaping, parking lots, fire hydrants (one of which is on McCracken rd.) and restroom facilities to do as well. This will have to go out to bid. A wastewater pump station is also needed. There are tennis courts, pickle ball courts, ramadas and shade structures as well as landscaping and parking lots to finish. Mr. Long stated he is working on all those things mentioned as far as putting together bids. They have a monitoring plan that will come through council. It should be coming soon.

These are going out to bid and should start again in March. In a year the Complex should be substantially completed. There should not be a whole lot left to do at that point.

Are there any questions?

Mayor Jenkins asked does this mean we cannot use the park for another year until it is finished, except for the trail? Mr. Long replied the football fields and soccer fields

should be ready by April. The grass should be up and healthy again by early spring. The ball fields are a priority and only need fencing around the outfields, infield dirt, irrigation work and a few other things before they can be ready. They should be ready in early spring. We are only waiting for the go ahead from State Parks. Remember the park will remain as a construction site for the next year. If we want to have play on the fields, we will have to fence some areas off for safety reasons.

Councilor Baker asked about the archeology study. What areas will that impact? How will that impact our moving forward the rest of the year? Mr. Long replied that an archeologist needed to be present when any excavating was being done. Any artifacts found need to be noted and the proper authorities notified. He does not think further artifacts will be found because the entire site has already been graded and fill brought in. The top two to four feet of the surface of the park is fill and some areas the fill is eight feet deep. If we do find artifacts, we will note them. He does not anticipate a work stoppage for archeological reasons.

Councilor Murdock asked if the town could accept donations for park items if we have a contractor that is supplying them. We are working to complete our bid from Tierra Verde Builders. You mentioned we are going out to bid for the additional items we need. Are we accepting donations? Are we under any contractual tie to Tierra Verde, or once we are done with them, once we have hit the end point with them, or will our project manager be able to work with people that are willing to donate? Are we allowed to have people donate while we have an open contract with a general contract? Mr. Martin beyond the last few things to be done, that is an option. He mentioned there is a window for donations. Once we close a bid, it will tighten that up. If there are people that are interested in donating in the next couple of months or so, we can pull those items out of the bid or it will allow us moving forward all things. We anticipate about 5 million dollars won't be enough to finish because of cost of materials and labor. Other entities such as State Parks, recognize that materials have gone up substantially and we will need additional monies. If we can get some of those things donated, we don't have to deal with the federal processes, and it frees up a lot of time.

Councilor Murdock asked when will we be able to have people commit donations to us? When are we going to hit the finish line? Dory? Do we need to start marketing to outside entities and contractors and get them to commit to us? Mr. Long replied that the contract with Tierra Verde is still open. They need to finish the baseball fields and the goal posts. There is not much left on their current contract. They should be completed with what they have in their contract in the spring. The baseball fields are the biggest things remaining on their contracts. As far as donations and volunteers, several of the contractors on the job that work for Tierra Verde and two other contractors have donated the scoreboards for the fields. He would like the contractors that donated to come into council and be recognized for their generosity. The 14 items read previously are not in Tierra Verde's contract. Mr. Long said he would like a few items added back on to the contract that were value engineered off of it. Tierra Verde would like a shot at the 14 items removed previously. He would like to add a few things back onto Tierra Verde's contract and give Tierra Verde a chance to do the work and

give us his best price. If he cannot do the work in a timely manner, or his price is not correct, the remaining work will have to go out to bid. Ben Bassous would really like a chance to do the things we took out.

Councilor Murdock asked if we are still at the point where we have the tap out dollar amount to be approved by council? A specific amount. We have our threshold for our department heads or finance director payouts. Are we going to run into any problems paying anybody with or without approval of council? Mr. Martin said not at this time, but he has not seen the numbers and doesn't know. We haven't seen the numbers from Tierra Verde, if we even get to a number. It may be best to go out to bid. If there are times that are fairly priced, we will bring it to Council and council would add it back to the contract, so you have that ultimate number. It would depend on the number. If council approved a number less than the ultimate number, we would have to come back to you for that.

Vice Mayor Butner asked Mr. Long about two change order checks in 2018 to Earthworks for \$300k each. You indicated their bids came in nearly 1 million dollars under your estimate and about 2 million dollars under the engineers estimate. I know we paid them a \$300k change order check just before the end of 2018 and another \$300k change order check at the start of 2019. In all total, did they make up their million-dollar difference through change order checks? Mr. Long replied he would have to look at the numbers. I don't believe there was that much in change orders. They did get one large change order, which we discussed. There were multiple complaints about dust during the grading process. We were inspected on two occasions by ADQ where we were told to add more water and produce basically zero dust. We had to add more water, which increased the compaction, which led to more fill requirements. The fill came from the reservoir. We got the reservoir excavated for just over \$4.25 per cubic yard, which was an unbelievable price. The change order we spent for that dirt was a positive movement for the town because it brought value to the project. Not all change orders are bad, it just depends on if it brings value to the project. We excavated one hundred thousand cubic yards from the reservoir. We got a large amount of the work done for that change order.

