

**MINUTES
TOWN OF CAMP VERDE
REGULAR SESSION
MAYOR AND COUNCIL
473 S. MAIN STREET, SUITE 106
WEDNESDAY, JANUARY 4, 2023 at 6:30 P.M.**

ZOOM MEETING LINK:

<https://us02web.zoom.us/j/83424391469?pwd=bis3b01FWDd6RHJzVy9KR2hoNVpyUT09>

One Tap Mobile: 1-253-215-8782 or 1-346-248-7799

Meeting ID: 834 2439 1469

Passcode: 716039

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 (Absent), Wendy Escoffier, Cris McPhail, Jessie Murdock, Robin Whatley, Vice Mayor Marie Moore, and Mayor Dee Jenkins.
3. **Pledge of Allegiance** Vice Mayor Moore led the Pledge of Allegiance.

Mayor Jenkins introduced the Interim Town Manager, Gail Mabery, who comes with great credentials. She also introduced Trish Stuhan, who is from Pierce Coleman Attorneys, the attorney firm they've recently engaged. Additionally, Mayor Jenkins stated, Ms. Mabery asked to take out Agenda Item 11.

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 – November 2, 2022
- 2) Work Session – November 9, 2022
- 3) Special Executive Session – November 16, 2022
- 4) Regular Session – November 16, 2022
- 5) Special Executive Session – November 18, 2022
- 6) Special Executive Session – November 23, 2022
- 7) Regular Meeting – December 7, 2022

b) Set Next Meeting, Date and Time:

- 1) Work Session- Wednesday January 11, 2023 at 5:30 p.m.
- 2) Regular Session – Wednesday January 18, 2023 at 6:30 p.m.
- 3) Work Session – Wednesday January 25, 2023 at 5:30 p.m.
- 4) Regular Session – Wednesday February 1, 2023 at 6:30 p.m.

Mayor Jenkins informed Council that before a motion is made, please take note

that corrections were previously submitted to the Clerk's Office.

- c) **Approval of Resolution 2022-1102, A Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona setting the 2023 Meeting Dates and Times for meetings of the Council and all Commission/Committees, and superseding Resolution 2021-1081. Staff Resource: Cindy Pemberton and John Knight**
- d) **Approval and Possible Adoption of 2023 policy statement that authorizes the Mayor, as the Town Chief Elected Official to support or oppose bills introduced during Legislative Sessions when they affect the Town's interest and require an immediate response. (Town Code Section 2-2-4F) Staff Resource: Town Clerk Cindy Pemberton**

Councilor Escoffier had some corrections to the November 16th and December 7th meeting. For the November 16th meeting, she said that on Item 14, the last sentence said, "5 members instead of 7" and it should say "allowing a minimum of 5 members up to 7 members".

For the December 7th meeting, it said "Mayor Jenkins said option C is not an option", and she feels it should include "because she believes the decision to go past 10PM should be made by the entire Council".

Ms. Pemberton agreed with Councilor Escoffier's first correction.

Ms. Pemberton read the transcript of December 7th verbatim and inquired how Mayor Jenkins wished to move forward.

Councilor Escoffier said she would like to know what Mayor Jenkins thought.

Mayor Jenkins said she agreed with Councilor Escoffier and would like to see it be verbatim, as it looks better to give context on why she said that.

Councilor Escoffier made a motion to approve item 4 Consent Agenda with the changes noted for the minutes. There was a second by Councilor McPhail.

Roll Call Vote:

Councilor Baker: Absent

Councilor Escoffier: Aye

Councilor McPhail: Aye

Councilor Murdock: Aye

Councilor Whatley: Aye

Vice Mayor Moore: Aye

Mayor Jenkins: Aye

Motion Passed 6-0.

- 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))

