



Support your local merchants

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

If you want to speak ON ANY ITEM ON THE AGENDA, PLEASE complete the Request to Speak Form

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

1. Call to Order

2. Roll Call. Councilor Jackie Baker, Councilor Buck Buchanan, Councilor Dee Jenkins, Councilor Brad Gordon, Councilor Robin Whatley, Vice Mayor Jessie Murdock, and Mayor Charles German.

3. Pledge of Allegiance

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 – November 15, 2017

b) Set Next Meeting, Date and Time:

1) Wednesday, December 13, 2017 at 5:30 p.m. – Work Session

2) Friday, December 15, 2017 at 8:00 a.m. – Special/Executive Session

3) Wednesday, December 20, 2017 at 6:30 p.m. – Regular Session

4) Wednesday, December 27, 2017 at 6:30 p.m. - Council Hears Planning & Zoning- CANCELLED by Resolution 2017-972

5) Wednesday, January 3, 2018 at 6:30 p.m. – Regular Session

c) Possible approval of Ordinance 2017-A420, an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving the sale of real property, parcel #404-02-172 located on McCracken Lane, Camp Verde, Arizona. [Ordinance requested from Title Company]

5. Special Announcements and presentations:

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))

- Page 7. **Business: Legal action can be taken.**
31
- 7.1. **Consideration of whether to adopt a resolution calling on the Arizona State Legislature to ban “bump stocks” in Arizona.** [Resource: Mayor Charles German]
- 39
- 7.2. **Discussion, consideration and possible approval of transfer of parcel 404-15-267B that is approximately 6.8 acres of Verde Lakes Recreational Corporation property with the purpose of reverting the park from privately-owned to a public municipal park.** [Staff Resource: Russ Martin]
- 7.3. **Discussion regarding Howards Road drainage and direction to the Mayor for next steps.** [Resource: Mayor Charles German]
8. **Public Hearing Agenda. Public hearing, discussion and possible action.**
- 43
- 8.1. **Public hearing and possible approval Location Transfer of Liquor License application for Kim Kenneth Kwiatkowski - Circle K Stores Inc. for a Class 9 Liquor License (Liquor Store), application #09134003 located at 752 Finnie Flat Road, Camp Verde, AZ.** (Staff Resource: Judy Morgan)
- 8.1.1. **Staff Comments**
- 8.1.2. **Public Hearing Opened**
- 8.1.3. **Public Hearing Closed**
- 8.1.4. **Council Discussion and possible action.**
- 53
- 8.2. **Public hearing and possible approval of Liquor License application for Rhonda Marie Tilton - Dollar General Store for a Class 10 Liquor License (Beer and Wine Store), application #10133320 located at 2775 Verde Lakes Drive, Camp Verde, AZ.** (Staff Resource: Judy Morgan)
- 8.2.1. **Staff Comments**
- 8.2.2. **Public Hearing Opened**
- 8.2.3. **Public Hearing Closed**
- 8.2.4. **Council Discussion and possible action.**
- 63
- 8.3. **Animal Guardian Network Use Permit Application. Public Hearing, possible approval or denial for a Resolution (Resolution 2017-992) of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for a request submitted by Carrie Singer, Executive Director of the Animal Guardian Network, on an approximately 17 Acre Parcel, APN 403-19-007S, located at 2555 N Arena Del Loma Rd. The subject applicant is requesting approval of Use Permit 20170327 to allow for Agri-Tourism in a residential neighborhood zoned R-R (Residential Rural) for the purpose of an animal sanctuary and Healing Ranch.** [Staff Resource Melinda Lee/Carmen Howard]
- 8.3.1. **Staff Comments**

8.3.2. Public Hearing Opened

8.3.3. Public Hearing Closed

8.3.4. Council Discussion and possible action.

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

10. Council Informational Reports. These reports are relative to the committee meetings that Council members attend. The Committees are: Camp Verde Schools Education Foundation, Chamber of Commerce, Intergovernmental Association, NACOG Regional Council, Verde Valley Transportation Planning Organization, Yavapai County Water Advisory Committee, and shopping locally. In addition, individual members may provide brief summaries of current events. The Council will have no discussion or take action on any of these items, except that they may request that the item be placed on a future agenda.

11. Manager/Staff Report Individual members of the Staff may provide brief summaries of current events and activities. These summaries are strictly for informing the Council and public of such events and activities. The Council will have no discussion, consideration, or take action on any such item, except that an individual Council member may request that the item be placed on a future agenda.

12. Adjournment

Posted by: _____ Date/Time: _____

Note: Pursuant to A.R.S. §38-431.03.A.2 and A.3, the Council may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk at 928-554-0021

38-431.01 Meetings shall be open to the public

A. All meetings of any public body shall be public meetings and all persons so desiring shall be permitted to attend and listen to the deliberations and proceedings. All Legal Action of public bodies shall occur during a public meeting.

- Bashas's Community Board
- Town Hall
- Website

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DRAFT MINUTES
TOWN OF CAMP VERDE
REGULAR SESSION
MAYOR AND COUNCIL
473 S MAIN STREET, SUITE 106
WEDNESDAY, NOVEMBER 15, 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 Robin Whatley, Councilor Dee Jenkins, Councilor Buck Buchanan, Councilor Brad Gordon and Councilor Jackie Baker were present.

Also Present: Town Manager Russ Martin, Deputy Town Clerk Virginia Jones, Finance Director Mike Showers, Economic Development Director Steve Ayers, Economic Specialist Sebra Choe, Officers from the Marshall's Office 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) Special/Executive Session – November 1, 2017 (6:00 PM)
- 2) Regular Session – November 1, 2017 (6:30 PM)

b) Set Next Meeting, Date and Time:

- 1) Wednesday, November 22, 2017 at 6:30 p.m. – Council Hears Planning & Zoning – CANCELLED by Resolution 2017-972
- 2) Wednesday, December 6, 2017 at 6:30 p.m. – Regular Session
- 3) Wednesday, December 13, 2017 at 5:30 p.m. - Work Session
- 4) Wednesday, December 20, 2017 at 6:30 p.m. – Regular Session

c) Approval of Town Manager Agreement/Contract Template.

Councilor Baker would like to pull Item 4c to discuss further. **Motion** made by Councilor Baker to approve the consent agenda with the exception of Item 4c. Second was made by Councilor Gordon. **Motion** carried unanimously.

Councilor Baker stated that on page 13 of Employment Agreement, regarding Outside Employment: she would like to make sure the Manager knows of the Outside Employment Agreement. She feels that it should be put in the agreement that Council should know of

outside employment. Also regarding vacation and sick leave accruals, Council usually received a report showing what employees have accrued. Councilor Gordon asked if accrued time was already being kept track of. Town Manager Russ Martin stated it is and it is in the audit report as well. Mayor German stated that when this template was created, members tried to keep from duplicating what was already stated in policy. Vice Mayor Murdock doesn't need a monthly report showing how much accrued time the town manager has and doesn't need to know how much a person is making from outside employment. But, if there is a Conflict of Interest, then make sure that is declared.

Motion made by Councilor Baker to approve Item 4c as originally presented. Second was made by Vice Mayor Murdock. **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.)

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))

Jamie Kesler, a representative for United Christian School, would like to invite Council Members to an Insiders Breakfast at United Christian School on November 30th.

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

7.1 Public Hearing and possible approval of Liquor License Application #13133058 for Dan Charles Pierce-Pierce Wines Arizona, LLC located at 4626 Old Hwy 279, Camp Verde, AZ 86322 (Staff Resource: Judy Morgan)

7.1.1. Staff Comments

Deputy Clerk Virginia Jones stated the application was posted as required and the applicant is present.

7.1.2. Public Hearing Open 6:40 p.m.

Michael Pierce, Representative for Daniel Pierce, stated this location is a production facility and his business is a paying tenant in the building. The family sells the wine at a winery in Wilcox and a Tasting Room in Clarkdale.

7.1.3. Public Hearing Closed 6:41 p.m.

7.1.4. Council Discussion

Motion made by Councilor Baker to approve a Liquor License Application #13133058 for Dan Charles Pierce-Pierce Wines Arizona, LLC located at 4626 Old Hwy 279, Camp Verde, AZ 86322. Second was made by Councilor Murdock. **Motion** carried unanimously.

7.2. Community Development Block Grant Funding (CDBG) first Public Hearing regarding Use of CDBG Funds.

7.2.1. Staff Comments

Town Manager Russ Martin introduced Isabel Rollins who is a NACOG Representative. Ms. Rollins stated she has been doing Community Block Grants for 17 years and gave an overview of how the program works, who the grant is for and what is required to apply for the grant. The total amount of the grant is approximately \$321,000. Council can only select one project and only projects brought before Council tonight can be considered. Project Applicants need to fill out paperwork. These forms along with supporting paperwork need to be back to the Town Clerk's Office by November 30th.

Ms. Rollins stated the application schedule moving forward is,

- If additional funds are needed, the commitment for these funds must be secured by the end of the year.
- The Town will select which project they are moving forward with at the January 17th Public Hearing Meeting.
- NACOG Regional Council will approve the applications by the end of April.
- The applications then are submitted to the Department of Housing at the end of May.
- The official grant awards in the fall of next year.

Mayor German asked Ms. Rollins about the philosophy as to why there is only one project that will be selected. Ms. Rollins stated that the Department of Housing is shorthanded and doesn't have enough staff.

7.1.1. Public Hearing Open 6:50 p.m.

Each potential applicant presented their proposed projects.

Kevin Jones from Rainbow Acres gave a handout to Council Members. Mr. Jones is the Building/Grounds Director at Rainbow Acres. He has a series of proposals, (5) in total.

