

**MINUTES
COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, MAY 24, 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**
The meeting was called to order at 6:31 p.m.

2. **Roll Call**
Mayor Gioia, Vice Mayor Baker, Councilors Hauser, Smith, Kovacovich, and Parrish were present; Councilor Parry was absent.

Also Present: Town Manager Bill Lee, Finance Director Dane Bullard, Sr. Planner Nancy Buckel, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
The Pledge was led by Councilor Hauser.

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) May 16, 2006 – Budget Work Session
 - 2) May 10, 2006 – Joint Work Session
 - 3) May 10, 2006 – Special Session
 - b) **Set Next Meeting, Date and Time:**
 - 1) Special Session – May 31, 2006 at 5:30 p.m.
 - 2) Joint Work Session – May 31, 2006 at 6:30 p.m.
 - 3) Regular Session – June 7, 2006 at 6:30 p.m.
 - 4) Work Session – June 14, 2006 at 6:30 p.m.
 - 5) Regular Session – June 21, 2006 at 6:30 p.m.
 - 6) Council Hears P&Z – June 28, 2006 at 6:30 p.m.
 - c) **Possible approval of Resolution 2006-689, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, supporting Wild and Scenic Protection for Fossil Creek.**
On a motion by Hauser, seconded by Kovacovich, the Council unanimously approved the Consent Agenda, with the changes noted.

Mayor Gioia requested that an additional meeting be scheduled for Tuesday, May 30, 2006 at 5:00 p.m. to discuss budget; Town Clerk Barber corrected the May 31 special session to reflect 5:00 p.m.; there will be no Work Session on June 14 as listed.

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

6. **Discussion, consideration, and possible approval of Ordinance 2006-A322, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, amending Section 108 of the Zoning Ordinance amending the Height Limits and Set Back requirements.**
On a motion by Baker, seconded by Kovacovich, the Council by a 5-1 vote approved Ordinance 2006-A322, an ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending Section 108 of the Zoning Ordinance amending the Height Limits and Set Back requirements; with a “no” vote by Hauser.

STAFF PRESENTATION

Sr. Planner Buckel reported that staff had reviewed the existing ordinance on building heights, as directed by Council, and after working with the Planning & Zoning Commission, and based on their recommendation, is submitting the proposed revisions for approval. Buckel explained that P&Z believes that there should be the ability for commercial and industrial buildings in certain circumstances to have the 50-foot maximum; Buckel reviewed the conditions to be considered for allowing that height.

PUBLIC HEARING OPEN

Applicant's Statement

There was no applicant.

COMMENT FROM OTHER PERSONS

There were no comments from other persons.

APPLICANT'S REBUTTAL

No applicant's rebuttal was necessary.

PUBLIC HEARING CLOSED

Council Discussion

The Council briefly discussed the proposed revised ordinance, requesting further clarification of the requirements and conditions for allowing the 50-foot building height, and the set back provisions, and confirmation that the language could not be interpreted to possibly permit a height greater than 50 feet.

There was no public input.

7. **Discussion, consideration, and possible reaffirmation of Section 120 of the Planning and Zoning ordinance for the Town of Camp Verde, and possible direction to staff to ensure that all outdoor lighting, including lighting in new and recent construction, is in compliance with this ordinance.**

Item 7 was tabled.

Councilor Parry had asked that the item be pulled since he had requested the item and would not be present.

8. **Presentation by Carson Bise of TischlerBise regarding development impact fees.**

There was no action taken.

Manager Lee introduced Carson Bise of TischlerBise to present the study that his firm has conducted regarding impact fees, working with the committee that Council had appointed in connection with that research. Commenting that his presentation was not a forum from which to debate the appropriateness of impact fees, and using a Power Point presentation, Mr. Bise reviewed the study that was developed in working with the Town's liaison committee, illustrating in detail the methodology and data used in the study.

Mr. Bise's presentation was followed by a Council discussion pointing out the success and accepted use of impact fees in other communities to pay for services and growth, as well as not only the approval of developers but their expectation that they will be assessed development fees.

PUBLIC INPUT

Henry Shill strongly objected to any proposal for development impact fees; he believes that development has paid for itself in Camp Verde. Mr. Shill feels that if the impact fees are adopted the Town will inevitably be facing a referendum; an increase in the sales tax should be considered instead. The Town should scale down its plans.

Bob Womack suggested that the argument that development does not pay for itself is ludicrous; time is being wasted on considering impact fees, they will not pass muster in the community. Some other form of taxation would be preferable. Impact fees will only serve to increase the price of new homes, further eliminating affordable housing.

Dave Freeman said that the most regressive of all the taxes is the sales tax; it hits hardest the people that can least afford it. The gasoline tax that pays only for the roads and is paid by those who use the roads is one of the fairest taxes; the impact fee is similar in nature, and would only impact those coming into the community contributing to the growth and increased need for services. It would be the fairest way to generate the needed funds.

There was no further public input.

