

**MINUTES
COUNCIL HEARS PLANNING & ZONING MATTERS
MAYOR AND COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, April 23, 2008
6:30 P.M.**

Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Council motions to facilitate future research.
Public input, where appropriate, is heard prior to the motion

1. **Call to Order**

The meeting was called to order at 6:30 p.m.

2. **Roll Call**

Mayor Gioia, Vice Mayor Hauser, Councilors Garrison, Kovacovich, German and Elmer were present; Councilor Smith was absent.

Also Present: Town Manager Mike Scannell, Community Development Director Nancy Buckel, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**

The Pledge was led by German.

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) There are no minutes for approval.

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

1) Regular Session – May 7, 2008 at 6:30 p.m.

2) Regular Session – May 21, 2008 at 6:30 p.m.

4) Council Hears Planning & Zoning – May 28, 2008 at 6:30 p.m.

c) **Possible approval of Intergovernmental Agreement between Yavapai County and the Town of Camp Verde for Motor Vehicle Fueling.** (*Staff Resource: Dave Smith*)

On a motion by Hauser, seconded by Kovacovich, the Consent Agenda was unanimously approved as presented.

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

Joseph Dugan, District State Commander, and member of Camp Verde Post, and **Keith Tucker**, American Legion Post No. 93, presented a certificate to the Town of Camp Verde in recognition of the generous donation to the Verde Valley Van that is used to transport the Valley veterans to the hospital and to their doctors.

Barbara Hughes spoke on behalf of the Power Music Series program being sponsored by the Camp Verde Library. She explained that the CD to be produced by the teen participants featuring a video of their original rock music will be sold with the proceeds to go toward the construction of the new Library; members of the group presented a song from their program with Ms. Hughes accompanying them on the guitar.

There was no further public input.

6. **Council Informational Reports** Individual members of the Council 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 have no discussion, consideration, or take action on any such item, except that an

individual Council member may request that the item be placed on a future agenda.

- **Councilor Garrison's Liaison Report regarding Camp Verde Sanitary District (District) meetings and possible discussion and/or determination of requests for placement on the District's standard agenda item for Council Updates/Reports.**

Garrison reported on her investigation into the Operating Agreement that she found was not in the IGA; she was consistently told that it did not exist, and then was informed that the Sanitary District had four drafts. Garrison requested that staff find answers to the following: Who worked on the Operating Agreement; the date that was started; why was she told it did not exist; and by what authority was it no longer worked on.

Elmer thanked the staff for the upkeep at the Butler Park facilities and getting the scoreboard operative for the Little League current activities.

Garrison commented on going with the Housing Commission on a tour of the impressive Yavapai-Apache Nation housing program on the Reservation.

Gioia said that Page Springs Vineyards & Cellars has invited Council members to attend a tour of their facility at approximately 2:00 p.m. tomorrow in support of their plan to do the bottling phase here in Camp Verde. Gioia also gave an update on his efforts on HB 2772 regarding the mistaken transfer of water, now being addressed in the Senate; several amendments have been made to date as a result of the efforts opposing the transfer.

7. **Discussion, consideration and possible direction to staff concerning property clean up of 3743 Sparrow Lane in Verde Lakes. This is an under-budgeted item. (Staff Resource: Nancy Buckel)**

Staff was directed to assess the situation as far as what it would cost to clean up the property; investigate the probability of reimbursement to the Town; research how to contact, and the cost of serving, the responsible individual(s) out of state; and bring the information back to Council for a decision on whether to pursue a legal action or proceed with a system for cleaning up the property.

Community Development Director Buckel reviewed the long-standing problem resulting from the failure of the owner to clean up the property that was made even more difficult when the owner relocated to California and subsequently died there. Buckel outlined the problems with an owner being out of state, including service of process if a criminal proceeding is brought. An injunction to compel action through the Superior Court is usually difficult to obtain unless it involves an overpowering health and safety issue. There is an amount of \$10,000 budgeted for cleaning up an area; however, bids received in the past for clean-up exceeded that amount. There is also the option of placing a lien on the property for expense incurred in clean-up; however, there is no guarantee the lien would be satisfied if there are other amounts owed totaling more than the parcel is worth. Complaints are starting to come in again from the neighbors, and Buckel said she would like to have direction from Council as to a course of action at this point in light of the existence of such a long-standing, extreme issue.

