

**Minutes
TOWN OF CAMP VERDE
REGULAR SESSION
MAYOR AND COUNCIL
473 S MAIN STREET, SUITE 106
WEDNESDAY, JANUARY 15, 2020 at 6:30 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 German called the meeting to order at 6:30 pm.
2. **Roll Call:** Council Members Joe Butner, Bill LeBeau, Robin Whatley, Vice Mayor Dee Jenkins, Mayor Charles German. Councilors Buck Buchanan and Jessie Murdock absent.
Also Present: Town Manager Russ Martin, Marshal Corey Rowley, Town Clerk Cindy Pemberton , Sgt. Jeff Patton, Economic Development Director Steve Ayers, Public Works Director Ron Long and Court Recorder Marie Moore.
3. **Pledge of Allegiance**
Mayor German 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) No minutes for approval
 - b) **Set Next Meeting, Date and Time:**
 - 1) Wednesday, February 5, 2020 Regular Session
 - 2) Wednesday February 19, 2020 Regular Session
 - 3) Wednesday March 4, 2020 Regular Session

On a motion by Councilor Whatley, seconded by Councilor Butner, Council approves the Consent Agenda. The motion carries with approval by Councilors Butner, LeBeau, Whatley, Vice Mayor Jenkins and Mayor German.

5. **Call to the Public for items not on the Agenda. (Please complete Request to Speak Card and turn in to the Clerk.)**

Kathy Davis spoke of being unsettled by the actions taken place toward Bruce George at the Council meeting on January 8, 2020 by Councilor Butner and requested Mr. George receive an apology from Council.

Nancy Floyd spoke of her feelings toward the actions taken place at the meeting on January 8, 2020 and what she understood the police report indicated and it was unethical on the part of Councilor Butner to act as he did. Ray Floyd gave Nancy Floyd his 3 minutes of public speaking time to finish. Nancy Floyd asked for censure in the future of the Councilors and requests that her written statement be included in the minutes.

Steve Vanlandingham indicated he feels Councilor Butner should be removed from the Town Council.

Alice Morton requested review of ordinance 2014A399 effective 11/14/2-14 adopting by reference section 11-1-5 Noise and requests the Marshal's office be supplied with proper equipment to measure noise. The statement read is attached and becomes a part of the record from review.

Christine McPhail spoke of her disappointment in the Council regarding past actions of Council members including the actions taken place at the last meeting.

Mary Phelps, Camp Verde Arena Association President gave a brief overview and update on the progress of the arena, working with other entities and agencies and donations that are in the future coming. APS is making changes to the engineering and will be submitted to the Town for permitting once it is received. Pictures of the progress of the arena is attached and a permanent part of the record.

6. **Presentation and Discussion on potential for creation of an Improvement District or similar mechanisms for funding local infrastructure improvements such as for wastewater improvements along Highway 260. (Russ Martin)**

Town Manager Russ Martin introduced Mark Reader, Managing Director from Stifel and Michael Cafiso Esq., who presented Council with a detailed Power Point Presentation regarding Utilization of Improvement District (I.D.) Financing of Funding Local Sewer Improvements in a Special Assessment Tax District. The presentation is attached and a permanent part of the record.

Town Manager Russ Martin indicated the project will potentially cost \$7-10 million dollars. Mr. Reader indicated the project will need to come up with a budget and how to fairly allocate the capital cost back to the property owners with the goal of 100% participation. Without voluntarily participation, property owners can be forced, but it is beneficial to avoid that scenario. Once an agreement is made, if a property is not able to make the payment due, it can be made in a special assessment payment over a term of 25 years.

Mayor German questioned how the opportunity zone will have an effect on the property owners. Mr. Reader explained once the public infrastructure is in place, it increases the property value and decreases the cost of improvements.

Mr. Reader explained the bonds are secured through the underlying properties and hold first lien on the properties only behind property taxes. If payment is not made, foreclosure can be placed on the property to recover fees.

Vice Mayor Jenkins clarified if all the property in question is private property. It was confirmed, it is private property.

Town Manager Russ Martin requested clarification on the foreclosure process and what the amount would be.

Vice Mayor Jenkins questioned if the Town has liability if a property owner does not make payment. Mr. Reader explained the Town is required to cover the payments until payment is received and it would be coming from general funds.

Vice Mayor Jenkins questioned how many property owners would be affected at this time. Russ Martin explained the properties affected.

Charlotte Salsmans requested clarification on the line going through Horseshoe Bend. Town Manager explained how the fees would be shared as fairly and equally as possible.

Councilor LeBeau left the meeting at 7:33 p.m. and returned at 7:35 p.m.

Michael Cafiso, Esq compared the assessment to a home mortgage with a lender borrower relationship and the Town is the guarantor who may need to catch up one assessment payment. Mr. Cafiso explained there must be preliminary plans of participation, engineered plans and estimate to go to the property owners with for review and consideration of agreement.

Steve Vanlandingham questioned if a person a property owner with an adequate septic system would be charged regardless if on the system. Michael Cafiso stated the boundaries could be drawn to not include a property that does not need to be included in the district.

Michael Cafiso explained the 30% plans, specifications, engineering and estimate must be paid up front but can be reimbursed to whomever covers the cost, either the property owners or the Town itself.

Economic Development Director Steve Ayers explained there is a 5-step process in order to receive the grant applied for and is currently 3 steps into the completion process of receiving the EDA grant. At this point, the Town has qualified for 40% of the cost of the sewer line expansion project. Yavapai College has agreed to do demographic data to include in the application for no cost. Once the proposal is submitted, there is a 90 day approval period. Once approval is received, the grant is further pursued and the 30% plans are required at that point.

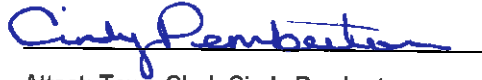
7. **Discussion and consideration of the Town Manager's performance review and/or negotiation of the Town Manager's employment contract.** The Council may, by majority vote, recess the regular meeting, hold an executive session and then reconvene the regular meeting for discussion and possible action on this item as covered under A.R.S. 38-431.03 (A)(1).

This item has been pulled from the agenda and will be rescheduled for a different date and time.

8. **Adjournment**
Meeting adjourned at 8:02 p.m.



Mayor Charles German



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 Council Meeting of the Town Council of Camp Verde, Arizona, held on January 15, 2020. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 6 day of February, 2020.



Cindy Pemberton, Town Clerk