

**TOWN OF PRESCOTT VALLEY
REGULAR COUNCIL MEETING
MINUTES
January 22, 2015**

Library Auditorium
7401 E. Civic Circle
Prescott Valley, Arizona 86314

1. CALL TO ORDER

Mayor Skoog called the meeting to order at 5:30 p.m.

2. INVOCATION - Rev. Pamela Schmaling (not available)

Chaplain Bob Killen gave the Invocation.

3. PLEDGE OF ALLEGIANCE

Student of the Month Paul Schaffer led in the Pledge of Allegiance said in unison.

4. ROLL CALL

Present: Council Member Grossman, Council Member Marshall, Council Member Mallory, Council Member Whiting, Council Member Anderson, Vice Mayor Nye, and Mayor Skoog.

5. SCHEDULED ANNOUNCEMENTS & PRESENTATIONS

a. Chamber of Commerce

Gloria Gross introduced Colleen Laukka who spoke about the services provided by Dr. Morris at N¹Health which is a private membership practice specializing in building and restoring health. They are located at 3200 N. Windsong, phone (928) 772-1505.

Gloria also introduced Zack Hurt who is now handling the membership services at the Chamber of Commerce. Zack expressed how much he enjoys being here.

b. Student of the Month

Council member Whiting introduced the January Student of the Month Paul Schaffer of BMHS who is being recognized for his accomplishments and achievements both in and outside of school. Paul is active in the Rotary sponsored 'Interact Club' programs and other Rotary

leadership activities including the “Rotary Youth Leadership” program. Paul has been in advanced math for 4 years and has a grade point average of 3.56.

BMHS Principal Kort Miner said Paul is involved in the “Link Program” introducing and orientating future freshmen (8th graders) to the high school. Paul is also active in Advancement Via Individual Determination (AVID). Unlike other high school students Paul didn't start school until he was in 6th grade and is now in the top 20 percent of his class.

Paul thanked Mr. Miner, Rotary International, the Council and his family after which he introduced his parents, 2 brothers and 4 sisters. Council member Whiting presented Paul with a Town of Prescott Valley and Rotary Certificate for Student of the Month and paperweight to honor him.

c. *Prescott Valley Early Bird Lions 30th Anniversary*

Town Clerk Diane read the proclamation. Council member and Lion Anderson congratulated the Early Bird Lions group and commented that it has been his pleasure to be a member of the organization for the past 8 years. They do a great job.

President Gloria Gross introduced the 13 of the 49 members present and thanked the Mayor for the proclamation. Vice Mayor Nye said without the club our community wouldn't be as wonderful as we all know it is. Lion Steve Rutherford 'roared' and said they are glad to serve Prescott Valley. Mayor Skoog said it is good people like them that make it all worthwhile. We appreciate their service and encourage them to keep up the good work.

6. *COMMENTS/COMMUNICATIONS*

No comments were forthcoming.

7. *CONSENT AGENDA*

a. *Approving the January 8, 2015 Council meeting minutes & Executive Minutes*

b. *Department Reports*

c. *Financial Report*

d. *Council Investment Report*

e. *Approving Accounts Payable*

Council Member Mallory made the MOTION, seconded by Council Member Marshall, to approve all items listed on the Consent Agenda, by electronic vote. MOTION carried with 7 ayes and 0 nays.

8. NEW BUSINESS (FOR REVIEW, COMMENT, AND/OR POSSIBLE ACTION)

a. Consideration of reappointing Gary Kyle to the Board of Adjustment

Vice Mayor Nye commented that on January 31, 2015, Gary Kyle's term on the Board of Adjustment will come due for renewal. He submitted the renewal application letter choosing to be reappointed. Gary Kyle was first appointed to a partial term on this board on April 9, 2012 and this re-appointment will be his 2nd consecutive term.

Nye extended their appreciation to him for wishing to be reappointed to the Board. Mr. Kyle said it has been a pleasure serving. He retired 4 years ago after 27 years in city government as a Building Official in California and feels he can lend his expertise to the community.