Steven Magoon spoke regarding animal counts. They moved to this area with their animals to enjoy the rural lifestyle. Their experience on their property has been very difficult because of a neighbor across the street who continuously breaks code with his animal count. Since said neighbor bought the property in April of 2021 there have been as many as 20 animals penned up on 2.3 acres, 150 ft from his house. 18 months ago, they filed their first complaint with the Town's compliance officer, who made a special arrangement with the property owner, stating he could have excessive animals on the property to rope with his friends and family, but they had to be removed the same day. Mr. Magoon feels that this neighbor was given a special use permit, without the benefit of review or a hearing. It is to his understanding that this agreement was never registered in any way with the Town. The way the neighbor took to removing his animals at night was to illegally clear adjacent forest service land. This land is closer to Mr. Magoon's home. Further complaints regarding the property being used as a feed lot resulted in Mr. Magoon being told that his neighbor followed the agreement because the animals were not on his property 24/7. He took that matter to the forest service, and it took seven months for the forest service to get the animals removed. The animals were moved to another, adjacent property owner's parcel, and would then be moved at night. When Mr. Magoon filed another complaint, he again told that his neighbor was being compliant with his special use permit. The case was closed. The neighbor held an informational gathering meeting to answer questions brought forth by effected neighbors. This meeting took place on November 17th, one day after the Arena Del Loma meeting. His neighbors were invited to speak, but it seemed that every roping enthusiast was summoned as well. At this meeting, Mr. Magoon was called names and told to move. The animals that he speaks of have never been on more than 3.5 acres. Other neighbors have spoken up, saying they'd give their points over to these animals.

Mayor Jenkins told him his letter would be given to the Manager for review.

David Grondin, a long-term resident of the Verde Valley, spoke on zoning violations. He spoke in support of Mr. Magoon. He lives adjacent to the property that Mr. Magoon is speaking of. The properties all lie within the areas known as Quarterhorse Rancho Verde Character Area. This area is under section B, and the goal is to maintain the rural residential and agricultural character of the area. He gave background of the town of Camp Verde and when it incorporated. The reason for this incorporation was to control its own destiny. In so doing, it inherited the property zoning restrictions already in place for residential districts as established by the County. He believed there was code manipulation to favor certain property owners of site-specific restrictions. He also believes his and Mr. Magoon's neighbor is violating these restrictions and is wrongly being allowed to do so. He said it opens an ugly can of worms. He is a board member of the Sierra Verde Property Owner's Association and believes the Town of Camp Verde has put themselves in a double jeopardy because residents are being allowed to do things that violate Sierra Verde Property Owner Associations CCNR's.

Mayor Jenkins told him he can give the letter to the Clerk so she can make copies for everyone.

6. Special Announcements and Presentations:

- None

7. 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 act on any of these items, except that they may request that the item be placed on a future agenda.

Mayor Jenkins said they moved this to the beginning of the meeting so the public would be able to hear it.

Councilor Whatley said the Philip England Center for Performing Arts is trying to bring cultural events to the town. The next one is on Sunday, January 8th at 3pm. Uptown Big Band will be performing. Also, on February 5th at 3:00 p.m. there will be a presentation by Dr. Luis Crandel, discussing the Yavapai Apache Scouts. She said the Director of Lowell Observatory is coming to talk about the dark skies on March 5th at 3:00 p.m.

Councilor McPhail said that she continues to attend teen game night. She also attended the Economic Development interviews with Mayor Jenkins. She is the liaison of the Yavapai Apache Nation. She shared that on the agenda of Yavapai-Apache Council, they are getting consultants to help them with their land exchange. They believe the land exchange will be complete in two years.

Vice Mayor Moore said that on Dec 14th she attended the Verde Front Leadership Council Meeting. She was pleasantly surprised. It covers a lot of outdoor recreation. She looked forward to being a representative on behalf of the Town and encourage the public to attend.

Councilor Escoffier said on Dec 15th and 16th she attended the Arizona League of Cities training for newly elected officials. She thought it was a great training and very worthwhile.

Councilor Murdock had nothing.

Mayor Jenkins attended the bi-weekly Verde Valley Mayor/Manager meeting. She finds

it to be quite informative. She also attended the monthly meeting of the Yavapai-Apache Nation and the Town of Camp Verde. She also attended the Economic Development interviews. She was very impressed. She said January 16th is MLK and Chandler Plante has requested that she speak at the town event. She hopes to see a great turn out.

8. **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 act on any such item, except that an individual Council member may request that the item be placed on a future agenda.

Interim Town Manager Gail Mabery spoke about a ten-question budget survey posted on the Town website and encouraged people to weigh in and answer the questions. She said they are still seeking applicants for the newly created Parks and Recreation Commission. For anyone interested serving, the application is on the website.

She said typically the regular session Council Meetings are twice a month, but there will be lots of extra meetings between now and the next five months because they are going into budget and interviews for the Town Manager. She said Town offices will be closed on Monday, January 16th for MLK Day.

Corey Rowley said this week they hired a new deputy. He gave an update on their K9, Gunner, and the various drugs he detected this week. He's been successful with getting drugs out of the community since they've had him.

