

**(Corrected) MINUTES
TOWN OF CAMP VERDE
REGULAR SESSION
MAYOR AND COUNCIL
473 S MAIN STREET, SUITE 106
WEDNESDAY, SEPTEMBER 5, 2018 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 Jackie Baker, Councilor Buck Buchanan, Councilor Brad Gordon, Councilor Dee Jenkins, and Councilor Robin Whatley were present.

Also Present

Finance Director Mike Showers, Town Clerk Judy Morgan, Community Development Director Carmen Howard, Commander Brian Armstrong, 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) Regular Session – August 15, 2018

b) Set Next Meeting, Date and Time:

- 1) Friday, September 7, 2018 at 12:30 p.m. – Special Study Session
- 2) Wednesday, September 12, 2018 at 5:00 p.m. – Work Session
- 3) Wednesday, September 19, 2018 at 6:30 p.m. – Regular Session
- 4) Wednesday, September 26, 2018 at 6:30 p.m. – Council Hears P&Z Matters
- 5) Wednesday, October 3, 2018 at 6:30 p.m. – Regular Session

c) Consideration and possible approval to staff to enter into an Intergovernmental Agreement (IGA) with TIPS (The Interlocal Purchasing System), a co-operative purchasing group. [Staff Resource: Mike Showers]

d) Approve Renewal of Facilities Use Agreement between the Town of Camp Verde and Camp Verde Adult Reading Program. [Staff Resource: Kathy Hellman]

Councilor Whatley requested to pull Item 4.d. Councilor Baker requested to pull Item 4.c. **Motion** was made by Councilor Whatley to approve the consent agenda 4.a. and 4.b, as presented. Second was made by Councilor Baker. **Motion** carried unanimously with Mayor German, Vice Mayor Murdock, Councilors Whatley, Jenkins, Gordon, Baker and Buchanan approving.

Councilor Whatley stated that regarding Item 4d, she has signed a recusal form for this item at this meeting because of a conflict of interest regarding the Adult Reading Program, she is the

ESL Teacher at the Library twice a week which is part of the GED Program.

Councilor Baker asked Finance Director Mike Showers, regarding Item 4c, about the Town's other purchasing agreements through the state, and asked if the reason the Town is doing this agreement is because Enterprise is using it; and why do we need this agreement if the Town is purchasing through the State. Mr. Showers stated the Town will continue to purchase through the State. We are doing this agreement exclusively because of the Enterprise Agreement, which is a national group that can cross state lines and work with all states. They will continue to compare prices to state contract prices.

Motion was made by Councilor Baker to approve Item 4.c. of the consent agenda. Second was made by Councilor Jenkins. **Motion** carried unanimously with Mayor German, Vice Mayor Murdock, Councilors Whatley, Jenkins, Gordon, Baker and Buchanan approving.

Motion was made by Councilor Gordon to approve Item 4.d. Second was made by Councilor Buchanan. **Motion** carried by a 6-0 vote in favor, with Mayor German, Vice Mayor Murdock, Councilors Jenkins, Gordon, Baker and Buchanan approving. Councilor Whatley abstaining.

5. Special Announcements and presentations.

5.1. National Day of Service and Remembrance Proclamation.

Mayor German read the proclamation and declared it so.

6. Call to the Public for items not on the Agenda. (Please complete Request to Speak Card and turn in to the Clerk.) Residents are encouraged to comment about any matter NOT included on the agenda. State law prevents the Council from taking any action on items not on the agenda. At the conclusion of an open call to the public, individual members of the public body may respond to criticism made by those who have addressed the public body, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the public body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action. (Pursuant to ARS §38-431.01(H))

No public comments.

