

DRAFT MINUTES
BOARD OF ADJUSTMENTS AND APPEALS
Regular Session
TOWN OF CAMP VERDE
473 S. MAIN STREET, CAMP VEREE, AZ 86322
TUESDAY, JUNE 09, 2015
3:00 PM
COUNCIL CHAMBERS

1. Call to Order

The meeting was called to order at 3:00 PM by Chairman Binick.

2. Roll Call

Chairman Binick and Board Members Blue, Lichty, Stevens and Buchanan are present. Vice Chairman Hough, and Board Member McHenry are absent.

Also present is Community Development Director Michael Jenkins, Assistant Planner Jenna Owens, Building Official Robert Foreman, and Recording Secretary Kendall Welch.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Binick.

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 the Board so requests.

a. Approval of Minutes

March 10, 2015 – Regular Session

b. Set Next Meeting, Date and Time

As Needed

A motion made by Board Member Stevens, seconded by Board Member Blue, was made to approve the meeting minutes for the March 10th, 2015 – Regular Session. All Board Members are in favor and the motion passes unanimously.

An amended motion made by Board Member Stevens, seconded by Board Member Blue, was made to approve all items on the Consent Agenda. All Board Members are in favor and the motion passes unanimously.

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

Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Board from taking any action on items not on the agenda, except to set them for Consideration at a future date.

No Public was present.

6. Update and discussion on the status of the Verde Valley Medical Clinic Camp Verde Campus and update of the Camp Verde Library. Staff: Robert Foreman

Building Official Robert Foreman gave the Board Members a brief update on the current status of the Verde Valley Medical Center facility being constructed at the corner of State Route 260 and Finnie Flat Road. Foreman stated that the building is officially going vertical with the installation of the steel columns beginning late last week. Foreman also added that after speaking with the project superintendent the anticipated completion date for the project is March of 2016.

In addition to the brief status update given on the Verde Valley Medical Center, Foreman also gave the Board Members a brief update on the Camp Verde Library project. Foreman stated that he received the deferred submittal for the steel building on Monday June 1st, 2015 and that approved plans were given to the Project Manager, Ron Long, on Monday June 8th, 2015.

Foreman also informed the Board that work should hopefully resume on that project shortly, and that the anticipated completion date is April/May of 2016.

Chairman Binick expressed concern, cautioning that future discussion on current project status updates should be fairly limited to avoid future potential/possible conflicts of interest as the Board of Adjustment and Appeals is a quasi-judicial organization.

Board Member Buchanan asked Chairman Binick to clarify his last statement. Binick asked Community Development Director Michael Jenkins to help him explain to the other Board Members his concerns regarding possible future potential/possible conflicts of interest. Jenkins stated that should a contractor have a disagreement with the Building Official's determination and an appeal go before the Board, it may not suit the Board well to have had specific detailed discussions on the project ahead of time, as some may view that detailed discussion as a preconceived notion which could be argued as a conflict of interest.

Board Member Buchanan called for a point of order, as he felt that Binick's concern was not on the agenda they were currently discussing. Buchanan requested Binick add his particular concern to an upcoming agenda item so that it can be discussed at a later date and time.

Board Member Buchanan asked Building Official Robert Foreman if the Library project was still on track in regards to the contract scheduling. Foreman stated that particular question would need to be addressed by Project Manager, Ron Long. Buchanan also asked Foreman if there had been a delay due to an issue with a building setback in regards to the location of an electrical line. Foreman did confirm there had been a clearance issue with an APS electrical line, however he stated the main reason for the delay of the project has been the deferred submittal of the steel building as it was revised several times by the architect and building manufacturer before it was submitted for plan review. Buchanan also stated that he had heard a rumor about there being an issue with the quality of fill being used. Foreman stated that he was unaware of any issues with the quality of fill being used.

7. Staff Report

Building Official Robert Foreman stated that the Board Members may need to look at Section 7-2-110.7 Powers, Duties and Responsibilities, Item 2, as it recently has been determined by the Town Attorney that the Board of Appeals does not have the ability to grant a variance to the technical provisions of the building code.

Community Development Director Michael Jenkins stated that in the near future some internal training will be provided for the Board, specifically on items such as Planned Unit Developments (PUD).

- 8. Board Informational Reports:** (Individual members of the Board may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Board will have no discussion, consideration or take any action on any such item, except that an individual Board member may request an item be placed on a future agenda.)

There were no Board Information Reports.

9. Adjournment

A motion made by Board Member Lichty, seconded by Board Member Blue, was made to adjourn the meeting. All Board Members are in favor and the motion passes unanimously. The meeting was adjourned at 3:15 PM.

Jim Binick – Board of Adjustment And Appeals Chairman

Date:

Michael Jenkins – Community Development Director

Date:

CERTIFICATION I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Board of Adjustment and Appeals of the Town of Camp Verde during the Regular Session of the Board of Adjustment and Appeals of the Town of Camp Verde, Arizona, held on the 9th day of June, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 9th day of June, 2015.

Kendall Welch – Recording Secretary