9. **Discussion, Consideration, and Possible Approval of Ordinance 2022-A470, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, to amend Zoning Ordinance Section 203 – Use Districts to include a new overlay district. This district will provide flexibility in the areas of height, density, and intensity for an associated highway interchange location. Staff Resource: John Knight**

John Knight, Community Development Director, prepared a PowerPoint. He stated they are looking for an Overlay Zone that would make sense around the area where they believe the greatest intensity of usage should occur in Camp Verde. There was some previous interest in building a higher building in that area. An Overlay Zone is an additional district on top of the existing zoning district. An Overlay Zone allows you to make modifications to the standards, but not to the uses. For example, you can modify the height.

He read through the history of a height amendment that was approved by Council early last spring for Verde Commercial Property. The discussion at the time was if they were going to approve it for Verde Commercial, which was done through a PAD process, they should consider it for another adjacent user. At the time, Council did not specify a specific height, but said the height would be greater than what was currently allowed, which was 40'.

A Hotel Developer approached Council in April with the intent to construct a hotel over 40'. This hotel would have a rooftop bar restaurant. At the time, they proposed a code amendment, not an Overlay Zone after discussing it with the Town Manager and Town Attorney. This amendment went to the Planning and Zoning Commission (P&Z), and they

did not get support from them. The motion at the Planning Commission was 2-3, so they brought it back to Council. Council then sent it back to the Planning and Zoning Commission. It was discussed with the Town Attorney on how to proceed with this, and the Overlay Zone was suggested.

They have made it through the Commission with a 5-1 vote of approval.

He spoke of the vacant land behind Burger King, which would be the site for the proposed hotel. Examples were given of other areas of vacant land that could possibly be used for commercial purposes. Some of these areas were closer to the Medical Center.

There was concern brought up at a P&Z meeting on the height blocking the views for some residential homes.

They tried to address this issue by creating an additional setback for properties that are adjacent to residential. Standard height today is limited to 40'. If for some reason that residential was re-zoned, then they wouldn't have that restriction.

The proposed ordinance is written to be restricted in height to that 40' back when they're adjacent to residential. Commercial to commercial, they wouldn't have that restriction.

Mayor Jenkins asked him about the extra 10 feet. She said it's approval upon request, it's not built in that they automatically get the extra 10' when they turn in their plans. She wondered when they would tell someone they couldn't have the extra 10'.

He said they created some standards on when someone might get that extra 10'. It's not intended for additional floor area, but if they did have additional parapet wall, elevator tower, etc they'd be able to have the flexibility. They can submit those standards to Council, or they could just set it at 65' so it's easier to administer.

Mayor Jenkins told Council she met with Mr. Knight and the Manager. When Council first sent this to P&Z it was to respond to two hotels, south of 260 toward I17. They were not addressing anything north of 260, meaning the Homestead area. Her proposal would be to draw the line and do nothing north of 260. She wants the overlay district to go from Vince's Autobody down to Verde Commercial. She feels this addresses Council's initial direction and protects the homeowners in the residential areas.

Councilor Escoffier asked Mr. Knight what the height limit is for signs in this area.

He said the limit is 50' near the interchange. The hotel would be another 15' above that. He mentioned that at the Manager's request, he put together a map as an alternate for consideration and discussion. He wants to think of this as a phase request. He doesn't feel like it's going to create some heartburn amongst property owners or developers in the area, however, he knows it will for homeowners.

Councilor Whatley said she agrees with Mayor Jenkins' plan. If the signs are 50ft, she can't imagine buildings being larger than that. If they're going to do this, she would like to keep it on the other side of 260.

Vice Mayor Moore said she took some time to drive down there. She wasn't understanding where the concerns were coming from. She thought they were talking about a different area. Once it was explained to her, she was very concerned because that was never what she had intended; for this to be anywhere near the houses. The Town is very much in need of houses, and she would not want to buy a house if there was a 65' building 40' from the home. She said it's important that we grow, but it's more

important that we protect our residents and neighborhoods. The homeowners down there knew what surrounded them when they bought their home, but we don't need to have a new, tall building intermixed. She agrees with Mayor Jenkins' plan to keep it on the other side. She asked him why the R1L70 that's running along I17 is not included in the rezone?

Mr. Knight said they've had several rezones in that area, and he anticipates that it's only a matter of time before that gets rezoned as commercial.

Councilor Moore questioned the larger chunk.