7. Business. Legal action can be taken.

7.1. Discussion and possible approval of Ordinance 2018-A437, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for a Zoning Map Change from R1L-70 (Residential: Single Family Residential Limited, 70,000 Square-Foot Minimum Lot Size) And C2 (Commercial: General Sales and Service) to C2-Pad (Commercial: General Sales and Service, Planned Area Development) for a proposed Mixed-Use project. The property is approximately 81 Acres and is located at Homestead Parkway and State Route 260, Parcel Numbers 403-22-035A and 403-22-035H, in Camp Verde, Yavapai County, Arizona. [Staff Resource: Carmen Howard]

Community Development Director Carmen Howard gave an overview on this request for a rezoning map change. The two parcels the applicant is asking to rezone are approximately 81 acres and currently zoned R1L-70 and C2 they are adjacent to the I-17 corridor. Ms. Howard showed a zoning map on the screen. The rezoning will allow for a mixed-use development of both residential and commercial. She stated all requirements have been met, and they have not received any comments relating to this proposal. The

Planning and Zoning Commission held a Public Meeting, August 9th and forwarded a unanimous recommendation of approval to the Town Council. Ms. Howard reviewed the Concept Plan and said it is just a “general” plan of what can be accomplished with the rezoning. While they are showing some “proposed uses”, this is just the rezoning portion of it, the Council will be seeing the development plans, as well as the preliminary and final plats before this development actually gets done. This is part of the Finnie Flat Character Area which calls for denser development relating to Residential Uses and Commercial Uses in the area. Staff recommends and supports this rezoning change.

Councilor Buchanan spoke on his and the Planning and Zoning Commission concerns with the residential lot sizes. Ms. Howard stated that with a PAD, it allows flexibility in locating development that fits the topography. Ms. Howard stated it is premature to look at specific uses right now. She spoke on the densities and development of site-built homes being proposed, being in line with the market studies for the Town of Camp Verde needs, which also conforms with the Town’s General Plan. Councilor Buchanan suggested quarter acre lots. He is worried that if they approve the rezone tonight, they can do anything that is available within that zoning. Ms. Howard stated that Preliminary and Final Plats have to come back to the Council and Commission for approval.

Councilor Jenkins asked for the density per acre in the Cliffs. Ms. Howard said she looks at it more as parcel sizes and they range from 4,700 to 7,000. Councilor Jenkins stated this sounds similar to what is presented at this meeting. She understands that they are not approving how it will be laid out tonight, but the rezoning issue.

Councilor Gordon spoke in support of these densities and said this is the place for those density; would like to see the lots next to Highway 260 be Commercial Uses if access is attainable. He spoke in support of this proposal and said PAD’s are very common, giving the developer flexibility.

Councilor Baker agreed with Councilor Gordon; this complies with the General Plan and the Character Areas; this developer can make it attractive; feels it is the perfect marriage with prior plans with this developer if they do what they say they are going to do.

Motion made by Vice Mayor Murdock to approve an application, submitted by Verde Commercial, LLC, for a Zoning Map Change from R1L-70 (Residential: Single Family Residential Limited, 70,000 Square Foot Minimum Lot Size) and C2 (Commercial: General Sales and Service) to C2-PAD (Commercial: General Sales and Service, Planned Area Development) for a proposed mixed-use project. The property is located in the area of Homestead Parkway and State Route 260, in Camp Verde, Yavapai County, Arizona. Second was made by Councilor Baker. **Motion** carried unanimously with Mayor German, Vice Mayor Murdock, Councilors Whatley, Jenkins, Gordon, Baker and Buchanan approving.

7.2. Discussion and possible approval of Resolution 2018-1010, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, for a Binding Waiver of Enforcement between the Town of Camp Verde and BRLS Properties I, LLC, relating to APN # 403-23-150A. [Staff Resource: Carmen Howard]

Community Development Director Carmen Howard stated a few months ago, she had requested a change in the Zoning Code relating to Medical Marijuana Grow Facilities. She spoke on finding a solution to prevent a Prop 207 issue. This resolution does this. She has been working with the Town Attorney and the property owner over the last several months

to come up with an agreement, so the property owner can continue to operate his operation and use his property for the purpose that he purchased this property without the town telling him that he can't. But for future uses, Marijuana Growing Facilities will be in M1 and not C3. This waiver is how the State allows the town to protect itself and property owners.

Motion made by Councilor Baker to approve Resolution 2018- 1010, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, for a binding waiver of enforcement between the Town of Camp Verde and BRLS Properties I, LLC, relating to APN# 403-23-150a. Second was made by Councilor Jenkins. **Motion** carried unanimously with Mayor German, Vice Mayor Murdock, Councilors Whatley, Jenkins, Gordon, Baker and Buchanan approving.

