

**MINUTES
TOWN OF CAMP VERDE
COUNCIL HEARS PLANNING AND ZONING MATTERS
MAYOR AND COUNCIL
473 S MAIN STREET, SUITE 106
WEDNESDAY, JUNE 26, 2019 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

Councilors Buck Buchanan, Joe Butner, Bill LeBeau, Jesse Murdock, Robin Whatley; Vice Mayor Dee Jenkins; and Mayor Charles German were present.

Also Present

Community Development Director Carmen Howard, Town Manager Russ Martin, Town Clerk Judy Morgan 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:

b) Set Next Meeting, Date and Time:

- 1) Wednesday, July 3, 2019 at 6:30 p.m. – Regular Session – CANCELLED per Resolution 2018-1016
- 2) Wednesday, July 10, 2019 at 5:30 p.m. – Work Session
- 3) Wednesday, July 17, 2019 at 6:30 p.m. – Regular Session
- 4) Wednesday, July 24, 2019 at 6:30 p.m. – Council Hears Planning & Zoning Matters.

c) Possible approval of the Town of Camp Verde Public Safety Personnel Retirement System Pension Funding Policy. [Staff Resource: Mike Showers]

Councilor LeBeau pulled Item 4c. from the consent agenda for questioning.

Motion made by Councilor LeBeau to approve the consent agenda, Item 4a and Item 4b. Second was made by Councilor Whatley. **Motion** carried unanimously with Councilors Buck Buchanan, Joe Butner, Bill LeBeau, Jesse Murdock, Robin Whatley; Vice Mayor Dee Jenkins; and Mayor Charles German approving.

Referring to Item 4c: Councilor LeBeau asked Finance Director Mike Showers for background on this item. Mr. Showers stated that it is PSPRS Investments and how they have handled their funds. This is a requirement to report the numbers and it can be paid back quicker if the budget allows.

Motion made by Councilor LeBeau to approve Item 4.c. Approval of the Town of Camp Verde Public Safety Personnel Retirement System Pension Funding Policy. Second was made by Councilor Whatley. **Motion** carried unanimously with Councilors Buck Buchanan, Joe Butner, Bill LeBeau, Jesse Murdock, Robin Whatley; Vice Mayor Dee Jenkins; and Mayor Charles German approving.

5. Special Announcements and presentations.

None

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

No public comments received.

7. Business - Council Hears P&Z Matters. Legal action can be taken

7.1. Discussion, consideration and possible approval of Resolution 2019-1024, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving an amendment to “The Silverado Development Agreement”, between the Town of Camp Verde and Verde Ranch MH, LLC, an Arizona Corporation, in order to provide for development of certain Real Property, generally located east of State Route 260 and north of Finnie Flat Rd. within the Corporate Limits of the Town of Camp Verde, Yavapai County, Arizona. [Staff Resource: Carmen Howard]

Community Development Director Carmen Howard stated the item for consideration is an amendment to the Silverado Development Agreement. The property has been purchased by Red Moon Development Company, which is the same company as the RV Park. This is an Opportunity Zone Project and there are some minor amendments that are added to the Development Agreement. Ms. Howard stated that Vice Mayor Jenkins sent her questions. She asked about some of the changes, some of them relate to the phasing plans, road sections and the developer. Ms. Howard showed slides of the property and showed the changes the developer would like to make. She reviewed the additional plans for the property, amenities and roads.

Councilor LeBeau asked if the current developer holds the title for the property. Ms. Howard stated yes.

Councilor Butner asked who holds the title to property. Ms. Howard stated Verde Ranch MH, LLC owns three sections of the property. In the original agreement Parcel 12 was to be donated to the Town of Camp Verde because of the Trail Head. Mr. Butner clarified the developer has completed the purchase of 110 acres and is now requesting a resolution and an amendment to the Silverado Development Agreement. Ms. Howard stated the amendment needs to be approved before moving on to the Site Plan approval for the project.

Councilor Butner asked who prepared this addendum. Ms. Howard stated the Town Attorney did. Councilor Butner is not in agreement with some of the recitals and would like to **strike Recital E** because the Town is not granting an extension.

Councilor Butner asked about the specifications on the roads. Ms. Howard stated they will be putting in a road with no curb and gutter but will be maintaining those private roads.

Councilor Butner continued with questions about the developer's plan to sell the lots and how people will be able to take ownership of their residences if they don't own the lot. Ms. Howard stated the homeowner will purchase a modular home from a sales agent and place those on the lots and pay a "lot rent" for the park unit.

Councilor Butner confirmed that putting in amenities will be part of Phase One. Ms. Howard stated yes the developer plans to build 89 lots/homes and put in amenities in Phase 1. A PAD will come to Council as the developer goes to develop them. The developer will adjust as the market demands.

Councilor Butner wanted to confirm that Phase One will be started within the 4-year timeframe originally contemplated and the agreement will then be locked in. Ms. Howard stated that is her understanding. He asked about public river access from this development. Ms. Howards said there is not any public access from this property but there will be private.

Councilor LeBeau asked if it would make it harder to obtain financing to buy a home that is not affixed to their property. Councilors discussed homeowners owning a manufactured home and paying rent for the land and what could happen if they defaulted on the note. Home buyers will have 4-6 models of homes to choose from that will range 1,200-1,600 square foot. They will not be able to bring in any type of home, for consistency in the community.