Mr. Knight said that was big enough on its own that it could stay residential, though he doubted it would. They went back and forth on whether to include those properties, but in the end, they drew the line. He hasn't been approached yet by that property owner, but he feels it's a short matter of time before they do. He believes the property owners will sometime come in for re-zone.

Vice Mayor Moore said that her mind may change at some point in her life. She doesn't foresee wanting to expand to the Bashas' side of 260. Yes, the town is going to grow, but we don't need to have a mini-Phoenix right there.

Councilor McPhail said she's in favor of a measured approach. The area shown on the alternative is a great start. They are not supporting encroaching on the residential areas. She wondered how to change the motion in order to vote to have the alternative.

Ms. Stuhan said all they would need to do was make the motion as amended.

Councilor Escoffier said this area is the gateway to our community, so it's important they get it right. She said it will really alter the community. She's traveled the country a lot, and her opinion is when you see big buildings in an area, you stop for your food, and that's it. You don't go in and see the historic downtown. She doesn't think she can support this.

Councilor Murdock thought long and hard about it. It's going to be a big turning point in where the community is going. Ideally, she would like to draw people in more to the Town. She mentioned the boutique style hotels that are nestled into neighborhoods. Neighbors are in support of that. She wants to be conscious in changing the landscape of a neighborhood. She said she has been elected to protect the town. She is support in Mayor Jenkins' amended map. She thinks baby steps are appropriate for this, as they're trying to make several transitions in the town.

Councilor Escoffier said she knows they need growth, it's important for the community to survive. The growth needs to be done thoughtfully and correctly. It should not be done to appease developers. She said they know the developers will come.

Mr. Knight said there's a section in the ordinance about the 40' setback. If Council wants to move toward the alternate approach, they might not need that provision. He said they may want to consider removing that part of the ordinance and bring it back as a consent item agenda.

Attorney Stuhan said they don't have to bring it back as a consent agenda item. It can just be communicated in the motion.

Mr. Knight said if Council wants to move in the westside direction of 260, he doesn't think

they'll need that 40' buffer set back provision.

Mayor Jenkins asked if there were any cards on this item.

She let the speakers know that if they're speaking on behalf of a group, it's still 3 minutes, however, the others can also speak for 3 minutes.

Ed Davidson said he's an adjoining residential property owner. Overall, the group he's with is against this. There are 9 of them here this evening. They are willing to compromise, but he's thankful that they are moving it away from their properties. He thanked them.

Thomas Burkhart said he'll leave it alone.

Richard Rodriguez explained his satisfaction by telling them that this is why they voted for them.

Councilor Whatley said she is going along with Councilor Escoffier's hesitation with this. Just because they put it up to 65', doesn't mean that every building going along 260 is going to be that tall. She has some trepidation on this. When she was driving that way earlier, she noticed how tall the signs are, she cannot imagine building anything that tall. She does know they are growing, and if they're going to grow tall, that's the place to do it.

Councilor McPhail **moved** to approve Ordinance 2022-A470 as amended with the alternate boundary map and striking 3A, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, to amend Zoning Ordinance Section 203 – Use Districts to include a new overlay district. This district will provide flexibility in the areas of height, density, and intensity for an associated highway interchange location. Second was made by Vice Mayor Moore.

Councilor Escoffier said that she would prefer if they're going to increase the height in these areas, they do it with a pad, and do some negotiations with developers instead of just wholesale. That's her opinion, but she knows she one of seven.

Roll Call Vote:

Councilor Baker: Absent

Councilor Escoffier: Nay

Councilor McPhail: Aye

Councilor Murdock: Aye

Councilor Whatley: Aye

Vice Mayor Moore: Aye

Mayor Jenkins: Aye

Motion Passed 5-1

10. Approval of 2023 Camp Verde Unified School District school resource officer IGA. Staff Resource: Corey Rowley

Mr. Rowley said that this is a grant that was written by the school district for a school resource officer. They've been working hard to get one at the schools. They have assigned a deputy up there temporarily. If the grant does not renew, it is in their budget

to keep someone up there because the school is paying for part of it. He was hoping they could replace this officer with another officer, but the contract says that they are responsible to pay the officer through the summer months. He said the officer they're wanting to put up there is experienced.

Mayor Jenkins wanted to know, for the record, if this was approved by Risk Management? Mr. Rowley said yes. They've been involved with this process.

Mayor Jenkins asked whether this would replace the school resource officer volunteer. He said no, he would like to get one resource officer at each school. He said they are still working with Risk on how to get the retired officer volunteers up there at no cost to the town, except workers comp.

