

MINUTES (Corrected)
REGULAR SESSION
COUNCIL HEARS PLANNING & ZONING MATTERS
MAYOR AND COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, AUGUST 26, 2009
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 6:01 p.m.

2. **Roll Call**

Mayor Burnside, Vice Mayor Kovacovich, Councilors Garrison, Whatley, Baker, Roulette and German were present.

Also Present: Town Manager Michael Scannell, Public Works Director Ron Long, Acting Community Development Director Mike Jenkins, Asst. Planner Jenna Paulsen, Permit Tech Becky Oium, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**

The Pledge was led by Burnside.

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) Work Session – August 12, 2009

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

1) September 2, 2009 at 5:30 p.m. – Executive Session for Litigation Matters relative to water rights pursuant to ARS §38-431.03(A)(3)(4)

2) September 2, 2009 at 6:30 p.m. – Regular Session

2) September 9, 2009 at 6:30 p.m. – Work Session – Personnel Manual

3) September 16, 2009 at 6:30 p.m. – Regular Session

4) September 23, 2009 at 6:30 p.m. – Council Hearings Planning & Zoning Matters

c) ~~Possible approval of Resolution 2009-781, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona establishing rules and procedures for all Special Events held within the incorporated limits of the Town of Camp Verde and adopting the Town of Camp Verde Special Event Permitting Process and Handbook.~~ (Staff Resource: Debbie Barber)

On a motion by German, seconded by Kovacovich, the Consent Agenda was unanimously approved as amended.

Councilor Baker requested a correction to the Work Session Minutes of August 12, 2009, first page, Item 5, to change last sentence in the second paragraph to read as follows: "The Council was advised that the proposed document had been reviewed by all the department heads and approved by an employment attorney."

In response to a request for public input, George Young asked that if an item were pulled from the Consent Agenda, the public be allowed to comment on that item.

5. **Council Informational Reports.**

Roulette reported on the Sanitary District meeting that he attended today; there is an issue that was brought to his attention regarding inspection of infrastructure and a question about who will be overseeing that. Roulette will discuss that with the Town Manager.

German said she attended the Chamber of Commerce meeting last Thursday morning; they are brainstorming on another site for the Chamber. In response to their inquiry German advised the Chamber that the letter of support on the broadband issue is on the Council agenda for the meeting of September 16th; the Board is an excellent one, and it was a very good meeting.

Baker reported that the WAC meeting was canceled for August; the next meeting is September 16th; she has received no notice

of a Verde Valley Transportation meeting.

Burnside advised the Council of the letter supporting Yavapai County applying for discretionary funding as allocated under American Recovery and Reinvestment Act for the project known as the SR 260 widening. Burnside outlined the planned project. Burnside also reminded everyone about the Grand Opening to be held at the Verde Ranger Station on September 2nd, from 9:00 a.m. to 3:00 p.m.

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

There was no public input.

7. **Discussion, consideration, and possible approval of a non-budgeted allocation in the amount of \$1,371.75 for the purchase of the ~~2008~~ 2006 International Code Council (ICC) code books, as required by Ordinance 2009-A359, adopting the 2006 ICC, and Related Public Codes.** This is an unbudgeted item from the General Fund. (Staff Resource: Mike Jenkins)
On a motion by Kovacovich, seconded by Baker, the Council unanimously approved a non-budgeted allocation in the amount of \$1,371.75 for the purchase of the 2006 International Code Council (ICC) code books, as required by Ordinance 2009-A359, adopting the 2006 ICC, and Related Public Codes.

Acting Community Development Director Jenkins explained that the purchase of the subject code books was an unexpected additional amount required in connection with the recent adoption of the 2006 ICC and related Public Codes. The three copies of each are necessary for use by the Town's Code officials as well as by contractors or public coming to the office. Town Manager Scannell said that if Jenkins is unable to find the money in the department's budget, he will deal with it later on in the Fiscal Year; the amount should be manageable between the two approaches.