- 1) Roof Repairs - there are 3 houses that are in need of roof repairs. The estimate cost is \$12,000-\$15,000 per house.
- 2) Fund a Staff Person to run the Day Program - based on existing staffing, this has been closed to any new rangers from the community.
- 3) Funds to expand a Job Training Program - Expand the current program so more rangers would be able to participate in the program.
- 4) Funds to address Drainage Concerns - overflow and washout concerns along the West Reservation Loop Road Front.
- 5) Rehabilitation of Existing Fitness Trail at Rainbow Acres - Expenses have been incurred creating the trail but gravel on the trail is not wheelchair accessible.

Councilor Gordon asked about the approximate cost of projects #2, #3, & #4 and stated there might be additional reports that would be required for the trail that might need to come from an Engineer. Mr. Jones stated he was hoping to work with the Council to get those answers. Councilor Gordon stated that those answers would have to be answered before the January meeting date.

Councilor Buchanan wanted to remind the audience that the Council can only choose one project, and if a project isn't chosen, to not give up. He thanked everyone for coming to the meeting to present their ideas.

Ron Long, Public Works Director, Town of Camp Verde

Mr. Long has (3) projects he would like to propose.

- 1) Project on Old Hwy. 279 at Cherry Creek Crossing - add a culvert to prevent it being washed out. (Approximately \$450,000)
- 2) Verde Lakes Drive - access issue when flooded (Emergency Services) add box culverts (Approximately \$400,000)
- 3) Old-Town Sidewalk Continuation - continue sidewalk from Main Street/6th Street, down to Cliffs Parkway, and join the sidewalk at Walgreens. Included in this project would be a sidewalk from Finnie Flats Road, up 7th Street to connect to Hollamon Street. (Approximately \$325,000)

Councilor Brad Gordon

- 1) Adding an extension across the river for sewer/water (black bridge).

Michelle Evans from Abide Maternity Home (homeless & pregnant women) & Resource Center

- 1) Building a 4-plex home-affordable housing option that would be subsidized for homeless moms trying to get on their feet. Rent would be based on net income. (Approximately \$321,000)

Vice Mayor Jesse Murdock-Verde Lakes Property (Pond/Park Area)- would like to invest money into property for the community to use the facility.

7.1.2. Public Hearing Closed 7:23 p.m.

7.1.3. Council Discussion

A Work Session will be scheduled for December 13th or 20th to review the projects and go over them in more detail.

8. Business. Legal action can be taken.

8.1. Presentation by the Economic Development Department, updating the Council on the Focused Future II Community and Economic Development Strategic Plan and retail recruitment efforts. [Staff Resource: Steve Ayers]

Economic Development Director Steve Ayers stated that in 2015 a focus group was put together to developed a Strategic Plan. Mr. Ayers and Economic Specialist Sebra Choe gave a PowerPoint Presentation to go over the progress of each project. (see handout)

Councilor Gordon stated it's refreshing to see a Strategic Plan that is moving forward.

Mr. Ayers also updated Council on Retail Recruitment. He stated the analytical work is finished and the marking materials have been made. There is a list of 17 Brokers and Land Owners they are working with.

Council took a short recess 7:55 p.m.

Council resumes 8:02 p.m.

8.2. Consideration and possible adoption of Resolution 2017-991, “A Resolution of the Mayor and Common Council of Town of Camp Verde, Arizona, approving the sale and execution and delivery of not to exceed \$7,000,000 aggregate principal amount of Pledged Revenue Obligations, Series 2017, each evidencing a proportionate interest of the owners thereof in a Third Purchase Agreement; approving the form and authorizing the execution and delivery of such Purchase Agreement, a Third Trust Agreement, a Continuing Disclosure Undertaking, an Obligation Purchase Contract and other necessary agreements; adopting a Post-Issuance Continuing Disclosure Compliance Procedures in connection with Issuance of Obligations of the Town; delegating authority to the Mayor, Manager and Finance Director of the Town to determine certain matters and terms with respect to the foregoing; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this Resolution and Declaring an Emergency” [Staff Resource: Mike Showers; Russ Martin]

Mayor German reminded Council that it takes six votes in order to produce the emergency clause. Town Manager Russ Martin stated he would like to work with Council and get approval to move forward on this project. He introduced Mark Reader, a representative from Stifel, and Michael Cafiso, the Town’s Bond Attorney. Mr. Reader introduced himself as the Investment Banker/Underwriter for Stifel. He gave a PowerPoint presentation to review the information (see handout). Mr. Martin stated this sports complex has the opportunity to be an 8-plex sports field in the shape of two cloverleaves. This is a limited scope and is only an estimate because it could take up to 12 million dollars to complete but only needs 7 million dollars to get it started. The 7 million would include the entire infrastructure; sewer, restrooms, waterlines, parking lots and lighted ball fields. The Town could go after grants to complete the process. Mr. Martin reviewed the Town goals. He stated it would be an approximate \$350,000 annual mortgage payment. Mr. Martin stated he will be moving forward in the next 2 weeks if they get the okay tonight. Council reviewed some of the details including percentage rate, bond sales and award of contract deadline. Mr. Martin reviewed the first projects that would need to be complete.

Councilor Gordon asked if there are penalties for prepayment. Mr. Reader stated that after 10 years (call protection) there is no prepayment penalty. The Town could start paying off bonds after 5 years. He will try to shorten the call period.

Councilor Jenkins confirmed that this is exempt from Federal/State tax. She addressed a correction to the document: page 167 it states, “Water and sewer services provided by the town”; need to strike the word *water* from this sentence.

Mayor German stated there were three reasons the Town Incorporated; Police protection, ball fields and streets. He thinks this is a window of opportunity. He believes

that with the safety valves within the structure, he is comfortable with making this decision.

A member of the Public, Bruce George stated he has been on the Board of the Parks and Recreation Commission and people have always wanted parks. He thinks the Council should move forward with this.

Councilor Whatley stated the Town made a promise to build a park when the land was purchased and it's been a decade. She feels the Town has waited long enough. People are interested and trust the Council to do the right thing. She wants to make good on the promise that past councils have made and move forward with this.

Vice Mayor Murdock stated she fully supports the park.

Attorney Michael Cafiso introduced himself. He is the local Bond Attorney with 20-years of experience in this field. He has drafted the documents being discussed tonight. He stated the proposed resolution encompasses everything needed to accomplish the financing and move forward with this project. What he does is authorizes a purchase contract, then the Trustee takes and slices it and sells it to investors at about \$5,000 principal denominations. Mr. Reader's firm finds investors for those pieces. Credit rating looks at revenues to protect the investors. Another thing the Council is doing tonight is approving the Offering Document. They use this document to sell investments. The resolution delegates to staff to determine final terms of obligations.

Motion made by Councilor Murdock to approve Resolution 2017-991, "A Resolution of the Mayor and Common Council of Town of Camp Verde, Arizona, approving the sale, execution and delivery of "not to exceed" \$7,000,000 aggregate principal amount of Pledged Revenue Obligations, Series 2017, each evidencing a proportionate interest of the owners thereof in a Third Purchase Agreement; approving the form and authorizing the execution and delivery of such Purchase Agreement, a Third Trust Agreement, a Continuing Disclosure Undertaking, an Obligation Purchase Contract and other necessary agreements; adopting a Post-Issuance Continuing Disclosure Compliance Procedures in connection with Issuance of Obligations of the Town; delegating authority to the Mayor, Manager and Finance Director of the Town to determine certain matters and terms with respect to the foregoing; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this Resolution and Declaring an Emergency". Second was made by Councilor Baker. **Motion** carried unanimously.

8.3. Discussion, consideration and possible direction to staff relating to existing financial limits in Town Code Sections 6-2-2 Vicious Dogs, 6-1-2 Dogs at Large and potentially others in the code. [Resource: Mayor Charles German]

Mayor German stated this item came to his attention through a court case that was recently reviewed in Camp Verde. He believes Vicious Dogs would be more serious out of those two issues. He stated that by Statue, there is a \$50,000 cap that could be awarded for damages. The current code, Section 6-2-2 Vicious Dogs states there is a limit of \$1,000 cap and Section 6-1-2, Dogs at Large has no cap on the penalty. He is concerned that with a cap set at \$1,000 this would not cover all of the medical bills for the animal or people that could be involved.

Councilor Baker agrees that these codes should be looked at. She thanked the Mayor for bringing this to be worked on.

Council direction is for the manager to take a look at these codes and bring back a recommendation that would balance the code.

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. These reports are relative to the committee meetings that Council members attend. The Committees are Camp Verde Schools Education Foundation; Chamber of Commerce, Intergovernmental Association, NACOG Regional Council, Verde Valley Transportation Planning Organization, Yavapai County Water Advisory Committee, and shopping locally. In addition, individual members may provide brief summaries of current events. The Council will have no discussion or take action on any of these items, except that they may request that the item be placed on a future agenda.

On November 2nd Council Members served lunch to town employees as a way to say thanks for all of their hard work throughout the year.

Mayor German attended the Board of Supervisors Meeting, they voted to fund (not to exceed \$15,000) to do the Yavapai County, Verde River Recreational Study.

11. Manager/Staff Report Individual members of the Staff may provide brief summaries of current events and activities. These summaries are strictly for informing the Council and public of such events and activities. The Council will have no discussion, consideration, or take action on any such item, except that an individual Council member may request that the item be placed on a future agenda.

Town Manager Russ Martin had a few reminders:

- Marilee Fowler wanted to invite members to attend a Yavapai County Board of Directors for Mat Force Drug Overdose Presentation on Monday, November 20th from 10 a.m.-11 a.m. in Prescott.
- Saturday, December 16th, is the Employee/Volunteer Christmas party. It will be held at the Library at 5:30pm.
- Town Clerk, Judy Morgan will be handling any Town Manager issues while he is on vacation. If you have any issues please let her know.
- McCracken Property Sale - accepted terms and is now in escrow. The closing will be in December. It sold for \$75,000 and the Town has agreed to carrying the contract for ten years earning 6.5% interest.

