

**(Corrected) MINUTES  
TOWN OF CAMP VERDE  
REGULAR SESSION  
MAYOR AND COUNCIL  
473 S. MAIN STREET, SUITE 106  
WEDNESDAY, JUNE 7, 2023 at 6:30 P.M.**

1. **Call to Order** Mayor Dee Jenkins called the meeting to order at 6:30 PM.
2. **Roll Call.** Council Members: Jackie Baker, Wendy Escoffier, Robin Godwin, Cris McPhail, Jessie Murdock, Vice Mayor Marie Moore, and Mayor Dee Jenkins.

**Also Present.** Interim Town Manager Gail Mabery, Town Attorney Trish Stuhan, Interim Deputy Town Manager Barbara Goodrich, Administrative Clerk Jadie Edwards, Deputy Clerk Virginia Jones and Recording Secretary Mary Frewin.

3. **Pledge of Allegiance** Councilor Baker led the Pledge of Allegiance.
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) Joint Session – April 26, 2023
- 2) Regular Session – May 3, 2023
- 3) Special Session – May 10, 2023
- 4) Special Session – May 24, 2023
- 5) Special Session – May 26, 2023

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

- 1) Special Session – Wednesday June 14, 2023 at 5:30 p.m.
- 2) Special Session – Tuesday June 20, 2023 at 3:00 p.m.
- 3) Special Session – Wednesday June 21, 2023 at 9:00 a.m.
- 4) Regular Session – Wednesday July 5, 2023 at 6:30 p.m.

**c) Approval of the new Town Salary Range Table. Staff Resource: Julia Kaiser**

**d) Approval of Resolution 2023-1111. A Resolution of the Mayor and Common Council, of the Town of Camp Verde, Yavapai County, Arizona, pertaining to certain exemptions for motor vehicles used by the Marshal's office. Staff Resource: Corey Rowley**

**e) Approval for the Mayor to sign a clarification letter regarding Non-Disclosure Agreement and Rule 408 to Regional Wastewater planning discussions. Staff Resource: Jeff Low**

On a motion by Councilor Escoffier, seconded by Councilor Baker, Council moved to accept the consent agenda with some grammatical corrections to be made.

Roll Call Vote:

Councilor Baker: Aye

Councilor Escoffier: Aye

Councilor McPhail: Aye

Councilor Murdock: Aye

Councilor Whatley: Aye

Vice Mayor Moore: Aye

Mayor Jenkins: Aye

**Motion Carried 7-0.**

5. **Call to the Public or 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))

Robert Foreman spoke regarding Clear Creek Cemetery. He stated that it's full, and there are no other spots for Camp Verde residents to lay their loved ones to rest. He feels it would behoove the Town to ask the Forest Service to donate 5 acres to the cemetery. He said they have the necessary people near who could help make this happen.

Jane Whitmire spoke regarding the display at the Camp Verde Community Library. She spoke in support of the library and their example. She hopes people will consider how fortunate they are to have the library.

Danielle Church spoke regarding the display at the Camp Verde Community Library. She spoke against it. Her concerns were that the display and the books within it were an act of grooming. She feels that someone in the library wrongly chose to place sexual books in view of children and minors. She asked Council to consider removing the staff involved in creating this display.

Bob Kuebler spoke regarding the display at the Camp Verde Community Library. He spoke against it. He feels children are being exploited by putting a display of such in their view, and those books don't belong in the library. It's a parent's job to teach their children.

Sean O'Shaughnessy spoke regarding the display at the Camp Verde Community

Library. He spoke against it. He came today to ask that Council have moral obligations in making their decisions.

Dixie Jewell spoke regarding the display at the Camp Verde Library. She spoke against it. She wanted to provide Council with websites that will educate them on this topic. She does not want to see this type of stuff getting to the children of Camp Verde.

Councilor Godwin spoke up asking that the comments made from the public be strictly about the display, and no other sensitive topics.

Town Attorney Trish Stuhan recommended that they move forward with the comments, as they must listen to the public and allow them to speak, unless they are full of profanities.

