

DRAFT MINUTES
TOWN OF CAMP VERDE
REGULAR SESSION
MAYOR AND COUNCIL
473 S MAIN STREET, SUITE 106
WEDNESDAY, DECEMBER 20, 2017 at 6:30 P.M.

Note: Council member(s) may attend Council Sessions either in person or by telephone, video, or internet conferencing.

1. Call to Order

Mayor German called the meeting to order at 6:30 p.m.

2. Roll Call

Mayor Charles German, Vice Mayor Jessie Murdock, Councilor Dee Jenkins, Councilor Buck Buchanan, and Councilor Brad Gordon are present. Councilor Jackie Baker and Councilor Robin Whatley are absent.

Also Present

Town Manager Russ Martin, Town Clerk Judy Morgan, Community Development Director Carmen Howard, and Recording Secretary Jennifer Reed.

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) No minutes for approval

b) Set Next Meeting, Date and Time:

- 1) Wednesday, December 27, 2017 at 6:30 p.m. – Council Hears Planning & Zoning – CANCELLED per Resolution 2017-972
- 2) Wednesday, January 3, 2018 at 6:30 p.m. – Regular Session
- 3) Wednesday, January 10, 2018 at 5:30 p.m. – Work Session
- 4) Wednesday, January 17, 2018 at 5:00 p.m. – Special/Executive Session
- 5) Wednesday, January 17, 2018 at 6:30 p.m. – Regular Session
- 6) Wednesday, January 24, 2018 at 6:30 p.m. – Council Hears Planning & Zoning
- 7) Wednesday, January 31, 2018 at 5:30 p.m. – Special/Executive Session

Motion made by Councilor Buchanan to approve the consent agenda as presented. Second was made by Councilor Jenkins. **Motion** carried unanimously.

5. Special Announcements and presentations.

There were no special announcements or presentations.

6. Call to the Public for items not on the Agenda. (Please complete Request to Speak Card and turn in to the Clerk.)

There were no comments from the public.

7. Public Hearing Agenda. Public hearing, discussion and possible action.

7.1 Discussion, consideration and possible approval of a reallocation of Streets Maintenance Budget of up to \$50,000 and reallocation of Streets Paving of up to \$100,000 for purchase of equipment necessary to acquire millings for current and future road maintenance needs. Staff Resource: Russ Martin

Town Manager Russ Martin explained this is on the agenda as it requires a budget amendment. By policy they could go ahead and spend the money, adjusting the budget accordingly; but they are being transparent to the public about these opportunities. He recommends taking what was budgeted for paving, and budget money in next year's budget to get back on schedule. The money is not expected to be spent until July 1st and they anticipate only spending \$130,000, but he wants to make sure he has enough money to purchase the right equipment.

Councilor Jenkins asked if there is an estimate of what it would cost to hire someone to haul it for the town. Streets Supervisor Stacy Perry stated it would cost approximately \$150,000 or \$10 a ton.

Councilor Jenkins asked how the Street Department would use this equipment in the future. Mr. Perry stated they would like to use it on General Crook Trail to fix the shoulders (millings) as well as Middle Verde Road. With this equipment they would be able to haul larger amounts of materials.

Mr. Perry added that companies don't just rent trucks. They rent trucks with drivers. In his research he found that trucks can only be leased for a minimum of 2 years which would equal to \$240,000 plus the cost of a trailer with nothing to show for it afterwards.

Councilor Murdock asked whether the Town has a trailer large enough to transport equipment that is just sitting. Mr. Perry stated that right now, when they need equipment transported, they have to hire a company who charges at least \$375 to haul the equipment plus mileage.

Councilor Murdock asked about belly dump trailers, are there any special requirements to use the truck. Mr. Perry responded, "yes you have to have special endorsements". Right now he is the only one with the special endorsement so he would be the only one driving it until the rest of the crew can become qualified. Councilor Murdock supports the purchase of this equipment and thinks it would be an asset to the Town.

Mayor German asked about hauling equipment include the big dump truck at the waste treatment plant. Mr. Perry explained the trailer could haul heavy equipment, including this truck. Mayor German stated he supports this decision and thinks it is a well thought out plan.

Councilor Buchanan stated that after doing some calculations, he supports this decision.

A **Motion** was made by Councilor Murdock to authorize reallocation of up to \$50,000 from Street Maintenance and \$100,000 from Street Paving budgets to purchase equipment necessary to haul millings, not to exceed \$150,000. Second was made by Councilor Buchanan. **Motion** carried unanimously.

Mayor German requested moving Item 8.1 ahead of 7.3 on the agenda to accommodate the

audience attending for the Public Hearing. Agenda Item 7.3 would come after Item 8.1.4. Council had no objections with this.

7.2 Discussion, and possible direction to staff regarding the Yavapai-Apache Nation Gaming Compact (Prop 202) Funding Proposal. Staff Resource: Russ Martin

Town Manager Russ Martin stated that funding proposals from the town are due by end of year. He stated the amount has fluctuated in the past. This gives opportunity to Council to request any specific items. Council has no specific requests at this time.

