

MINUTES
TOWN OF CAMP VERDE
WORK SESSION
MAYOR AND COUNCIL
473 S MAIN STREET, SUITE 106
WEDNESDAY, SEPTEMBER 14, 2022 at 5:00 P.M.

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

1. Call to Order

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

2. Roll Call

Mayor Dee Jenkins, Councilor Robin Whatley, Councilor Marie Moore, Councilor Cris McPhail, Councilor Jesse Murdock, and Vice Mayor Joe Butner are present. Councilor Jackie Baker is absent.

Also Present

Town Manager Russ Martin, Town Clerk Cindy Pemberton, and Recording Secretary Jennifer Reed.

3. Pledge of Allegiance

Councilor Murdock led the Pledge.

4. Capital Improvement Plan Update, Discussion and Possible Direction on:

a) Immediate project needs for FY22-23, 3-minute presentation(s) from departments.

Town Manager Russ Martin explained the need to set priorities for this budget year. He is giving all department heads 3 minutes to talk about projects that are important to them. They will not give details of project, but just an overview of the project. Mr. Martin asks Councilors to agendize any item they want to discuss further.

Councilor Moore requested moving the Camp Verde Schools Traffic/Road Expansion Project to the first in the list.

1. Camp Verde Schools Traffic/Road Expansion Project – Public Works

Project Summary: The Town is working with the School District to get the traffic issues resolved. The next step after the Study, is to pursue Engineering so that a formal bid/cost can be determined.

Need/Justification: Need to limit the traffic issues in the neighborhood associated with the Schools, specifically the Elementary School and connection with Montezuma Castle Highway.

Additional Information/Comments: Mr. Steve Hicks Superintendent of Camp Verde School District stated that stakeholders have committed money towards this project. If money comes from COVID money we have one this year and one next year.

*****Please put this topic on an agenda, possibly a special session September 28th.**

2. Parsons Riverfront Preserve Development- Steve Ayers, Economic Development Dir

Project Summary: The development of Parsons Riverfront Preserve is called for in both the River Recreation Master Plan and the Town's General Plan. As a first phase of development, vehicular access to the property needs to be restricted, which calls for the placement of fencing and gates at the entry points, road improvements and a parking area needs to be graded out, surfaced and fenced off so daytime visitors to the property will not have to park in the adjoining neighborhood.

Need/Justification: The development of Parsons Riverfront Preserve is called for in both the River Recreation Master Plan and the Town's General Plan to provide public access and to the Verde River recreational opportunities.

Additional Information/Comments: Councilor Whatley said this would be good river access point.

3. Verde Lakes Community Park Improvements- Mike Marshall Parks & Rec Manager

Project Summary: Add several new amenities to Verde Lakes Community Park (VLCP) such as picnic tables, charcoal grills, seating benches, trash cans, fencing, gates and signage. We see this as similar to the way we made the improvements at Rezzonico Family Park, getting a sum of money every year for a period of years to make improvements as needed.

Need/Justification: Currently VLCP has minimal or no amenities in the park. Existing picnic tables and benches are in very poor condition, and most cannot be salvaged. There is one charcoal grill and a homemade gazebo. Some identification and rule signage were placed last spring along with temporary trash cans as a start. New tables, benches, grills, trash cans and signage are needed. Parks and Recreation is working on a more detailed plan for the future as well as looking for grants. They have a basic idea of the need for these amenities plus some others which may be needed and available with this funding. They may need fencing and additional signage as work progresses.

Additional Information/Comments: This is leased land owned by the Verde Lakes Corp. commission and do not want to put in permanent amenities. Mr. Martin stated staff needs more time to get the project put together. Not basic park amenities.

****Please put this topic on an agenda.*

4. Heritage Pool Upgrades- Mike Marshall Parks & Recreation Manager

Project Summary: Replace existing swim lane lines and add storage reel and cover. Replace old unusable pool thermal mats with new and add cover to existing storage reel as well as new access gate in fence.

Need/Justification: Existing lane lines are severely sun damaged and many floats are broken leaving a sharp edge as a hazard to swimmers. Current lane lines do not have a storage reel or protective cover for storage when not in use. Existing pool thermal covers have not been usable for several years due to sun damage. This means increased pool water heating costs and additional debris and sand in the pool resulting in additional maintenance costs. New thermal covers will reduce propane costs and the cover will protect them from sun damage when on the existing reel.