Nicholas Meredith spoke of how he was born and raised in Camp Verde and has always loved living here and felt accepted. He spoke in favor of the display at the Camp Verde Library.

Sarah Ellison spoke regarding the display at the Camp Verde Library. She spoke against this. She is a long-time resident of the town and spoke highly of the Camp Verde Library and their programs. She is also a Kindergarten teacher at the Elementary School, who feels that even young children could read some of the inappropriate words that appeared on some of the books. She is not against the LGBTQ+ community, but more so is worried about the content of these books regarding children. She feels a line has been crossed.

Jarred Graves spoke regarding the display at the Camp Verde Library. He spoke against it. As a widowed father, he feels like it's his job to protect his 12-year-old daughter. He is not in support of these books being displayed.

Sean Brooks spoke regarding the display at the Camp Verde library. He spoke in favor of it. He does not feel like the books displayed were explicit sexual comments, but books to educate children. He feels each parent can raise their children how they'd like, but not dictate how others raise their children.

Charmaine Cecil spoke regarding the display at the Camp Verde Library. She spoke against it. She feels that children are very impressionable at a young age and need to be protected from these things.

Debbie Roulette spoke regarding the display at the Camp Verde Library. She would like this to be brought up as an agenda item at a future Council meeting. She feels it is a bigger issue.

Janet Pugh spoke regarding the display at the Camp Verde Library. She spoke against it. She said she moved to this community because she saw respect, compassion, and honor. She feels that this display is an example of the morals of our children going downhill. She would like to see these types of things off the shelves of Camp Verde Library.

Cheryl Lee Hendricks spoke on the display at the Camp Verde Library. She spoke against it. She said she loves the library. She does not want this stuff to be put out for children to see.

Sheila Backus spoke regarding the display at the Camp Verde Library. She spoke against it. She wonders when sexuality and what people choose to do in the bedroom is okay to be on display in the front entrance of the library. She also wants to know why the library chose to purchase such books with taxpayer money in the first place. She feels this display is inappropriate and disciplinary action must be taken to whomever chose the books in the display.

Tammy Arrington spoke regarding the display at the Camp Verde Library. She spoke against it. Prior to this, she found Camp Verde to be her safe haven. With this display, she no longer feels this protection. She feels these books would mess a child up if they were to read them.

Jeff Nelssen spoke regarding the display at the Camp Verde Library. He spoke against it. He feels that at a young age, books like these can have a lifetime effect on someone. He feels it is bad to display this type of information to young children.

Candace Hardin spoke regarding the display at the Camp Verde Library. She spoke against it. She feels harmful materials were displayed in the library where children were present and expected to be. She feels the nature of some of the content was very political and violates many things.

Jennifer Martinez spoke regarding John Knight and Code Enforcement and their newly established rule that she and her family may not ride their dirt bikes on the track they have in their backyard that has been there for 20 years.

Cole Martinez spoke on Code Enforcement and their new rule that says he and his family are now unable to ride their dirt bikes on the track they have in their backyard.

Tanner Bryson spoke first regarding the library issue. He is not in favor of the display in the library.

Debora Moody's card was read, and it said "I support Kathy Hellman 100%. Education comes from a good librarian. She is."

*Mayor Jenkins recessed the meeting into a 10-minute break at 7:50.*

## **6. Special Announcements and Presentations:**

- **Proclamation.** Declaring June 30, 2023, a day of remembrance of the Granite Mountain Hotshots.

Mayor Jenkins Declared a proclamation in memory of the Granite Mountain Hot Shots.

7. **Summary of Current Events.** The Town Council and the Town Manager may provide brief summaries of current events and activities. These summaries are strictly for informing the public of such events and activities. The Council will not propose, discuss, deliberate or take action on any such item, except that an individual Council member may request that the item be placed on a future agenda. Summaries may include 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.

Interim Town Manager Gayle Mabery welcomed the public to the meeting.

She reported on Agenda number 9, an Agritourism Use Permit for Trampus and Bonnie Mansker, stating that a citizen has raised some concern on the process that was followed in scheduling this item for consideration. Because of this concern, and to allow Council to receive legal advice, staff recommended to Council to move forward with the public hearing portion of this, but to table the rest.