Councilor Murdock said she works for the school district in the Middle School Office. She said it's a best-case scenario for the school. She told a story of an emergency that took place at one of the schools that could have been life changing for many people involved. She raved about the wonderful support of the school resource officer and the paramedics who showed up. They saved the life of a child. She thanked Mr. Rowley for working hard on this.

Councilor Escoffier made a **motion** to approve the 2023 Camp Verde Unified School District Resource Officer IGA. The motion was a second by Vice Mayor Moore.

Roll Call Vote:

Councilor Baker: Absent

Councilor Escoffier: Aye

Councilor McPhail: Aye

Councilor Murdock: Aye

Councilor Whatley: Aye

Vice Mayor Moore: Aye

Mayor Jenkins: Aye

Motion Passed 6-0.

11. **Discussion, Consideration and Possible Approval to establish an IT Department or Division consisting of adding an IT System Administrator and IT System Tech job descriptions and wage scale with funding from Town Manager's budget.** Staff Resource: Corey Rowley

This item was pulled from the agenda.

12. **Discussion, Consideration and Possible Approval of Body camera contract with LensLock. The request would be for an amount not to exceed \$136,652.45 for the 5-year and 2-month term of the agreement.** Staff Resource: Corey Rowley

Mr. Rowley said this had been a very long process. About three years ago they went into agreement with Motorola for the body cameras in CV Marshal's Office, Yavapai-Apache, and Clarkdale. They were going to be the first group in Arizona to go to that body camera that was supposed to integrate with their record management system, which is owned by Motorola. Unfortunately, despite all efforts, this agreement failed.

They sought out other companies, and he ended up running into Jody Fanning, who said they need to look at LensLock before they approach Council about WatchGuard. They got Risk involved, and consensus is, it's a much better product. All the pricing is within a

couple thousand dollars. The difference with LensLock is the technology called redaction, which is the process of taking out certain parts of the footage- faces, license plates, house numbers, etc. It's essentially a full-time job for one of his staff members to do it on their own. LensLock would provide redaction for them in the contract. It also integrates with their current record management system. They have it in their budget this year, but it will affect next year's budget.

Councilor Whatley said that when she looks at an agenda item, she first looks at the little boxes to see who has looked this item over. She informed him that the box is not checked for Risk Management, though he had said they looked at it. It also isn't checked that the Town Attorney has looked at it either.

Mr. Rowley apologized and said it was an oversight. All have looked at it.
Ms. Stuhan said, for the record, she didn't approve it, but the prior attorney did.

Vice Mayor Moore asked if the Tribe is going to get on board with this as well.
Mr. Rowley said that because they separated out, the Tribe has decided to stay with WatchGuard because it's a difficult process to go with another vendor.

Vice Mayor Moore moved to approve a contract for body worn cameras to be awarded to LensLock not to exceed \$9,500 this current budget season, and to follow the contract pricing here after for the remainder of the contract. Councilor McPhail seconded.

Roll Call Vote:

Councilor Baker: Absent
Councilor Escoffier: Aye
Councilor McPhail: Aye
Councilor Murdock: Aye
Councilor Whatley: Aye
Vice Mayor Moore: Aye
Mayor Jenkins: Aye
Motion Passed 6-0

13. **Discussion, Consideration and Possible Approval to accept the Arizona State Library, Archives and Public Records States Grants-in-Aid Construction 2022 grant to build the canopy for the automated library branch in the amount of \$50,000.00 and allocating \$50,000.00 in matching funds from the general fund.** Staff Resource: Kathy Hellman

Ms. Hellman gave an overview of this project because it's been over a year since they've talked about this. She prepared a power point. They are proposing a 24-Hour Library Branch in Verde Lakes. A 24- hour Library Branch would be a fully automated, self-service branch library. 24 hours doesn't mean it has to be operational for 24hrs a day in a community with housing. It can be dawn to dusk, like the parks. She gave examples of where this library would be going in Verde Lakes. She also gave specific details on what the functions of this library would be, including Wi-Fi. The library would have security cameras that could be monitored from the Marshall's Office. The 25-year lease agreement from Verde Lakes makes it possible for them to receive this grant. If they go with the 24 hour library from Envisionware, along with the unit, they get shipping, installation, training

and support, plus a site plan and prep guide.

