



**AGENDA
TOWN OF CAMP VERDE
WORK SESSION
MAYOR AND COUNCIL
473 S MAIN STREET, SUITE 106
WEDNESDAY, JUNE 13, 2018 AT 5:30 P.M.**

If you want to speak ON ANY ITEM ON THE AGENDA, PLEASE complete the Request to Speak Form

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

1. Call to Order.

2. Roll Call. Council Members Jackie Baker, Buck Buchanan, Dee Jenkins, Brad Gordon, Robin Whatley; Vice Mayor Jessie Murdock, and Mayor Charles German.

3. Pledge of Allegiance.

4. Work Session. No legal action to be taken.

4.1. Discussion and possible direction to staff on recycling options for Town-wide recycling program. [Staff Resource: Russ Martin]

4.2. Discussion and possible direction to staff regarding horse arena panels owned by the Town and potential uses, lending or sale options. [Staff Resource: Russ Martin]

4.3. Discussion and possible direction to staff regarding approaching Yavapai College with options for centralized Career & Technical Education Center (CTE) campus options in Camp Verde. [Staff Resource: Staff Martin]

5. Adjournment.

Posted by: _____

Date/Time: _____

Note: Pursuant to A.R.S. §38-431.03.A.2 and A.3, the Council may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

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Agenda items may be taken out of order.

Pursuant to A.R.S. §38-431.01 Meetings shall be open to the public - A. 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.

Pursuant to A.R.S. §38-431.03(A)(2) and (A)(3), the Council may vote to go into Executive Session for the purpose of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

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Memo

To: Mayor and Town Council
From: Russ Martin, Town Manager
CC:
Date: June 13th, 2018
Re: Recycle Options Work Session

Per the sudden closure I have placed this on the work session agenda as it has been a source of concern for where the Town is moving forward with the Recycling Issue.

A little background:

Town has paid approximately \$12,000 in 2010 and lowered to \$6,000 for services from Sedona Recycles as recently as 2011 for many years and up to May 31, Town has paid approximately 18K and was budgeted 2019 to do \$25,000 for these services.

Town Council's past direction was to continue with Sedona Recycles as a primary option due to the clean and near complete (high percentage recycling) nature of the recycle services. Now that Sedona Recycles and the return on materials recycled is at really low return levels the age of the equipment and cost to haul to/from Camp Verde has become too much to sustain the non-profit from the distance that Camp Verde is from their yard.

Consequently, we are meeting to discuss and possibly give direction on pursuit of options, if any, the Council would like to consider. Among the options and initial considerations (not exhaustive), thus the work session:

Option A – (Status Quo option as of June 1) Eliminate services all-together for main collection point and allow for private haulers to be contracted directly by community members interested.

Issues - Cost transferred to consumer versus taxpayer supported, also may limit potential amount that is recycled.

Option B – Consider collection ourselves with hauling to other recycle collection areas as close as the City of Cottonwood, Sedona Recycles or other yet to be determined location.

Issues – Cost of hauling/equipment/maintenance of location(s), whether the facilities would accept recyclables and at what cost.

Option C – Consider contracting out with other service providers for central collection sites throughout Town.

Issues – Cost of contracting, location(s)/permissions, similar to issues we faced with Sedona Recycles.

Staff is looking for direction and will pursue more information or opportunities if directed to by Town Council.

Judy Morgan

From: Russ Martin
Sent: Thursday, June 07, 2018 12:23 PM
To: Judy Morgan
Cc: Steve Ayers
Subject: FW: CTEC building in Verde Valley
Attachments: doc11300720180427154841.pdf; doc11300620180427154812.pdf

Judy,

Here is the email containing the letter presented to Yavapai College and I am requesting be considered by Town Council for a similar request to consider a centralized CTE in Camp Verde given the opportunity, timely, that these buildings may provide. I want to make sure I have Council on board before I would take any request for consideration to Yavapai College. I know we have had a difficult relationship at times with the College over these kinds of ideas, but this is something tangible, more than just an idea, that could make sense and would help the Town and our economic development efforts here possibly Verde Valley wide and in Camp Verde. It is worth a conversation.

Thanks for adding this. (Including this explanation)

Russ

From: Carol German [mailto:dcgerman@q.com]
Sent: Thursday, April 26, 2018 4:04 PM
To: Russ Martin <Russ.Martin@campverde.az.gov>; Steve Ayers <Steve.Ayers@campverde.az.gov>; Rob Witt <[REDACTED]>
Subject: Fwd: CTEC building in Verde Valley

From: "Dan Mayberry" <[REDACTED]>
To: "dcgerman" <[REDACTED]>
Sent: Tuesday, April 24, 2018 2:27:53 PM
Subject: Fwd: CTEC building in Verde Valley

Carol:
Here is the letter I sent. I did make one mistake when I said there were 2 buildings. there actually 3.
Dan

----- Forwarded message -----
From: Deb <[REDACTED]>
Date: Thu, Apr 19, 2018 at 6:00 PM
Subject: Re: CTEC building in Verde Valley
To: Dan Mabery <[REDACTED]>

Good letter with excellent points.
Deb

> On Apr 19, 2018, at 4:07 PM, Dan Mabery [REDACTED] > wrote:

>

> To the leaders of Yavapai College:

>

> My name is Dan Mabery. Some of you know me and some may not. I am writing this letter to all of you to emphasize the huge need for the college to make positive and decisive steps that would prove to the Verde Valley that the post secondary educational services from Yavapai College justify the tax burden paid from here.