12. Adjournment

Mayor adjourned the meeting at 8:51 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 November 15, 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

FOCUS FUTURE II PROGRESS

Economic Development
Steve Ayers, Sebra Choe, Amber Engelmann
November 15, 2017

Tourism & Recreation

Complete / Ongoing

- Quarterly tourism meetings
- Multi-use trail network
- River Recreation Master Plan

Pending

- 5-yr branding, tourism marketing plan
- Marketing Platforms
- Vacation / tour packages
- Economic impact of tourism
- Wayfinding signs along key corridors

Future

- Visitor Center along 1-17?
- Convention Center / Sports Complex?

Progress

Category	Percentage
Complete	~33%
Pending	~50%
Future	~17%

Infrastructure & Placemaking

Complete / Ongoing

- Hwy 260 & extend utilities
- Broadband
- Light Industrial Uses
- “Complete Street” design
- Creative Placemaking

Pending

- Beautification program

Future

- Gateway monuments
- Downtown circulation plan
- Historic Preservation

Progress

■ Complete ■ Pending ■ Future

Business Support & Attraction

Complete / Ongoing

- Optimize Town processes
- Town departments in-sync, collaborate
- Publish clear policies & procedures
- Efficient permitting processes
- Creative community development solutions
- Real estate tools for business location
- Recruit and cluster business sectors
- Business advocacy organization
- Business roundtables

Pending

- Business “start-up checklist” and resource guide

Progress

■ Complete ■ Pending ■ Future

Business Support & Attraction

Future

- Business-locating incentives
- Annual economic summit
- Combine Community & Economic Development?

Workforce Development & Education

Complete / Ongoing

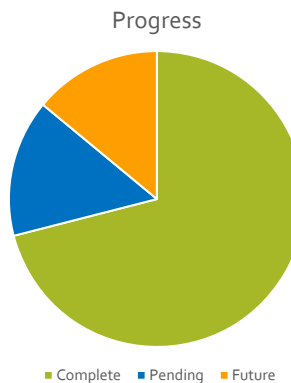
- Network of educational pathways
- Competitive vocational programs
- Dual credit programs
- Soft skill training
- Student entrepreneurship

Pending

- Volunteer youth organization

Future

- Registered apprenticeship programs



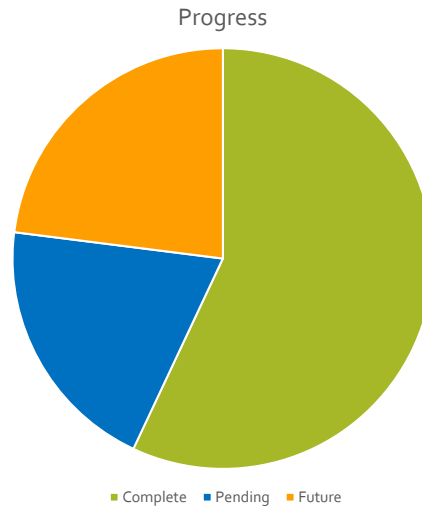
Overall Focus Future II Progress

Total # of Tasks- 39

Complete / Ongoing – 22

Pending - 8

Future – 9



QUESTIONS?

Steve Ayers

Steve.Ayers@CampVerde.az.gov

928-554-0007

TOWN OF CAMP VERDE, ARIZONA



Sports Complex Project

Pledged Revenue Obligations, Series 2017

Wednesday, November 15, 2017

Presented By:

Mark Reader

Managing Director

mreader@stifel.com

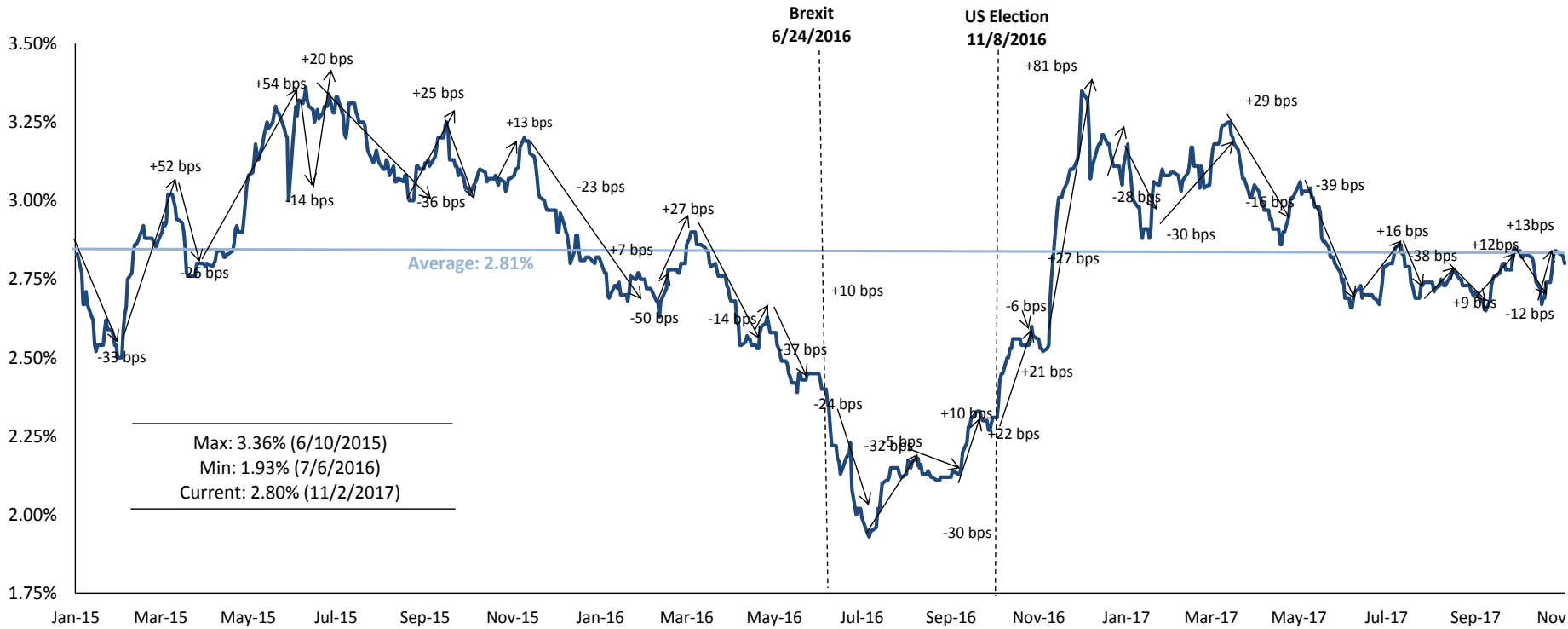
<u>Section</u>	<u>Page</u>
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5. Debt Structure and Projected Coverage	8
25-year amortization - \$5.8 million (estimated)	
30-year amortization - \$6.2 million (estimated)	
6. Financing Calendar	10
7. Disclosure	11

✓ Town Manager to Provide Summary

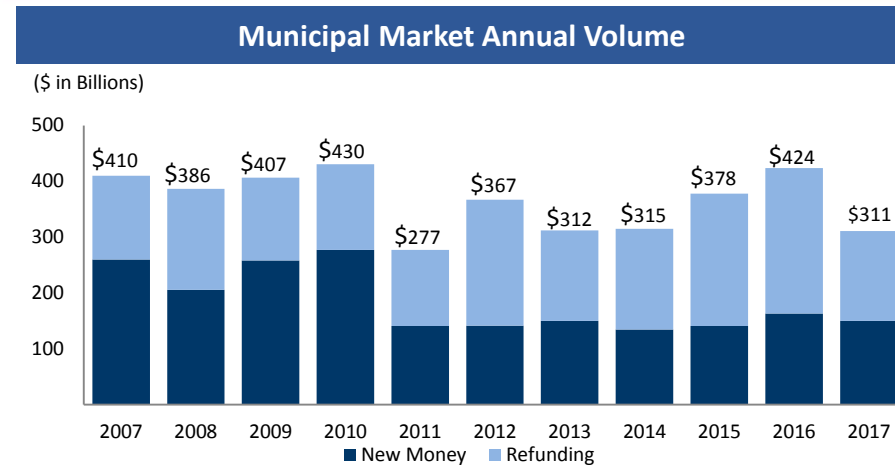
1. Consider Implementation of Parks, Open Space and Recreation Master Plan
2. Consider using approximately \$350,000 of local sales tax CIP funds – for the purpose of issuing bonds to complete Phase 1 of the Master Plan (Preliminary Analysis Herein)
3. Consider other financing alternatives for Phase 2 of the Master Plan

