

**MINUTES OF THE REGULAR MEETING  
OF THE CAREFREE TOWN COUNCIL**



**WHEN:** TUESDAY, MAY 2, 2023

**WHERE:** CAREFREE TOWN COUNCIL CHAMBERS  
33 EASY STREET, CAREFREE, AZ 85377

**TIME:** 5:00 P.M.

**Town Council Attending:**

Mayor John Crane  
Vice Mayor Cheryl Kroyer  
Sheila Amoroso  
Vince D'Aliesio  
Tony Geiger  
Stephen Hatcher  
Mike Johnson

**Town Council Absent:**

**Staff Present:**

Gary Neiss, Town Administrator; Michael Wright, Town Attorney; Stacey Bridge Denzak, Director of Planning and Zoning; Kandace French Contreras, Town Clerk, Treasurer.

Mayor Crane called the meeting to order at 5:00 p.m.

Patricia Petox – Martelly led the Council in the Pledge of Allegiance.

**CONSENT AGENDA**

All items listed hereunder are considered to be routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a council member so requests, in which event the item will be removed from the consent agenda and will be discussed separately:

**ITEM #1** Approval of the April 4, 2023 Town Council meeting minutes.

**ITEM #2** Acceptance into the public record of the March, 2023 paid bills.

**ITEM #3** Acceptance into the public record of the April, 2023 paid bills.

**ITEM #4** Acceptance of the cash receipts and disbursements report for March, 2023.

**ITEM #5**      **Review, discussion and possible action to approve the expenditure of \$38,661 for the replacement of one 7.5 ton A/C Unit and two 5 ton A/C Units for the Carefree Fire Station.**

**MOTION:**      Council Member Geiger made a motion to defer Agenda Item #2 to the next regular meeting due to an error in the report and approve Agenda Items #1, #3, #4, and #5.

**SECOND:**      Council Member D’Aliesio.

**VOTE:**          Approved 7-0.

<b>Voting Member</b>	<b>Aye/Nay</b>
Mayor John Crane	Aye
Vice Mayor Cheryl Kroyer	Aye
Sheila Amoroso	Aye
Vince D’Aliesio	Aye
Tony Geiger	Aye
Stephen Hatcher	Aye
Mike Johnson	Aye

**CALL TO THE PUBLIC**

**ITEM #6**      **Call to the Public**

The following individuals appeared and spoke at Call to the Public:

Janet Veves, Carefree, AZ (*\*See statement attached that was missed by audio recording.*)

Diane Roth, Carefree, AZ – Opposition statement to Automatic Aid and property tax.

Ron Thackery, Carefree, AZ - Opposition statement to Automatic Aid and property tax.

Barbara Hess, Carefree, AZ - Opposition statement to Automatic Aid and property tax.

Stephanie Barbour, Carefree, AZ – Question on water transition.

Mike Davitt, Carefree, AZ - Opposition statement to Automatic Aid and property tax.

Lisa Rinde, Carefree, AZ – Support of Automatic Aid and property tax.

Mark Jameson, Carefree, AZ - Support of Automatic Aid and property tax.

Greg Warner, Carefree, AZ –Spoke in opposition of the property tax.

Wendy Mattes, Carefree, AZ - Comments regarding the General Plan survey and requests to preserve open space.

John Mattes, Carefree, AZ – Statements regarding full time staff, a work study and opinion that reducing staff would result in funds to pay for fire service. Additional statements regarding the water transition being within budget.

Dave Wilson, Assistant Chief, Daisy Mountain Fire Department – Statements and clarifications regarding Automatic Aid and response times.

Jim Ford, Fire & Emergency Services Consultant, Cave Creek, AZ – Clarified misstatements and character attacks by the “No Vote” and addressing the positive results in Cave Creek from the transition to Automatic Aid.

Duke Vukotic, Carefree, AZ – Statements regarding the property tax and suggestions that taxes collected would be used for matters other than Automatic Aid. Allegations that costs are not as referenced.

Jan Neal, Carefree, AZ – Referenced the General Plan survey and the request for open space and request that open space not be developed. Made allegations of trust issues.

Ariane, Buser, Carefree, AZ – Statement of opposition of Automatic Aid and allegations that response times were ignored by Daisy Mountain Fire Department.

Kathlina Lai, Carefree, AZ – Allegation that the local fire chief was not invited to meetings and presentations, that Chief Soule is a bureaucrat and questioned the response availability when there was a fire at the Chip Plant.

John Traynor, Carefree, AZ – Allegations that the recommendation for Automatic Aid was slanted and quoting a British clerk. Complained about response times and the length of the Fire Service Recommendation Report and lack of content and reference to response times.

### **REGULAR AGENDA:**

#### **ITEM #7     **Current Events.****

Reminder of the date and time of the next Town of Carefree Budget Workshops, May 18 and May 25 at 3:00 pm

Mayor Crane announced the Memorial Day Ceremony, May 29 from 8:00 – 9:00 a.m. Cave Creek Cemetery.

**ITEM #8**    **Review, discussion and possible action to approve an Application to Conduct Series A Bingo submitted by Patricia Petox – Martelly and Happy Fitness with Patricia, LLC.**

The application was presented by Town Clerk, Kandace French Contreras.

Applicant Patricia Petox – Martelly appeared and answered questions.