7.3. Discussion, consideration and possible approval of an agreement for the use of the Town's arena fence panels to be used by Cliff Castle Casino during the Bull Bash on the weekend of Fort Verde Days, October 12th and 13th. [Staff Resource: Russ Martin]

Town Clerk Judy Morgan stated there was a modification to the agreement, and a copy was placed at each member's spot for them to review. Mayor German recognized the representative from the casino and gave him the floor. A copy of the agreement was provided to Mr. Gutierrez.

General Manager of Cliff Castle Casino, Danny Gutierrez explained that he wanted to bring back the Bull Bash that had been happening at the casino in the past years, and said it was a community event. The arena fits perfectly in the Stargazer area. Mr. Gutierrez said the interest has been great and it will benefit the Town of Camp Verde as well as the casino. He stated the casino will be responsible for any damages or replacement and will move the panels themselves.

Public comment:

Joe Butner (Councilor-elect) said this is a good arrangement and is glad to have Mr. Gutierrez back in the community.

Motion made by Councilor Baker to approve the agreement for the use of the arena panels, as modifications by the attorney and provided to Council at this meeting. Second was made by Vice Mayor Murdock. **Motion** carried unanimously with Mayor German, Vice Mayor Murdock, Councilors Whatley, Jenkins, Gordon, Baker and Buchanan approving.

7.4. Discussion, consideration and possible direction to the Town staff for next steps for the local arena group to receive future approval, funding and other necessary steps in their request to see an arena built in the Town of Camp Verde. [Staff Resource: Russ Martin]

In the Town Manager's absence, Vice Mayor Murdock requested to speak on behalf of this agenda item. She explained there has been a request by many people in the community for a larger, updated, community rodeo arena. Recently a group got together and developed a proposal for the Council. They have visited a site the town is the current owner of, which will adequately fit the size of the 2 proposed arenas. They have talked to many people about partnerships, donations and volunteers who would be available. They are ready to get direction from the Town Manager. Ms. Murdock turned the floor over to the association.

Mary Phelps, President of Camp Verde Arena Association, read the Camp Verde Visitor Site and stated reference to the Town's Western Heritage is missing. Ms. Phelps recently presented a survey to the Council showing how supportive the community is to having an arena. She reviewed the goals of the association. Ms. Phelps stated it would be nice to have the younger generation do what they want to do in their back-yard. She reviewed the layout of the proposed equestrian center. She mentioned the layout shows a second arena which will be beneficial for specific events.

Daria Weir- Secretary of Camp Verde Arena Association stated an arena could bring in thousands of visitors to Camp Verde which would help businesses produce revenue. She also shared some events that could bring in revenue.

Brian Parker, the Director of Jr. NFR, Southwest Region spoke on his family's history with the sport. He stated, if the town loans the land for the arena it will help the youth so they can practice locally; the association would need about \$890,000 for this project. They would like to have the location to be prepped before the casino takes the arena out to the location, in about 2 months. At the minimum they would need approximately \$250,000 to get the site rough graded and ready for the arena.

Jim Meredith, a Camp Verde resident that has lived here for 12-years. He stated this is a positive growth for Camp Verde. He is with the Camp Verde Calgary who strive to bring people to Camp Verde with Colonel's Daughter Contests. This year the contest will be held September 30th. He and the association are here together to promote Camp Verde. This will go forward with Western Community and will bring more people here.

Stacey Barker wanted to expand how much this means to the folks for the amount of work that has been put into this idea - time, effort and money. Businesses have been approached for support; the committee has created a 501c3 for this association; he reviewed the potential income for the community; spoke on support from outside interests to help this get on its feet; asked the Council to not make assumptions and to ask questions.

Mary Phelps was very excited to present the plan and bring back western heritage to Camp Verde. The board is looking for the Council to give permission.

Vice Mayor Murdock asked the association for the specific support they need from the Town.

Stacey Barker, responded stating they are open for discussion. Camp Verde will see a benefit and will see income, which will be a positive reinforcement from businesses.

Mayor German spoke on his excitement in the quality of life for the residents and the possibilities. He would like to see the phases as to what it would take to getting this started; wanting to do it right the first time. He is in favor to direct staff to begin those discussions.

Councilor Baker is positive it will work out. She sees that the committee is already moving forward. She is excited to see the equipment used and said this is a plus for the community.

Daria Weir recommended the Council provide direction to Town Manager Russ Martin, for him to proceed.

