

**MINUTES
REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, AUGUST 3, 2005
6:30 P.M.**

**Minutes are a summary of the actions taken. They are not verbatim.
Input is placed after Council motion 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 Baker, Councilors Smith, Kovacovich, Parrish and Teague were present; Councilor Hauser was absent.

Also Present: Town Attorney Bill Sims, Marshal Dave Smith, Town Clerk Debbie Barber, Sr. Planner Nancy Buckel, Special Projects Administrator Wendy Escoffier, Grants Administrator Carol Keefer, Deputy Town Clerk Virginia Jones and Recording Secretary Margaret Harper.

3. Pledge of Allegiance

The Pledge was led by Councilor Smith.

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) July 20, 2005 – Regular Session

b) Set Next Meeting, Date and Time:

1) Work Session – August 10, 2005 at 2:30 p.m.

2) Regular Session - August 17, 2005 at 6:30 p.m.

3) Council Hears Planning & Zoning – Regular Session – August 24, 2005 at 6:30 p.m.

c) Possible authorization for Mayor to sign Juvenile Accountability Block Grant Form.

On a motion by Kovacovich, seconded by Baker, the Council unanimously approved the Consent Agenda as presented.

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

Ira Piper wondered if any of the members are aware that the Salt River Project is fencing off the river by the freeway bridge; signs have been posted indicating No Trespassing, and the only way down would be a walkway. Also there is another area on Oak Creek that is being fenced off.

There was a brief discussion with the Mayor including the response that perhaps it was caused by the issue of the Willow Fly Catcher and plans to reserve an area for a riparian habitat.

There was no further public input.

6. Discussion, consideration and possible direction to staff regarding the concept of providing affordable rental housing in Camp Verde.

On a motion by Teague, seconded by Baker, the Council directed staff to bring back to Council a development plan and strategy for low-income housing and rentals.

Town Clerk Debbie Barber's presentation reviewed the background of a project that was developed in connection with the issue of affordable housing in Camp Verde, introducing the team members consisting of Paul Harris with the Department of Housing, Coordinator; Wendy Escoffier, Carol Keefer and Nancy Buckel, staff members; and Paul Magallanez, Deputy Director with the City of Phoenix Department of Housing. After receiving scholarships to develop the

skills, knowledge and experience necessary for a successful housing development, and working with the Department of Housing, the team developed a project that the lending agencies have deemed fundable. Ms. Barber also outlined plans to form a Housing Commission to work on reviewing and implementing the strategy that has been developed; it is anticipated that the Council will be requested to make those appointments in September. Describing the project that the team designed, as well as sources of funding, Ms. Barber explained that the Council was now requested to provide direction to staff on whether or not to take the project from a virtual one to a reality.

Paul Harris, in a brief presentation followed by a discussion with the Council including input from the Town Attorney, reviewed the function of the Arizona Department of Housing and how it can work with the Town to help in efforts to create affordable housing and in community development activities; the funding sources and methods available to assist in those efforts were also reviewed.

There was no public input.

7. **Discussion, consideration and possible approval of Resolution 2005-651, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, supporting tourism efforts within the community and supporting the submission of a grant application by the Chamber of Commerce for Rural Community Assessment program Technical Assistance administered by the Arizona Office of Tourism.**

On a motion by Gioia, seconded by Kovacovich, the Council unanimously approved Resolution 2005-651, supporting tourism efforts within the community and supporting the submission of a grant application by the Chamber of Commerce for Rural Community Assessment program Technical Assistance administered by the Arizona Office of Tourism.

Carol Keefer, Grants Administrator, acknowledged individuals from the Chamber of Commerce, Roy Gugliotta, Chamber Director, and Kala Pearson, Board member. Ms. Keefer said that Mr. Gugliotta had alerted her to the grant opportunity available through the Arizona Office of Tourism (AOT) for technical assistance. Ms. Keefer said that with the help of Gugliotta and Pearson a grant proposal had been prepared that she believes stands a good chance, stressing that there is no money that will be required from the Town.

Mr. Gugliotta and Ms. Pearson provided input to explain how the program works and that the Chamber will be taking the lead working with AOT; he added that the Yavapai-Apache Nation has signed a similar resolution expressing their support for the program. Mr. Gugliotta and Ms. Pearson both commended Carol Keefer for her superior work and talent in preparing grant applications. During the discussion with Council Mr. Gugliotta also pointed out that using the name, "Main Street Merchants" is limiting and unfair since there are businesses in surrounding areas of Camp Verde; and confirmed that there would be no monies involved in supporting the program.

There was no public input.

8. **Discussion, consideration, and possible approval of SRP 2005-02: a request made by Jim Rohr for approval of a site plan for a commercial office complex to be located on parcel #404-30-007 (2.77 acres) and is zoned C2-4.**

On a motion by Smith, seconded by Kovacovich, the Council voted 6-1 to approve SRP 2005-02, approval of a site plan for a commercial office complex to be located on Parcel 404-30-007 (2.77 acres), and is zoned C2-4; with the addition of a right-turn lane and widening opening of driveway entrance, and eliminating the proposed sidewalk; with a 'no' vote by Teague.

Sr. Planner Buckel reminded the Council that at the last meeting this item was tabled until staff could review the issues that were raised at that meeting. The request for approval is now back

before the Council for a decision. Buckel referred to a memo from the Streets Inspector that had been distributed to the members that provided an assessment of the problem. Buckel reviewed the information and suggestions in the memo, and gave rough estimates of the cost differences between the sidewalk and the alternate asphalt overlay. As for a turning lane, Buckel has discussed with the applicant widening the driveway to accommodate larger vehicles, such as wide semi-trucks. The Council briefly discussed location of utilities and the safety aspects in connection with the proposed turning lane.

