

(CORRECTED)
MINUTES
SPECIAL SESSION
MAYOR AND COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, DECEMBER 13, 2006
at 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**

Mayor Gioia called the meeting to order at 6:31 P.M.

2. **Roll Call**

Present:

Mayor Tony Gioia, Councilor Bob Kovacovich, Councilor Howard Parrish, Councilor Mike Parry

Absent/Excused:

Vice Mayor Brenda Hauser, Councilor Jackie Baker, Councilor Ron Smith

Also Present:

Town Manager Bill Lee, Town Attorney Brad Woodford, Housing Director Matt Morris, and Town Clerk Deborah Barber

3. **Pledge of Allegiance**

Councilor Parry led the Pledge

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) November 29, 2006 – Executive Session
- 2) November 29, 2006 – Special Session Council Hears P&Z

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

- 1) Regular Session – December 20, 2006 - **CANCELLED**
- 2) Council Hears P&Z – December 27, 2006 – **CANCELLED**
- 3) Regular Session – January 3, 2007 at 6:30 p.m.
- 4) Special Council Hears P&Z – January 10, 2007 at 6:30 p.m.
- 5) Regular Session – January 17, 2007 at 6:30 p.m.
- 6) Council Hears P&Z – January 24, 2007 at 6:30 p.m.

On a motion by Kovacovich, **seconded by** Parrish, the Council voted unanimously to approve the Consent Agenda as presented.

Vote:

Yes: Mayor Tony Gioia; Councilor Bob Kovacovich; Councilor Howard Parrish; Councilor Mike Parry; **Absent:** Vice Mayor Brenda Hauser; Councilor Jackie Baker; Councilor Ron Smith

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

There was no public input.

6. **Discussion, consideration, and possible approval of Resolution 2006-700, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving and adopting the Town of Camp Verde Housing Rehabilitation Guidelines as revised.**

On a motion by Gioia, seconded by Kovacovich, the Council voted unanimously to approve Resolution 2006-700, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving and adopting the Town of Camp Verde Housing Rehabilitation Guidelines as revised.

Vote:

Yes: Mayor Tony Gioia; Councilor Bob Kovacovich; Councilor Howard Parrish; Councilor Mike Parry; **Absent:** Vice Mayor Brenda Hauser; Councilor Jackie Baker; Councilor Ron Smith

Morris advised that staff had received a request for approved Housing Rehab Guidelines from the Arizona Department of Housing so that the Town could remain in the running for grant funding. He further advised that staff received the request on December 4, which left little time to advise the Housing Commission. He recommended Council approval.

Barber explained the process in which the Housing Commission worked on updating guidelines, explaining that members had been very diligent and had produced a very comprehensive document. She said that she knew upfront that the existing guidelines would not meet ADOH requirements and that she had advised Council of this when they suggested that she move forward with the HOME grant application. She said that the Technical Assistant Advisor had told her to submit the application with the old guidelines and note that they were under review. The Advisor had said that approved guidelines would then become a stipulation of the contract.

Barber explained that, based on this advice, she gave the Housing Commission the choice to send the Guidelines onto Council for review or to ADOH for review, with an opportunity to review any recommended changes before sending them to Council for approval. The Commission chose to send them to ADOH first. She explained that she spoke to Kathy Blodgett the Director of the Housing Rehab Program for ADOH & that Kathy advised that Mr. Harris had misinformed her. Blodgett said that the Town must submit the approved guidelines no later than 12-31 if we wished to be considered for the grant funding.

Barber noted that the only changes to the document that the Commission had not seen were the Program Income Procedures. She said that those were procedures established by the Finance Director & the Commission would have no authority to make changes to them. She felt that the guidelines presented to Council were substantially what the Commission approved. She further advised that there must have been some misunderstanding since she never said nor had she intended to imply that there could be changes to the document after it was sent to ADOH. She noted that if it were changed, it would have to be resubmitted for approval, which could further delay or disqualify the Town for funding. She explained that her only intent was to allow the Commission one final opportunity to review the full and complete document before it was sent to Council with their recommendation.