Vice Mayor Butner replied he understands there are changes during the project. However, at the end of 2018 there was literally a check for \$300k and another to Earth Resources for the same amount. There was 3 million fifteen thousand dollars paid to Earthworks. Their original contract estimate was 2 million. It appears they managed to change order their way over that 2-million-dollar bid. Mr. Long said he did not think that was an issue because of the problems during excavation. The change orders were necessary. We hit rock and had sixteen bore holes on the site. Vice Mayor Butner told Mr. Long he remembers that event and gave him a hard time for it. He does not want to relitigate the issue.

Ms. Pemberton asked the mayor if the note she passed to Vice Mayor Butner was for all the Council. The mayor replied yes, it was sent to them two years ago and that she

would submit it again. Ms. Pemberton requested the mayor please pass the note around so all of council can see it.

Dory Blair explained the overages. There was never just one change order, she stated. The largest change order was for either for \$164,000 or \$189,000. She stated she did not have her records in front of her but thought those were the amounts. Vice Mayor Butner stated the two checks he was looking at were signed by Mayor German, one for \$298,000 and one for \$300,000. Mrs. Blair replied there was retention for those checks for the sports complex and one for chip seal. It could be that it was transposed incorrectly. That was two contracts on one check. Vice Mayor Butner felt that we needed an audit of the contract because the explanations were muddy and difficult to understand. Ms. Blair replied that anytime anyone wanted to look through the payouts, they were welcome.

Mr. Martin mentioned the excavation took the bulk of the change order. If we excavated a hundred thousand cubic feet at four plus dollars, that is \$400,00 dollars of additional work for any contractor at a price, whatever that bid price would be and 4 per was a good price at the time. We would have asked them to find it, dig it and place it and that was the bulk of the project. Even if it is contractor X or contractor Y, that amount is the bulk of what we ended up paying out for the change order. That was the expense for the dirt we dealt with. We got a hundred thousand cubic feet of excavation done beyond the original project scope. That accounts for a large majority of it.

Mayor Jenkins asked if there were any other comments/ questions or questions from the audience. Ms. Pemberton replied no.

Mr. Martin stated there is a giant spreadsheet on the project that is open to everyone. All monies spent are transparent. You can see the money spent by year, by draw and there is a lot of detail. Most of the monies spent were local.

7. Discussion, Consideration and Possible Approval of funding of up to \$35,000 to expand the Community Development Department into the former Economic Development Department office. Staff Resource: John Knight

Mr. Knight said he is requesting \$35k from the Council to expand the Community Development Department. The Economic Development department has moved into the Art building. They are really crowded currently and looking forward for more space. Unfortunately, the Economic Development Department took most of the furniture when they moved. They left the conference tables but took all the chairs. They are asking for \$35k, but he is hopeful we don't have to spend that much. They have a bid from Tierra Verde and are trying to get an additional bid or two, however, they were unsuccessful getting additional bids. He thinks they can search for some used equipment. He is hoping to keep the amount down to \$25,000. We may have an issue with asbestos which might cost about \$5k for mitigation, but that is

only an estimate, and he hopes not to spend any of it. We will keep you up to date on our progress.

Councilor Baker thanked Mr. Knight for the excellent documentation and clear presentation he provided.

Motion: by Councilor Whatley moved to approve funding of up to \$35,000.00 to expand the Community Development Department into the former Economic Development Department office. Councilor McPhail second.

Roll Call Vote

Councilor Baker-aye
Councilor Murdock-aye
Mayor Jenkins-aye
Councilor LeBeau-aye
Councilor McPhail-aye
Vice Mayor Butner-aye
Councilor Whatley-aye

Motion passes 7-0

8. DISCUSSION, CONSIDERATION AND POSSIBLE APPROVAL OF RESOLUTION 2022-1084, A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AND ACCEPTING THE APPLICATION FOR THE AMERICAN RESCUE PLAN ACT GRANT. Staff Resource: Michael Marshall

Mike Marshall attended via Zoom. He said there were additional monies through the American Rescue Plan act via the Governor's office and State Parks for unmatched grants for certain censes tracks in town. The monies can only be used for certain areas. Butler Park was one of them. The sports complex was not. We submitted a grant for \$493,272 dollars to replace the lights for the fields at Butler Park. There was no match required. A grant was awarded for the work which included new lights for the fields. We will be reusing the existing light poles and underground wiring. The town does not require a resolution because there was no match required. However, the State does require a resolution. We are hoping to come back in a few weeks to award the grant to start construction. Any questions? Mayor Jenkins asked if there was any comment from the public. Ms. Pemberton replied no.