Bond Market Update - Market Volatility: A Defining Characteristic

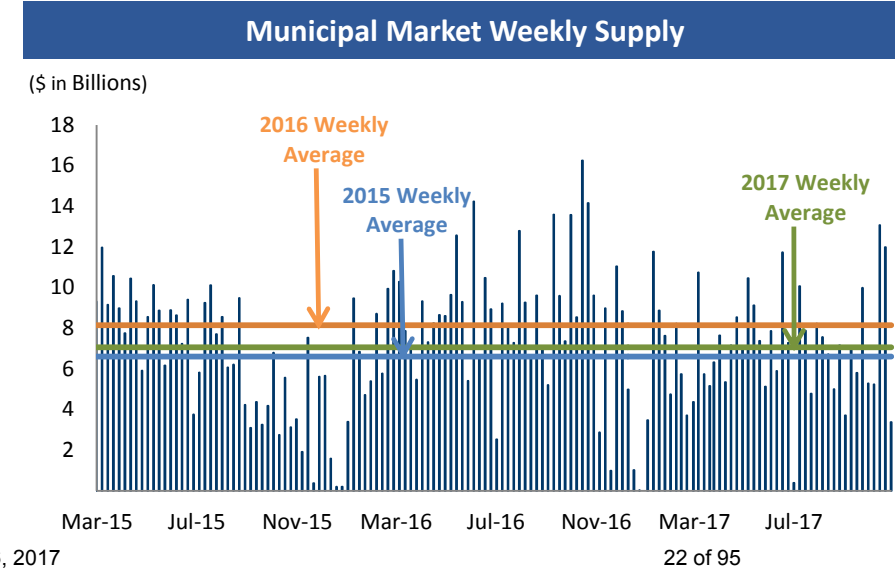
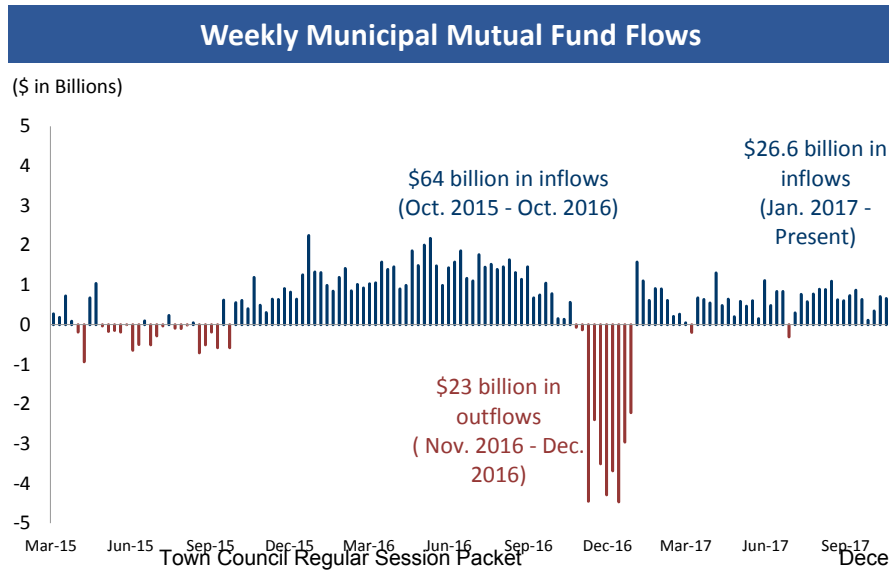
30-Year AAA MMD Since January 1, 2015



- New issue volume is expected to decline slightly
 - \$9.0 billion this week
 - Up from the \$6.7 billion that priced last week
- Municipal bond funds have reported inflows for the second week in a row
- Demand for municipal bonds is strong
 - Nearly constant inflows since the beginning of 2017
 - Supply has been manageable, dominated by refundings



2017 Municipal Market Volume through November 2nd



December 6, 2017

22 of 95

¹Long term issues only. Weekly averages of estimated 30-day visible supply.
Sources: SDC, Thomson Reuters, Investment Company Institute. As of 11/02/17

Category	Audited					Est. Actual 2016/17 (b)	Budgeted 2017/18 (b)
	2011/12	2012/13	2013/14	2014/15	2015/16		
Town Sales Tax & Franchise Taxes (a)	\$ 1,980,979	\$ 2,791,731	\$ 2,861,890	\$ 3,130,300	\$ 4,201,015	\$4,027,574	\$4,324,000
State-shared Sales Taxes	849,619	889,975	946,416	993,670	1,027,544	1,017,244	1,060,000
State-shared Income Taxes	917,689	1,110,654	1,212,909	1,316,244	1,309,108	1,364,734	1,400,000
Licenses and permits	123,738	159,532	160,321	174,518	198,155	234,500(c)	237,750
Fines, forfeitures and penalties	335,496	372,122	275,700	234,142	297,865	347,650(c)	223,500
	<u>\$ 4,207,521</u>	<u>\$ 5,324,014</u>	<u>\$ 5,457,236</u>	<u>\$ 5,848,874</u>	<u>\$ 7,033,687</u>	<u>\$6,991,702</u>	<u>\$7,245,250</u>

- (a) *The Town levies an additional 3.0% transient lodging tax on any hotel, motel, apartment or individual charging for lodging space to any person for less than 30 consecutive days. The additional 3.0% portion of this tax is restricted by State Statute for use for visitor and hospitality services. Such restricted amounts are not part of the Excise Tax Revenues pledged to payment of the Payments.*
- (b) *Figures for fiscal year 2016/17 are estimated actual collections. Figures for fiscal year 2017/18 are budgeted amounts and are forward looking statements. Both figures are unaudited and should be considered with an abundance of caution.*
- (c) *Estimated actual collections not available, 2016/17 budgeted figures used. Such figures are unaudited and should be considered with an abundance of caution.*

Debt Structure and Projected Coverage (25-year amortization)

Fiscal Year	Excise Tax Revenues and State Shared Revenues	Outstanding Obligations		Plus: Pledged Revenue Obligations, Series 2017			Total Annual Debt Service Requirements	Maximum Annual Debt Service Coverage on the Outstanding Obligations and the Obligations (b)
		Principal	Interest	Principal	Interest (a)	Debt Service		
2015/16	\$7,033,687							
2016/17	6,991,702							
2017/18	7,245,250	\$ 495,127	\$ 186,775	\$ 240,000	\$ 109,915	\$ 349,915	\$ 1,031,817	
2018/19		509,891	171,439	135,000	210,710	345,710	1,027,040	
2019/20		529,867	155,636	140,000	205,580	345,580	1,031,083	
2020/21		546,062	139,217	145,000	200,260	345,260	1,030,538	
2021/22		560,484	122,286	155,000	194,750	349,750	1,032,519	
2022/23		581,141	104,892	160,000	188,860	348,860	1,034,893	6.80x
2023/24		489,127	86,856	165,000	182,780	347,780	923,764	
2024/25		337,102	72,520	170,000	176,510	346,510	756,133	
2025/26		347,177	62,487	175,000	170,050	345,050	754,714	
2026/27		357,354	52,152	185,000	163,400	348,400	757,906	
2027/28		368,637	41,513	190,000	156,370	346,370	756,519	
2028/29		379,029	30,536	200,000	149,150	349,150	758,716	
2029/30		390,535	19,248	205,000	141,550	346,550	756,333	
2030/31		112,158	7,615	215,000	133,760	348,760	468,533	
2031/32		115,902	3,870	220,000	125,590	345,590	465,362	
2032/33				230,000	117,230	347,230	347,230	
2033/34				240,000	108,490	348,490	348,490	
2034/35				250,000	99,370	349,370	349,370	
2035/36				260,000	89,870	349,870	349,870	
2036/37				270,000	79,990	349,990	349,990	
2037/38				280,000	69,730	349,730	349,730	
2038/39				290,000	59,090	349,090	349,090	
2039/40				300,000	48,070	348,070	348,070	
2040/41				310,000	36,670	346,670	346,670	
2041/42				320,000	24,890	344,890	344,890	
2042/43				335,000	12,730	347,730	347,730	
		<u>\$ 6,119,593</u>		<u>\$ 5,785,000</u>				

(a) Interest is estimated at 3.8%

(b) The amount of Excise Tax Revenues and State Shared Revenues used to calculate the coverage requirements for existing and projected debt service is the audited amount for fiscal year 2015/16.

Debt Structure and Projected Coverage (30-year amortization)

Fiscal Year	Excise Tax Revenues and State Shared Revenues	Outstanding Obligations		Plus: Pledged Revenue Obligations, Series 2017			Total Annual Debt Service Requirements	Maximum Annual Debt Service Coverage on the Outstanding Obligations and the Obligations (b)
		Principal	Interest	Principal	Interest (a)	Debt Service		
2015/16	\$7,033,687							
2016/17	6,991,702							
2017/18	7,245,250	\$ 495,127	\$ 186,775	\$ 225,000	\$ 124,500	\$ 349,500	\$ 1,031,402	
2018/19		509,891	171,439	105,000	240,000	345,000	1,026,330	
2019/20		529,867	155,636	110,000	235,800	345,800	1,031,303	
2020/21		546,062	139,217	115,000	231,400	346,400	1,031,678	
2021/22		560,484	122,286	120,000	226,800	346,800	1,029,569	
2022/23		581,141	104,892	125,000	222,000	347,000	1,033,033	6.81x
2023/24		489,127	86,856	130,000	217,000	347,000	922,984	
2024/25		337,102	72,520	135,000	211,800	346,800	756,423	
2025/26		347,177	62,487	140,000	206,400	346,400	756,064	
2026/27		357,354	52,152	145,000	200,800	345,800	755,306	
2027/28		368,637	41,513	150,000	195,000	345,000	755,149	
2028/29		379,029	30,536	160,000	189,000	349,000	758,566	
2029/30		390,535	19,248	165,000	182,600	347,600	757,383	
2030/31		112,158	7,615	170,000	176,000	346,000	465,773	
2031/32		115,902	3,870	180,000	169,200	349,200	468,972	
2032/33				185,000	162,000	347,000	347,000	
2033/34				195,000	154,600	349,600	349,600	
2034/35				200,000	146,800	346,800	346,800	
2035/36				210,000	138,800	348,800	348,800	
2036/37				215,000	130,400	345,400	345,400	
2037/38				225,000	121,800	346,800	346,800	
2038/39				235,000	112,800	347,800	347,800	
2039/40				245,000	103,400	348,400	348,400	
2040/41				255,000	93,600	348,600	348,600	
2041/42				265,000	83,400	348,400	348,400	
2042/43				275,000	72,800	347,800	347,800	
2043/44				285,000	61,800	346,800	346,800	
2044/45				295,000	50,400	345,400	345,400	
2045/46				310,000	38,600	348,600	348,600	
2046/47				320,000	26,200	346,200	346,200	
2047/48				335,000	13,400	348,400	348,400	

(a) Interest is estimated at 4.0% \$ 6,119,593

\$ 6,225,000

(b) The amount of Excise Tax Revenues and State Shared Revenues used to calculate the coverage requirements for existing and projected debt service is the audited amount for fiscal year 2015/16.