Councilor Jenkins said she is a past President of Northern AZ Horsemen's Association in

Flagstaff. She supports this 100 percent and can help out any way she can.

Councilor Whatley supports them as well. She is all for the use of the property and equipment. But now they are formed, and have a 501c3 they can look at financial possibilities for grants/funding. She is doubtful of the two-month deadline to get this done. She is all for continuing with discussions, but the financial commitment is a sticking point for her.

Mary Phelps said they can get things done in two months. They have multiple contractors who are ready to go, but just need commitment of the land. Those figures are a rough quote without donations. At the moment they get the commitment of land, then other things will happen.

Stacey Baker offered that people need to see the wheels moving to jump on board with the project; and encouraged the Council to keep the community seeing progress being made.

Councilor Whatley said they already voted on the budget and asked if there's a line item for this. Mayor German said that this is why we are talking with Russ Martin.

Vice Mayor Murdock is thankful for the committee for moving this so fast. She knows that Russ will work hard on this and is looking forward to the project

Motion was made by Councilor Baker to direct staff to work with the arena group to develop final plans and potential application for permits necessary to locate at the requested property. Additionally, work with them to identify additional funding sources and other logistics necessary. Second was made by Vice Mayor Murdock. **Motion** carried unanimously with Mayor German, Vice Mayor Murdock, Councilors Whatley, Jenkins, Gordon, Baker and Buchanan 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 to speak.

9. Council Informational Reports.

Councilor Baker attended a MatForce Meeting and will leave information at the Clerk's office.

Councilor Gordon said the public is welcome to join Councilors during the September Work Session Field Trip to the new park. Asked Commander Armstrong if there was an update on Dave Freeman. Commander Armstrong gave a brief update. Councilor Gordon asked if there is a donation box at the Marshall's Office to help with medical costs? Commander Armstrong stated there is a "Go Fund Me Page" or contact Field Sargent Tom Baizel for collecting other donations.

Vice Mayor Murdock attended the Verde Valley Intergovernmental Meeting in Clarkdale. She said everyone should be watching the project, "Big Chino Pump Station" (Water storage/Hydroelectric). There is a wealthy investor involved who is interested in using the Verde River to store/sell power to a national power grid. She also attended the League of Cities and Towns Conference. Ms. Murdock also wanted to thank everyone who supports her.

Councilor Whatley attended the League of Cities and Towns Conference. She too spoke on the Big Chino Pump Station and being assured they would have Public Meetings in each community. She encouraged people need to show up and tell them their concerns. She attended the

Archaeology Center Opening of the Yavapai Apache Exhibit.

Councilor Buchanan attended the Verde Valley Intergovernmental Meeting in Clarkdale and the League of City Towns Conference. He said there was a nice presentation on short-term rentals. He also stated the legislature will need to make changes because the current law is destroying neighborhoods.

Councilor Jenkins attended the League of Cities and Towns Conference. She would like to have a work session and hear what each member brings back from the League conference. Ms. Jenkins also attended the Camp Verde Internship Conference held at the Camp Verde Community Library.

Mayor German attended the League of Cities and Towns Conference and the Verde Valley Intergovernmental meeting in Clarkdale with Northern Arizona Healthcare (NAH). He stated NAH is actively pursuing doctors for the Camp Verde area. The resources have been limited but an Intermediate Care Clinic is anticipated by January. He spoke on efforts being made to influence the utilities (APS), which will be on the ballot. He recommended citizens looking closely at the facts, and contacting APS for information on the ballot issue. He also feels short-term rentals law needs to be separated out so towns can at least register where these homes are going to be. He spoke on limited rental availability in Page due to short-term rentals. Mayor German also spoke on relinquished the role of "President of the Greater Arizona Mayors Association" after two years in the position. This group gets together as mayors to tell legislature how this is affecting the communities.

10. Manager/Staff Report

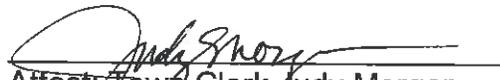
The Town Manager was not in attendance.

11. Adjournment

Without objection, Mayor German adjourned the meeting at 7:58 p.m.



Mayor Charles German



Attest: Town Clerk Judy Morgan

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 September 5, 2018. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 24th day of September, 2018.



Judy Morgan, Town Clerk