Motion: Vice Mayor Butner moved to adopt RESOLUTION 2022-1084, A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AND ACCEPTING THE APPLICATION FOR THE AMERICAN RESCUE PLAN ACT GRANT in the amount of \$493,272 to replace field and court lights in the fields at Butler Park.

Second was made by Councilor Baker. However, she said she had a question about how the wording at the bottom of the document stating, "Dee Jenkins a duly appointed mayor" as opposed to "elected". A lot of towns appoint a mayor, but we elect our Mayor. Should that be corrected? Mr. Martin said he would make the change.

Roll Call Vote:

Councilor Baker-aye
Councilor Murdock-aye
Councilor LeBeau-aye
Vice Mayor Joe Butner-aye
Councilor McPhail-aye
Mayor Dee Jenkins-aye

Motion carried 7-0

9. Public Hearing followed by Discussion, Consideration, and Prioritization of proposed Community Development Block Grant (CDBG) Projects for the Town of Camp Verde FY22 Federal CDBG Application Submission. Staff Resource: Russ Martin and Dorie Blair Staff

• Staff Comments-

Dorie Blair reported the town is about to receive about \$348,000 dollars FY22 from the CDBG funds from the Arizona Department of Housing. At this point in the process, I am here to present the project list we came up with from the hearing that was held in November. Did you all receive the agenda item? She will go through the attachment briefly.

1. The first project we discussed is to resume the sidewalk extension to 7th street, south on 7th street as far as we could get to highway 260 and connect there.
2. The second project is a sidewalk along Verde Lakes Drive.
3. Improve the Pond in Verde Lakes
4. General affordable housing program development.

Mr. Martin spoke about the affordable housing aspect of the projects. There are a lot of options. Obviously, we do not have a specific project started, because we don't have staff working on it. You could take this money and work toward affordable housing, planning and project development. We could partner with private companies. We added it so that you could have that option.

Councilor Baker wanted to know if we could rework the priorities because low-income housing is a priority. For example, we could move number two around to address the housing issue. Mr. Martin replied we cannot split the money up. It is not successful. It is problematic to move the priorities around. We start with the highest priority. The last time we did this we did an economic development project and did not get all five.

The prioritization gives us the opportunity to go after special funding through the State. Councilor Baker said we are growing; businesses are coming in and people need places to live.

Mayor Jenkins mentioned to Mr. Martin that in each of these projects the estimates are higher than any monies we would receive. Could you please clarify acquiring money over what we have available? Mr. Martin said we scope the projects to get all we can get out of it. We don't want to scope short of, but the risk is if you go over that money, you will have to come up with money from the General Fund to do that. It is Federal Money. We try to tighten the scope to make sure we get every dollar.

Ms. Blair requested a project for the application submission.

Public Hearing open: 7:49pm

Mr. Martin reminded the council that we needed to follow the order of business; that being Staff Comments, Public Hearing, Council discussion. We do it this way because of the CDBG process.

Councilor Whatley asked Dorie about the land along the 260 that was purchased for affordable housing. Mr. Martin explained that a portion of any development will have affordable housing. Councilor Whatley mentioned that if we have people willing to do affordable housing in the public sector, she would like the town to stay out of it for now and use the monies for other projects.

Ms. Blair stated there was no public comment on the first hearing.

Mayor Jenkins asked if there were any comments from the public.

No comments.

Public Hearing Closed at 7:52pm

Council Discussion

Councilor Whatley stated she would like the Verde Lakes Drive sidewalk a priority. There are no improvements out there. Dollar General is a central point and people walk and bike there. She feels it would be wise to provide the citizens in that area a way to get around. There are 1600 Verde Lakes residents. There are no sidewalks. Everyone walks on the road. Her first choice would be Verde Lakes Sidewalk.

Councilor Murdock asked Ms. Blair about the amount of linear feet of concrete to be used in sidewalks in Verde Lakes drive from Dollar General to maybe White Cap, compared to the amount of concrete to finish the project on 7th street. A sidewalk would be good there, but she has concerns about how far the concrete would go. There is a lot of voided area. Would we be better off completing the sidewalk in town

along 7th street? Finishing the 7th street project would make a complete loop for walking, as opposed to starting a project in Verde Lakes and being unable to finish it.