November 2018						
S	M	T	W	TH	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

December 2018						
S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

November 15th

Town Council meeting to consider a bond resolution authorizing the issuance of the bonds

November 21st
(on or around)

Credit rating and bond insurance premium quotes received

November 21st
(on or around)

Publish Preliminary Official Statement for access by prospective investors

Week of November 26th

Underwrite the bonds. Obligation Purchase Agreement signed.

December 19th

Close the transaction (on or around)

Stifel, Nicolaus & Company, Incorporated (“Stifel”) has been engaged or appointed to serve as an underwriter or placement agent with respect to a particular issuance of municipal securities to which the attached material relates and Stifel is providing all information and advice contained in the attached material in its capacity as underwriter or placement agent for that particular issuance. As outlined in the SEC’s Municipal Advisor Rule, Stifel has not acted, and will not act, as your municipal advisor with respect to the issuance of the municipal securities that is the subject to the engagement.

Stifel is providing information and is declaring to the proposed municipal issuer that it has done so within the regulatory framework of MSRB Rule G-23 as an underwriter (by definition also including the role of placement agent) and not as a financial advisor, as defined therein, with respect to the referenced proposed issuance of municipal securities. The primary role of Stifel, as an underwriter, is to purchase securities for resale to investors in an arm’s-length commercial transaction. Serving in the role of underwriter, Stifel has financial and other interests that differ from those of the issuer. The issuer should consult with its own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate.

These materials have been prepared by Stifel for the client or potential client to whom such materials are directly addressed and delivered for discussion purposes only. All terms and conditions are subject to further discussion and negotiation. Stifel does not express any view as to whether financing options presented in these materials are achievable or will be available at the time of any contemplated transaction. These materials do not constitute an offer or solicitation to sell or purchase any securities and are not a commitment by Stifel to provide or arrange any financing for any transaction or to purchase any security in connection therewith and may not be relied upon as an indication that such an offer will be provided in the future. Where indicated, this presentation may contain information derived from sources other than Stifel. While we believe such information to be accurate and complete, Stifel does not guarantee the accuracy of this information. This material is based on information currently available to Stifel or its sources and is subject to change without notice. Stifel does not provide accounting, tax or legal advice; however, you should be aware that any proposed indicative transaction could have accounting, tax, legal or other implications that should be discussed with your advisors and /or counsel as you deem appropriate.

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ORDINANCE 2017-A420

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, APPROVING THE SALE OF REAL PROPERTY, PARCEL #404-02-172 LOCATED ON MCCRACKEN LANE, CAMP VERDE, ARIZONA.

WHEREAS, A.R.S. § 9-241 and A.R.S. § 9-402 authorize municipalities to sell real property;

WHEREAS, the Town has complied with the requirements of A.R.S. § 9-402 for the sale of real property, the real property, parcel 404-02-172 located on McCracken Lane; and

WHEREAS, the Town's intent is to sell parcel 404-02-172 located on McCracken Lane

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE:


1. The Town of Camp Verde hereby approves the execution and delivery of a purchase contract and escrow instructions and such other instruments necessary to consummate this transaction.

PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the **6th day of December 2017**.

Approved: _____
Charles German, Mayor

Date: _____

Attest: _____
Judy Morgan, Town Clerk

Approved as to form:


Town Attorney

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RANDALL FRIESE
ASSISTANT DEMOCRATIC LEADER
1700 WEST WASHINGTON, SUITE H
PHOENIX, ARIZONA 85007-2844
CAPITOL PHONE: (602) 926-3138
TOLL FREE: 1-800-352-8404
rfriese@azleg.gov



COMMITTEES:
APPROPRIATIONS
APPROPRIATIONS
SUBCOMMITTEE ON
HEALTH & WELFARE

HOUSE ETHICS COMMITTEE

TUCSON LEGISLATIVE OFFICE
400 WEST CONGRESS, SUITE 201
TUCSON, ARIZONA 85701
TUCSON PHONE: (520) 398-6000
TUCSON FAX: (520) 398-6028

Arizona House of Representatives
Phoenix, Arizona 85007

DISTRICT 9

November 16, 2017

RECEIVED
NOV 27 2017
Copied Council

The Honorable Charles German
Mayor of Camp Verde
473 S. Main St., Ste. 102
Camp Verde, AZ 86322

Dear Mayor German:

You may have seen recently that the City of Tucson adopted a resolution calling on the Arizona state legislature to ban bump stocks in our state. Enclosed/attached you will find a copy of that resolution regarding their position on this issue. I am writing to you to enquire about you and your council's view on a legislative ban of the manufacture, transfer, and possession of bump stock devices in Arizona.

As you are acutely aware, the use of a bump stock device at the recent mass shooting in Las Vegas was responsible for significantly more loss of life than if a bump-stock-enhanced firearm was not available to the shooter.

It appears that the federal government does not have the political will to move forward with a ban on the bump stock device which, in effect, converts a semi-automatic firearm to a fully automatic machine gun capable of firing 400-800 rounds of ammunition per minute.

A federal ban on fully automatic machine guns is already in effect. In 1986 congress passed, and President Reagan signed into law, a ban on the manufacture and sale of machine guns, defined as any weapon which shoots, is designed to shoot, or can be readily restored to shoot, automatically more than one shot, without manual reloading, by a single function of the trigger.

Considering the federal government's inability to address this important public safety issue, I believe that each state should consider a ban on the bump stock device. I am asking that you, as an elected leader for your city/town, make your position on this issue clear. Should the state of Arizona ban the manufacture, possession and transfer (sale) of the bump stock device? I strongly believe so and hope you do too.

It would be most effective if you and your council are comfortable creating a resolution stating your position on this issue and sharing it with me. And, even if you do not plan on adopting a resolution, I ask that you and your council communicate your position on this issue to me via an email or hard copy.

Reaching out to the community and incorporating their views as we address this important public safety issue will help drive the legislative process.

Thank you for your time and attention to the matter.

Sincerely,

A handwritten signature in black ink, appearing to read "RFriese".

Randall Friese, MD
Member, Arizona State House of Representatives
Legislative District 9
Assistant Democratic Leader

PROPOSED RESOLUTION

RELATING TO PUBLIC HEALTH AND SAFETY; CALLING UPON THE UNITED STATES CONGRESS AND ALTERNATIVELY THE ARIZONA LEGISLATURE TO PROHIBIT THE MANUFACTURE, SALE AND POSSESSION OF "BUMP STOCKS" AND SIMILAR FIREARM COMPONENTS OR ACCESSORIES.

WHEREAS, in 1986, under legislation signed by then-President Reagan, the United States Congress prohibited the manufacture and sale of any machine guns, defined as any weapon which shoots, is designed to shoot, or can be readily restored to shoot, automatically more than one shot, without manual reloading, by a single function of the trigger; and

WHEREAS, that legislation also heavily regulated the possession of machine guns that were manufactured prior to that date; and

WHEREAS, the legislation in question also had the effect of prohibiting the conversion of semi-automatic firearms into fully automatic firearms; and

WHEREAS, the Bureau of Alcohol, Tobacco, Firearms and Explosives ("ATF") is the agency designated for interpreting and implementing those provisions of federal law; and

WHEREAS, although ATF has prohibited certain devices (conversion kits, Akins Accelerator) that are designed and that function to convert a weapon into a machine gun, it has allowed other devices that have the same functionality to be manufactured and sold, including Slide Fire bump stocks, which the ATF determined in 2010 did not violate federal law; and

WHEREAS, the manufacturers of bump stocks represented to ATF that the devices were designed for the purpose of aiding persons of limited physical ability to fire semi-automatic weapons; but the obvious purpose of these devices is to make semi-automatic firearms function like fully-automatic machine guns, making them capable of firing approximately 400-800 rounds of ammunition per minute, as opposed to the 60-80 rounds per minute rate of an unaltered semi-automatic rifle; and

WHEREAS, not only do these devices exponentially increase the lethality of the weapons, they are entirely useless for any legitimate hunting or even sporting purpose, as they severely compromise accuracy and the ability to control the weapon. Also, they cause the weapon to heat up so quickly that they can cause the firearm to “cook off” rounds even when the shooter does not intend to fire; and

WHEREAS, despite the undeniable purpose of these devices, neither ATF, Congress nor the Arizona Legislature has taken any action to prohibit them for what they are – machine gun conversion kits; and

WHEREAS, on Oct. 1, 2017, a shooter committed the deadliest mass shooting in US history, killing 59 people and wounding more than 500 others who were attending an outdoor concert. The shooter reportedly used 12 rifles equipped with bump stocks in carrying out the massacre. By using these devices, the shooter was able to rain down on his victims approximately ten (10) times the amount of bullets per minute of firing that he could have fired into the crowd of concertgoers with an unaltered semi-automatic rifle.

