

**MINUTES  
REGULAR SESSION  
MAYOR AND COUNCIL  
473 S MAIN STREET, SUITE 106  
WEDNESDAY, MAY 7, 2014 at 6:30 P.M.**

1. **Call to Order**

Mayor German called the meeting to order at 6:30 p.m.

2. **Roll Call**

Mayor Charles German, Vice Mayor Jackie Baker and Councilors Bruce George, Carol German, Jessie Jones, Brad Gordon, and Robin Whatley were present.

**Also Present**

Town Manager Russ Martin, Marshall Nancy Gardner Town Clerk Deborah Barber, Finance Director Mike Showers, Public Works Director Ron Long, Public Works Analyst Debra Raney, Economic Development Director Steve Ayers and Recording Secretary Marie Moore

3. **Pledge of Allegiance**

Mayor German led the pledge.

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) Council Hears P&Z Matters – April 23, 2014
- 2) Regular Session – April 16, 2014

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

- 1) May 9, 2014 at 8:00 a.m. – Budget Work Session
- 2) May 14, 2014 at 6:30 p.m. – Work Session
- 3) May 21, 2014 at 6:30 p.m. – Regular Session
- 4) May 28, 2014 at 6:30 p.m. – Council Hears Planning & Zoning Matters

c) **Possible approval of Resolution 2014-920, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving Amendment #2, of Intergovernmental Agreement 09-152-I with Arizona Department of Transportation for the design and construction of Finnie Flat Sidewalk.** Note: This amendment allocates the maximum available funds to construction. Staff Resource: Ron Long

d) **Possible recommendation of approval of diminished premises to Building A located at 4626 Old Highway 279 in order to lease Building B located at the same address to another licensed winery.** Staff Resource: Deborah Barber

On a motion by George seconded by Vice Mayor Baker, Council unanimously approved the consent agenda.

5. **Special Announcements and presentations:**

- **American Heritage Academy students will recite the Declaration of Independence in honor of Charter Schools Week** (Requested by Councilor Whatley)  
American Heritage Academy 5<sup>th</sup> grade class recited the Declaration of Independence.
- **Proclamation declaring the week of May 26-30, 2014 as “Paint the Town Purple Week” in recognition of the Relay for Life.**

Tonya Short, event chairperson with the Camp Verde Relay for Life gave a brief description of Relay for Life and stated that during the week of May 26-30, 2014, Relay for Life will raise the awareness by decorating Main Street in purple and encouraged business owners to do so as well.

Mayor German declared the week of May 26-30, 2014 as "Paint the Town Purple Week" in recognition of the Relay for Life.

- **Proclamation declaring Mental Health Month May 2014 as "Mind Your Health Month"**  
Laurie Vedier from NASCARE and Serenity Circle in Cottonwood spoke briefly about the importance of mental health and helping others obtain the assistance they may need through their services or Spectrum Health Care (FKA: Verde Valley Guidance Clinic).

Mayor German declared Mental Health Month May 2014 as Mind Your Health Month.

6. **Call to the Public for Items not on the Agenda.**

Tom Pitts informed council that the Verde Valley Regional Economic Development was named best in Arizona.

Kitty Thomas, resident of the West Clear Creek Subdivision, advised that there are loose, dangerous dogs in neighborhood and requested the issue be addressed due to the serious safety issue of residents.

Arlene Atkinson, resident of Camp Verde stated her concern regarding the excessive speed problem she has personally experienced in the few recent days on Hwy 260 and the lack of presence from the Marshal's office in patrolling the area.

Michael Dunegan, resident of Camp Verde, informed Council that he has had several incidents involving Deputy Russell Grover and has filled out several complaints but has not had any response from the Town.

Deborah Moody resident of Verde Lakes Estates stated her support for Michael Dunegan and spoke of her first-hand knowledge regarding the harassment he has faced from the Marshal's office.

Mike Adair stated he has known the Dunegan family for many years and sees how Michael is being harassed and doesn't want to live in a town with a corrupt police department.

Mark Pentacost requested council consider a public polling regarding the expense indicated on item 8. During these economic trying times he has seen 1% tax increase and 6 businesses shut down. This expenditure, while worthy, has bad timing and a bad proposed location

7. **Presentation and discussion of the report entitled, "Water Demand and Conservation Assessment for the Town of Camp Verde" dated April 2014. Presentation by report author Linda Stitzer of Western Resource Advocates.** Staff Resource: Steve Ayers

Ayers briefly introduced Linda Stitzer of Western Resource Advocates. A power point presentation was presented which is attached and becomes a permanent part of the record.

Vice Mayor Baker thanked Stitzer for the presentation.

Whatley recommended the presentation be available for public viewing on the internet as well as paper.

8. **Review, discussion, consideration, and possible direction to staff relative to Bid #14-107, Community Library. Bids for construction, received on April 23, 2014, ranged from #3,111,000 to \$4,149,000. Discussion may also include financing options and possible construction changes and/or alternatives as set forth by Council.** Staff Resource: Ron Long and Kathy Hellman

Council directed staff to confer with the Town Attorney and report back regarding the possibility of allowing the bids for construction to be resubmitted with the removal of the LEED's certification and value engineering has been conducted.