In closing, Barber offered her sincere appreciation for the Commission's valuable input and hard work and apologized deeply for offending Commission members. She also noted that the Commission would still see the final product after any ADOH comments.

PUBLIC INPUT

DAVE FREEMAN, Housing Commission member, said that he was concerned about how the guidelines went to Council before coming back to them, but after hearing about the deadlines, he understood. He said that communication was the most important component of a successful

team and he hoped there were lessons learned by this and that everyone is kept in the loop with at least a phone call.

JOHN MCREYNOLDS, Housing Commission member, said that affordable housing is one of the biggest issues that Camp Verde will be facing. He said that he bought a place 30 years ago at a very reasonable price and went to work for \$5.00 per hour. He said that here it is 30 years later and his children and grandchildren cannot afford to buy property in Camp Verde. He said the Commission is looking for ways to keep people working and have decent housing. He said that he appreciated Council's support and he understood that we were dealing with federal money when a war is going on. He also said he appreciated the leadership of Matt and Debbie and working with a Commission that are by-far the most forward thinking and very knowledgeable group in the Town. He said that he was grateful to be a part of the Housing Commission and told Council that they need to support the Commission and to remember their work is not for us, but for our future generations.

JEREMY BACH, Housing Commission Chairman, said that he wished to reiterate what Dave and John said. He said the Commission worked hard on this and were concerned that the November meeting should not have been cancelled. He said that Commission members had not been made aware of these deadlines. He also noted the Commission is working hard to find funding with private sources, grants, etc. He said that with Matt and Debbie's guidance and the Commission member's experience, it was a unique group in which he was proud to serve. He said that he did not want there to be confusion, and that we needed to get the money so that we could get a project off the ground.

There was no other public input.

Gioia said that staff was up against and he had asked Barber to respond to an e-mail that he had received this morning to explain what had happened. He said that it had hit him that staff and the Council cannot ignore those who work so hard on behalf of the Town. He told Commission members that he was happy they were at the meeting to hear for themselves what had happened and the pressure that staff was under. He said that Commission members are very much appreciated.

Council members Parry and Parrish said irate Commission members had contacted them as well and that they would like to see the situation better handled if this should happen again.

6A. PRESENTATION AND DISCUSSION OF TECHNICAL ASSISTANCE FROM THE DRACHMAN INSTITUTE, TO DRAFT A MASTER PLAN FOR THE TOWN-OWNED 5-ACRE PARCEL IN THE VERDE CLIFFS SUBDIVISION.

Morris updated Council on the Drachman Institute's work. He reviewed the scope of work line-by-line.

Council expressed the desire to be involved along with the Housing Commission and for staff to keep that in mind as they planned for the meetings and public involvement.

Gioia noted that this project was being funded by the Arizona Department of Housing at no cost to the Town.

PUBLIC INPUT

JIM LONG asked what the Drachman Institute was. Gioia responded that it is a division of the University of Arizona. Morris explained that it is a school of architecture and that experienced architects/instructors oversee the work of students.

There was no other public input.

7. **Discussion, consideration, and possible acceptance of the streets within the Verde Cliffs subdivision into the Town's Street Maintenance System.**

This item died due to the lack of a motion. Following public input, Gioia said that it was Council's job to speak out for the community. He thanked the public for the who supported the initial efforts to protect public funds and expressed his personal thanks to Parry and Parrish for their hard work.

Lee advised that Universal Homes had completed the concerns that Council brought up during the last meeting and that the Town Engineer had inspected the repairs and signed off on the work. He advised that staff recommended acceptance of the streets.

Gioia confirmed that there were no other recommendations by the Town Engineer.

Parry and Parrish said they had walked the area this afternoon and had found 11 outstanding issues including cracked cement and a defective spillway. Parry provided a list of street names and addresses to the Clerk, which becomes a permanent part of this record. Parry asked who had inspected the repairs.

Lee said that Universal Homes suggested that Council accept the roads because they were normally accepted before construction begins because construction vehicles cause damage. He said this has been outstanding for over a year and now that the subdivision is built out, the roads could be accepted with a one-year warranty.