Mr. Martin spoke about the linear feet of concrete. The scope of the projects is different. He said the difference in width and size of sidewalk in both areas are different. There are complications with construction in Verde Lakes. If the council goes forward of that sidewalk as a priority, he will caution the council because there are complications. Federal dollars create complications. The strip and size and width of sidewalk is different in Verde Lakes.

Ms. Blair stated that in the project page, you will see that the headwall and culvert requirements in Verde Lakes is problematic. The sidewalk would have to be modified because of the crossing at Clear Creek.

Councilor McPhail said in regard to Verde Lakes Drive, we should go all the way to Cat Claw Street. This is the street that goes from Verde Lakes Drive to Aspen and that is not as heavily traveled as Verde Lakes. Clinton is wider. She feels that we need to finish the project we have on 7th street. She would like to say that the council recognizes the needs in Verde Lakes, but maybe now is not the time for a sidewalk project there. The caveat is that the council recognizes that Verde Lakes Drive is a priority, but now is not the time. There are a lot of problems there. She would like to prioritize Verde Lakes Drive, but we need to finish the project in town.

Councilor Baker agrees with Councilor McPhail. Putting a sidewalk down Verde Lakes Drive is very problematic and we need further research before we commit. There are so many issues to address out there. Perhaps we can look at other types of walking paths that are environmentally sound. We need to prioritize the 7th street project right now, however, we cannot let up on affordable housing or the economic development needs for the town of Camp Verde as well.

Councilor Whatley asked why the cost for the sidewalk on 7th street is \$450,00 and Verde Lakes Drive project is \$400,00? Why is 7th street more money if there are so many problems with Verde Lakes Drive?

Mr. Martin stated the construction is different between the two areas, asphalt vs concrete. What we are telling you, is we would scope the project to make sure the money was exhausted. Our proposal is to get a chunk done. If you want a more complete project, \$400,000 may not be enough to do Verde Lakes in the way we end up doing it in one form or another. You would still split that project up because of the federal process and we would come back to you to get the full project done, similar to the 7th street project.

Councilor McPhail asked if any of the future monies coming from the rescue plan is suitable for the project in Verde Lakes Drive.

Mr. Martin replied, yes, in more ways than one, chiefly that the money has to qualify. The structure of the money is more allocated to infrastructure projects such as roads. Those opportunities would still exist. Please keep in mind, it is important what is second and third in this discussion. We have an obligation. Assume you do 7th street and we go out and survey the neighborhood and we find out that 52% of the neighborhood is doing ok with life but is not necessarily meeting the moderate to low income category, then all of the sudden as much as we want to use CDBG dollars, they are no longer available for that project and we have to find other uses. That is why we are prioritizing the list tonight so staff can shift gears without coming back to this process. We go from one to the next until we get a viable project that can qualify.

Mayor Jenkins mention to Mr. Martin that if in the future we are going to make some significant improvements to Verde Lakes Drive, would what we do here be wasted right now, unless Mr. Martin thinks different?

Mr. Martin stated that if council moved the priority of Verde Lakes Drive, it might take some time. The project on 7th street is a fairly short turn around because it is well understood what the scope is going to be. There is still engineering to be done. The Verde Lakes Project is going to take longer because of the complexity of the project. We might be asking you to spend some resources up front to get that started before we spent a chunk of this funding. The money has a life span of about three years. Keep in mind, the funding will keep coming, it is not going to end, but to prioritize something like Verde Lakes is going to take some time.

Mayor Jenkins clarified that council needed to prioritize the list.

Councilor Whatley stated that it might be better to make finishing the sidewalk on seventh street our first priority, the park the second, that would help us pay for that project.

Mayor Jenkins reiterated the priority list;

1. 7th street sidewalk
2. Park and Pond
3. Housing
4. Verde Lakes Drive

Motion: Councilor Baker made a motion to approve the following priority for the CDBG presented project funding:

1. 7th Street sidewalk continuation improvements
2. Verde Lakes Park/Pond
3. General affordable housing projects and development
4. Verde Lakes Drive Sidewalk

Councilor Whatley second the motion.

Roll Call Vote:

Councilor Baker-aye
Councilor Murdock-aye
Councilor LeBeau-aye
Vice Mayor Joe Butner-aye
Councilor McPhail-aye
Mayor Dee Jenkins-aye

Motion carried 7-0

10. DISCUSSION, CONSIDERATION AND POSSIBLE APPROVAL OF RESOLUTION 2022-1085, A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR FY22 STATE COMMUNITY DEVELOPMENT BLOCK GRANT. Staff Resource: Russ Martin

Mr. Martin said the resolution would have be adopted to reflect the changes we just made. This is required by the federal government. This is a housekeeping item.