The grant in front of them is a \$50,000 grant, with a \$50,000 match. It is solely for the canopy. For the concrete pad, there is a quote for \$86,000. The Envisionware machine itself is around \$180,000. She's not sure how much it would cost to put broadband out on the property. The purchase of a new library code would be \$550. Annual maintenance and subscription, starting in year two, would be \$16,500. Utility fees would be around \$8,500. The town would be required to bring internet out there to the site. They would also need to have site planned according to Envisionware's specifications. Someone would need to be contracted to build the concrete slab. Ms. Hellman told them that possible funding for bringing broadband to the library could come from E-Rate funding in as much as 80%. If they decide tonight to move forward on the canopy, then they will be able to move forward on the project. She would like to know tonight if that is the case, so she knows whether to keep working on it.

She spoke to Finance Director Mike Showers about the ARPA funds, which they could also use for the broadband connection. ARPA funds could also be used to purchase the entire machine. She said they have over \$2 million in ARPA. She explained what they need to do if they chose to move forward with this project. There is a lot of work yet to be done, but the timeline to accept the grant is approaching.

Councilor McPhail clarified to the public that this project came out of some work that was done from an intern here who was working on her Masters, and from a land survey. It would be the first step in revitalizing Verde Lakes. She explained the amount of people and homes in Verde Lakes, including her homes. They went door to door with the survey and had paper copy and digital copy. 70/75 people could not do the survey online because they didn't have \$60 a month to pay for Wi-Fi for their home. Another thing that came out of that survey is that people do not have transportation out in Verde Lakes. They can't get to the library. The residents in Verde Lakes are very supportive of this unit. The concern wasn't the library itself, but the location, which has since been solved. How are they going to monitor the library? There will be live cameras that go directly into dispatch.

Mr. Rowley said they need to purchase the cameras, but they have the capability.

Councilor McPhail continued by giving examples of all the benefits this library would bring to the youth of Verde Lakes. The youth was a concern that was brought up at a previous meeting. Councilor McPhail supports this full heartedly.

Councilor Murdock said she doesn't remember seeing the cost for the unit. She thinks the cost of this has far exceeded what she thought would be their portion of just matching the grant. She can think of many other ways to put \$250,000 into the community of Verde Lakes and get other return. She mentioned even doing a community bus service.

Councilor McPhail said there is a bus service out there with several different stops provided by the Yavapai Apache Nation. She asked about the broadband connection, wondering how much that would cost and what it would entail to get that.

Ms. Hellman said she thought broadband ran along 260, as it must be in Dollar General.

Councilor Murdock said she's not sure where she's at with this. She knew about the \$50,000 match but wasn't aware of the high price tag on the rest of it.

Ms. Hellman told her that while it had been over a year since this was presented, she used the same slideshow as she did back then, just with an updated location.

Councilor Escoffier said that she thought she read in there somewhere about getting additional grant money. She was wondering if they get money from the Yavapai County Library District.

Ms. Hellman said they do receive money from them.

Councilor Escoffier asked if they'd help fund the project.

Ms. Hellman said no that money comes every year. She's open to applying for additional grants, but Town Finance Director Mike Showers thought using ARPA funds would be a really good idea for this. The original intent of the ARPA funds was to provide access to underserved communities. She said this project was one that could get done without taxing town staff. It's an outside entity coming in to complete it.

Vice Mayor Moore said she backs up Councilor Murdock. She thought they were just matching a \$50,000 grant, which she previously was unsure about because they don't own the property. She wants to know where their priorities are lying. Is this a priority to those residents over other CIP projects that have already been funded?

She doesn't like to give up free money and lose the \$50,000 grant, but \$50,000 to the high price cost to do this is almost nothing. She wonders if there will be other grants available and they should wait on this project. She feels like there's a whole lot of irons in the fire, but the fire's not burning hot enough to keep them going. There are so many projects they've got going on, but they haven't moved forward with them. She would like a list of CIP projects and where they are at with them. If they're going to do this, she would like to see it get done. She doesn't want this to be just another started project that doesn't get done. She supports this but isn't wanting to move forward with it. She asked when the grant expires.

Ms. Hellman said the grant money needs to be spent by the end of the fiscal year.

Vice Mayor Moore asked her if they could still accept the grant, though they aren't ready to start the project?

Ms. Hellman said if they aren't ready to start the project, they aren't ready to accept the grant. She wanted to make this completely clear. She apologized if they felt they didn't have the right information before.

Vice Mayor Moore said as of right now, with the information she has, she's not ready to accept the grant.

