

**MINUTES**  
**TOWN OF CAMP VERDE**  
**COUNCIL HEARS PLANNING AND ZONING MATTERS**  
**MAYOR AND COUNCIL**  
**473 S MAIN STREET, SUITE 106**  
**WEDNESDAY, APRIL 25, 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, Councilor Dee Jenkins, Councilor Brad Gordon, Councilor Robin Whatley, Councilor Buck Buchanan and Councilor Jackie Baker were present. Vice Mayor Jessie Murdock was absent.

**Also Present:** Town Manager Russ Martin, Community Development Director Carmen Howard, 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:**

- 1) Work Session – April 11, 2018
- 2) Special Budget Session – April 13, 2018

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

- 1) Wednesday, May 2, 2018 at 6:30 p.m. - Regular Session
- 2) Friday, May 4, 2018 at 8:00 a.m. – Budget– Council review with Town Manager & Finance Director
- 3) Wednesday, May 9, 2018 at 5:30 p.m. – Work Session
- 4) Wednesday, May 16, 2018 at 6:30 p.m. – Regular Session
- 5) Wednesday, May 23, 2018 at 6:30 p.m. – Council Hears P&Z Matters

**c) Approval authorizing extension of High View LLC Mining Conditional Use Permit until May 3, 2019.**

Community Development Director Carmen Howard stated she is pulling Item 4c from the agenda and Council will hear it at another meeting as a regular item.

**Motion** made by Councilor Gordon to approve the consent agenda with the exception of 4c. Second was made by Councilor Baker. **Motion** carried unanimously.

**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.) None**

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

**7.1. Ordinance 2018-A433, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for a Zoning Map Change from C2 (Commercial: General Sales & Service) to M1 (Industrial: General) for an Automobile Storage Yard. The approximately 1.08 acres is located just north of the intersection of Industrial Drive and Davidson Drive, Parcel No. 403-22-041B, in Camp Verde, Yavapai County. [Staff Resource: Carmen Howard]**

Community Development Director Carmen Howard gave a PowerPoint presentation showing a map of the area where property owner Harry Hansen is planning to put in a storage lot for vehicles that are waiting to be transported to a processing facility for salvage. He has complied with all the requirements relating to rezoning. The Planning and Zoning Commission has heard this item in a public hearing and has forwarded a recommendation to approve the rezoning. Ms. Howard reviewed the survey map showing the split and elevation changes of the property. She stated he will not be required to have screening adjacent to M1.

Mayor German asked if the Zoning Ordinance had been reviewed by the attorney. Ms. Howard stated it has.

Property Owner Harry Hansen explained his company hauls cars throughout the Verde Valley by tow truck. He needed a place to temporarily store them and then haul them out on a semi. This will save wear and tear on the tow trucks going over the mountain.

A member of the Public Joe Butner stated that this strikes him that this will be a junk yard. It sounded to him that they will be bringing in wrecked cars and store them for a period of time. This zoning change he believes will detract from the town, thinking the storage yard will be seen from the interstate (I-17). When people pass through they think Camp Verde is everything that lines the freeway. Screening of the lot has not been discussed or required and he would like Council to consider at the least, screening the lot from the interstate travelers to prevent creating a negative image.

Property owner Harry Hansen stated it won't be a junk yard or a long-term storage lot. They will bring in cars two at a time and haul out at least seven at a time. The cars don't make money sitting there. He already owns the lot and picked the higher lot because of its elevation change. You can't see the lot or it's contents from the freeway.

Councilor Gordon asked Ms. Howard to explain the screening requirements for that type of business. Ms. Howard stated the street side of the property will require screening, and Mr. Hansen will be required to comply with existing codes.

Mr. Hansen stated the elevation is steep on one side but he is planning to screen three sides of the property.

Councilor Baker asked if the Council can require screening as part of approval since it is not a requirement of M1 zoning. Ms. Howard stated that, "yes, Council can make that a stipulation".

Councilor Whatley commented that Mr. Hansen has written a letter stating he will screen the property and it is also mentioned screening in the Planning & Zoning Meeting Minutes.

Mayor German said to let the code play out. You cannot see it from the freeway.

Councilor Buchanan stated that if he is willing to screen all four sides, let him screen it.

Councilor Jenkins isn't sure how he will screen the south side because of the elevation change. Mr. Hansen said he thought not to screen the higher elevation side because it would look funny. He is very interested in fencing most of the property for security purposes.