During further discussion Lee said that the department head team supports impact fees; the issue of a possible referendum can be discussed further next week. Lee also commented on the expectation by developers to pay development impact fees. Lee added that it is important to get the message out that impact fees would not be imposed in connection with additions to existing homes, and that staff recommends that the Council move forward with the impact fees. There were further comments from the Council members and confirmation from Mr. Bise illustrating the need for funding from impact fees and supporting their adoption.

9. **Update and discussion, consideration, and possible direction to staff to prepare documentation to move forward with an election requesting voter approval for General Obligation Bonds, Series 2006, to fund the Community Park and new Library facilities and to bring back to Council for approval at the May 31st meeting.**

On a motion by Baker, seconded by Hauser, the Council voted 5-1 to direct staff to prepare documentation to move forward with a September election requesting voter approval for General Obligation Bonds, Series 2006, to fund the Community Park and new Library facilities; with a 'no' vote by Parrish.

Finance Director Bullard said that staff has been consulting with Stone & Youngberg various options to try to determine how the Town can finance both the Park land acquisition and construction of the library, two large CIP items that the Town is facing. One of the options being considered is a General Obligation Bond; Town Clerk Barber has advised that in order to submit the issue to the voters on the September ballot a decision will have to be made by next week. Bullard explained the two alternatives set forth in the agenda packets, one being the General Obligation Bonds for the full \$11 million for both the library and the Park, and would impose a secondary property tax to fund the bonds. The other alternative would be a combination of General Obligation Bonds and revenue bonds, the latter not requiring voter approval but using funds from the portion of the sales tax revenue allocated for the Park. The imposition of a sales tax has also been suggested as an alternative.

The Council agreed that the issue should be brought to the community for a decision on how they would like to support the two projects, and briefly discussed the financial estimates and variables, including length of term, interest rate, and other related issues as suggested in the two scenarios submitted by staff. There was general support by the Council and recommendation from staff for pursuing the proposal for the General Obligation Bonds, which would result in a property tax; however, the issue of the resulting property tax was met with some disfavor.

PUBLIC INPUT

Steve Ayres confirmed with Bullard the projected figures compared between the two alternatives and the funds that would be available in the revenue bond proposal.

Jeremy Bach questioned the funding if the General Obligation Bond issue does not pass, asking if the revenue bond is not implemented then does that mean the Park property cannot be

purchased. Bullard responded that the full Parks fund could be used; however, the total acreage could not be acquired and there would be nothing left over for improvements.

Bob Womack asked about the two issues of the impact fees and the bonds, whether they would both be on the same ballot. Lee explained that staff is asking about whether to move forward and bring back information to place the bonds issue on the September ballot. Womack was also informed that the timeline would not allow a referendum on the impact fees on the September ballot.

There was no further public input.

Town Clerk Barber advised the Council that an election on the bonds issue would be the separate responsibility of the Town and would be an all-mail ballot with the voters going to the polls for the primary election and then receiving a separate mail-in ballot from the Town.

10. **Discussion, consideration, and possible approval of a change order in the amount of \$4,698 to build a monument sign at the new Marshal's Office facility. This price does NOT include the sign emblem or wording.**

On a motion by Baker, seconded by Parrish, the Council voted 5-1 to approve a change order in the amount of \$4,698 to build the monument sign at the new Marshal's facility; with a 'no' vote by Gioia.

Marshal Dave Smith reported that apparently there was a miscommunication regarding the monument constructed for the sign at the new Marshal's facility. There was only discussion regarding going ahead with constructing the monument while the masons and crew were working on another portion of the building, with no formal authorization to do so, and an arbitrary decision on the part of the builder to go ahead with the project. Staff pointed out that a significant saving in connection with the change order requested in the next item would cover the cost of the monument. The Council expressed concern that the cost had been incurred arbitrarily, with opinion expressed that the contractor should therefore have to assume the cost. There was also concern over the lack of adequate review of the bid documents based on the architectural plans that seems to have resulted in several additional costs because of the oversights.

There was no public input.

11. **Discussion, consideration, and possible approval of a change order in the amount of \$1,227 for additional patching compound and labor to prepare floors for vinyl commercial tile and carpeting.**

On a motion by Baker, seconded by Gioia, the Council unanimously approved the change order in the amount of \$1,227 for additional patching compound and labor to prepare the floors at the Marshal's Office.

Marshal Smith explained that there was a significant difference between the estimated cost to correct flooring problems before installation of the tile and carpeting that resulted in a considerably lower cost.

There was no public input.

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

There was no public input.

13. **Advanced Approvals of Town Expenditures**

There were no advanced approvals of Town expenditures.

14. **Manager/Staff Report**

There was no Manager/Staff report.

15. **Council Informational Reports**

Councilor Hauser wanted to inform the public that Dr. Westervelt has retired after 42 years of serving the Camp Verde community.

16. **Adjournment**

On a motion by Hauser, seconded by Baker, the meeting was adjourned at 8:16 p.m.

Tony Gioia 6/08/06

Tony Gioia, Mayor

Margaret Harper

Margaret Harper, Recording Secretary

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 Regular Session of the Town Council of Camp Verde, Arizona, held on the 24th day of May 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 9 day of June, 2006.

Deborah Barber

Debbie Barber, Town Clerk