Councilor Whatley said that as an educator, she doesn't see how you go wrong with a library. There's a lot of talk about what kids are going to do when they're causing trouble. This is a concrete alternative, and a good one. Verde Lakes has always been underserved in the Town of Camp Verde. They are part of us, and we need to start accepting this and putting money out there. She would like to see this process move forward.

Mayor Jenkins asked why there were two quotes given. One is for \$180k and one is for \$118k. She also did not realize that it would be a quarter of a million-dollar project. The \$50,000 figure has been in her mind. She asked for an explanation on the two quotes.

Ms. Hellman said there are two quotes because there are two different types of machines. She wanted to provide both so that they can see that there are options. One has larger capabilities.

Mayor Jenkins said that with the ARPA funds, a lot of them have been earmarked for CIP projects. She isn't sure where they are with CIP projects, but those ARPA funds have previously been assigned to projects. This took place a year ago, so

she's not sure what those costs look like today. She asked Mr. Showers if he's prepared to answer how many ARPA funds they have.

Finance Director Mike Showers said he appreciates the conversation they've been having. They have not assigned all the ARPA funds, so ARPA funding is there if they choose to go that route. They need to spend or have those funds under contract by December 2024. He said the real question that Mayor and Council need to look at now is- is this a project they want to go through with now amidst everything they're looking at doing?

Councilor Murdock said that she doesn't want her lack of understanding to come across like she doesn't support Verde Lakes. They've worked hard to make some forward progress toward a partnership with Verde Lakes Recreation Association. She suggested going in and speaking to give other options on ways to improve out there for young people. She asked how many students come off the bus to the library. Is there an influx of kids after school?

Ms. Hellman said there is. They are also trying to increase that by working with the school to implement tutoring. The problem doesn't seem to lie in kids being dropped off, but parents picking up.

Councilor Murdock said she'd like some ballpark estimated information sent to the Clerk's Office on broadband. She feels they have plenty of time if they're dealing with the fiscal year.

Ms. Hellman said that does give them time, but as far as this project goes, it's a huge project. She wants direction from Council to either go forward and work on it, or not. The State Library needs to know whether to allocate that money so they can give it out elsewhere.

Councilor McPhail said they've been pulling wire throughout Verde Lakes for internet, though it's not done efficiently. She said she's willing to table this item to a later meeting date in order to provide more information. She believes Jim Watters is more than capable of getting this done. The Volunteer Landscape Architect would even take it on.

Ms. Hellman understand that one of Council's goals is to get broadband to all the parks in Camp Verde. She asked if that would be using ARPA funds? This project would allow you to get broadband out to a park using E-Rate money that you wouldn't have access to if it wasn't a library site.

Mayor Jenkins said it's been discussed, but no decision has been made.

Councilor Escoffier said that she thinks everybody is in support of having a library out there, the problem is they don't want to be continually looking at CIP projects in a non-serious manner. She asked if they could build the canopy and wait on the rest?

Ms. Hellman said it would be frowned upon. There wouldn't be a point in doing that. It would be deceitful.

Ms. Mabery said that one of the challenges with the grant is that the project must be complete by June 30th. Ms. Hellman clarified that it's JUST the canopy that needs to be completed.

The other option would be that if they're committed to the project, but they're not ready to bite off the commitment, they could decline the grant, move forward with the canopy under CIP or ARPA funds. It would be set and ready to go so they could budget and apply for other grants that would help pay the cost of the library.

Ms. Hellman said it would have to be a different grant because this grant is only for construction.

Councilor Murdock asked if there are examples of areas where these library units are used. Are they in rural areas? More urban areas with more foot traffic?

Ms. Hellman said that she did ask, and surprisingly they are in more rural areas, outside, like they plan to do.

Ms. Pemberton read some of the comments from the Zoom Chat.

ZoomerUser said: "Why can't an actual structure be built for that amount of money?"

Donna Moody said: "Yes. Stops by Dollar General. Yes, please get this for the low high school graduation rate to change this year. Please table this to reschedule to get more information.

Mayor Jenkins said she believes they are all up there to support Verde Lakes. She, however, doesn't feel she's in a position where she'd vote on this without additional information.

Ms. Hellman asked what additional information she would like?

Mayor Jenkins said she'd like more information on broadband and would like to consider this in context with the other CIP projects. Where does this stand?

Councilor Whatley said it sounds like everyone is for this. She said she has a really hard time saying goodbye to \$50,000. If they're going to go ahead with this anyway, then it's an added \$50,000 to the bill that they could have had paid.