Council Member Anderson made the MOTION, seconded by Council Member Mallory, to reappointment Gary Kyle to the Board of Adjustment to a term with a renewal date of January 31, 2018, by electronic vote. MOTION carried with 7 ayes and 0 nays.

b. Consideration of reappointing James Gamble to the Board of Adjustment

Vice Mayor Nye said Mr. Gamble could not be present this evening, however he wishes to be reappointed for a 3rd consecutive term to the Board of Adjustment. Nye continued that on January 31, 2015, James Gamble's term on the Board of Adjustment will come due for renewal. He submitted the renewal application letter choosing to be reappointed. James Gamble was first appointed to a partial term on this board on March 26, 2009 and this re-appointment will be his 3rd consecutive term. Nye said we are grateful for the volunteers that come forward to serve our community, but also for the quality of the volunteers that make a big difference for the Town.

Council Member Mallory made the MOTION, seconded by Council Member Anderson, to reappointment James Gamble to the Board of Adjustment to a term with a renewal date of January 31, 2018, by electronic vote. MOTION carried with 7 ayes and 0 nays.

c. Consideration of approving Resolution No. 1902 approving the attached development agreement with Prescott Valley Investment Group, LLC (an entity related to Little Dealer Little Prices)

Economic Development Manager Greg Fister said the next two business agenda items are development agreements with two long-time Arizona businesses. Little Dealer Little Prices and Earnhardt Auto are both family owned businesses that have been in Arizona about 50 years or more. Both are looking to expand their business and have chosen Prescott Valley.

Little Dealer Little Prices was purchasing land in Eastridge when Fister first met them. They purchased 11 acres in Eastridge which is a Community Facilities District formed back in the early 2000s to provide public infrastructure. The assessment left on the acreage is \$143,000. The agreement stipulates that the Town will pay the \$143,000 paid over 4 years. In return, the Prescott Valley Investment Group, LLC will open and operate the Little Dealer Little Prices business at that location. If for any reason they do not do so by June 2018 the payments would

cease. Fister said he believes that \$143,000 is just a fraction of the sales tax that this project will generate – about \$35,000 in sales tax per year. The bonds for the entire district will be paid off in 2018. The \$143,000 will generate between \$500,000 and \$600,000 in sales taxes by then. Taken out to ten years, the \$143,000 will return about \$1.7 million, conservatively.

Council member Marshall said he has been asked why the Town is willing to pay that part of the CFD. If they don't come then the town is still on the line for the money anyway, right?

Fister responded that Little Dealer has already spent a lot of money on the land. If they never open no payments will be made and as the property owners they have to make the payments. Each property owner has a \$35,000 reserve credit (money placed aside) to guard against any default against the bonds. The town will not pay the \$143,000 if they are not operating by the end of June 2018 and the reserve money will go to the town.

Deborah and Paul Brunoforte, Managing Members of PV Investment Group LLC (Little Dealer Little Prices) shared what they are dreaming about doing. They have been admiring this area for many years and began exploring the possibility of opening a business here back in 2010. Roy Sampson, company founder, moved to Prescott in 2001 and fell in love with the area with an eye to opening a business in the area. Following the recession they began to look seriously at opening a business here. JT Purvis showed them around the area and they decided Prescott Valley was the place for them. The Sampson's opened the Little Dealer business 60 years ago in Mesa; then a couple more shops were opened in the Phoenix area later on. They hope to be a regional full service RV facility for all of northern and central Arizona. Little Dealer Little Prices is a full-service RV Center including sales, storage, and concierge service (trip preparation and maintenance). Brunoforte continued that Little Dealer Little Prices was awarded the top RV dealer in Arizona and one of the top dealers in the USA and Canada. They are also the number one seller of RVs in Arizona. Paul said that Deborah was inducted to the RV Hall of Fame and is the first and only female to ever receive the honor. She is immersed in the RV industry nationally and a great spokesperson for it. Deborah commented that Prescott Valley is where they want to be. Danny (Deborah's brother) and Tamara Sampson will be moving here.