Additional Information/Comments: Mr. Marshall initially asked for a picnic area that the public could rent out to have parties instead of having to rent the whole pool. He will be using grant

money to pay for this area. Staff would be working on the new area during the off season. Councilor Murdock would like to see a splash pad out there. She asked if staff has reached out to the Yavapai Apache Nation to see if a partnership can be reached? They may want to sponsor a silver sneakers aerobics program. Mr. Marshall is not sure if they have a recreation department. Mr. Marshall would like to see a splash pad at the new sports complex. That location wouldn't need lifeguards and it could be used after hours or during the off season. ****Please put this topic on an agenda.*

5. 50-Year Water Development Plan for Domestic and Fire Supply- Director of Public Works Ken Krebbs and Town Engineer Troy Odell.

Project Summary: Water Study to include GIS and Water-CAD Model of the existing water system, Fire Supply Necessary Improvements on a 50-year Plan, Domestic Supply Water Improvements on a 50-year Plan, a Development Schedule/Path for the implementation of the 50-year Capital Improvement Plans. This would lay out a present and future development plan for the water system, so we make the smartest moves in the right order.

Need/Justification: There are no current studies or expansion plans for the existing water systems in Camp Verde. Lack of adequate fire flow for new developments is already a problem in those project reviews. This means that potentially current commercial project developments could be refused due to an inadequate fire-fighting water supply. We currently do not have a Water-CAD Model to use for system design and diagnostics, which is a much-needed addition to our toolbox in sizing pipes, flows, pressures, pressure reducing valves, hydrants, etc.

Additional Information/Comments: Councilor McPhail said we need to look at what we have currently and also, we need to look at how we can expand. Mr. Krebbs said they are looking at a couple sites so if something goes down, we have time to get a second source to be a backup. Mr. Martin said this can be taken care of with WIFA funds/grants and said Water Division Manager, Rick Tackitt is putting a plan together that they would like to present to the Council at a later time. Mayor Jenkins said this is a priority. ****Please put this topic on an agenda in October or November.*

6. Construction Lift Station #5 at Rezzonico Park- Town Engineer Troy Odell

Project Summary: Construction of Lift Station #5 at Rezzonico Park to service future sewer throughout the Black Bridge area, the park restrooms, and a future main sewer collection line north under Black Bridge and toward the schools

Need/Justification: Allows connection of residents who have been levied for the district improvements for more than 10 years. Allows future expansion to the north on and adjacent to Montezuma Castle HWY and connection of the restrooms at the Rezzonico Park.

Additional Information/Comments: Council talked about areas that have always paid but never been served. A lift station could bring in other areas.

7. Design & Construction Arsenic Removal System Mongini Well Site- Town Engineer Troy Odell

Project Summary: Design and Construction of a 2,000 gallon per minute (lead/lag configuration) arsenic removal system at the existing Mongini Well Site. Currently the well site has 2 useable wells that provide 650gpm +/- each and a 3rd is anticipated to be required at an additional 650gpm in the near future. The arsenic levels at this well site with record water usage dictate arsenic removal is required. We were under violation as early as last month with 12 parts

per billion (ppb), which is above the allowed 10 parts per billion (ppb). This is the sole source of water for the Town of Camp Verde.

Need/Justification: Water usage at the Mongini Well Site is at record levels continuously with rising arsenic levels with more water used. Exceedance of arsenic levels with a test of 12ppb happened last month and are anticipated to only increase with more record water usage. This would assure a safe water supply for the Town instead of continuously exceeding allowed arsenic levels.

Additional Information/Comments: The current system is running for a 24-hour period. Levels could be brought back now by doing a blend. Hope to one day do total treatment. The cost could be supplemented with WIFA Funds.

****Please put this topic on October/November agenda.*

8. Design & Construction Arsenic Removal System Verde River Estates Tank Site – Town Engineer Troy Odell

Project Summary: Design and Construction of a 50 gallon per minute (lead/lag configuration) arsenic removal system upgrade at the existing Verde River Estates Tank Site to provide current and future flow demand with treated water.