Motion: Councilor Baker moved to approve RESOLUTION 2022-1085, A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR FY22 STATE COMMUNITY DEVELOPMENT BLOCK GRANT.

Mr. Martin stated the motion must include the prioritization changes we made. Mayor Jenkins stated there was no second to the motion, so it can be corrected. Councilor Baker corrected her verbiage to include the prioritization included in the previous motion. Vice Mayor Butner **second**.

Roll Call Vote:

Councilor Baker-aye
Councilor Murdock-aye
Councilor LeBeau-aye
Vice Mayor Joe Butner-aye
Councilor McPhail-aye
Mayor Dee Jenkins-aye

Motion passes 7-0

11. Discussion, Consideration and Possible Approval of the attached Wastewater Fee Adjustment Program for Calendar Year 2022. Staff Resource: Michael Showers

Mike Showers attended via Zoom. Mr. Showers said about a year ago we brought this before you, The idea is to lower the cost of wastewater services to RV parks and motels. It was decided at the time that it would be a good idea to lower the costs to those areas according to their occupancy, chiefly when they did not have a high population. This would be done on a quarterly basis. The program expired December 31st. With the purchase of the Water Company, we were hoping to match wastewater usage. That did not happen. We are heading into another year. This is an opportunity to continue the program into the new year.

Councilor LeBeau asked if there was a way to verify these occupancies?

Mr. Showers said he feels completely comfortable taking the word of the occupancy. The occupancy turns in the numbers to us. We can audit those numbers. They have been correct and honest. He believes the vendors in the town are honest at this point.

Mayor Jenkins asked if there were any other comments from council or the public?

No comments.

Motion: Councilor Whatley **moved** to approve the attached Wastewater Fee Adjustment Program for Calendar Year 2022. Councilor LeBeau **second the motion**.

Roll Call Vote:

Councilor Baker-aye

Councilor Murdock-aye

Councilor LeBeau-aye

Vice Mayor Joe Butner-aye

Councilor McPhail-aye

Mayor Dee Jenkins-aye

Motion passes 7-0

- 12. 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 A.R.S. §38-431.01(H))

None

13. 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 McPhail spoke about the tribal council meetings and the Yavapai College board meeting. We have started the Earth Day committee, and it will be April 2nd.

Mayor Jenkins attended the Verde Valley Mayor Managers meeting. We attended a meeting with Judy Walthrop representing the offices of Senator Kelly. She will let Mr. Martin speak about the Rays funding/grant

14. 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.

Mr. Martin spoke about the Rays grant. It was used to make the connection on Middle Verde Road. It is a \$25 million dollar match project. They changed the rules on the match and our challenge to the senators was that it is hard to have a project with a five-million-dollar minimum threshold to get federal funding for a community our size. We would have to compete for some of these monies. We are having some positive results. There is a really good possibility to get the federal funding. It is different from the APHA(?) money. We could take these projects we have and run them forward. It was good to have that conversation with Senator Kelly's office.

Mr. Martin mentioned that Friday the 25th is the day we are going to Phoenix to look at lights. We are leaving here at noon. We are examining two sites. We should be back around 9pm. You can ride in the van or make your own arrangements.

Last council meeting we adopted a resolution by emergency. We did it with five members and a 5-0 vote. To get the emergency clause enacted we needed six votes. The remainder of the resolution is still valid because four plus members vote for that. We are still good moving forward. The only way it doesn't work is if there is a very explicit resolution that without six the whole thing is invalid. That is very rare. It isn't in this, so we are fine. The PSPRS refunding-refinancing is good. We have a 2.77% from Zions bank/First National, closing the 28th.

Ms. Pemberton asked if HR representative Brandy Cabrera needs to be present for the executive session? Mayor Jenkins replied no.

15. Discussion and Consideration and Execution of the Town Manager's Annual Performance Review. Pursuant to A.R.S. §38-431.03(A)(1). 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)(1).

Mayor Jenkins asked Mr. Martin if he had anything to say? Mr. Martin replied he is aware of the review, and he has requested it be in executive session.

Motion for council to go into executive session by McPhail to perform the Town Managers annual performance review.

The motion was second by Councilor Baker.

Mayor Jenkins asked all members that wish to go into executive session say aye.

All ayes, no nays.

Motion passes 7-0

The meeting moved into executive session at 8:23 pm.

16. Adjournment

Mayor Dee Jenkins adjourned the meeting at 9:43 p.m.



Mayor Dee Jenkins



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 February 2, 2022. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 22nd day of February, 2022.



Cindy Pemberton, Town Clerk