**MOTION:**    Council Member D’Aliesio made a motion to approve the Bingo Application as presented.

**SECOND:**    Vice Mayor Kroyer.

**VOTE:**        Approved 7-0.

<b>Voting Member</b>	<b>Aye/Nay</b>
Mayor John Crane	Aye
Vice Mayor Cheryl Kroyer	Aye
Sheila Amoroso	Aye
Vince D’Aliesio	Aye
Tony Geiger	Aye
Stephen Hatcher	Aye
Mike Johnson	Aye

**ITEM #9**    **Review, discussion and possible action to approve Resolution 2023- 02 appointing Town Clerk/Treasurer, Kandace French Contreras as Chief Financial Officer for purposes of submitting required audit documentation to the Office of the Arizona Auditor General.**

Presentation by Town Clerk, Kandace French Contreras.

**MOTION:**    Vice Mayor Kroyer made a motion to approve Agenda Item #9 as presented.

**SECOND:**    Council Member D’Aliesio.

**VOTE:**        Approved 7-0.

<b>Voting Member</b>	<b>Aye/Nay</b>
Mayor John Crane	Aye
Vice Mayor Cheryl Kroyer	Aye
Sheila Amoroso	Aye
Vince D’Aliesio	Aye
Tony Geiger	Aye
Stephen Hatcher	Aye

Mike Johnson	Aye
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**ITEM #10**    **Review and discussion related to the General Plan Update process as lead by Matt Klyszeiko, Michael Baker International, to include soliciting feedback on the preferred structure of the Plan’s organizational framework, review of community feedback, and general status update on the process.**

Presentation and discussion only. No action taken.

**ITEM #11**    **Adjournment.**  
Approved.

***ADJOURNED AT 7:14 P.M.***

DATED this 2<sup>nd</sup> of June, 2023.

TOWN OF CAREFREE

BY:

\_\_\_\_\_  
Kandace French Contreras, Town Clerk/Treasurer

TOWN OF CAREFREE

\_\_\_\_\_  
John Crane, Mayor

Attest:

\_\_\_\_\_  
Kandace French Contreras, Town Clerk/Treasurer

**CERTIFICATION**

I hereby certify that the foregoing minutes are a true and correct copy of the Regular Meeting of the Town of Carefree held May 2, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

\_\_\_\_\_  
Kandace French Contreras, Town Clerk

**From Agenda Item #6**

**\*Janet Veves 7021 E. Languid Lane, Carefree**

At several Town meetings people have asked questions regarding the development of the large corner parcel at Darlington and Carefree Hwy. As an abutter I've gained some information from multiple discussions with the Town Economic Developer over the last three years, and during a December zoom with the potential builders. But, no updates since.

Initially, learning Carefree preferred a resort rather than 10-residences on the 20 acres, zoning was changed from very low density to special planning area, immediately I worried about exacerbation of this already extremely, busy, noisy, polluting intersection. Obviously, the lot's native desert vegetation offsets carbon pollution. Additionally, many businesses have previously failed surrounding this corner. You can build on it, but will tourists come?

At the outset, the Town Economic Developer told abutters the planned hotel was to be a boutique resort, modeled upon the 40-room Hermosa Inn. Although our preference remained homes on 2 acre lots under the original very low density zoning. Surprisingly, we later learned, during a zoom Town meeting, that the development had mushroomed into 190-room, ostentatious hotel with "modern desert architecture," whatever that means, of two-story units and a possible "2-3 star" restaurant.

This exceptionally large resort will be jammed into the area and forever change the landscape increasing more light and air pollution, further stressing water demands, and destroying a major wildlife corridor. Such a huge project would also be environmentally irresponsible with a commercial pool, toilets and showers flowing nonstop during our ongoing, unprecedented drought. Contemplation of the assumed revenue, may be hopeful, but not realized. By then it will be too late. I would ask the council and planning committees to carefully consider any forthcoming approvals of the proposed plans.

Just a short distance from the Carefree Highway/Darlington intersection, very heavy traffic occurs at the Boulders Darlington entrance/exit. In turn, access, directly to and from our home on E. Languid Lane, is very dangerous across from Boulders. While the Boulders side of the Darlington is in Scottsdale, our side is in Carefree. We've encountered several roadblocks (pun intended) getting Scottsdale and Carefree together to remedy this vitally dangerous problem. Furthermore, drivers who miss their turn to the Boulders or Carefree Highway utilize our street and our driveway to reverse direction. We anticipate the worst, as the intersection in front of the Boulders has already been the site of multiple, constant accidents. These dangers will intensify unless the roads are redesigned to slow traffic and accommodate turnarounds for the traffic generated by 190-room hotel. In fact, our neighbor was in a serious accident at this spot resulting in the loss of a leg.

I'm not opposed to progress, and I understand the Town needs revenue. However, to generate revenue, the Town should first consider motivating owners of the multiple

buildings and businesses, e.g., the abandoned Los Portales, the Bank Building, etc., lying empty in Carefree Center, to make improvements and open up to commerce. Carefree Center would be a great place to begin as the town would want quality businesses to draw guests from hotels like The Hampton Inn into Carefree and not Scottsdale.

My major question is, once a final development plan has been submitted, will approval of such an immense project be brought before the town for a vote, or are the committees the final arbiters presenting the development as a fait accompli?