

**MINUTES  
REGULAR SESSION  
HOUSING COMMISSION  
TOWN OF CAMP VERDE  
COUNCIL CHAMBERS  
TUESDAY, January 15, 2008  
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, Commissioners Davis, Roddan, McReynolds and Freeman were present; Vice Chairperson Buchanan was absent; there is currently one vacancy on the Commission.

**Also Present:** Housing Department Director Matt Morris and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**

The Pledge was led by McReynolds.

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) December 18, 2007 Regular Session

b) **Set Next Meeting:**

1) February 19, 2008 4 p.m. Regular Session

On a motion by Freeman, seconded by McReynolds, 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. **Staff presentation followed by Housing Commission discussion and consideration regarding ongoing efforts and the upcoming Two-Day Open House for the Town-owned 5-acre property located on Cliffs Parkway. The meeting is being facilitated by the Housing and Neighborhood Revitalization Department on January 29<sup>th</sup> from 6:00 p.m. to 8:00 p.m. and on January 30<sup>th</sup> from 4:00 p.m. to 6:00 p.m. at the Town Hall Complex in Room 206/207.**

Director Morris said that following the ideas presented at the last meeting, a decision has been made to hold a two-day Open House on January 29 and 30 in order to inform the neighbors of the Town-owned 5-acre property as well as the general public through making available the various documents and proposed plans for the 5 acre site. The video of the Drachman Institute presentation will be shown on both days at 6:30 p.m. and 4:30, respectively. Morris referred to a copy of the invitation letter being mailed out to the property owners, and reviewed the flyer proposed to be distributed in the neighborhood. Morris confirmed that at this point the first phase of the project is coming to a close; the Drachman Institute has completed their participation.

**PUBLIC INPUT**

(Comments from the following individual are summarized.)

**Tony Varela**, who lives immediately below the 5-acre property, spoke at length on the inconvenience and discomfort caused for his family by the developer's actions above his property, including debris, dust, dangerous traffic conditions, and water runoff. Mr. Varela said he objects to the prospect of a number of houses being built, and believes that the public has not been properly informed about what the Commission is trying to accomplish, and asked for answers to

several questions. *Morris responded briefly to the questions posed by Mr. Varela, explaining that the entire report on the proposed project is available on the website as well as at the Library, and assuring Mr. Varela that he would be glad to meet with him individually to discuss his concerns further.*

There was no further public input.

The Commission continued the discussion, with several members volunteering to hand out the proposed flyers in the neighborhood; Freeman will contact the business owners. Morris also advised the members that for the next meeting he has invited some developers who have indicated interest in the project to weigh in with their comments or suggestions for an informal discussion only. Morris pointed out the copies of a press release that he had prepared to publicize the two-day event.

7. **Staff presentation followed by Housing Commission discussion and consideration regarding ongoing efforts and the upcoming Neighborhood Meeting in Verde Lakes to present information to the public about the Camp Verde Owner Occupied Home Rehabilitation Program. The meeting is being facilitated by the Housing and Neighborhood Revitalization Department on January 31<sup>st</sup> from 4:00 p.m. to 6:00 p.m. at the Verde Lakes HOA Club House located at 2867 East Verde Lakes Drive, Suite A.** Morris said that a number of applications have been received for a home grant; however, several of the applicants have dropped out for various reasons. Morris reviewed the efforts made to select properties within the Verde Lakes area, excluding the properties that are in the floodplain since they would not qualify; a map was included in the agenda packet identifying the selected properties. All of the property owners have been notified of the scheduled January 31<sup>st</sup> meeting. It is hoped that additional applicants will be found for the grant and to establish a waiting list that will help in applying for future grant monies. A copy of the letter that was mailed to the property owners was included in the agenda packet, as well as a press release; Yavapai Broadcasting will also be included in the publicity effort. Morris reviewed the history and purpose of the rehab program for the benefit of the newer members. Morris advised the members of the Loan Committee that a meeting is being considered for next week, on the 22<sup>nd</sup>, depending on the availability of the members; he is working on a report to that effect.

There was no public input.

8. **Discussion and consideration regarding a dual Town/Southwest Fair Housing Council effort to promote National Fair Housing Month in April through a community event.** Morris reminded the members about the presentation made by Joann Reyes on Fair Housing a couple of months ago; following further discussions with Ms. Reyes, April 11<sup>th</sup> is being considered for putting on some type of event at Town Hall to promote Fair Housing in Camp Verde; the event is to be held in Room 206/207 at 6:00 p.m. Morris said that one suggestion was to promote a poster contest for third grade pupils, with the posters to be displayed in Room 206/207 for judging. There could also be handouts to inform the public regarding the issue of Fair Housing. Other ideas were discussed, including involving the high school students and the Youth Commission. Morris said that Ms. Reyes does plan to talk to the principal of the elementary school.

#### **PUBLIC INPUT**

(Comments from the following individual are summarized.)

**Tony Varela** wondered about the purpose of the Fair Housing Council efforts, whether it is a public relations move or a recruiting type of effort, and is it worth the money to have such an event.

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

10. **Commission Informational Reports:**

**Freeman** said he is concerned about what effect the current shortfall of funding in the State Government might have on the Housing Commission funding efforts and what the group should be looking for in the next six months to a year.

**Roddan** said she will be attending the Sedona Housing Commission meeting on Thursday of this week, from 10:00 a.m. to noon; there will also be an evening session on that date. Also, the Verde Valley Task Force will meet on the 24<sup>th</sup>, and Roddan anticipates attending that as well.

**Davis** commended Morris on his presentation at the Library Commission meeting; it was a very factual and professional presentation. David added that the Library Commissioners expressed surprise and concern about the delay in the money being available.

**McReynolds** thanked everyone for their support and patience regarding his absences, explaining that they are caused by the current economic problems and his business needing his attention; he will continue to do his best to be of service as a member of the Commission.

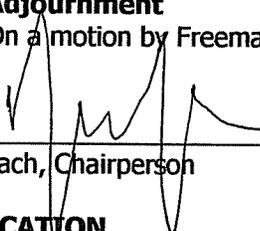
**Bach** said he is glad to see John back, and it is understandable that family comes first. Bach added his appreciation for Morris doing a terrific job, as well as Teresa's efforts.

11. **Staff Report**

Morris commented that the Town is facing a budget crisis in light of the recession that is also impacting both State and Federal funding for housing projects. The Arizona Department of Housing has frozen their Housing Trust Funds, and there is indication that the State is looking at that as a revenue source to help balance the budget. Morris will be attending the Verde Valley Housing Task Force meeting on the 24<sup>th</sup>; he briefly reviewed two of the items on the agenda. Morris requested in connection with both the two-day Open House and the Verde Lakes neighborhood meeting, those planning to attend should let him know. Morris also said he had come across a document outlining the plans for the Town Site area, and will share that with the Commission.

12. **Adjournment**

On a motion by Freeman, seconded by Roddan, the meeting was adjourned at 4:52 p.m.

  
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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 15<sup>th</sup> day of January 2008. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 19<sup>th</sup> day of Feb., 2008.

  
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Margaret Harper, Recording Secretary