WHEREAS, to date, while certain bills have been introduced in Congress relating to bump stocks and similar devices, neither ATF nor Congress has taken action to carry out the clear purposes of the federal laws adopted in 1986, under which these devices should never have been allowed to be manufactured, sold, possessed or used; and

WHEREAS, while the NRA has expressed some support for an administrative determination by ATF that these devices should be regulated, the NRA opposes any legislation at either the federal or state level, regardless of how reasonable that legislation might be, even in the immediate aftermath of the Las Vegas massacre; and

WHEREAS, the past experience with ATF interpretations relating to these devices makes it clear that effective prohibition of these devices, or of the next iteration of devices designed for the same purpose, can only occur through legislation that plainly and expressly bans them and imposes severe penalties for any violation; and

WHEREAS, the likelihood of adoption of such legislation by Congress is unclear, as is whether such legislation would survive a Presidential veto; and

WHEREAS, to date, there appears to be no likelihood that the AZ Legislature would entertain such legislation at the state level; and

WHEREAS, the Arizona Legislature has made it perfectly clear that it views itself as the sole legislative body in the state of Arizona with the authority and responsibility for the enactment of any legislation relating to firearms, ammunition and firearm components and accessories; and

WHEREAS, not only has the Arizona Legislature expressly preempted any local authority relating to firearms, it has enacted legislation that imposes severe sanctions on any city or other political subdivision of the state that might attempt to enact such regulations, no matter how obvious the need for those regulations may be. The sanctions imposed by the Legislature include fines, imposition of attorneys' fees, revocation of the city's share of tax revenues, and the threat of removal of local public officials who act in a manner not endorsed by the Legislature; and

WHEREAS, the Arizona Supreme Court has reinforced the Legislature's preemption of local authority, holding that firearm regulation anywhere in Arizona is a matter of statewide concern, and therefore is solely the responsibility of the AZ Legislature; and

WHEREAS, having placed this responsibility exclusively on itself, at least within the boundaries of the state, the Arizona Legislature can either act to prohibit bump stocks and similar devices in Arizona, or it can continue to do what it has to this point – nothing:

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON AS FOLLOWS:

SECTION 1. The Mayor and Council of the City of Tucson call on the United States Congress to exercise its authority, and to carry out its responsibilities, for the purpose of protecting and promoting the health, safety and welfare of all Americans by prohibiting the sale, transfer, purchase or possession of any firearm components and accessories that are designed and

that function to accelerate the firing of any firearm or that otherwise modify an otherwise legal firearm so that it mimics a fully automatic firearm; and by prohibiting any person from using any method of manipulating an otherwise lawful firearm for the purpose of causing the firearm to discharge in the manner of a fully automatic firearm.

SECTION 2. In the absence of such action by Congress, the Mayor and Council of the City of Tucson call on the Arizona Legislature to exercise its authority, and to carry out its self-assumed responsibilities, for the purpose of protecting and promoting the health, safety and welfare of Arizonans by prohibiting the sale, transfer, purchase or possession of any firearm components and accessories that are designed and that function to accelerate the firing of any firearm or that otherwise modify an otherwise legal firearm so that it mimics a fully automatic firearm; and by prohibiting any person from using any method of manipulating an otherwise lawful firearm for the purpose of causing the firearm to discharge in the manner of a fully automatic firearm.

SECTION 3. If the Congress and/or the Legislature lack the will to enact such measures, which simply carry out the purposes of the federal legislation approved in 1986, the City urges the Arizona Legislature to restore local authority relating to firearms regulation at least to the extent that local jurisdictions can enact measures necessary to carry out the purposes of federal law, and which are enacted for the purpose of protecting their residents and visitors. Given that the City of Tucson, under compulsion by the Arizona Legislature and under the order of the Arizona Supreme Court, is now an unwilling dealer of semi-

automatic firearms, the City should have the ability to enact regulations that, at the very least, would help prevent the conversion of these weapons into fully automatic machine guns, and by so doing help carry out the purposes of the federal legislation signed into law by President Reagan in 1986.

SECTION 4. Even in the unlikely event of action by the Arizona Legislature, the fact remains that the prohibition of these devices can only have meaningful effect if Congress imposes the ban through legislation that applies nationwide. In the absence of action by Congress, so long as any states allow the manufacture, sale and possession of these devices, they will continue to proliferate and will make their way into every state and locality, and they will be used to modify semi-automatic firearms so that they can be used as machine guns.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Tucson, Arizona, _____.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

REVIEWED BY:

CITY ATTORNEY

CITY MANAGER

MR/dg
10/17/17

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Agenda Item 7-2



Town of Camp Verde

Meeting Date: December 6, 2017

- Consent Agenda Decision Agenda Executive Session Requested
 Presentation Only Action/Presentation

Requesting Department: Town Manager

Staff Resource/Contact Person: Russ Martin

Agenda Title (be exact): Discussion, consideration and possible approval of transfer of parcel 404-15-267B that is approximately 6.8 acres of Verde Lakes Recreational Corporation property with the purpose of reverting the park from privately owned to a public municipal park.

Background (some from previous staff report):

This historic park with a pond was established in the Verde Lakes neighborhood prior to the 1970s. The property was generously donated by Elmer Moody to serve as a public park. Subsequently, the park reverted to a private park with membership access only. The water quality is poor and there is a substantial amount of deferred maintenance including drainage issues which necessitate funding for short and long-term improvements.

The following appears to be the current status as best can be determined by the information gathered since Council last reviewed this on October 18th:

1. Water in Ponds:

- a) Historical claims exist, however, because of the withdrawal of the Verde Lakes Recreation Corporation as recent as 2005 these claims are currently subject to limitations (Oct-May, and even then only if available) and in staff's opinion would not interfere with the current judgement governing water distribution for low flow periods in West Clear Creek. Staff would clearly state the Town has no interest in interfering in this current/ongoing situation.
- b) The staff believes that sufficient alternatives are possible to maintain water in the lake(s) if deemed desirable at any time in the future by the community/Town Council through other means (e.g. a well with appropriate water right claims (would need to pursue in the future, if desired, or potential trucking from reuse locations, i.e. wastewater plant).
- c) Camp Verde Fire and Medical firefighting resource/suppression/dry hydrant options are possible from this site, but other alternatives may prove to be better sources of regular more readily accessible locations. Again working with the Fire District to accomplish this should be pursued regardless of decision to acquire property.
- d) Potential concerns for overflow and proper runoff from the larger ponds would need to include private property cooperation to establish proper overflow channel and potentially long term embankment reinforcement.

2. Short-term Repairs and Immediate Needs

- a) Acquire the park property, the Town must obtain ownership to utilize public funding. for park improvements. (January 2018).
- b) Survey park boundary (January 2018).
- c) Prepare a park improvement plan (Spring 2018).
- d) Make it as safe as possible (Summer 2018 as determined by budget).

- e) Utilize the adult probation crews to clean up heavy undergrowth, remove poison ivy and weeds, and make safe any trip and/or fall hazards. (Spring 2018).
- f) Install picnic tables, benches, garbage cans, and a port-a-john(s) (no earlier than fall of 2018, probably 2019 and beyond).
- g) Removal of large felled or leaning trees; \$3,000 to \$6000 each; expertise from arborist would be helpful (no earlier than fall of 2018, probably 2019 and beyond).
- h) Access control; install perimeter fencing where necessary with gates to control access, protect children and to inhibit wild and domestic animals from entering the park (no earlier than fall of 2018, probably 2019 and beyond).
- i) Signage; park hours and rules/regulations, post park improvement plan. (Summer 2018).
- j) Security: CVMO patrols to discourage crime (ongoing).
- k) Outreach: form partnership with neighborhood ask for volunteers (ongoing).
- l) Pedestrian safety; stripe street cross walks and install associated signage (Summer 2018).
- m) No swimming allowed signs – (immediately/ongoing).

3. Long-term incremental improvements 2...8..10 yrs. (Per park improvement Plan)

- a) Construct a parking lot.
- b) Dredge and line the ponds to reduce water loss due to infiltration.
- c) Improve water supply; divert local drainage to the ponds and drill an onsite well to provide water for the ponds.
- d) Provide a connection to the pond for Fire Trucks to draft water for firefighting purposes.
- e) Improve water quality with aeration recirculating fountains.
- f) Redirect overflow to avoid flooding surrounding properties and direct any runoff to the Bull Pen Wash.
- g) Bank protection; repair and riprap eroded banks.
- h) Construct restrooms w/leach field in parking lot, green options requires more maintenance and refuse removal.
- i) Develop a recreation plan and construct amenities. Potentially this could include: repair/construct a perimeter trail, picnic areas possibly with shade ramadas and BBQs, playground equipment, a fishing pier and stocking the ponds for fishing.

4. Funding to Improve Park

- a) Annual Budgets that include funding for improvement and maintenance staff.
- b) State Lake Improvement Funding SLIF Grants, other recreation grants.
- c) Privately established 501c 3 nonprofit Neighborhood Assoc. to accept donations
AKA Friends of Verde Lakes Park.

Conclusion:

Staff has discussed the many opportunities and drawbacks and have continued the conversation with interested parties (both pro and con) to determine missing information or to obtain a better understanding of the operations surrounding the Verde Lakes. These conversations have brought many potential concerns to the table that are common with the Town not the least of which is the potential of spreading of Town

resources too thin. That certainly is the case here and staff has done as much due diligence as is possible in the past few months to bring this issue forward for consideration.

The timing is difficult because of the other activities the Town is prioritized in the past couple of budget sessions including in the parks category. If this is approved to move forward and acquire the property/lakes, staff would like the Town and Town Council to be cautious and deliberate with the need for resources for complete success to be achieved in the minds of all the interested parties that have come forward in this proposal from the neighbors. This includes the possibility of delaying transfer until all adequate resources can be prioritized for this purpose.

This will take several years to get this park the resources it needs to be brought up to the standards we are working so hard to upgrade through the Town's park system. If this is understood by all involved as well as maintaining respect for the water users and claim holders in the area this proposal can move forward.