She also reported on the Pride Month Display in the Camp Verde Library. She gave background information on the issue that arose after this display went up. Ms. Mabery shared a thorough update on this item and when and how members of the public can comment.

Ms. Mabery thanked Council and Staff for allowing her to serve as the Interim Town Manager for the last 6 months. She introduced the new Interim Town Manager, Barbara Goodrich, who comes with many years of experience.

Mayor Jenkins thanked Ms. Mabery for her service the last 6 months. The Council presented her with a gift basket.

8. **Discussion, Consideration and Possible Appointment of Mark E. Lomeland to serve on the Planning and Zoning Commission with a term expiring January 2025.** Staff Resource: Cindy Pemberton

Vice Mayor Moore spoke on this issue. She gave background to the application process. After interviewing 6 applicants, it was decided to appoint Mark Lomeland to the Planning and Zoning Commission.

Mr. Lomeland introduced himself and said he appreciates the opportunity to serve

his community.

On a motion by Vice Mayor Moore and seconded by Councilor McPhail, Council moved to appoint Mark Lomeland to Planning and Zoning Commission with a term expiring January 2025.

**Roll Call Vote:**

Councilor Baker: Aye  
Councilor Escoffier: Aye  
Councilor McPhail: Aye  
Councilor Murdock: Aye  
Councilor Godwin: Aye  
Vice Mayor Moore: Aye  
Mayor Jenkins: Aye

**Motion Carried 7-0.**

Vice Mayor Moore swore in Mr. Lomeland.

9. **Discussion, Consideration, Public Hearing and Possible Adoption of Resolution 2023 – 1107, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving Use Permit 20230137, an Agritourism Use Permit application for Trampus and Bonnie Mansker for a roping arena located on parcels 404-12-422D and 404-12-422C.**  
Staff Resource: John Knight
- **Staff Comments**
  - **Public Hearing Open**
  - **Public Hearing Closed**

There will be no staff comments.

Town Attorney Trish Stuhan suggested to Mayor Jenkins that she not act tonight and continue the meeting to another time. Just the public hearing portion will take place.

*Mayor Jenkins opened the meeting to a Public Hearing at 8:12 PM.*

Glen Allen spoke on this item in support of fairness in this issue. He feels that this item should be on the future agenda as well, for more time to discussion. He also wants to urge them to consider how important it is to set precedence for granting use permits and fair code enforcement. He wants a clear and enforced decision.

Cheri Wischmeyer spoke on this item. She feels Mr. Mansker's property is not large enough to house large amounts of animal's full time. She feels he has constantly violated code many times. She asks that they deny this special use permit.

John Wischmeyer spoke on this item. He too feels that Mr. Mansker should not be granted this permit and gave reasons as to why he feels this way. He said Mr. Mansker's property is zoned residential, and he should not be able to have an excessive number of large animals. With this permit, his animals would increase from the 9 allowed, to over 30. He feels the appropriate response would be to not approve this.

Catherine Webster said that Mr. Mansker's property is a quarter mile from her. She stated that his property is impeccable and his animals on the property are well taken care of. She feels Mr. Mansker cannot be blamed for problems that are brought on by the pod in the neighborhood. There is no reason why he should be denied this.

Jordy Weaver spoke in support of the agritourism permit for the Manskers. She feels that a horse saved her life and she found life again through her animal. She feels the Manskers give hope and life to kids through their animals.

Claudia Hauser spoke in favor of Mr. Mansker and his property. She wonders why she spoke on this topic long ago, and there is still no resolution on this. She would like to see this process speed up, and wonders if it has not been because it's a legal issue. She has driven by the Manskers property many times and feels he takes great care of it. She would love for him to be her neighbor. She supports them and supports agriculture.

Marina Zorilla spoke in favor of Mr. Mansker. She said he keeps his property very clean. She works in the PALS version of FFA, and Mr. Mansker allows her to use his property with the kids. She feels he should be approved for this.