The Council discussed with Buckel several approaches including determining the current status of a possible probate estate, identifying the individual responsible for the decedent as the caregiver or his relative; researching whether there are other liens against the property; researching the possibility of entering the premises to do the clean up; and following the steps as already outlined in the Code.

PUBLIC INPUT

(Comments from the following individuals are summarized.)

Dave Freeman suggested that the Town watch very carefully how much value is in the property and whether a lien would be paid; consider using half of the budgeted amount for a partial clean-up.

Irene Peoble asked if there is a fire danger which could help to get action through the Court.

There was no further public input.

(Mayor Gioia requested item(s) 8 and 9

8. **Discussion, consideration and possible authorization for Citizens Committee for Camp Verde Library to place a fund-drive progress indicator for the construction of a new Library at the current Library location.**

On a motion by Hauser, seconded by Gioia, the Council unanimously authorized the Citizens Committee for Camp Verde Library ("CCCVL") to place a fund-drive progress indicator indicating the construction monies that are coming in for the new Library at the current Library location, including the placement of four small Burma Shave-type signs along the roadway.

Gioia said that he has hopes that the subject indicator will show just how much funding is being donated from everyone in the community for the construction, not just one particular source. He introduced **Linda Harkness** who presented the proposal to the Council.

Ms. Harkness discussed with the Council the plan for recognizing different donors through a color system of striations as the jar is being filled; the size of the sign depicting a Mason jar will be approximately 4' x 8'. Ms. Harkness requested permission for the sign to be placed on the outside wall of the current Library; she also described the plan to place four small Burma Shave-type signs along the roadway.

There was no public input.

9. **Discussion, consideration and possible direction to staff to research methods of financing the new Community Library construction.**

Staff was directed to review the possibilities, research methods and bring back to Council for discussion on financing the new Community Library construction.

Mayor Gioia said that the Town Manager, who has proven to be a finance wizard, has not been directly requested to seek out funding methods and possibilities for the building and construction of the new Community Library, and suggested that it was time to do that. The members stressed that such direction take into account the time pressures of currently working on the budget. Acknowledging the goal of the community to fund the construction of the new Library, it was suggested that the Town Manager seek other sources of funding to construct the building, with the community fund-raising efforts continuing to pay for furnishing or for added embellishments.

PUBLIC INPUT

(Comments from the following individuals are summarized.)

Maureen Pastine said she had prepared a draft plan for fund-raising and suggested that a copy be given to the Town Manager; she submitted a copy to the Council for their information and distribution.

Sheila Herald, a newcomer to area, asked if the Council had considered requesting the support of the local Casino. *She was advised that the Casino has been very generous in the past, especially for the Library.*

Linda Harkness said that the smallest commitment will add up over a period of time; the budget pressures notwithstanding, the longer something is put off the longer it will take.

There was no further public input.

A recess was called at 7:47 p.m.; the meeting was called back to order at 7:52 p.m.

10. **PowerPoint presentation by Al Roddan, followed by discussion and possible direction to staff, regarding "Site finished homes made from factory built modules" to be considered under the R1L Zoning. (Staff Resource: Nancy Buckel)**

There was no action taken.

Buckel explained that since Mr. and Mrs. Roddan had come to the community they have been involved in working hard in trying to come up with some type of affordable housing. Buckel said that one of the problems is the limitation of available property in Camp Verde with the zoning that would allow factory built modular homes, and that over the years this type of product has evolved into quality homes. Buckel said that language defining site-built homes had been inadvertently omitted from the Town Code, and it is now necessary to adopt an amendment to reinstate that language. Buckel suggested that the amendment could include a provision to allow the subject type of product. To acquaint the Council with the homes made from factory built modules, Buckel explained that Paul Holguin, his work associate, would be giving the presentation in the absence of Al Roddan.