8. Public Hearing Agenda. Public hearing, discussion and possible action.

8.1 Public Hearing, Possible Approval or denial of Ordinance 2017-A421, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona amending the Town Zoning Map to change the Zoning Classification from C2-4 (Commercial: General Sales & Service, 4,000 square foot minimum lot sizes) to C2 PAD (Commercial: General Sales & Services, Planned Area Development), to develop an RV Park on approximately .42 acres property. The property is located at 27 W. Head Street, Parcel 404-28-063J. Application submitted by John Stoumbis [Staff Resource: Carmen Howard]

8.1.1. Staff Comments

Community Development Director Carmen Howard, reviewed the request. She stated this is a zoning map change on this parcel from C2-4 to C2-PAD. A PAD is a tool that allows them to look at a site based on a development plan, which will be coming to Council later on. The first step is to approve the zoning map change. Mr. Stoumbis is a property owner and an RV Park Developer. He currently has a small RV Park in Cottonwood, which he has revitalized. He has completed all the requirements. Staff has looked at both park sites. Mr. Stoumbis has submitted a preliminary plan drawing. He should be able to develop 9 to 10 sites along with a small office and a laundry facility. He also has landscaping planned for the site. This lot is currently vacant. Staff has done research, looked at the business plan and feels like this is a good project for the town and the site.

Councilor Buchanan said the proposed rezoning states 1,500 square feet. Ms. Howard said the current code states that is what is required for manufactured home parks and RV Parks. There is a planned area development "tool" created to help develop a parcel. Mr. Stoumbis plans to have two different size pads to accommodate different sized RV's. He also has a vetting process he uses before he allows someone to come in.

Councilor Buchanan did look at the site and feels this is a good plan for the lot.

Applicant John Stoumbis reviewed the changes they went through to update their site in Cottonwood. He also went over the rules he plans to have for this park.

Councilor Buchanan asked about the typical length of stay. Mr. Stoumbis stated that if a person abides by rules, they can stay as long as they want. Councilor Buchanan asked if fencing is required. Ms. Howard stated that it is not required but Mr. Stoumbis is proposing to put in privacy fencing between the apartment complex and the site, add some landscaping and trees.

Councilor Jenkins asked about the maximum length of an RV he would allow. Mr. Stoumbis stated he plans to allow 30- to 35-foot length on one side and 40-foot length on the other side.

Mayor German stated he is delighted by what he sees on the plan. He spoke on the history of the lot.

8.1.2. Public Hearing Opened. The public hearing was opened at 7:07 p.m. No public comments were received.

8.1.3. Public Hearing Closed. The public hearing was closed at 7:08 p.m.

8.1.4. Council Discussion and possible action.

Motion made by Councilor Gordon to approve an application to change the zoning classification from C2-4 District (Commercial: General Sales & Service, 4,000-Squarefoot Minimum Lot Sizes) To C2-PAD (Commercial: General Sales & Service, Planned Area Development), as requested by the property owner, John Stoumbis, to develop an RV Park. The property is located at 27 W. Head Street, on parcel 404-28-063J. Second was made by Councilor Buchanan. **Motion** carried unanimously.

7.2 Update and Discussion related to the current status of the Public Safety Retirement System. Staff Resource: Russ Martin.

Mayor German reviewed the current status of the Public Safety Retirement System. He explained unfunded liabilities and how they could impact each entity. There are still a number of questions that need to be address legislatively. He feels there should be a State Board who over sees the local entities.

Town Manager Russ Martin stated it was poor investments of the PSPRS Board that put them in this negative state. They are now trying to catch up. The public can go to the PSPRS website for more information.

9. Call to the Public for items not on the agenda. (Please complete Request to Speak Card and turn in to the Clerk.)

There were no comments from the Public.

10. Council Informational Reports.

Councilor Gordon- went to the Parade of Lights and then to Fort Verde afterwards. He said they did a nice job. He also went to the Christmas Party at the library. He said thank you to the staff and Moscato's, Italian Restaurant; they did a nice job on the party and the food. He wished everyone a Merry Christmas.

Councilor Murdock- also attended the Town Christmas Party and expressed her thanks to everyone involved. She and her family participated in the Parade of Lights and enjoyed themselves.

Mayor German- also attended the Town Christmas Party. He said it was well done.

Councilor Jenkins- attended the Christmas Crafts Sale in the gym and the Christmas Party. She enjoyed serving and meeting people who came through the line.

Councilor Buchanan- attended the Christmas party. He thanked everyone who helped. He

attended another party where he received compliments for the Community Development Department.

11. Manager/Staff Report.

Town Manager Russ Martin-

- Expressed his thanks to the Council for serving at the Christmas Party, and to the staff who also helped.
- Reminder: Town hall buildings will be closed Friday through Monday for the Christmas holiday. He will be in the office next week.
- They will be closing on the park next Wednesday, December 27, 2017. They secured a good interest rate of 3% because of the Town’s great credit rating. He stated this is reflective on Council’s past for being fiscally responsible. This sets the park’s budget at \$6.77 million available for construction. They will begin accepting bids in January, and hope for a Ground Breaking Ceremony in March.

Councilor Murdock would like to schedule a day to do “Adopt a Highway” in February.

12. Adjournment

Mayor adjourned the meeting at 7:32 p.m.

Mayor Charles German

Attest: Town Clerk Judy Morgan, CMC

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 Meeting of the Town Council of Camp Verde, Arizona, held on December 20, 2017. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2017.

Judy Morgan, Town Clerk