Carol German spoke on this item. She feels residential areas in Camp Verde need to be protected from the Planning and Zoning Ordinances. She feels special use permits are fine in specific circumstances, those that don't create a nuisance. She said that special use permits also erode the planning and zoning processes. It's to her understanding that this property does not meet the criteria for an agritourism permit.

Eileen Martin spoke on this item. She feels that Mr. Mansker should have purchased a big enough parcel to do the roping that he wants to do.

Mary Phelps spoke on this item, in favor of Mr. Mansker receiving the agritourism permit. She feels the HOA in the neighborhood came after the property was used for roping. She feels Camp Verde is moving away from their rural lifestyles.

Dave Grondin spoke on this item. In his history sitting on commissions, he feels this request is the most absurd. He gave examples as to why. He doesn't feel Mr. Mansker should be disallowed to have roping events.

Brenda Powell, a local realtor, read two letters from recent clients. In the letters, these clients wrote to Ms. Powell saying that they did not want to buy recently shown property that was surrounded by excess farm animals.

Stephen Magoon spoke in this item. He wanted to clarify that he is not against Mr. Mansker and his roping arena. All he is wanting is for the code to be enforced on Mr. Mansker's property. He does not feel like he should have exclusive rights.

Gail Pate spoke on this agenda item. She was on the original board that drafted the current town code regarding animal counts. She said experts on this were consulted to get insight. The recommendations were adopted by the Town of Camp Verde. She feels excessive animals should not be permitted.

Janet Anderson spoke on this item and does not feel an agritourism permit is appropriate for this property. She feels Mr. Mansker's acreage is not large enough to hold all these animals. She feels that granting this permit would only bring more people requesting them.

Elaine Eaton spoke on this item. She signed a petition in support of Mr. Mansker with many other signatures. She feels that the ordinance needs to change on livestock.

Yates Dixon spoke on this item. He feels it would be wise to protect the southwestern heritage. He feels the Mansker family supports the youth. It would be in the best interest of the town to throw support behind Mr. Mansker.

Tanner Bryson spoke on this item in support of Trampus Mansker and his operation. He said Mr. Mansker is professional and maintains a great and clean facility. He also feels the animal counts need to be reviewed. He is eerie of the permit process because he knows that a permit can be taken away.

Christa Brunori spoke in favor of Mr. Mansker. She would like to see Council stand behind what Camp Verde represents. She wonders why this permit even exists if they won't even consider it. She stands behind the Manskers and what they're doing for the community.

Jill Irvin spoke on this item. She said her and her husband Steven Magoon have worked for 2 years to get Community Development to enforce the animal accounts on Mr. Mansker's property. She is opposed to this permit, as she feels they have equal right to enjoy their property.

Jennifer Martinez spoke on this item and the attack she feels this is having on the children. She also said that flies will happen on every property,

regardless of large animals. She feels Mr. Mansker has rights, as he lived on his property first.

Cole Martinez spoke on this item. He feels the Mansker property is another example of wrong decisions by John Knight. He supports the Manskers receiving this permit.

Raquel Dixon spoke on this item. She feels that the residents who were there first should be honored. She spoke in support of Mr. Mansker.

Attorney John Browder (via Zoom) spoke in support of Mr. Magoon and Ms. Irvin. He said the agritourism permit would allow Mr. Mansker to have an unnecessary number of animals on his property that is too small. It will result in a significant nuisance to his client's property.

Calvin Bahe is in support of Mr. Mansker and his permit.

Jack Duffy not in support of this permit.

Ann Duffy is not in support of this permit.

Tye Reddell is in support of Mr. Mansker and his permit.

Trampus Mansker spoke in support of himself. He said he has tried numerous times to be neighborly on this issue and address his neighbors to see what he can do to better serve them while having his animals. He gave examples of many instances in which he went above and beyond for them. He wants to create a space for youth and families. He would like this permit to be granted.

*Mayor Jenkins closed the public hearing at 9:33PM.*

This item is tabled to June 15th after the recommendation of Attorney Stuhan.

On a motion by Vice Mayor Moore, seconded by Councilor Baker, Council moved to continue item 9 to be heard on June 15<sup>th</sup> Executive Session at 5:30 p.m. and continuation of this matter at 6:30 p.m.

