

**MINUTES  
SPECIAL SESSION  
MAYOR and COMMON COUNCIL  
COUNCIL CHAMBERS  
FRIDAY, MARCH 25, 2005  
1:00 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**

Mayor Dickinson called the meeting to order at 1:00 p.m.

**2. Roll Call**

Mayor Dickinson, Vice Mayor Reddell, and Councilors Gioia, Kovacovich, and Parrish were present. Councilor Baker arrived at 1:03 p.m. Councilor Teague was absent.

**Also Present**

Town Manager Bill Lee, Community Develop Director Will Wright, and Town Clerk Deborah Barber were present. Attorney Bill Sims was present by telephone.

~~**3. Discussion, consideration, and possible approval of Resolution 2005-628, a resolution of the Common Council of the Town of Camp Verde, Arizona approving General Plan Amendment 2005-01 that amends the Land Use Map of the General Plan for parcels 407-09-043 and 407-09-043A Yavapai County Land Use General Industrial to Camp Verde Land Use of Commercial. This amendment is to accommodate commercial development and the existing car dealership.**~~

Mayor Dickinson explained that this item had been removed from the agenda because approval was no longer due to the ratification of the 2004 Camp Verde General Plan by voters at the March 8, 2005 Primary Election.

**4. Discussion, consideration, and possible approval of Ordinance 2005-A304, an ordinance of the Town of Camp Verde, Yavapai County, Arizona adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcels 407-09-043 and 407-09-043A consisting of approximately 26.76 acres from Yavapai County Zoning of M1-10A to Camp Verde Zoning of C3-2A. This rezoning is to allow for commercial development. Location of the property is on Coury Drive off SR 260.**

On a motion by Reddell, seconded by Gioia, the Council voted unanimously to approve Ordinance 2005-A304, an ordinance of the Town of Camp Verde, Yavapai County, Arizona adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcels 407-09-043 and 407-09-043A consisting of approximately 26.76 acres from Yavapai County Zoning of M1-10A to Camp Verde Zoning of C3-2A. This rezoning is to allow for commercial development. Location of the property is on Coury Drive off SR 260.

- **Call for STAFF PRESENTATION**

Will Wright explained that the rezoning was a request by the Town for rezoning of the Coury property. He explained that this was part of the development agreement, all parties were notified, and comments were presented in the Council's packet. He advised that the P&Z Commission had unanimously approved the request and that staff recommended approval.

- **Declare PUBLIC HEARING OPEN**

- a. **Call for APPLICANT'S STATEMENT** – Mayor Dickinson advised that since this was a request by the Town, the statement was covered in the staff presentation and opened the meeting for public comment.

**b. Call for COMMENT FROM OTHER PERSONS (either in favor or against)**

There was no public comment.

**c. Call for APPLICANT'S REBUTTAL (if appropriate)** There was no rebuttal.

- **Declare PUBLIC HEARING CLOSED** – Mayor Dickinson declared the public hearing closed.
- **Call for COUNCIL DISCUSSION**  
Councilor Gioia expressed concerns about percolation in the area and suggested that staff get proactive on resolving the septic issues so that future commercial development would not be affected.

Lee advised that staff was already working with the Yavapai-Apache Nation and Yavapai County, and that staff was preparing a request for Council to authorize a study in the area to resolve the lack of a sewer.

Wright explained that the Town contracts with Yavapai County to handle septic issues, and that the County would determine what must be done when a project is presented to them for approval.

Dickinson said that the landowner would determine how to handle the septic for their development, and that staff was already taking proactive steps.

**5. Discussion, consideration, and possible approval to lease Rio Verde Plaza Unit#5 to the Camp Verde Sanitary District at a reduced rate of \$225.00 per month until their fiscal year ends, at which time they propose to pay an additional \$100 per month.**

On a motion by Baker, seconded by Kovacovich, the Council voted unanimously to approve a temporary lease for Unit #5 with the Camp Verde Sanitary District at a rate of \$225 per month until July 1, with a new lease to be negotiated at that time.

Lee explained that the Town and the District recently entered into a contract to determine if there was mold in the building. He advised that there was and that the Sanitary District requested new facilities in the Rio Verde Plaza at the same rent of \$225.00 per month. He further advised that the existing lease had been in place since 1991 without any increases in the rent. He said that Council had set the rent of this unit at \$600 per month. In response to George Young's comments, Lee further advised that the current lease agreement states that both parties must agree to the lease and that if the Sanitary District did not wish to pay the \$600 per month rental fee or agree to credit the difference toward the purchase of the 10 acres for the Street Yard, they could look for other facilities to rent.

Council members agreed that the lease and terms would be put in writing. Council also agreed that the rents were set for debt service and that if there were a shortage, it would be credited toward the purchase of the land. Council members expressed surprise at the news that the Sanitary District had not come to an agreement with the Forest Service.

**Public Input**

George Young advised that the only reason the District was moving was due to mold in the building. He said the District was going to insist that the Town repair the mold if they were not going to be permitted to move new quarters. He advised that they had met with the manager and nothing had been presented to them regarding credit toward the purchase of the land. He advised that the Forest Service had created another delay and the District did not even know if they would be able to get the land. Therefore, the District could not make such a commitment.

Jim Ash said that the District was beginning their budget process, with the first meeting set for Tuesday. He said it was the Manager's suggestion to pay an additional \$100. He said the District might see fit to increase the rent amount during the budgeting process. He advised that they had 3 months to work on the 10 acres and an equitable rent and that he did not see a problem in advising the Board of Council's comments.

Barbara Miller said that she had to repair mold problems in her home in Flagstaff and it was very expensive, starting at \$10,000. She advised that it was not as simple as removing ceiling panels.

**6. Discussion, consideration, and possible direction to staff regarding a development agreement with Thomas Griffith.**

On a motion by Reddell, seconded by Baker, the Council voted unanimously to direct the Manager to meet with Griffith and offer a comparable agreement to Coury's development agreement.

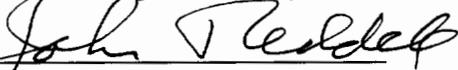
Mayor Dickinson advised that Mr. Griffith had been uninterested in participating with the Town in the annexation effort and that the Town had made every effort to cooperate with him. He said that Griffith has 20 acres of raw land with no plans and therefore, he did not feel that it was necessary to discuss this matter further.

Lee stated that he and Wright met with Mr. Griffith a few weeks ago because Griffith expressed an interest in a development agreement similar to Coury's.

*Attorney Sims recommended that Council go into executive session for legal advice regarding the Griffith development agreement. On a motion by Baker, seconded by Kovacovich, the Council voted unanimously to go into executive session. The Special Session was recessed at 1:31 p.m. and reconvened at 1:52 p.m.*

**7. Adjournment**

Following a motion by Baker, seconded by Gioia, the meeting was adjourned at 1:55 p.m.

  
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Mitch Dickinson, Mayor

  
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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 25<sup>th</sup> day of February 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 6 day of April, 2005

  
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Deborah Barber, Town Clerk