A power point presentation was presented by Hellman and Architect, Joel Westervelt, which is attached and becomes a permanent part of the record.

## **PUBLIC INPUT**

Carol Davis, resident of Camp Verde and College Professor, stated her concerns in reference to the cost proposed when there is only a budget for 2.4 million. Davis requests the Council consider Value Engineering and allow the 3 lowest bidders resubmit itemized bids. She stated that the economic advantage to using local workforce is astronomical, regardless; the building is beyond the Town's economical means and needs to remain within the budget allotted.

David White stated he feels it is incredibly important to use local contractors when considering the bids received. Regardless, this cost will nullify the tax increase that was approved and will return the town to dire straits. White recommended putting money toward an infrastructure at "Junk Food Junction" that will pay more than minimum wage.

Linda Harkness, President of CCVL, specified for council what is required of a bidder and gave examples of what would be available for review if a "stripped down version" would be resubmitted to council for review.

Charlie Wagner, with Verde Sol Air stated his opposition to a decision that could come back to bite the tax payers. Wagner questioned the need for metal that required special acid treatment to obtain a certain "look" for the outside of the building. He was discouraged by the lack of local bids submitted and felt the design and specifications put Library way over project budget.

Public Works Director Ron Long agreed with the public requests to consider value engineering and clarified that State Statute requires the Town to use the lowest bidder unless there is a history of problems with the company.

Councilor Whatley clarified for the public that much to the Council's dismay, they are not allowed to use local bidders according to State Statute.

Al Dupuy, stated he has been in construction for 44 years and had the opportunity to bid this job as a subcontractor and he was informed that there were too many discrepancies in the plans which made the cost higher. Dupuy recommended the Council direct staff to take the 3 lowest bids and request contractors conduct value engineering and resubmit.

Dianna Manasse, Youth Services Director, at the Library informed Council of the current circumstances the Library faces on a daily basis in regards to the lack of space and place the Town provides for its youth. Families are traveling and spending money in Cottonwood to utilize their services because there are not sufficient opportunities here in Camp Verde. Schools are going to be closed on Friday's next year and at this time there is not enough space needed to promote literacy which is currently declining in Arizona youth.

Tom Bast stated his opposition to spending more than what was in the agreed budget.

Duke Tryan recommends the consideration of the interest on the loan and suggested the Library not be a LEEDS building to help cut considerable costs.

Roger Doering discussed the projected population and the ability or lack thereof to pay off the library and questioned if an amount this large should go out for a vote.

Wendy White, a new resident to Camp Verde has not been officially told where the exact location will be and from her understanding, the building will be located directly at the end of her driveway. She asks for formal notification as this will affect her personally

Leroy White stated he shares a boundary with the proposed library and is against the proposed location. He feels it will block views and create resentment. The majority of citizens are retired and don't like stairs or elevators, making the 2<sup>nd</sup> story of the building unnecessary. White stated his concern for spending too much

money on the project and does not want to see the Town burdened with this debt. White chastised the Council for the passing of the tax increase.

Bruce Davis commented that even after the expense of the construction of the building, the Town will still incur the cost of furniture, computers and books.

John Bassous stated his disagreement with the price comparison in the PowerPoint presentation given and pointed out inaccuracies. John informed the Council that he supports the library, just not during this economic time. He strongly encouraged the consideration of value engineering.

John Crane indicated his support for the need of a library but also has major concern regarding most of the populous and the state of the economy and jobs.

Rob Whitt stated his support for the library and the dream, it is a milestone for our community, but there are other goals that are important as well. Whitt discussed other State Statutes for the Council to consider when moving forward with the library.

Billy Cook, President of Teen Advisory Board at library stated that there isn't a place for local teens to go in this town and felt that his peers could have been changed for the better if they would have had other opportunities like the library to be at. Cook is concerned about his generation staying safe and away from drugs. He asked the Council to invest in the community by investing in the kids.

David Lockman conveyed his concern regarding the contractor process followed by discussion about the amount of money that would be given to the local economy by utilizing a local contractor.

Denise Alm , staff member from the Camp Verde Library, discussed her first-hand knowledge about how much the local youth want the library and do not see it as a future financial burden, rather, they are happy to pay for it because it will be an asset for future generations to come.

Tom Pitts informed Council that the kids won't be here if you don't give them a reason to stay and a library is center and flow of communication networking. No one wants to waste money but if put in place, there is a chance to make a difference in our youth.

Janine Bearhills stated she recently moved to Camp Verde in December and there is no way to meet people in the Town but has found a place in the Library and is thankful for all that it is able to provide. Bearhills stated with clear emotion that growing up she didn't have a place to go, she played video games in her room and therefore didn't build the social skills necessary for her to proceed successfully in the future. Children are the key to our future; give them a place to build.

John Jenkins, resident of Camp Verde and Committee member for the first library built 40 years ago stated that the same arguments being made tonight were heard back then as well. Arguments can be made from both sides, but the voice of the future is our youth and one thing he has learned is when you put your hand into the future, someone holds it.

The meeting recessed at 9:15 pm and reconvened at 9:27 pm.