The artist's conception of the 18,500 square foot facility on 11 acres was shown and Brunoforte noted that they will possibly employ 40 people or more. Three to four of the acres will be designated for RV storage. Danny Sampson, LLC Secretary, thanked council for this opportunity. Paul Brunoforte said a temporary facility will open in April with the full facility open in October or November, no later than December. If there is a demand for rentals they will provide that service too.

Council members thanked them for taking time to come up and talk to the council.

Council Member Whiting made the MOTION, seconded by Council Member Grossman, to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1902 approving the attached development agreement with Prescott Valley Investment Group, LLC (an entity related to Little Dealer Little Prices) and transfer \$33,351 from General Fund contingency to General Fund Non-departmental Economic Development Incentive budget, by electronic vote. MOTION carried with 7 ayes and 0 nays.

d. Consideration of adopting Resolution No. 1904 approving the proposed Development Agreement with Presly Investments, LLC (an Earnhardt entity) for development of a Volkswagen Dealership

Economic Development Manager Greg Fister said this is another family run and family owned longtime Arizona business. They determined the best place to locate the VW Dealership was just west of the Kia Dealership. The development agreement requires the town to repay the building permit process fees up to \$50,000. Payment will be made by them to the town this spring and when they get a Certificate of Occupancy (late this year or 2016) the money will be refunded to them. The rate of return on that will be sales tax within a couple of months.

Fister introduced Scott Clark, Regional Director of Kia, and Wyn Henderson, General Manager of the store here. They are a family owned and operated business too like Little Dealer Little Prices in operation since 1951. Scott Clark runs all the Kia stores and will be running the VW Dealership. They are anxious to get back into the area and be a part of the community.

Wyn Henderson said they still have family running the stores and Grandpa (Tex Earnhardt) still comes into the store every day. Wyn said he moved up here about a year and a half ago when they opened the Kia Dealership.

Scott said the Kia Dealership sells 75-90 cars a month since they took it over and is increasing the tax revenue here. Their Performa for the VW Dealership initially will be 25-35 vehicles a month. The dealership will be a 10,500 square foot state of the art building. The building is beautiful. It will be on 2-3 acres of property right below and west of the Kia store. They hope to break ground in April or May and open by the end of 2015.

Council member Marshall thanked them for taking the time out of their day to come here. Clark responded to Council member Marshall that they will employ 15-20 people to start with and add 3-5 people as the business grows. Vice Mayor Nye said they recognize them as a family oriented business and they will grow as the town grows. Council member Grossman said he is looking forward to them coming here. Council member Mallory commented she appreciates how much work it takes to bring a new business into fruition as this is what builds our community. Council member Whiting knows the professionalism that Earnhardt brings and welcomed them to Prescott Valley. We look forward to that relationship.

Council Member Marshall made the MOTION, seconded by Vice Mayor Nye, to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1904 approving the proposed Development Agreement with Presly Investments, LLC (an Earnhardt entity), by electronic vote. MOTION carried with 7 ayes and 0 nays.

e. Consideration of approving an agreement with The Slide Experts, in an amount of \$14,900.00 for the Mountain Valley Splash Pool Slide Restoration Project, CIP # P376

Parks & Recreation Manager Jason Elmer said this proposal is for some renovation to Mountain Valley Park Splash Pool and the Mushroom structure. He said it has been about 20 years since it

has been refinished with gel coating. The low bidding company is very qualified and recommended across the country. Work should begin in March depending on the ambient temperature. Council members agreed it is a destination for a lot of families in PV and a great investment that we can use another 20 years.

Council Member Grossman made the MOTION, seconded by Council Member Anderson to approve agreement with The Slide Experts, in an amount of \$14,900.00, by electronic vote. MOTION carried with 7 ayes and 0 nays.

f. Public Hearing - ZOA14-001 Chapter 14 "Subdivisions" and conforming amendments to Chapter 7 "Building" and Chapter 13 "Zoning" of the Town Code

Mayor Skoog opened the public hearing.