>

> I have been involved for over four years in the process of the college's stated goals to provide the best post secondary education possible to the East side. I was a member of Dr. Perey's Strategic Advisory Committee that was formed 3 years ago. I attended governing board meetings and nearly all of the Verde Valley Governing Board Advisory Committee meetings. I could never figure out why the GBAC was suspended, especially if the Administration and the Board TRULY wanted to know what was needed in the Verde Valley. That group met often and really explored the educational needs over here. Obviously, the Board didn't want to hear what they had to say. The work product of that group far exceeded that of the Dean's Advisory Committee and any type of input that has been put forth since. I had understood that there would be a CTEC advisory committee formed and that I would be invited to join some months ago but I have heard nothing.

>

> One of the most consistently stated needs from the different groups was the lack of a centrally located CTEC program. I have heard the arguments that building "L" or an addition at the existing Clarkdale campus would qualify as "centrally located." That may be so if you consider only Clarkdale and Cottonwood. A "central" location would consider ALL of the Verde Valley. The demographics would show, I believe, that the Hiway 260 locations that have been presented to Dr. Perey, John Morgan and Bob Weir is the shortest drive for the majority of users (Verde Village, Camp Verde, Lake Montezuma, Rimrock, VOC, southern parts of Cottonwood, Cornville). One of the major players in this opportunity is certainly the Yavapai Apache Nation, which is very close to the Hiway 260 buildings. Also, Bob Weir, the director of VACTE, has determined that the 260 area is the most central to the CTEC needs and probably crucial to the success of the program.

>

> It was stated at a governing board meeting that there would be support for a CTEC type building, centrally located in the Verde Valley and priced at \$5,000,000 or less. Mission accomplished. We have one and probably two possibilities. The continued availability of a CHOICE of buildings that would serve this need for Yavapai College and the Verde Valley is incredibly rare. Workable buildings that are centrally located and much cheaper than building from scratch is a win-win! If the college is truly dedicated to a strong CTEC program on the East side, it seems the opportunity is here to get the ball rolling. This point is made even stronger given the extreme cost of new buildings now (it would not be unreasonable to believe that it might cost as much as double to replicate these buildings).

>

> If you are asking for the taxpayers of Yavapai County ,especially the East side, to increase their tax obligation to the college, you should strongly consider the positive affects of an existing ctec building in a central location.

>

> Thank you for your consideration.

>

> Sincerely,

>
> Dan Mabery
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Griffith Property
6000 E Coury Drive
Cottonwood, AZ 86326
Tax Parcel # 407-09-011Q

Property includes ten acres with three additional 10 acre parcels available.
Property is in Yavapai County
Building is 40000 square feet built in 2003
Mezzanine area over large part of the building. (Not included in square footage)
High Quality Metal Building built by Kinson
Back wall is a curtain wall that can moved for expansion.
18 to 20 foot ceilings
Parking for at least 125
Retention Pond for drainage
6 inch water main off of the Camp Verde Water System
Swamp system for Sewage
Building has CAT Five and Fiber optics
500 and 440 amp three phase power with battery backup. Big GE industrial.
Six breaker panels throughout building.
Front office with multiple offices, bathroom and conference room.
Shop area with full Mezzanine.
Large work areas with overhead electric and lights. Heated and cooled.
Flexible drop electric with disconnect at the machines.
Classroom areas with partitions.
Lunch Room.
Fire proof room with combo safe door.
Machine shop equipment may be negotiable
Eight AC Units
Two 2000 gal propane tanks
Fire Alarm System with strobe lights as well as red handle pulls.
Large cargo container stays with the property.

Cris Ballard
Commercial Sales Specialist
Coldwell Banker Mabery Real Estate
1075 S SR 260
Cottonwood AZ 86326
crisballard@sedona.net
928-649-4615

Genesis Worldwide Building
4600 S Genesis Drive
Cottonwood, AZ 86326

\$

30,000 SF building situated on 10.08 Acres of M-1 zoned property
10,500 Office 19,500. Ware house with expan
Super high security building with keypad entry and biometric reader in and out.
Extensive roof mounted photo voltaic solar system zero APS bills. Potential savings on electricity of.
\$72,000. Per year. Depending on usage. Building is all electric.
LED lighting throughout.
Conference rooms
Five primary areas for product Development, Marketing, Graphic design, etc.
T-1 High speed internet.
Ceiling Height of between 10' to 14'.
Photography room
Solid core doors throughout.
Seven bathrooms with light sensors ADA compliant
Curved walls upscale rounded corner accents.
R/O water fountains
Cafeteria with outside patio with misting system
Sky lights throughout building.
Sprinklers throughout
Engineered Rylane concrete floors with reinforced steel throughout building upgraded for maximum
stability. Double thickness no cracks. Can support second story.
Private area apartment with full bath closet etc.
Information Technology room, temperature controlled with 3 back- up systems.
Florescent lights in office areas.
Large classroom area.
Hidden camreas throughout.
Customer Service area/mail room For deliveries.
Sky lights in warehouse.
Ware house includes conveyer belt system with extensive racking system tied into software.
Huge mezzanine area in ware house. Expandable.
Seven overhead Roll up doors and loading docks.
30' ceilings in warehouse with 28'sides. Everything is expandable.
Camp Verde Water.
Built to add 33000 SF Addition.

Cris Ballard
Commercial Sales Specialist
Coldwell Banker Mabery Real Estate
1075 S SR 260
Cottonwood, AZ 86326
crisballard@sedona.net
928-649-4615