List Attached Documents:

1. *Picture of Pond Property*

Reviews Completed by:

- Department Head:** *Comments included herein.*
- Town Attorney Comments:** *Not necessary to do anything more than a deed transfer. Because there is no payment by the Town no value analysis is necessary for this transfer.*
- Finance Department:**

Fiscal Impact: *Clearly there will be staff time devoted to development of the Plan with the community as well as beginning the process of elimination of hazards and cleanup of the property. It is undetermined as of yet whether any additional unbudgeted financial costs will be necessary to accomplish any of this and it appears these potential costs would be need to be considered in the next year's budget process. Costs incurred this year, if any, would have to come from existing maintenance budget or reallocated from some other project/budget by Town Council.*

Recommended Action (Motion):

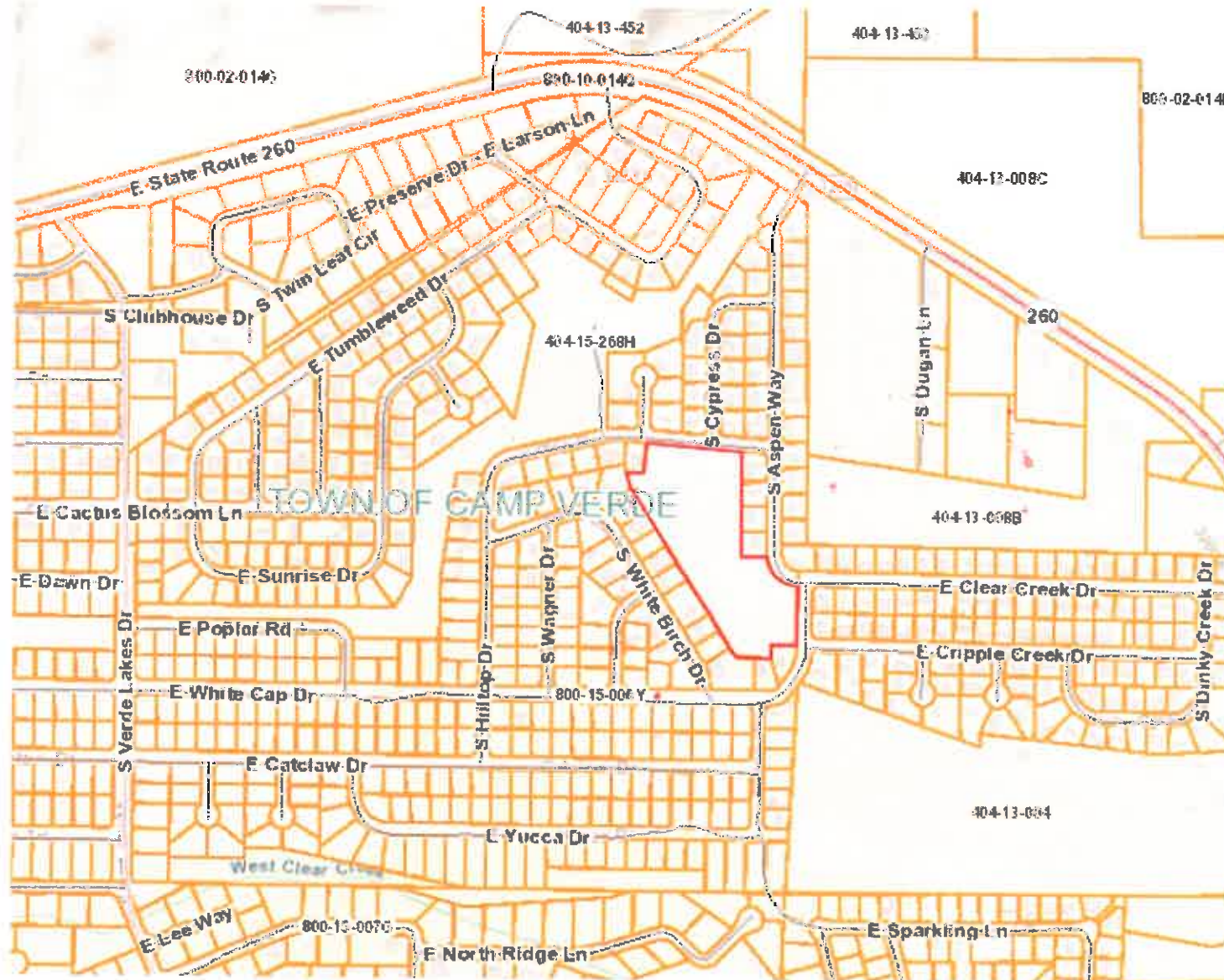
Move to approve and authorize the Mayor/Vice-Mayor to sign all paperwork that may be necessary to acquire legal title to the properties known as the Verde Lake Ponds.

Instructions to the Clerk:

Verde Lakes Property

Legend

- City Boundaries
- Cottonwood
- Peoria
- Prescott
- Sedona
- Camp Verde
- Chino Valley
- Clarkdale
- Dewey-Humboldt
- Jerome
- Prescott Valley
- Wickenburg
- County Boundary
- Counties
- Parcels
- Major Roads
- Interstate
- State Highways
- Major Roads
- Road Centerlines



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 11/08/2017





Town of Camp Verde

Agenda Item Submission Form – Section I

Meeting Date: December 6, 2017

- Consent Agenda Decision Agenda Executive Session Requested
- Presentation Only Action/Presentation

Requesting Department: Clerk’s Office

Staff Resource/Contact Person: Judy Morgan

Agenda Title: Public Hearing followed by discussion, consideration and possible approval of Location Transfer of Class 9 (Liquor Store), Liquor License application #091340035 for Circle K Stores Inc., Agent Kim Kenneth Kwiatkowski located at 752 W Finnie Flat Road, Camp Verde.

List Attached Documents: – Liquor License Application for License # 09134003

Estimated Presentation Time: 5

Estimated Discussion Time: 5

Reviews Completed by:

- Department Head: Virginia Jones Town Attorney Comments: N/A

Finance Department N/A

Fiscal Impact: None

Budget Code: N/A Amount Remaining: _____

Comments:

Background Information:

Staff Received the application for a location Transfer on October 26, 2017 and applicant paid Town fee on October 31, 2017. Staff posted the application for 20 days on November 1, 2017 as required by law.

Recommended Action (Motion): approve Location Transfer of a Class 9 (Liquor Store), Liquor License application #091340035 for Circle K Stores Inc., Agent Kim Kenneth Kwiatkowski located at 752 W Finnie Flat Road, Camp Verde.

Instructions to the Clerk: Section II not required. Process application.

SECTION 5 Background Check

EACH PERSON LISTED MUST SUBMIT A QUESTIONNAIRE, FINGERPRINT CARD ALONG WITH \$22. PROCESSING FEE PER CARD.
 1. If the applicant is an entity, not an individual, answer questions 1a-b.

a) Date Incorporated/Organized: 06/08/1951 State where Incorporated/Organized: TEXAS
 b) AZ Corporation or AZ LLC. File No: F-0006598-0 Date authorized to do business in AZ 04/08/1957

2. List any individual or entity that own a beneficial interest of 10 % or more and/or controls the license. If the applicant is owned by another entity, attach an organizational chart showing the ownership structure. Attach additional sheets as needed to disclose any controlling person, member, shareholder or general partner who owns a beneficial interest of 10 % or more of the license.

Last	First	Middle	Title	%Owned	Mailing Address	City	State	Zip
Haxel	Geoffrey	Charles	Pres/Sec/Dir	0	1130 W Warner Rd, Tempe, AZ 85284			
Cunnington	Kathleen	K	Treas/VP/Dir	0	1130 W Warner Rd, Tempe, AZ 85284			
Rodriguez	Paul	(none)	VP	0	1130 W Warner Rd, Tempe, AZ 85284			
Kwiatkowski	Kim	Kenneth	Asst Sec	0	1130 W Warner Rd, Tempe, AZ 85284			

(Attach additional sheet if necessary)

SECTION 6 Interim Permit

If you intend to operate business while your application is pending you will need an interim permit pursuant to A.R.S.§4-203.01 For approval of an interim permit:

- There **must** be a valid license of the same series issued to the current location you are applying for **OR**
- A Hotel/Motel license is being replaced with a restaurant license pursuant to A.R.S.§4-203.01 (A)

1. Enter license number currently at the location: _____

2. Is the license currently in use? Yes No If no, how long has it been out of use? _____

I, (Signature) _____ declare that I am the CURRENT OWNER, AGENT, OR CONTROLLING PERSON on the stated license and location.

Attach a copy of the license currently issued at this location to this application.

NOTARY	
State of Arizona	}
County of _____	}
On this _____ Day of _____, 20____ before me personally appeared _____	
<small>Day</small>	<small>Month</small>
<small>Year</small>	<small>(Print Name of Document Signer)</small>
Whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and acknowledged that he or she signed the above/attached document.	
(Affix Seal Above)	_____ Signature of NOTARY PUBLIC

SECTION 7 Probate, Receiver, Bankruptcy Trustee, Assignment, or Divorce Decree of an existing liquor license ARS § 4-204
 EACH PERSON LISTED MUST SUBMIT A QUESTIONNAIRE, FINGERPRINT CARD ALONG WITH \$22. PROCESSING FEE PER CARD.

1. Current Licensee's Name: _____

(Exactly as it appears on the license) Last First Middle

2. Assignee's Name: _____

License Number: _____

ATTACH A COPY OF THE DOCUMENT THAT SPECIFICALLY ASSIGNS THE LIQUOR LICENSE TO THE ASSIGNEE.