Planner Carmen Ogden said she will summarize the subject which has been a huge project with collaboration from a lot of different staff members and commissions. The following agenda items 8g. and 8h. pertain to this hearing also.

They set goals, strategies and processes. The goals set forth is to realize the community's vision as articulated in the *General Plan 2025*. They have tried to protect the character of PV add value to the community and provide guidance to staff, the community and developers. Strategies used were to remove redundant and verbose language; they updated definitions and processes, developed heightened design elements, added visuals and graphics and are updating the General Plan and Town Code for consistency. The process initially was scoping and analysis, then draft an ordinance. The document has gone before the Planning and Zoning Commission and was approved December 8, 2014. The Arts and Culture Commission recommended the street furniture, at their January 21, 2015 meeting, to ensure that subdivisions have quality and standards. The next step is council review and possible adoption of these changes.

The significant changes to the document are: updated definitions, procedures, street and utility required improvements and Planned Area Development requirements now apply to any development over 40 acres. Master Development Plans are required for all developments over 100 acres. A design element table was added and three cross sections have been updated as well as multi-use path updates. Financial Assurance updates protect the community and the town. The added Trust Agreement and Title Holds methods of assurance as well as including verbiage pertaining to abandoned final plats. Ogden concluded with this is a comprehensive update to this 1980's document.

No public comments were forthcoming.

Mayor Skoog closed the public hearing.

g. Consideration of approving Resolution No. 1897 declaring the document "Amendments to Chapter 14 "Subdivisions", Chapter 13 "Zoning, and Chapter 7 Building" of the Town Code" to be a public record for adoption by reference

Council Member Whiting made the MOTION, seconded by Council Member Mallory to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1897 declaring the document "Amendments to Chapter 14 'Subdivisions', Chapter 13 'Zoning', and Chapter 7 'Building' of the Town Code" to be a public record for adoption by reference, by electronic vote. MOTION carried with 7 ayes and 0 nays.

h. Consideration of approving the reading of Ordinance No. 801 by title only on two separate occasions, then place the same on final passage adopting "Amendments to Chapter 14 "Subdivisions", Chapter 13 "Zoning, and Chapter 7 Building" of the Town Code"

Council Member Marshall made the MOTION, seconded by Council Member Anderson, to read Ordinance No. 801 by title only on two separate occasions, and then place the same on final passage, by electronic vote. MOTION carried with 7 ayes and 0 nays.

Town Clerk Diane Russell read the Ordinance once by title only for the first reading.

i. Public Hearing - General Plan Amendment (GPA14-007) - Typical Street Sections

Mayor Skoog opened the public hearing.

Planner Carmen Ogden said this is a conforming amendment to the General Plan to amend the cross section design to the diagrams adding the multi-use path and an additional minor collector street. There are three parts to this including this public hearing and the following items 8j. and 8k.

No public comments were forthcoming.

Mayor Skoog closed the public hearing.

j. Consideration of approving Resolution No. 1903 adopting a Minor Amendment to the Prescott Valley General Plan 2025 (GPA14-007)

Council Member Marshall made the MOTION, seconded by Vice Mayor Nye, to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1903 adopting a Minor Amendment to the Prescott Valley General Plan 2025 (GPA14-007, by electronic vote. MOTION carried with 7 ayes and 0 nays.

k. Consideration of reading Ordinance No. 802 once by title only as an emergency measure then place the same on final passage Proposed Annexation (ANX14-001) of approximately 58 acres

Community Development Director Richard Parker recognized Ivan Legler who showed enormous tolerance for change. In addition, he thanked Carol Cornell who did a majority of the drafting of the document. As a result we have a clearer more concise way to help developers develop property in PV. Ivan looked at different ways to provide assurances that public infrastructure be placed properly. This evening we are looking at the annexation of 58 acres

previously discussed at a public hearing for public comment for the construction of Enterprise Parkway. The necessary consent petitions were circulated and received greater than 51 percent of the property owners' consent requesting annexation.

Council Member Whiting made the MOTION, seconded by Council Member Marshall, to read Ordinance No. 802 once by title only as an emergency measure then place the same on final passage. MOTION carried with 7 ayes and 0 nays.

