

**MINUTES
COUNCIL HEARS PLANNING & ZONING
MAYOR AND COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, SEPTEMBER 26, 2007
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 6:30 p.m.

2. **Roll Call**

Vice Mayor Hauser, Councilors Smith, Garrison, Kovacovich, Elmer and Parry were present; Mayor Gioia was out of town.

Also Present: Interim Town Manager Dave Smith, Town Attorney Brad Woodford by telephone conference, Community Director Nancy Buckel, Sr. Planner Michael Jenkins, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**

The Pledge was led by Smith.

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) September 17, 2007 – Special Session
- 2) September 17, 2007 – Executive Session

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

- 1) Regular Session - October 3, 2007 at 6:30 p.m.
- 2) Work Session – October 10, 2007 at 6:30 p.m. (Council will hear the Commissions' Quarterly Report)
- 3) Regular Session – October 17, 2007 at 6:30 p.m.
- 4) Council Hears P&Z – October 24, 2007 at 6:30 p.m.

c) **Possible approval of the Intergovernmental Agreements with the Camp Verde Unified School District for the Recycling Facility, Skateboard Park and Camp Verde Heritage Pool.**

d) **Possible approval of annual agreement with Arizona Engineering Services for on call services.**

On a motion by Hauser, seconded by Smith, the Consent Agenda was unanimously approved as presented, with the addition of a Special Session on October 3, 2007 at 5:00 p.m., and Items c) and d) pulled for discussion.

Councilor Garrison pointed out the meeting scheduled by the new Manager for October 3rd at 5:00; and requested that Items c) and d) be pulled for discussion.

4c) Possible approval of the Intergovernmental Agreements with the Camp Verde Unified School District for the Recycling Facility, Skateboard Park and Camp Verde Heritage Pool.

4d) Possible approval of annual agreement with Arizona Engineering Services for on call services.

On a motion by Parry, seconded by Smith, the Council unanimously approved Items 4c) and 4d) on the Consent Agenda.

Garrison asked what change was made in connection with Item 4c) as indicated by a copy of the IGA for the Camp Verde Heritage Pool received just prior to the meeting. Attorney Woodford

explained that Paragraph 7 had been revised to match the other two agreements.

In connection with Item 4d) Garrison questioned the need for on-call engineering services since the Town now has an in-house engineer. Community Development Director Buckel explained that the Town Engineer is concerned about the planned development that is coming in to the office that requires his attention, and he needs the on-call engineering services in case the office becomes overburdened; plus having the engineering service on-call eliminates the need for an RFP. Barber pointed out that Arizona Engineering has already been participating in the CDBG grants projects that require timely completion in order to keep the grants in good standing.

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

Jack Blum, Secretary-Treasurer of the Fire District, reported that everything is working smoothly in connection with the IGA with the Town. Mr. Blum then outlined what appears to be a problem for a property owner in connection with working with the Fire District to sell two acres for a fire station near the schools. Because of a prior split to donate land for medical use for the community, splitting off a parcel for the fire station now could prevent the owner from further developing his 90-plus acres. Mr. Blum said he was asking for guidance from the Council as to whether staff or the Town Attorney could come up with some verbiage by which the Fire District could acquire the two acres, yet would still allow the owner to again split his property for his personal use. *The Council briefly discussed the problem outlined; Buckel said she would discuss the issue with the Town Attorney.*

There was no further public input.

6. **Public hearing, discussion, consideration, and possible approval of Resolution 2007-730, a resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2007-02 to allow Verde Lakes Water Company to use a portion of parcel 404-13-451H measuring approximately 187' x 182' and zoned R1-10 for a business office and storage facility. The property is located at 2867 Verde Lakes Drive.**

On a motion by Parry, seconded by Smith, the Council unanimously approved Resolution 2007-730, a resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2007-02 to allow Verde Lakes Water Company to use a portion of parcel 404-13-451H measuring approximately 187' x 182' and zoned R1-10 for a business office and storage facility; the property is located at 2867 Verde Lakes Drive; **with the Use Permit fee of \$500 waived.**

STAFF PRESENTATION

Buckel explained that the application was continued from a previous hearing pending revision of language in Code Section 108 to more correctly define Use Permits. The required amendment to the Code was approved by Council, and the application is now brought back for consideration. Planning & Zoning has recommended approval. The Verde Lakes Property Owners Association has agreed with the Water Company using the property for the buildings and does not want the property rezoned in the event such use is no longer necessary in the future. No neighborhood opposition has been received and there have been no letters received in opposition. The project will still be subject to design review and the building permit procedures. Staff also recommends approval.

PUBLIC HEARING OPEN

Applicant's Statement

Shirley Brinkman, representative for the Property Owners Association, described the proposed building consisting of a small office facility and a warehouse in the back. The Council briefly discussed the request in the application for waiver of the Use Permit fee in the amount of \$500; Attorney Woodford confirmed that the Town has the authority to waive such fee.

COMMENT FROM OTHER PERSONS

There was no comment from other persons.

APPLICANT'S REBUTTAL

No rebuttal was necessary.

PUBLIC HEARING CLOSED

Council Discussion

There was no further Council discussion.

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

There was no public input.

8. **Advanced Approvals of Town Expenditures**

a) There are no advanced approvals.

There were no advanced approvals.

9. **Manager/Staff Report**

Buckel introduced the new Sr. Planner, Michael Jenkins, who is a Certified Planner, has worked in government for Holbrook and for Navajo County, and has worked independently as a Registered Surveyor.

10. **Council Informational Reports**

Parry reported on discussions he had with people from the Sewer District and plans for a meeting to set some ground rules; he added that the project needs to get moving forward and efforts are being made to smooth out the process.

Smith commented that the recent Mule Show had more participants than ever; the weather was extremely hot.

Hauser said that the Quintuplets will be in the area this week; people are needed to help in the understandably constant feeding process.

11. **Adjournment**

On a motion by Hauser, seconded by Smith, the meeting was adjourned at 6:53 p.m.

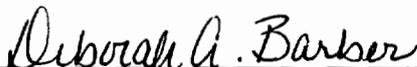


Margaret Harper, Recording Secretary

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 26th day of September 2007. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 26 day of October, 2007.



Debbie Barber, Town Clerk