There was some discussion among the members that would allow the contractor until the first of the year to complete Parry/Parrish list before the warranty period began.

There was a lengthy discussion about the cracks, MAG standards, experience, and taxpayer money.

BYRON HANDY – BHF DEVELOPMENT, said that they had worked with staff over the past 12-14 months. He noted that it is normal practice to turn over a subdivision when the infrastructure was in. However, Camp Verde felt more comfortable waiting until the homes were in. He said this could take years and have a severe financial impact on a developer. He noted that they had received several punch lists and took care of every concern because that was the way their company is. They stand on their work. He said that Council gave him a list to work at last week's meeting and they completed the work. He expressed concerns that Council would continue making lists and delay this even further. He reminded Council that there was a one-year warranty and that he would complete the items on the list within the week.

Council discussed the matter at length.

Public Input:

PAUL CLAWSON – said that he did not understand the rush and that Council's focus needs to be on Camp Verde taxpayers not the developer. He recommended that Council do not accept the roads.

JOHN MCREYNOLDS – said that concrete cracks no matter what you do. He said if the streets meet standards, then Council needed to accept them. He noted that the Town's streets break down and that is just the nature of the game.

BOB JOHNSON – said that no one had said anything about caulking and moving on.

JIM LONG – said that he was concerned about setting precedent for any contractor. He said that he is going through a similar process as a homeowner and he urged Council to be careful in setting precedents.

BOB JOHNSON – said that he had another point – the Town should have something in writing about how large a crack can be.

JOHN FISTLER – said that he had walked the same streets, but that the spillway bothers him. He said that it had been undermined and needed to be fixed. He felt it was an engineering project that had gone awry.

ROBIN WHATLEY – said that we need to set a precedent that the Town will not accept substandard work. The contractors are building roads and we should demand that they are built to standard. She expressed appreciation to Parry and Parrish for taking their time to walk the roads and protect the Town's taxpayers.

There was no other public input.

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

There was no public input.

9. **Advanced Approvals of Town Expenditures**

Lee advised Council of two trams for \$6,000 for Out of Africa, \$7,000 for two 60" mowers, and \$650 for a generator in which Out of Africa was also interested. He said that these items were at State Surplus and the Town had a two-week hold on them. He also noted these items were unbudgeted.

After a short discussion, the attorney advised that these items must be agendized before Council can take action. Lee said that he would bring it back on the January meeting. The Mayor asked the Manager to include the CIP budget in the packet.

10. **Manager/Staff Report**

Lee noted the picture of the canon that had been installed. He said that Mike Casebier had worked hard and expressed his congratulations for the success. He noted that the Sanitary District had received their permit and had voted today to go out to bid on the expansion project. Lee also noted that the Town had donated the old Christmas decorations to Jerome and they were very happy to have them.

Barber gave an update on the election, as today was the final day to file petitions. She explained that the Clerk's Office would place mailboxes for the candidates in the front office and provide general information for the candidates during the election cycle.

Brad Woodford advised that they would be bringing the Griffith development agreement to the January 3 meeting for Council consideration.

11. **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.

Parrish said that he saw a crowd while the canon was being installed. He felt it was going to be a real asset to the Town.

Gioia reported that he had attended the Mayor/Managers meeting in Jerome and that Jerome was grateful for the Christmas decorations. He also reported on the Governor's Mayors Summit meeting that he had attended. Some of the issues that he spoke to the Governor and her staff about included housing, senior citizen's needs, local authority on water issues, water issues, illegal immigration and highway 260. He thought the meetings would prove productive and helpful to the Town. He closed with discussion of the Town's 20th anniversary celebration, noting that local government is working for us.

12. **Adjournment**

On a motion by Parrish, seconded by Gioia, the meeting was adjourned at 8:04 p.m.

Tony Gioia 1-4-07

Tony Gioia, Mayor

Deborah Barber

Deborah Barber, Town Clerk

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 Special Session of the Town Council of Camp Verde, Arizona, held on the 13th day of December 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 5 day of January, 2006.

Debbie Barber

Debbie Barber, Town Clerk