Vice Mayor Moore asked if the same grant is available every year.

Ms. Hellman said, yes, the construction grant can be applied for every year.

Councilor Whatley said that if they apply for the same grant, would they even give it to them again if they denied it?

Ms. Hellman said she has no idea, but she wouldn't think they would.

Councilor Escoffier said she thinks there will be an opportunity to seek out additional grant funding during the timeframe if they delay this. She understands Councilor Whatley's concern in turning down \$50,000, but what if the broadband costs \$500,000? There are

many unknowns.

Mayor Jenkins asked Council what they want to do with this agenda item?

Councilor Murdock asked if she's looking for specific direction for the staff to stop pursuing this, or are they looking for a consensus?

Ms. Stuhan said it can be a motion to accept, or they can decline it. She thinks they have enough there to not accept it but give staff direction to come back with additional information. It's within the open meeting law. They have flexibility to act and provide direction.

Councilor Murdock said she's not sure she wants to walk away with nothing being on the record except them not being sure and no further direction.

Mayor Jenkins said that if a motion is going to be made, she'd like to see this as part of CIP budget with complete information and handle it as a normal process through CIP.

Vice Mayor Moore wanted to be cautious in making it part of the CIP because she said it's very likely that getting the broadband out there is going to be extremely expensive. She said she also sees it online quite frequently that people in Verde Lakes are complaining about their internet. Will that affect this? She worries about so many things with this deal. She wanted to know the total cost of putting internet out there, as well as whether that internet will be good enough to run this.

Councilor Whatley said if they do the E-Rate thing, there's a hub at the Camp Verde Public Library. If broadband could be brought out to the location of the library hub, it will be the best internet out there. The community can sit in the parking lot and use that Wi-Fi.

Ms. Hellman said the library has a fiber optic cable coming into the library, she's not sure if that's available at the property in Verde Lakes. They can investigate it with Sudden Link, but she's been cautious about doing so because there had been no decision made to go forward. If they are leaning toward that way, she can put the energy into it, otherwise she has many other projects she could work on.

Councilor Murdock **moved** to direct staff to stop moving forward with Arizona State Library, Archives and Public Records States Grants-in-Aid Construction of the 2022 grant to build the canopy for the automated library branch in the amount of \$50,000.00 and allocating \$50,000.00 in matching funds from the general fund.
There was a second by Vice Mayor Moore.

Councilor Escoffier clarified that with this motion, would they also not be directing staff to include this project in a future CIP?

Vice Mayor Moore said that Ms. Hellman wanted to either go forward tonight, or not at all. Ms. Hellman said she just wants to know what they want her to do. She doesn't want to keep pushing a project that Council isn't fully on board with.

Ms. Mabery said that her understanding is if Council doesn't go forward tonight with the grant, they still have the possibility to put this in a future CIP project, with more

information.

Councilor Murdock said she's not going to amend her motion, but staff always has the option to bring projects back to Council.

Roll Call Vote:

Councilor Baker: Absent

Councilor Escoffier: Aye

Councilor McPhail: Nay

Councilor Murdock: Aye

Councilor Whatley: Nay

Vice Mayor Moore: Aye

Mayor Jenkins: Aye

Motion Passed 4-2

14. **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))

No cards.

15. **Adjournment**
Mayor Jenkins adjourned the meeting at 8:29 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 January 4, 2023. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 25th day of January, 2023.



Cindy Pemberton, Town Clerk

Note: Upon a public majority vote of a quorum of the Town Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes: (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1)); (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2)); (3) Discussion or consultation for legal advice with the attorneys of the public body. (A.R.S. §38-431.03(A)(3)); (4) Discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. § 38-431.03(A)(4)); (5) Discussion or consultation with designated representatives of the public body to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5)); (6) Discussion, consultation or consideration for negotiations by the town or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6)); (7) Discussion or consultation with designated representatives of the town to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(7)).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the Town of Camp Verde and Bashas on 12-29-2022 at 2:00 p.m. in accordance with the statement filed by the Camp Verde Town Council with the Town Clerk

Cindy Pemberton

Cindy Pemberton, Town Clerk

Pursuant to A.R.S. §38-431.01 Meetings shall be open to the public - All meetings of any public body shall be public meetings and all persons so desiring shall be permitted to attend and listen to the deliberations and proceedings. All legal action of public bodies shall occur during a public meeting. The Town of Camp Verde Council Chambers is accessible to persons with disabilities. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk at 928-554-0021.