**Roll Call Vote:**

Councilor Baker: Aye  
Councilor Escoffier: Aye  
Councilor McPhail: Aye  
Councilor Murdock: Aye  
Councilor Godwin: Aye  
Vice Mayor Moore: Aye  
Mayor Jenkins: Aye

**Motion Carried 7-0.**

10. **Discussion, Consideration and Possible Approval of Resolution 2023-1112 a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, declaring Chapters one (1) two (2) and including Chapters 3-2-1.1 of the Camp Verde Town Code dated June 7, 2023 to be a public record. Staff Resource: Cindy Pemberton**

There were several areas in which the Council had corrections to make the document flow a little bit better. These areas were discussed and noted by staff.

On a motion by Councilor Escoffier, seconded by Councilor Murdock, Council moved to continue the meeting past 10:00 PM.

**Roll Call Vote:**

Councilor Baker: Aye  
Councilor Escoffier: Aye  
Councilor McPhail: Aye  
Councilor Murdock: Aye  
Councilor Godwin: Nay  
Vice Mayor Moore: Aye  
Mayor Jenkins: Aye

**Motion Carried 6-1.**

Councilor Godwin left the meeting at 9:59 PM.

The Council continued giving their corrections to staff, who noted these corrections.

On a motion by Vice Mayor Moore, seconded by Councilor Baker, Council moved to approve Resolution 2023-1112 a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, declaring Chapters one (1) two (2) and including Chapters 3-2-1.1 of the Camp Verde Town Code dated June 7, 2023 to be a public record including the corrections made.

**Roll Call Vote:**

Councilor Baker: Aye  
Councilor Escoffier: Aye  
Councilor McPhail: Aye  
Councilor Murdock: Aye  
Councilor Godwin: Absent  
Vice Mayor Moore: Aye  
Mayor Jenkins: Aye

**Motion Carried 6-0.**

11. **Discussion, Consideration and Possible Approval of Ordinance 2023-481, an Ordinance of the Town of Camp Verde by the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting by Reference Chapters One (1) two (2) and Chapter Three (3), and including Chapter 3-2-1.1 of the Town of Camp Verde Town Code: related to Updates of General Laws, Mayor and Council Procedures, and Acting Town Manager Powers and authorities. A Recodification of selected prior ordinances of the Town, with amendments, and proscribing penalties for violations thereof and declaring an emergency.** Staff Resource: Cindy Pemberton

Ms. Mabery recommended approval with one change in the title- "By reference Chapters 1, 2, and Chapter 3 up to and including Section 3-2-1.1"

Councilor Escoffier also made a recommendation to change Section 4 to include the same language that's in the title.

On a motion by Councilor Escoffier, seconded by Vice Mayor Moore, Council moved to approve ordinance 2023-481, an ordinance of the Town of Camp Verde Mayor and Common Council, Yavapai County, Arizona, adopting by Reference Chapters One (1) two (2) and Chapter three (3) up to and including section 3-2-1.1 the town of Camp Verde town code: related to Updates of General Laws, Mayor and Council Procedures, and Acting Town Manager Powers and authorities. A Recodification of selected prior ordinances of the Town, with amendments, and proscribing penalties for violations thereof and declaring an emergency.

**Roll Call Vote:**

Councilor Baker: Aye  
Councilor Escoffier: Aye  
Councilor McPhail: Aye  
Councilor Murdock: Aye  
Councilor Godwin: Absent  
Vice Mayor Moore: Aye  
Mayor Jenkins: Aye

**Motion Carried 6-0.**

12. **Discussion and Review with Council of FY24 proposed Capital Improvement Plan.** Staff Resource: Gayle Mabery and Mike Showers

This item was tabled to the June 14<sup>th</sup> meeting.

13. **Adjournment** With no further objection, the meeting adjourned at 10:23 p.m.

Dee Jenkins  
Mayor Dee Jenkins

Virginia Jones  
Attest: Deputy Clerk Virginia Jones

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 June 7, 2023. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 7<sup>th</sup> day of July, 2023.

Virginia Jones  
Virginia Jones, Deputy Clerk