Need/Justification: Currently the tank site has a water treatment system that will provide 30 gallons per minute, which is overwhelmed with current high flows of 40gpm. When these overwhelming flows occur, the filters are ineffective and allow untreated water to be released to system. The media that is used is expendable media and is exhausted much more quickly in the existing system causing required media replacement to more frequently than was designed. The new system would stop any arsenic violations and extend the life of the expendable media.

Additional Information/Comments: Mr. Martin said this will be coming back lumped together with #5.

****Please put this topic on October/November agenda.*

9. Lower Maintenance Building- Addition. Jeff Kobel Maintenance Division Manager

Project Summary: Build an addition on the NE side of the lower shop for equipment storage that is attached to the maintenance building. 41 ft X 22 ft. This project will have a concrete floor, concrete curb on the north corner to divert water away from the building. Building will have power, insulated, lighting, heat, fully enclosed, x2 roll up doors.

Need/Justification: Need additional room for storing equipment, grounds and building supplies, materials, chemicals, etc.

Additional Information/Comments: Mr. Kobel stated this will be added on to the lower shop to make up for three spaces they will be losing in the main building.

10. Firearms Replacement- Justin Reay

Project Summary: The Camp Verde Marshals Office (CVMO) has been conducting research and training regarding replacing all department issued firearms from 40 caliber to 9mm. This is a buyback program where all current weapons and ammunition would be traded out and price adjusted accordingly. This pricing does not include the rebate so final costs will be lower.

Need/Justification: Switching to 9mm will increase accuracy during training. 9mm is quickly becoming the industry standard, while adding optical sights to the weapons. This accuracy has been tracked by both Yavapai Apache Police Department and CVMO during training exercises.

Additional Information/Comments: Weapons are 10 years old. 9mm rounds are cheaper to buy for training. Mr. Reay said that original iron sights taught the officer to focus on the front sight, this makes the target blurry. The officer could falsely identify threats. Using the red dot changes the target. CVMO will be able to turn in the other guns for a rebate. They would like to use the rebate money to cover training. Each officer will be required to go through a course, which means using a minimum of 500 rounds per officer.

11. Patrol Taser Purchase- Justin Reay

Project Summary: Obtain new X26P Tasers and Taser Cartridges for use as replacements and for future deputies.

Need/Justification: The Marshal's Office currently has 22 tasers issued to sworn officers in the department. Each taser has two cartridges. These cartridges expire and need to be replaced every 2 to 3 years. Without having replacement tasers and cartridges on hand leaves a deputy with one less means of effecting an arrest of a violent or fleeing suspect. The Marshals Office currently has a minimal stock of replacement tasers and cartridges on hand.

Additional Information/Comments: Mr. Reay said there are no extra cartridges. When the old cartridges expire, they will use them for training. They are asking for 5 more tasers.

12. Less lethal launchers- Justin Reay

Project Summary: Council previously approved two Less Lethal Launchers; we are looking to add two more so each shift sergeant will have one available to deploy if needed for their shift coverage.

Need/Justification: Less Than Lethal means is a must in this profession, we need to ensure each shift has at least one launcher available to them. These less lethal tools are replacing bean bag shotguns due to lowering the liability in a less lethal event.

Additional Information/Comments: They have two (2) now and are asking for two (2) more for a total of four (4) within the department. These help to de-escalate incidents. Councilor Whatley asked how do you differentiate, using the taser from using the less lethal launcher. Mr. Reay said a taser is limited range, you have to be close to use it. Using the less lethal launcher, you can use from a distance. Marshal Rowley explained departments had been using bean bag bullets but those had lethal consequences. Less lethal launchers use a pepper like spray. This is more effective but less lethal.