Town Clerk Diane Russell read the ordinance by title only. Mayor Skoog asked "Shall the Ordinance Pass?"

The ordinance passed with 6 ayes and 0 nays and 1 abstain. Council Member Anderson abstained.

1. Consideration of approving the Amendment for the Out of Scope Services with CH2MHILL/OMI in the amount not to exceed \$108,866.40 and the budget transfer to complete the TGB installation at Granite View Tank

Utility Director Neil Wadsworth said this radio tower at the Granite View tank site would be the last tower needed for the radio read metering system. It will complete the coverage throughout the town so that all of the meters would then communicate to the Civic Center. With this expansion they can reach 99 percent of the read meters. Solar panels will be placed at the site as no power exists at the site. In addition it would allow PVPD to improve their radio coverage in StoneRidge and into Prescott Country Club. The project will include a three legged 75-foot tower, with a foundation, a couple of solar panels, cabinets and radios. The proposed contract with OMI amounts to \$108,866.40. The tower will be placed on the left side of the tank which is northwest of Home Depot and due west of the Kia Dealership. Council member Whiting commented it is something worthwhile off-setting expenses and people power. It is a great addition.

Vice Mayor Nye made the MOTION, seconded by Council Member Whiting, to approve the Amendment for the Out of Scope Services with CH2MHILL/OMI in the amount not to exceed \$108,866.40 and the budget transfer to complete the TGB installation at Granite View Tank, by electronic vote. MOTION carried with 7 ayes and 0 nays.

9. COMMENTS FROM THE PUBLIC

Public Comment:

Amber Hudson's son is a freshman in high school who has run out of things to do in this town. He is part of the crowd that would go to the movie theatre and not having anything to do. They can only budget so much for him for activities. Since the curfew was placed on the Entertainment District the kids now loiter at the library.

She wants to make a recommendation to put something in place for the teenagers. While Mountain Valley Park is a great facility as is the pool and the ice skating rink she feels we are missing a key age group. This time is key to their adulthood so they don't have the time to make

poor decisions. We need a rec center or something that is more economical for families who are working hard and can't spend a lot of money for children's activities. She recommend the town adopt some kind of a plan for the teens, activities or recreational sites. It could be added to Mtn. Valley Park or other places. However, not every child has a skate board. They love this place and want the children to have a great place to live.

Mayor Skoog referred her to Parks and Recreation Director Brian Witty who was present.

Vice Mayor Nye pointed out that the library and Parks & Rec have wonderful programs for teens right here in this library. Hudson was not aware of that. Council Member Whiting said the B&G Club would also be another resource. Prescott has a teen center that is looking for a new home. Ms. Hudson said she grew up in a Boys and Girls Club and it saved her from a troubled path that she was taking in her teenage years. Our center here could use some work (B&G Club). Her son is not spoiled by any means but there is not enough there to keep him interested. If that place could grow she would love to have him in it. It doesn't have the resources available there; she would like to see it grow as they don't currently have much for her son's age group. Council member Whiting encouraged her to contact the Prescott club (teen center) and see if they would be interested in moving to Prescott Valley.

10. ADJOURNMENT

Council Member Grossman made the MOTION, seconded by Council Member Whiting, to adjourn the meeting at 6:59 p.m., by electronic vote. MOTION carried with 7 ayes and 0 nays.

ATTEST:

APPROVED:

Diane Russell, Town Clerk

Harvey Skoog, Mayor

STATE OF ARIZONA)
COUNTY OF YAVAPAI) ss:
TOWN OF PRESCOTT VALLEY)

CERTIFICATE OF COUNCIL MINUTES

I, Diane Russell, Town Clerk of the Town of Prescott Valley, Arizona, hereby certify that the foregoing minutes are a true and correct copy of the Minutes of the Regular Meeting of the Town Council of the Town of Prescott Valley, held on Thursday, January 22, 2015.

I further certify that the meeting was duly called and held and that a quorum was present.

Dated this January 27, 2015

Diane Russell, Town Clerk