Motion made by Councilor Murdock to approve Item 7.1 as presented with the exception of the removal of Recital E. Second was made by Councilor Whatley. Councilor Butner stated he doesn't like these kinds of developments, they don't own the land upon which their residence sits, and this troubles him deeply. He is concerned about a development this large at the entryway to the community. Councilor Whatley thinks this will provide a lower income housing opportunity. Ms. Howard stated the developer will be holding on to the property and will keep the property nice and up to certain standards. She has high confidence in working with this developer. Market research shows this model of development is something that someone can purchase. **Motion** carried unanimously with Councilors Buck Buchanan, Joe Butner, Bill LeBeau, Jesse Murdock, Robin Whatley; Vice Mayor Dee Jenkins; and Mayor Charles German approving.

7.2. Discussion, consideration and possible approval of Resolution 2019-1025, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving a Final Development Plan/Site Plan submitted by Brad Woodruff, Verde Ranch Estates MH, LLC, for Verde Ranch Estates Phase 1A, Zoned R1-PAD. The proposed project is generally

located north of Finnie Flat Rd. and east of Hwy 260 on approximately 28 Acres, APN #403-23-103P, 403-23-429, 403-23-423E, 403-23-432D, 403-23-430B in Camp Verde, Yavapai County, Arizona. [Staff Resource: Carmen Howard]

Community Development Director Carmen Howard stated this is the Final Site Plan for Verde Ranch MH. A year ago the Council approved to rezone as a PAD. The PAD designation requires approval of a Final Site Plan by the Town Council prior to issuing building permits. Verde Ranch MH is ready to commence development of the first phase of the project. The Planning and Zoning Commission reviewed the development plan and has forwarded a recommendation for approval to the Town Council. Ms. Howard showed the property on the screen, reviewed the amenity center site plan and a letter of intent which outlines project.

Motion made by Councilor Murdock to approve Item 7.2 as presented. Second was made by Vice Mayor Jenkins. **Motion** carried unanimously with Councilors Buck Buchanan, Joe Butner, Bill LeBeau, Jesse Murdock, Robin Whatley; Vice Mayor Dee Jenkins; and Mayor Charles German approving.

7.3. Discussion, consideration and possible approval of Resolution 2019-1026, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving a Preliminary Plat to develop a Small Home Community submitted by Dave Meier, property owner. The proposed subdivision generally located east of Nichols St. and south of Meckem Ln. on approximately 2.68 Acres, APN #404-30-029D, 404-23-013A, And 404-23-050A, in Camp Verde, Yavapai County, Arizona. [Staff Resource: Carmen Howard]

Community Development Director Howard gave an overview. This project is a subdivision for Cottage-style Site-built Homes in the downtown area. The homes will be approximately 400 to 1000 sq. ft. Ms. Howard reviewed the amenities of the subdivision. She also stated the developer is going to be doing some improvements on Nichols Rd.

Councilor Butner asked about the parking. Some homes will have garages, others will have tandem parking, while some will have individual assigned parking. There will also be golf cart parking with electric plugs.

Vice Mayor Jenkins asked what will keep the cottages uniform? Ms. Howard stated there will be CC&R's that speak to that.

Mayor German confirmed that there will be no wheels under the houses. Ms. Howard stated they will be site built.

Motion made by Councilor Murdock to approve Item 7.3 as presented. Second was made by Councilor Butner. **Motion** carried unanimously with Councilors Buck Buchanan, Joe Butner, Bill LeBeau, Jesse Murdock, Robin Whatley; Vice Mayor Dee Jenkins; and Mayor Charles German approving.

7.4. Discussion, consideration and possible approval of an application form and general license agreement for video services as required by SB1440 in 2018

by the state legislature. This is consideration of the form of application and agreement for such a license in the future. [Staff Resource: Russ Martin]

Town Manager Russ Martin explained the bill requires municipalities to issue a uniform video services license to video service providers beginning January 1, 2020 and cities and towns must adopt a standard application/affidavit and agreement by July 1, 2019. Cox Entertainment established a standard for video service. Staff is requesting Council approve a generic agreement and application.

Motion made by Councilor LeBeau to adopt the standard application form and license agreements for video licensing in the Town of Camp Verde. Second was made by Councilor Buchanan. **Motion** carried unanimously with Councilors Buchanan, Butner, LeBeau, Murdock, Whatley; Vice Mayor Jenkins; and Mayor German approving.

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

No public comment.

9. Council Informational Reports.

Councilor Butner attended the Violence Against Women Act Conference at Yavapai Apache Nation.

Councilor Whatley also attended the Violence Against Women Act Conference at Yavapai Apache Nation.

Mayor German attended a Mayors' panel in Flagstaff on Economic Development.

10. Manager/Staff Report

Town Manager Russ Martin:

- Would like the July 10th Executive Meeting to start as early as 4:00 pm with the Work Session starting at 5:30 pm. The Work Session will go over the final steps of the park and could also add budget items to this agenda.
- July 17th is the Public Hearing for the budget.

Finance Director Mike Showers handed out Financial Reports. He stated it shows April Revenue is up but not up as much as he had hoped for. He also pointed out it is projected to be under budget in local sales tax by the end of the year. He instructed they let him know if you have questions via email.

11. Adjournment

Mayor German adjourned the meeting at 7:51 p.m.

Attest:


Mayor Charles German


Judy Morgan, CMC, 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 Council Hears Planning and Zoning Matters of the Town Council of Camp Verde, Arizona, held on June 26, 2019. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 18th day of July, 2019.



Judy Morgan, CMC, Town Clerk