8. **Public Hearing, discussion, consideration, and possible approval of Resolution 2009-782, a Resolution of the Common Council of the Town of Camp Verde, Arizona, approving Use Permit 2009-01, a Use Permit for the Krazy "K" R.V. Park on parcels 403-19-009 & 404-17-027B, to amend the current Use Permit for an additional 10 years from the date of this approval, for the addition of a combined residence and club house/office and an R.V. storage area (12 in number) to be placed in Row 4. The property (consisting of two parcels) is located at 2075 Arena Del Loma and has a land area of approximately 17.63 acres.** (Staff Resource: Mike Jenkins)

On a motion by Baker, seconded by Roulette, the Council unanimously approved Resolution 2009-782, a Resolution of the Common Council of the Town of Camp Verde, Arizona, approving Use Permit 2009-01, a Use Permit for the Krazy "K" R.V. Park on parcels 403-19-009 & 404-17-027B, to amend the current Use Permit for permanent approval from the date of this approval, for the addition of a combined residence and club house/office and an RV storage area (12 in number, not to exceed 15 RV's) to be placed in Row 4; the property (consisting of two parcels) is located at 2075 Arena Del Loma and has a land area of approximately 17.63 acres.

STAFF PRESENTATION

Jenkins reviewed the background information regarding the subject RV park, including the recent construction of a residence and pool, with a portion of the residence to be used as a club house; the structure is in compliance with the Commercial Building Code and ADA requirements. The current 10-year Use Permit was approved by Council on September 20, 2000. Staff has reviewed the requirements stipulated by the proposed Use Permit regarding parking, landscaping and outdoor lighting. Concerns expressed by neighbors at the required neighborhood meeting involved the proposed RV storage units and the proposed retaining wall. One response has been received from the 16 letters sent to adjacent property owners; the response indicated a request to only allow a 10-year period for the Use Permit and not to allow for storage in unoccupied RV units. Jenkins also reviewed the responses from the three agencies that had been notified of the request for the Use Permit, the Camp Verde Fire Department, Yavapai County Flood Control District, and Yavapai County Environmental Services. Because of the need to invest in expensive equipment and engineering in dealing with new requirements regarding nitrogen level emissions relating to the requested additional RV sites, the owners have withdrawn their original request for approval of additional spaces.

The Planning & Zoning Commission voted 4-1 to recommend to Council approval of the Use Permit for an additional 10 years, that the proposed storage units be relocated in back of Row 4. The applicants advised the P&Z Commission that they would have no problem with the additional units not being approved, and have agreed to comply with the request to relocate the storage units. Although there have been no problems or complaints in the past, both the P&Z Commission and staff are recommending limiting the extension of the current Use Permit to a period of 10 years; the applicants are requesting approval of the current Use Permit, with no time limit imposed. The Councilors briefly requested further clarification of the landscaping requirements and the existing outdoor lighting, agreed with the relocation of the storage area in back of Row 4, and there was some opinion expressed in favor of granting a permanent Use Permit.

PUBLIC HEARING OPEN

Applicant's Statement

Marlys and Steve Parker said they had no prepared statement, and took the opportunity to thank staff for their hard work and assistance throughout the steps involved in the application. They confirmed that the R.V. Park had begun operating in 1995, and the current Use Permit is scheduled to expire on September 20, 2010.

COMMENT FROM OTHER PERSONS

There were no comments from other persons.

APPLICANT'S REBUTTAL

No Applicant's rebuttal was necessary.

PUBLIC HEARING CLOSED

Council Discussion

There were several comments of approval of the past and continuing management and appearance of the subject R.V. Park. The intent to use the 12 lots for a storage area was discussed, together with calculating the total size of the combined spaces. The applicants said they anticipated using that area to store as many as 15 R.V. units in that area to accommodate their seasonal tenants during their absences; Jenkins confirmed that the ordinance would permit such use. The members confirmed with Jenkins that in granting an indefinite Use Permit, the same guidelines and control measures would prevail even if ownership changed in the future. In addition, that would save time and expense for both the Town and the applicants over time.

Mayor Burnside requested item #9 & 10:

9. **Discussion, consideration, and possible direction to staff relative to the previous Council's direction to staff to proceed with development of the 118-acre Community Park.**

After final discussion, and some concern that other services may be adversely affected by doing so, the consensus of the Council was that the Town should move forward with the Park design as budgeted.

Mayor Burnside said that it is anticipated that an RFQ will be coming before the Council for approval in connection with determining a source of water for the subject 118-acre Park. The amount of \$100,000 has been budgeted for the design of the Park. In light of the current state of the economy, Burnside said he would like this Council to consider changing direction on the choice of the Park, not spending but holding onto those funds at this time, or agreeing to proceed as originally directed.