Vice Mayor Baker referred to Linda Harkness and the point made in regards to utilizing material already owned by the Town of Camp Verde, and what the possibilities would be to lower the costs.

Ron Long stated he would need to conduct research but feels it is a reasonable idea.

George indicated that investment is needed to bring the Town out of a bad economy and this is an opportunity to put that concept into effect. The LEEDS idea will cost more but will save many times that in efficiency. George recommends Council return to all 7 bidders and ask for a resubmitted bid with value engineering. In

regards to the financing, he indicated his preference to finance the Library for 15-20 years to reduce the amount of interest spent.

Gordon concurred with George and feels that there is a lot of things that can be reconsidered for bid in the plan. He feels that the building can be energy efficient without the LEED Certification. If it is decided to keep the LEED certification he requests a cost analysis be submitted before approval. He does agree that costs need to be cut and the entire cost needs to remain as close to budget as possible.

German indicated that she has conducted a lot of research on the bids and recommends staff contact the Town Attorney to discuss the options the Town has to work with regarding value engineering. German agrees that the cost needs to be cut and also wants to make the public aware that the total costs of this bid does not include the furnishing required after the building is completed.

Baker asked Westervelt if there was a way to save a considerable amount of money, still finance the building and start with construction. Westervelt indicated that if the LEED component was removed, it could save up to \$200,000.00. Baker indicated that as long as the building is energy efficient she didn't feel the certification was necessary.

Jones indicated that she was against the LEED Certification from the start due to the large cost of \$470,000 and feels that money should be invested into the community.

George states that he modified his position and agrees that as long as the building is energy efficient he isn't concerned about the certification.

Whatley indicated that if the Town expects the citizens to become energy and water efficient then the Town needs to dot the same and concurs with other Council members that she feels the certification isn't necessary.

9. **Discussion, consideration, and possible authorization to purchase a 2007 Freightliner Water Truck from United Rentals in the amount of \$89,787.87. A 2007 PETERBILT TRUCK FROM SUPERIOR MATERIALS IN THE AMOUNT OF \$89,889. This is an unbudgeted item in HURF.** Staff Resource: Ron Long  
On a Motion by Vice Mayor Baker, seconded by George, the council voted unanimously to authorize the purchase of a 2007 Peterbilt Truck from Superior Materials in the amount of \$89,889.00.

Long indicated to Council that the current water truck is not road worthy, nor serviceable at this point and a purchase needs to be made for the town. Currently the town is spending \$4500.00 each month in the lease of a water truck. The money used will come out of the HURF budget and although this is an unbudgeted item, there will still be sufficient funds remaining in the budget to complete projects that have already been designated for those funds.

10. **Discussion, consideration, and possible authorization for the Mayor to sign a letter of Commitment to Northern Arizona Council of Governments pledging \$70,000 as match from a HOME Investment Partnerships grant application for housing rehabilitation projects. These funds will come from the Town's Revolving Loan Fund program and are budgeted in the FY 2014/15 budget.** Staff Resource: Debbie Barber  
On a Motion by George seconded by Whatley, Council voted unanimously to authorize the Mayor to sign a letter of Commitment to Northern Arizona Council of Governments pledging \$70,000 as match from a HOME Investment Partnerships grant application for housing rehabilitation projects. These funds will come from the Town's Revolving Loan Fund program and are budgeted in the FY 2014/15 budget.

Barber explained that this is a budgeted item, previously voted and passed by Council. The letter of Commitment is necessary to proceed with the process.

11. **Call to the Public for items not on the agenda**

No Public Input

12. **Discussion, consideration, and possible direction to staff relative to proposed legislation by the 51<sup>st</sup> State Legislature during its 2<sup>nd</sup> Regular Session that convened on January 13, 2014.** Staff Resource:

Russ Martin

Martin informed Council that the proposed legislation brought in approximately \$39,000 more to the HURF funds for the Town and that increase would be included in the budget to be reviewed on Friday. Martin indicated that theoretically, that amount would double next budget year.

13. **Council Informational Reports.**

Gordon attended the String of Pearls event where participants met and discussed what's next and the intent of the group, attended the Planning and Zoning Commission meeting and Plant a Vineyard event. Gordon will be absent for the meeting on the 14<sup>th</sup>.

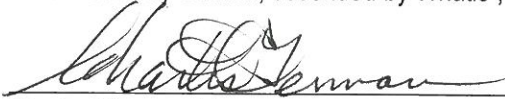
Mayor German indicated there will be a meeting on Tuesday, May 13, 2014 with FEMA to identify flood issue areas with in the Town.

14. **Manager/Staff Report**

Martin reminded Council that Friday, May 9, 2014 is the last budget meeting and there will be a full agenda on the 14<sup>th</sup> of May.

15. **Adjournment**

On a motion by Gordon, seconded by Whatle , Council voted unanimously to adjourn the meeting at 10:17 p.m.



Charles German, Mayor




Marie Moore, Recording Secretary

**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 Special/Work Session of the Town Council of Camp Verde, Arizona, held on April 23, 2014. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 4 day of June, 2014.



Deborah Barber, Town Clerk