Jim Rohr, owner of the subject property, offered his expectations for the project, mainly to provide affordable rental units for small businesses, including those just starting out, and construct an attractive office complex that fits into the community. He discussed the points raised by the Streets Inspector, and as an alternate suggested ribbing the asphalt as the most inexpensive remedy to remind drivers to slow down. As for widening the entryway, Mr. Rohr said he would be willing to work with the Town on that suggestion. Displaying a map of the complex, and with input from the Construction Manager, **Dean Willet**, the members discussed with the applicant the options for providing a deceleration, or turning lane. There was a question of the suggested ribbing causing some hazard for drivers. Marshal Smith said he was unable to comment about what liability might be created; Attorney Sims said he felt the greater liability would result from motorists losing control going down a hill without some way to decelerate.

The Council discussion included a strong objection that imposing on the applicant the burden of providing the turning lane was unfair when adjacent businesses had not been required to do so, and the alternate suggestion that the Town bear the expense of providing the turning lane, which was met with strong disagreement. It was agreed that the applicant's proposed complex had presented the Town with a unique problem. The Council members discussed possible compromises with the applicant, with one suggestion that the requirement for a turning lane be imposed as a condition of approval, and then addressed at a later stage of construction, in order for the developer to proceed with the complex at this time in light of pressing financial issues. The applicant expressed his agreement with the suggested compromises, not only the turning lane issue but widening the driveway and doing away with the sidewalk. Staff was directed to look into possible financial incentives that might help the developer with the expense of the turning lane.

PUBLIC INPUT

Robert Johnson commented on how ribbing works on the highways, suggesting an existing location to review, and agreed that there is definitely a need for a right-turn lane.

John McReynolds, a former Council member, also agreed that a turn lane was a good idea for that area, and suggested that the creation of the right-turn lane should be done simply and safely at this time in anticipation of future work that the Sewer District may be doing in connection with the growth of Camp Verde.

There was no further public input.

(Mayor Gioia announced that Items 10 and 11 would be heard prior to Items 9 and 8a.)

8.a Discussion or consultation with the attorney for review/update of Town Code.

On a motion by Baker, seconded by Teague, the Council voted unanimously to go into Executive Session pursuant to ARS Sec. 38-431.03(A)(3).

(The meeting was adjourned to go into Executive Session at 8:43 p.m.)

(The Regular meeting was called back to order at 9:15 p.m.)

Council agreed that Jackie Baker, Chet Teague, Tony Gioia, the Attorney and staff members Bill Lee, David Smith, and Dane Bullard are to work on making corrections to the Town Code.

9. **Discussion, consideration, and possible direction to staff to prepare an ordinance amending Section 2-3-1 of the Town Code regarding Meeting Date and Times.**

On a motion by Teague seconded by Baker, Council directed staff to prepare an ordinance amending Section 2-3-1 of the Town Code regarding Meeting Date and Times, to set work sessions on the second and fourth Wednesday of every month at 3:00 p.m. and Regular Session on the first and third Wednesday of every month.

The Council discussed the proposal to change meeting dates and times and the explanation that it would provide the benefit of being able to thoroughly research and discuss issues at an informal Work Session to prepare for the next Council meeting, thereby eliminating time-consuming discussions at the formal meeting prior to taking actions. Mayor Gioia requested 'Call to the Public' be placed before the consent agenda.

10. **Discussion, consideration, and possible direction to staff on economic incentives and infrastructure improvement district for the Highway 260 access road system.**

There was no action taken.

Staff was directed to request the Town Manager to contact Dave Fackler to review the concept discussed, to add the Mayor's suggestions for inclusion in the Incentive Policy, and bring it back to Council for a Work Session.

Mayor Gioia explained that with the movement toward construction on Highway 260 and discussions of access roads he wanted to bring the issue to Council for discussion and perhaps add a District or include specific stipulations on the Town Development Incentive Policy; Gioia would recommend that the developers be required to build access roads on their properties off of the reconstructed 260, and reviewed methods for providing financial incentives. It was suggested that the issue could be discussed perhaps more thoroughly in a Work Session. Gioia agreed and explained that he was introducing the subject so that the rest of the Verde Valley would understand that Camp Verde is serious about the Highway 260 access issue. It was also agreed that the Work Session should include the property owners.

Attorney Sims said that the incentives suggested were great for a start, and a Work Session would be helpful. He strongly recommended development or impact fees as tools to use in offering incentives, and explained how that would work. Sims cautioned the Council that in essence waiving costs probably would not be correct legally, or wise, whereas the property owner could pay up front and then get a credit against all the fees in the future. He suggested adding into the Incentive Policy the development fee component and using the Downtown Redevelopment Zone to avoid property taxes, explaining how those would help to benefit the Town and the property owners.

It was agreed to move this item to a Work Session in order to delve deeply into the issue.

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

There was no public input.

12. **Advanced Approvals of Town Expenditures**

There were no expenditures.

13. **Manager/Staff Report**

There was no report.

14. **Council Informational Reports**

Parrish stated he just returned from Northern California and there are houses going up everywhere, lots of truck traffic, and the tomatoes are ripe.

Teague stated there has been lots of rain, weeds, and football has started.

15. **Adjournment**

On a motion by Teague, seconded by Kovacovich, the meeting was adjourned at 9:57 p.m.

Tony Gioia, 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 meeting of the Town Council of Camp Verde, Arizona, held on the 3rd day of August, 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2005

Deborah Barber, Town Clerk