Commencing the discussion, it was suggested that it might be a good idea to put the project on hold and use some of the money to improve some of the parks the Town already has. There was strong sentiment expressed regarding the urgent need for ball fields for the children; the 118 acres have been purchased and need to be developed. Town Manager Scannell explained that the \$100,000 has been set aside in the Capital Improvement Fund for the estimated expense of the engineering/design documents. There was also comment that the Park needs to be "shovel ready" in order to take advantage of grant and stimulus funding when the economy recovers. Town Engineer Long confirmed that if the engineering work is completed, the resulting design documents will have an indefinite shelf life, as long as changes are not made to the original design in the interim. The development of the Park from the initial design will require additional funding, possibly from grant money when and if it becomes once again available. Long said that if the Council approves going forward as previously directed, he will be negotiating the cost for hydrology services with the consultant for possibly less than \$52,000. There was also a brief discussion regarding the Simonton Ranch Development dedication of the 10 acres for a school site, which is now available at no charge to the Town of Camp Verde.

PUBLIC INPUT

(Comments from the following individuals are summarized.)

Steve Goetting, a member of the suspended Parks & Rec Commission, strongly recommended keeping the wheels going on the Park.

John Wischmeyer requested that if the Town does move forward on the Park that the public has input into the design; he would like to see an open process for the public to express their views on how it will be developed.

Cheri Wischmeyer said she is irritated by government continuing to spend just because the money is in the budget, while the public is pinching their pennies; the Town may need that money for far more critical purposes. She strongly urged not spending the money at this time.

Jim Meredith, a real estate broker, said that from all the information he has received through meetings and classes in his field,

the current economic problems are not coming to an end any time soon; he advocated leaving the money where it is.

Tom Nielson suggested clearing the entire 118 acres, get the design completed, and then be ready for next year.

Bob Weir, a participant in the design group, said that in his opinion you cannot put a price tag on kids; we need to use the money to be ready when more funds are available; volunteers will help.

There was no further public input.

Scannell reminded the Council that the current budget was predicated on the economy remaining about the same, not getting worse, but not getting any better; the Council will be advised if there is any further decline and a need to adjust the numbers.

NOTE: A recess was called at 8:03 p.m.; the meeting was called back to order at 8:14 p.m.

- 10. **DISCUSSION, CONSIDERATION, AND POSSIBLE APPROVAL OF ORDINANCE 2009-A369, AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, SUPERSEDING ORDINANCE 2009-A367 AND AMENDING SECTION 11-1-6 OF THE TOWN CODE RELATED TO PARKS – ALCOHOL USE.**
On a motion by German, seconded by Whatley, the Council **voted 5-2** to approve Ordinance 2009-A368, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, superseding Ordinance 2009-A367 and amending Section 11-1-6 of the Town Code related to Parks – Alcohol Use; **with ‘no’ votes by Baker and Garrison.**

Burnside reminded the Council of the long discussion last week on this issue and apologized for the subsequent hasty decision to adopt an ordinance that proved to be a direct reversal of the gentleman’s agreement made with the Sheriff’s Posse regarding their events. Burnside pointed out that the ordinance on the books has not been complied with in the past. Therefore, there are two choices, (1) to either rescind the ordinance approved last week and adopt the proposed new one, or (2) leave the existing one in place that is subject to continuing violations, and come back to it when the proposed event handbook is completed. During the ensuing discussion, both Baker and Garrison strongly reiterated their objection to allowing alcohol at Town events. Final comments from the Council members indicated majority support for approval of the proposed new Ordinance, and action was taken accordingly.

- 11. **Call to the Public for Items not on the Agenda.**
There was no public input.

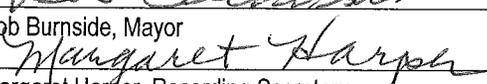
- 12. **Advanced Approvals of Town Expenditures**
a. **There are no advanced approvals.**
There were no advanced approvals.

- 13. **Manager/Staff Report**
There was no Manager/staff report.

- 14. **Adjournment**
On a motion by Garrison, seconded by Baker, the meeting was adjourned at 8:37 p.m.



 Bob Burnside, Mayor

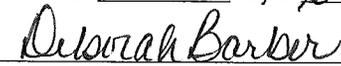


 Margaret Harper, Recording Secretary

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 26th day of August 2009. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 24 day of September, 2009.



 Debbie Barber, Town Clerk