

**MINUTES  
REGULAR SESSION  
HOUSING COMMISSION  
TOWN OF CAMP VERDE  
COUNCIL CHAMBERS  
TUESDAY, June 16, 2009  
4:00 P.M.**

Minutes are a summary of the actions taken. They are not verbatim.  
Public input is placed after Commission 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 4:00 p.m.

2. **Roll Call**

Chairperson Bach, Vice Chairperson Buchanan, Commissioners Roddan and Blue were present; Commissioner Varela arrived at 4:02 p.m.; Commissioners Davis and McReynolds were absent.

**Also Present:** Town Manager Michael Scannell, Special Projects Administrator Matt Morris and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**

The Pledge was led by Buchanan.

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) March 17, 2009 Regular Session**

On a motion by Buchanan, seconded by Blue, the Consent Agenda was unanimously approved as presented.

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

There was no public input.

6. **Presentation by Town Manager regarding closing of the Housing Department, possible disbandment of the Housing Commission, and possible strategies regarding the formation of a citizens group to promote attainable housing in Camp Verde.**

There was no action taken.

Special Projects Administrator Morris explained that to follow up recent discussions regarding the Housing Department and Commission, Mr. Scannell has volunteered to review what has led to the current status and where the future might be.

Scannell prefaced his review of the sequence of recent events with assurance that Matt Morris had no role in the actions taken by the Town Council in rethinking the entire Commission process, and that he acted in a thoroughly professional way at every point in the interaction with Council that began in approximately November of 2008 regarding the need for the Town to "retrench" financially. Scannell outlined in detail the financial and economic impacts leading to the decision to eliminate the Housing Department, and his recommendation to Council that the issue of housing would be best addressed on the regional level. With the elimination of the Housing Department it was also determined that there was no longer a need for the Housing Commission to exist. Scannell pointed out that in addition to the Housing Commission several other Commissions would be disbanded as well, all of which would save significant expenses for the Town. It was hoped that those involved in the various Commissions would consider forming citizen groups in order to carry on their work and community service and input to the Council. Scannell stressed that the Council appreciates the involvement of all the members of the Commissions, and suggested that the Housing Commissioners could form some type of informal group, and still share with the Council opportunities that may exist to improve the housing stock

in Camp Verde, ideally functioning on a regional basis. Scannell said he would offer his assistance in any way possible in that regard. Scannell commented on the reassignment of Morris to the daunting challenge of rewriting the Town's Land Use Code, using the available funding that had been earmarked for outside professional consultants. Scannell added that there appear to be questions regarding his motives, as well as those of Morris, that are inaccurate at best, and suggested that any such questions be directed to him personally for clarification.

Roddan expressed in detail her concern over the way the budget constraints were addressed by the reassignment of Morris to work on the Land Use Codes, which she feels is not a critical issue, in light of the serious budget problems, adding that it is merely a lateral move using what she referred to as "fuzzy math." Scannell took exception to her use of such a phrase, commenting that such a description was ill-chosen, as well as quite incorrect. He again explained how the funds appropriated for outside consultants would be used instead for the Land Use Code project to be undertaken by Morris, a use of funds precisely understood and voted upon by the Council, the only body authorized to appropriate and expend funds. Roddan commented further in opposition to the way the transition was made, instead of cutting the budget by just removing a staff person, suggesting that perhaps a second look should be taken at that position. Scannell reminded Roddan that she was free to address the Council at any time to share her thoughts. Scannell also pointed out that the Town Attorney has consistently advised the Town Council that the Land Use Code had to be rewritten because of its deficiencies continuing to give rise to lawsuits draining the Town's finances.

The Commissioners discussed with Scannell several of the issues addressed. Blue said he wanted to share his experience, professional contacts and assistance on rewriting the Code, and Scannell offered to meet with him for further discussion. There was some discussion on managing and maintaining a balanced budget. Buchanan said she was encouraged to know there are many strategies that might be addressed privately, individually and regionally in order to work toward better serving the community; she feels that some of the actions taken to meet fiscal responsibility were taken with complete disregard to the Town's social responsibility to each other as citizens and Commissioners and the Council. Although she understands that it is the intent of the Council to have the Commissioners step down, she regrets that the decision was not made in a way to allow for discussion and hearing at a Council meeting. Buchanan added that there have been incredibly encouraging news from other municipalities regarding coming together to make things happen on a regional basis, and have invited input from the Camp Verde group. Scannell commented on the proven success of working on a regional basis, citing Durango as an example, and again offered to help with establishing connections or inviting representatives to visit Camp Verde. The members expressed appreciation for Scannell's presentation and his offer of help in moving forward as a citizen's group to work on a regional basis; Scannell then left the Council Chambers.

The members continued with a general discussion on the confusion over the disbandment of the Commission and expressions of frustration over the way the Council handled the issue; it was generally agreed that no action was required or even possible at this meeting. It was also agreed that after the final decision is made, the members would look forward to continuing their efforts through formation of a non-profit group, to also include interested staff members.

#### 7. **Commission Informational Reports:**

**Buchanan** shared notes from the Regional Housing Commission regarding new and collaborative strategies; she added that she hopes the Council will come forward and state that they are disbanding the following Commissions, and make that a part of the record.

**Roddan** commented that there is more than one way to skin a cat on the fiscal situation; the members will work together and make things happen. She reiterated her frustration over the handling of a recent bidding process and was upset that her response letter to Scannell had not

been included in the agenda packet. She again reviewed her perception of the selection process for the benefit of the reporter who was present at the meeting.

**Buchanan** reported on her attendance at the Verde Valley Housing Task Force meeting, and her understanding of the details of a very proactive movement by the group of communities and entities involved; they want Camp Verde to continue to participate.

**Varela** was pleased that Scannell had indicated there was a little wiggle room in the budget; he congratulated Morris for his work on the homes. Varela reported that he had met with Scannell also, and the subject dealt with Diamond Homes and the bidding.

**Blue** suggested that with the new role Morris will be involved in he should have great input to be able to steer the Building Department and listen to the concerns of the community; he is willing to help Morris in his new endeavor.

**Bach** reported on a land use meeting on June 2<sup>nd</sup> regarding some County issues coming up that should be potentially favorable to more affordable housing. Bach expressed his appreciation for the help being offered by Blue, and that Roddan and Buchanan have represented Camp Verde so well on the regional level; he looks forward to continue working together with everyone.

8. **Staff Report**

Morris told the members that it has been a pleasure working with them and he is proud of what has been accomplished; there will be opportunities for others to participate in the zoning update; he said he is also interested in participating in the grass roots endeavor to the extent of his schedule limitations.

9. **Adjournment**

On a motion by Roddan, seconded by Varela, the meeting was adjourned at 5:07 p.m.

**VERIFICATION**

I hereby verify that the foregoing summary of the actions of the Housing Commission at the Regular Session held on the 16<sup>th</sup> day of June 2009 as its last meeting prior to formal disbandment is true and correct.

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Jeremy Bach, Chairperson

**CERTIFICATION**

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Housing Commission of the Town of Camp Verde during the Regular Session of the Housing Commission of Camp Verde, Arizona, held on the 16<sup>th</sup> day of June 2009. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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Margaret Harper, Recording Secretary