**Motion** was made by Councilor Gordon to approve Ordinance 2018-A433, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for a Zoning Map Change from C2 (Commercial: General Sales & Service) to M1 (Industrial: General) for an Automobile Storage Yard. The approximately 1.08 acres is located just north of the intersection of Industrial Drive and Davidson Drive, Parcel No. 403-22-041B, in Camp Verde, Yavapai County to include the stipulation that screening is as per Exhibit A. Second was made by Councilor Baker. Motion passed unanimously.

**8. Special Session.** Legal action can be taken.

**8.1. Possible discussion in Executive Session, for direction whether to consider the purchase of approximately 3.7 acres of land located at 243 North Black Bridge Road, which includes parcels 404-20-025 and 404-20-051A.**

**8.1.1. Recess into and hold an executive session pursuant to A.R.S. § 38-431.03 (A) (7)** for discussion or consultation with the designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real properties located at 243 N Black Bridge Rd., Camp Verde, AZ 86322, including parcels 404-20-025 and 404-20-051A.

Motion made by Councilor Gordon to go in to Executive Session (pursuant to A.R.S. § 38-431.03 (A) (7) for discussion or consultation with the designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real properties located at 243 N Black Bridge Rd., Camp Verde, AZ 86322, including parcels 404-20-025 and 404-20-051A). Second was made by Councilor Whatley. Motion passed unanimously.

Adjourn to Executive Session: 6:53 p.m.

**8.1.2. Reconvene Open Session.**

Council reconvened into open session at 7:24 p.m.

Mayor German stated 8.1 was referred to the Town Manager to take further steps and to bring back to Council.

**8.2. Discussion, negotiation and possible action on the Town Manager's employment contract.** The Council may, by majority vote, recess the regular meeting, hold an executive session and then reconvene the regular meeting for discussion and possible action on this item as covered under A.R.S. 38-431.03 (A)(1).

Mayor German read the agenda item and requested the Council's pleasure.

Councilor Baker made a motion to postpone this item to a future date that will coincide more closely with the Manager's employment anniversary date and council's final review of his annual performance and also to allow sufficient time for council review and discussion of the recent DPS report on our former Marshal.

Councilor Jenkins asked a procedural question of the Clerk, asking if the motion needed a second in order to ask about the motion. Town Manager Martin and Town Clerk Morgan explained the difference between asking for clarification on the motion and discussing the motion, itself. Councilor Jenkins seconded the motion to hear Councilor Baker's explanation of the motion, then asking why she (Baker) wants to postpone it.

Councilor Baker spoke on the DPS report for the previous Marshal and feeling this should be part of the Town Manager's performance review. As well, she is not clear on what has already been discussed on his performance evaluation. She wishes to postpone the Town Manager's contract discussion to a later date for these reasons.

Mayor German spoke on the Marshal report requiring its own agenda item to discuss. Town Manager's salary negotiations are separate from the performance review and expectation is that Council will work on these components, fleshing out these issues based on input from tonight's executive session.

Councilor Gordon expressed they could discuss how the report relates to the Town Manager's contract in executive session.

Council took a roll call vote on the motion to postpone, which failed by a 1-5 vote, Councilors Buchanan, Jenkins, Gordon, Whatley and Mayor German voting against.

**8.2.1. Recess into and hold an executive session pursuant to A.R.S. § 38-431.03(A)(1).**

Discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body.

Councilor Jenkins made a motion to go into executive session pursuant to A.R.S. § 38-431.03(A)(1). Discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body, seconded by Councilor Gordon. It was approved unanimously.

Council recessed into Executive Session at 7:39 p.m.

**8.2.2. Reconvene Open Session.**

Council reconvened into Open Session at 8:10 p.m.

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

This item was moved before the Executive Sessions with no requests received for public comment.

**10. Council Informational Reports.**

No reports given.

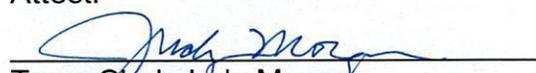
**11. Manager/Staff Report Individual members of the Staff may provide brief summaries of current events and activities.**

No reports given.

**12. Adjournment**

Council adjourned the regular meeting at 8:11 p.m., without objection.

  
\_\_\_\_\_  
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 Hears Planning and Zoning Matters of the Town Council of Camp Verde, Arizona, held on April 25, 2018. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 22nd day of May, 2018.

  
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Judy Morgan, Town Clerk