Paul Holguin gave a Power Point presentation on the process of manufacturing factory built modules that consists of 60% of the home built in the factory and 40% on site, with the finished product meeting IRC 2006 Standards. The presentation illustrated the delivery and placement of the factory-built modules on the concrete foundation and the final finishing process on site. The presentation was followed by a Council question-and-answer session with Mr. Holguin, including the comparison of costs between the subject process and site-built homes, with interest expressed in seeing pictures of more-affordable finished homes, as well as arranging a tour of the factory to view the different phases in the manufacturing process.

PUBLIC INPUT

(Comments from the following individuals are summarized.)

Dave Freeman spoke from several perspectives, having been a contractor for many years and familiar with stick-built homes, and currently a member of both the Housing Commission and the Planning & Zoning Commission. He said he had observed the Roddan home throughout the installation and some remodeling and was impressed with the high quality. Mr. Freeman strongly believes that both the Housing Commission and the P&Z Commission are in support of the subject type of construction and it would lend itself to affordable housing.

Lisa Mina said she was familiar with the type of construction where just the pre-built walls are shipped in and installed, and suggested that those other types of companies also be researched.

After further discussion the members indicated that they would be interested in staff finding out what other communities are doing, and getting more information to consider for possible later action, when staff has time after the current budget pressures. There was also some interest expressed in taking a tour of the Chandler plant where the modules are built.

It was agreed to address the following Item 10a in advance of Item 10.

- 10a. **DISCUSSION, CONSIDERATION AND POSSIBLE APPROVAL OF A \$2,500 DONATION TO THE CAMP VERDE CAVALRY TO ASSIST IN HOSTING A DINNER FOR THE WHITE MOUNTAIN SHERIFF'S POSSE PONY EXPRESS DINNER TO BE HELD ON MAY 2, 2008.**
(This is an unbudgeted item).

On a motion by Hauser, seconded by Garrison, the Council unanimously approved the \$2,500 donation to the Camp Verde Cavalry to assist in hosting a dinner for the White Mountain Sheriff's Posse Pony Express dinner to be held on May 2, 2008.

Joe Butner, Colonel of the Camp Verde Cavalry, explained that the request for the donation of the \$2,500 was to help the Cavalry host the subject dinner. The White Mountain Sheriff's Posse are conducting their annual Pony Express ride down from the Show Low area, coming to Camp

Verde, arriving on May 2nd. There will be between 15 and 30 riders, with a total of approximately 50 people participating. The dinner, if successful, could encourage them to continue the ride on an annual basis and it would be a spectacular event each year for the Town, providing a tourism draw and a financial benefit for the Town as well. Butner outlined the plans and estimated cost; he added that it is hoped that the sale of tickets will also help to finance the Cavalry's activities in Arizona and other states throughout the year that help to publicize the Town of Camp Verde.

The Council discussed with Butner and Howard Parrish the planned details of the event that include the actual delivery of the mail, using a portion of the Mail Trail into Town. During the discussion it was pointed out that the Council has a cap of \$500 in the Guidelines for an award to a non-profit organization; however, Town Manager Scannell expressed his belief that the Council could waive that requirement, that it is an investment that would have a yield in light of the publicity, and that it would be fitting and proper to waive the requirement at least this one time.

PUBLIC INPUT

(Comments from the following individual are summarized.)

Irene Peoble suggested that the Chamber of Commerce might contribute to the subject event.

There was no further public input.

A recess was called at 7:47 p.m.; the meeting was called back to order at 7:52 p.m.

11. Call to the Public for Items not on the Agenda.

There was no public input.

12. Advanced Approvals of Town Expenditures

a) There are no advanced approvals.

There were no advanced approvals.

13. Manager/Staff Report

There was no Manager/staff report.

14. Adjournment

On a motion by Hauser, seconded by Garrison, the meeting was adjourned at 8:41 p.m.

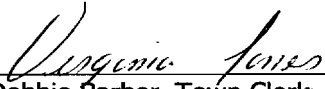


Margaret Harper, Recording Secretary

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 Regular Session of the Town Council of Camp Verde, Arizona, held on the 23rd day of April 2008. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 9th day of May, 2008.



~~Debbie Barber, Town Clerk~~ 01

Virginia Jones, Deputy Clerk