MINUTES
COUNCIL HEARS PLANNING & ZONING MATTERS
MAYOR AND COUNCIL
473 S MAIN STREET, SUITE 106
WEDNESDAY, JANUARY 28, 2015 at 6:30 P.M.

1. **Call to Order**
Mayor German called the meeting to order at 6:30 pm.

2. **Roll Call**

Mayor German, Vice Mayor Baker, Councilors Whatley, George, Jones and German present.

Absent: Councilor Gordon.
Also present: Town Manager Russ Martin, Community Development Director Mike Jenkins, Assistant Planner Jenna Owens, and Recording Secretary Marie Moore.

3. **Pledge of Allegiance**
Mayor German led the pledge.

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) Work Session – January 14, 2015
   b) **Set Next Meeting, Date and Time:**
      1) February 4, 2015 – Regular Session
      2) February 11, 2015 – Work Session
      3) February 18, 2015 – Regular Session
      4) February 20, 2015 – Council Retreat
      5) February 25, 2015 – Council Hears Planning & Zoning Matters

On a motion by George, seconded by Baker, Council unanimously approved the consent agenda.

5. **Special Announcements and presentations:** There are no Special Announcements or Presentations.

6. **Call to the Public for Items not on the Agenda.**
Warren Harris questioned Council regarding the construction of the library and what would happen in the chance that the Town bankrupted.

7. **Public Hearing, discussion, consideration and possible approval of Resolution 2014-933 a Resolution of the Common Council of the Town of Camp Verde, Arizona, Yavapai County, on Use Permit 20140272, an application submitted by Steve & Marlys Parks, owners of parcels 403-19-009, 9.26 acres & 404-17-017B, 8.37 Acres for a total of 17.63 Acres. The following existing uses are: 36 RV spaces, 12 RV Storage spaces not to exceed 15 RV's located in row 4 only, with not electrical, propane, or sewer hook-ups allowed. Clubhouse with retail sales for RV Supplies, pool and laundry. Proposed new uses are: converting existing clubhouse into a residence, change existing storage building into an office/check-in and a future clubhouse. Use Permit requested with no time limit. This property is located at 2075 N. Arena Del Loma.** Staff Resource: Michael Jenkins

On a motion by Baker, seconded by George, Council unanimously approved Resolution 2014-933 a Resolution of the Common Council of the Town of Camp Verde, Arizona, Yavapai County, on Use Permit 20140272, an application submitted by Steve & Marlys Parks, owners of parcels 403-19-009,

9.26 acres & 404-17-017B, 8.37 Acres for a total of 17.63 Acres. The following existing uses are: 36 RV spaces, 12 RV Storage spaces not to exceed 15 RV's located in row 4 only, with not electrical, propane, or sewer hook-ups allowed. Clubhouse with retail sales for RV Supplies, pool and laundry. Proposed new uses are: converting existing clubhouse into a residence, change existing storage building into an office/check-in and a future clubhouse. Use Permit requested with no time limit. This property is located at 2075 N. Arena Del Loma.

Assistant Planner Jenna Owens requested a correction of the agenda item to read parcel number 404-17-027B. Owens gave a brief overview of the application submitted and history of the property, as well as provided a PowerPoint presentation of the location of the property. Property owners and applicants, Steve & Marlys Parks, addressed Council with a brief explanation to their request.

Baker commended the applicants regarding the improvements to the property and being a helpful business in the community.

German questioned the building of a new clubhouse. Owens explained that the applicants would not have to come back through the process if they so choose that option, but Yavapai County would be notified if building was to commence regarding septic issues.

8. **Call to the Public for items not on the agenda.**
None

9. **Council Informational Reports.**
George attended the Verde Valley Transportation Organization Meeting and stated that construction for the roundabout at Industrial Drive will be delayed until 2016 and the HWY 260 project is on the fast track for completion.

Mayor German reported he attended a meeting with ADOT and State Representatives Gosar and Kirkpatrick in Flagstaff regarding the flooding rainwater issues that affect the town and the sensitive subject regarding the archeological site in the Verde Lakes Area. The Mayor explained briefly about a process the Town can pursue in regards to receiving immediate relief from the County when flooding issues arise as well as a long-term correctional process.

Town Manager Russ Martin stated that the town will move forward to get the appropriate information needed from property owners to receive funding and help for damages incurred by the flooding from rain water.

10. **Manager/Staff Report**

Martin reported on the Library and explained that there is a contract for just under $3.8 million for a turn-key construction of the building. Martin explained that the term "Turn-key" only includes construction of the building itself. The road relocation, demolition of the current library, landscaping, the furnishings for the library and technical equipment are all in addition to the construction contract. Martin informed Council that It was important to note that there is usable equipment that will be transferred to the new library from the current library and the town will continue to pursue grants as it has in the past for equipment upgrades. Martin explained that the loan for the library is guaranteed by the sales tax collected from the town and could be intercepted by the bank before the money was received by the town if there was a chance of financial instability.

11. **Adjournment**

On a motion by Mayor German, seconded by Baker, the meeting adjourned at 7:05pm.

Charles German, Mayor

Marie Moore, 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 Council Hears Planning & Zoning Matters of the Town Council of Camp Verde, Arizona, held on January 28, 2015. I further certify that the meeting was duly called, held, and that a quorum was present.

Dated this 23rd day of February, 2015.

Virginia Jones CMC
Town Clerk