13. Old Circle K Parcel-Russ Martin

Mr. Martin stated Council needs to start working towards doing something with the remaining sections of this parcel once the intersection is put in. Councilor McPhail said the first step is to complete a design for intersection to know how much space they have available. Councilor Moore suggested using it as public parking. Councilor Murdock asked if staff had an update on the neighboring property- the Verde Valley Carwash. Mr. Martin said the owner is in attendance. Marc Roubik owner of the car wash said he has some ideas on how he'd like to redevelop his property but he would like to formally present it to Council at a later date. Charlie German also

presented a proposal for the “*Friendship Plaza Development*”. It would feature key elements of Camp Verde history and culture in a visually dramatic location for residents and visitors to enjoy and appreciate. It would celebrate how the Yavapai Apache Nation and the Town of Camp Verde have provided a site of historical, educational and cultural significance for all who live here and those who visit our town. Mr. German would take the lead and would like to get started on creating a committee. The Yavapai Apache Nation could possibly partner with this project. Mr. German will be presenting this idea to Tribal Council at a meeting later this week.

Meeting Break: 6:45pm

Meeting Resume: 6:50pm

b) Additional projects and evaluation of immediate staffing and community space needs and options for location(s). CIP Manager Jim Waters

Mr. Martin explained there isn't enough space for staff right now, especially trying to get off main street. He turned this portion over to Mr. Jim Waters. Mr. Waters went room by room on the map, showing remodeled spaces. He said they are talking about sound proofing the Human Resource Office. Council discussed ACs with Mr. Waters. Councilor Murdock supports this. Councilor McPhail said we need to do this but do we have funding? Mr. Martin said it depends on what projects Council picks. They don't have absolute numbers but if Council likes it, they would come back with a full-blown proposal with better funding idea. Mayor Jenkins would like to see real numbers then decide where to get funding. Council discussed the progress of moving Economic Development off of Main Street. Councilor Murdock would like an update on the movement of the Business Resource and Innovation Center (BRIC). Mr. Martin can get that information at a later date. Councilor Murdock would like this project to be done by either all staff handling the construction or have it all done by contractors.

c) Long-term staffing and community spacing needs including but not limited to possible options for location(s) for Town Hall and Marshal's Office building(s).

Mr. Martin stated there is a need to prepare for growth in community and are looking for direction to what Council would like to see with locations for Town Hall and the Marshal's Office. The Marshal's Office needs to expand. Dan Jacobs gave Council a handout with information on each site. He reviewed the site plans of the different locations.

- CVMO Site 1- Highway 260 & I-17, this site location offers easy access to Highway 260, room for future growth and is convenient location for public access.
- CVMO Site 2- Current location of Marshal's Office, it is more centrally located to the center of town, it has the least room for future growth, the site would be easy for the Public to locate and would provide additional parking off Main Street.
- CVMO Site 3- Off Industrial next to “Streets”, this site is more obscure than Site 1, it still provides quick access to Highway 260, it has the most room for future growth, would be more difficult for the public to find, but it is Town property already. There is only one way in and out of that road.
- CVMO Site 4- location near the existing jail site on Highway 260. This was suggested by Yavapai County Supervisor Gregory. This site would consolidate services with Yavapai County. This would be future project possibly 3-5 years out.

Marshal Rowley said they have evaluated different locations and with the growth of town, they feel their top choice for location is Site 1- HWY 260 and I-17. They have looked into remodeling their current building, but it wouldn't work with the growing needs. Councilor Moore said the building needs to include Victim Services regardless of location.

Blake Carroll with Provident Real Estate Ventures explained how he got involved in this project. He stated his company has already high financial stake in this project at the request of the town. There has been some misconception that he is trying to sell a deal to the town. He has only responded to what the town has requested of him. He has put a lot of time, effort, energy into this project and is trying to be a good partner with the town. He feels there is some misconception of tit for tat for other projects. He has tried to save money for this project to make it as cost effective as he possibly can. He and Council discussed the benefits of using Mr. Carroll's property and the misconceptions and miscommunications there have been.

Mayor Jenkins suggests doing some remodel on the current building to hold us over until a decision can be reached.

With all the discussion Council seem to agree a joint venture would be ideal. Vice Mayor Butner stated it might be a good idea to wait to see what the County is going to do.

Mr. Martin stated there will be a large conversation in February or March about CIP Projects. They will be putting figures together over the next few months.

5. Adjournment

Mayor Jenkins adjourned the meeting at 8:26 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 Work Session of the Town Council of Camp Verde, Arizona, held on September 14, 2022. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 13th day of December, 2022.



Cindy Pemberton, Town Clerk