SECTION 5: Additional Ownership

NAME	% OWNED	ADDRESS
CIRCLE K DELAWARE INC.	100%	1130 W WARNER RD, TEMPE, AZ 85284

Circle K Stores Inc.
Texas 6/8/51
Charter No. 0010697700
FIN# 74-1149540

OFFICE	Name	BUSINESS ADDRESS	PHONE
President and Secretary	Geoffrey C. Haxel	1130 W Warner Rd, Tempe, AZ 85284	(602) 728-8000
Treasurer and Assistant Secretary	Kathleen K Cunningham	1130 W Warner Rd, Tempe, AZ 85284	(602) 728-8000
Sr Vice President	Darrell Davis	12911 Telecom Parkway, Tampa, FL 33637	(813) 910-6882
Sr Vice President	Dennis Tawell	1130 W Warner Rd, Tempe, AZ 85284	(602) 728-8000
Vice President	Pia Bach Henriksen	495 E Rincon, Suite 150, Corona, CA 92879	(951) 270-5129
Vice President	Paul Rodriquez	1130 W Warner Rd, Tempe, AZ 85284	(602) 728-8000
Vice President	Francis Lapointe	1130 W Warner Rd, Tempe, AZ 85284	(602) 728-8000
Vice President	David Morgan	12911 Telecom Parkway, Tampa, FL 33637	(951) 270-5136
Vice President	Brian Bednarz	25 W Cedar St, Suite 100, Pensacola, FL 35202	(951) 270-5136
Vice President	Timothy Alexander Miller	1130 W Warner Rd, Tempe, AZ 85284	(602) 728-8000
Vice President	Matt McCure	2440 Whitehall Park Dr., #800, Charlotte, NC 28273	(704) 583-5716
Vice President	Waymon (Butch) Seber	12911 Telecom Parkway, Tampa, FL 33637	(951) 270-5136
Vice President	Meredith Willard Rice, Jr.	305 Gregson Dr., Cary, NC 28273	(704) 583-5712
Vice President	Rodney Blanton	2440 Whitehall Park Dr., #800, Charlotte, NC 28273	(704) 583-5716
Vice President	Mark Tate	1199 S Beltline Rd, #160, Coppell, TX 75019	(602) 728-8000
Vice President	Steve Lattig	215 Pendalton St, Waycross, GA 61501	(210) 692-2147
Vice President	Mark Ostoits	2440 Whitehall Park Dr., #800, Charlotte, NC 28273	(704) 583-5713
Assistant Secretary	Scott J. Stevenson	1130 W Warner Rd, Tempe, AZ 85284	(602) 728-8000
Assistant Secretary	Kim Kwiatkowski	1130 W Warner Rd, Tempe, AZ 85284	(602) 728-8000
Assistant Secretary	Sylvain Aubry	4204 Boul. Industriel, Laval (Quebec) Canada H7L 0E3	(450) 662-6632
Assistant Secretary	Sarah Lynn Longwell	255 E Rincon, Suite 100, Corona, CA 92879	(951) 270-5136
Assistant Secretary	Michael L Foster	2440 Whitehall Park Dr., #800, Charlotte, NC 28273	(704) 583-5716
Assistant Secretary	Kyle Poyer	2440 Whitehall Park Dr., #800, Charlotte, NC 28273	(704) 583-5716
Assistant Secretary	Randy Home	12911 Telecom Parkway, Tampa, FL 33637	(813) 910-6882
Assistant Secretary	Tim Peters	1199 S Beltline Rd, #160, Coppell, TX 75019	(602) 728-8000
Assistant Secretary	Peter Uhlich	12911 Telecom Parkway, Tampa, FL 33637	(813) 910-6878
Assistant Secretary	Edward Giurta	12911 Telecom Parkway, Tampa, FL 33637	(813) 910-6878
Assistant Secretary	John Little	305 Gregson Dr., Cary, NC 28273	(704) 583-5712
Assistant Secretary	Aaton Brooks	305 Gregson Dr., Cary, NC 28273	(704) 583-5712

Director

Business Address: 1130 W. Warner Road, Bldg B, Tempe, AZ 85284 (602) 728-8000

Domicile Address: % CSC-Lawyers Incorporating Service Company, 701 Brazos Street, Suite 1050, Austin, TX 78701

12,000,000 Shares Authorized, 1,000 issued at \$1.00 Par. 100% owned by Circle K Delaware Inc. (FIN: 46-0520672)

Circle K Stores Inc. is qualified in:

AL, AZ, AR, CA, CO, FL, GA, , ID, KS, LA, MS,
 MO, NV, NM, NC, OK, OR, SC, TN, TX, UT, WA

Corporate Structure:

Circle K Delaware Inc. is 100% owned by The Circle K Corporation (Geoffrey Haxel - President/Director)
 The Circle K Corporation is 100% owned by Couche-Tard US Inc. (Geoffrey Haxel - President/Director)
 Couche-Tard US Inc. is 100% owned by Mac's Convenience Stores Inc. (Geoffrey Haxel - President/Director)
 Mac's Convenience Stores Inc. is 100% owned by Couche-Tard Inc. (Geoffrey Haxel - Sr. Vice President)
 Couche-Tard Inc. is 100% owned by Depan-Escompte Couche-Tard Inc. (Geoffrey Haxel - Sr. Vice President)
 Depan-Escompte Couche-Tard Inc. is 100% owned by Alimentation Couche-Tard Inc. (Geoffrey Haxel - Sr. Vice President)
 Alimentation Couche-Tard Inc. is a publicly traded company (Geoffrey Haxel - Sr. Vice President)

STATE OF ARIZONA

DEPARTMENT OF LIQUOR LICENSES
AND CONTROL
ALCOHOLIC BEVERAGE LICENSE

License 09134003

Issue Date: 12/24/2007

Expiration Date: 8/31/2018

Issued To:

KIM KENNETH KWIATKOWSKI, Agent
CIRCLE K STORES INC, Owner

Mailing Address:

KIM KENNETH KWIATKOWSKI
CIRCLE K STORES INC
CIRCLE K STORE #7929
P O BOX 52085
LICENSING DC-36
PHOENIX, AZ 85072

Location:

CIRCLE K STORE #7929
6004 N STATE ROUTE 89
PRESCOTT, AZ 86305

EXP 8/31/2018



POST THIS LICENSE IN A CONSPICUOUS PLACE

SECTION 8 Government (for Cities, Towns or Counties only)

1. Government Entity: _____

2. Person/Designee: _____
Last First Middle Daytime Contact Phone #

A SEPARATE LICENSE MUST BE OBTAINED FOR EACH PREMISES FROM WHICH SPIRITUOUS LIQUOR IS SERVED.

**SECTION 9 Person to Person – Current Licensee Information ARS§4-203(C), (D), (G)
(Bar and Liquor Stores only – Series 06, 07 and 09)**

1. License #: _____

2. Current Agent Name: _____
Last First Middle

3. Current Licensee Name: _____
(Exactly as it appears on the license)

4. Current Business Name: _____
(Exactly as it appears on the license)

5. Current Daytime Phone: _____ Primary Email Address: _____

6. Does current licensee intend to operate the business while this application is pending? Yes No

7. I authorize the transfer of this license to the applicant: _____
Signature of Agent or Individual controlling person

NOTARY

State of Arizona)
County of _____)

On this ____ Day of _____, 20____ before me personally appeared _____
Day Month Year (Print Name of Document Signer)

Whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and acknowledged that he or she signed the above/attached document.

Signature of NOTARY PUBLIC

(Affix Seal Above)

SECTION 10 Proximity to Church or School - Questions to be completed by 6, 7, 9, 10 and 12G applicants.

A.R.S. §4-207. (A) and (B) state that no retailer's license shall be issued for any premises which are at the time the license application is received by the director, within three hundred (300) horizontal feet of a church, within three hundred (300) horizontal feet of a public or private school building with kindergarten programs or grades one (1) through (12) or within three hundred (300) horizontal feet of a fenced recreational area adjacent to such school building.

The above paragraph DOES NOT apply to:

- a) Restaurants that do not sell growlers (A.R.S. §4-205.02) Series 12
- b) Hotel/motel license (A.R.S. §4-205.01) Series 11
- c) Microbrewery (A.R.S. §4-205.08) Series 3
- d) Craft Distillery (A.R.S. §4-205.10) Series 18
- e) Government license (A.R.S. §4-205.03) Series 5
- f) Playing area of a golf course (A.R.S. §4-207 (B)(5))
- g) Wholesaler/Distributor Series 4
- h) Farm Winery Series 13
- i) Producer Series 1

1. Distance to nearest School: 1009 ft Name of School: Camp Verde United Christian School
 (If less than one (1) mile note footage) Address: 903 Finnie Flat, Camp Verde, AZ 86322

2. Distance to nearest Church: 2,124 ft Name of Church: Church of Jesus Christ of LDS
 (If less than one (1) mile note footage) Address: 360 S 5th St, Camp Verde, AZ 86322

SECTION 11 Business Financials A.R.S.§4-202(F)

1. I am the:

- Tenant: a person who holds the lease of a property; a lessee.
- Sub-tenant: a person who holds a lease which was given to another person (tenant) for all or part of a property.
- Owner
- Purchaser
- Management Company

2. If the premises is leased give lessors: Name: na

Address: na

Street City State Zip

3. What is the penalty if the lease is not fulfilled? \$ na or Other: na

4. Total money borrowed for the Business not including lease? \$ 3,500,000

Please List Lenders/People you owe money to for business.

Last	First	Middle	Amount Owed	Mailing Address	City	State	Zip
Wells Fargo Bank	Acct-4123020789		\$3,500,000	333 S Grand Ave, 12th Floor, Los Angeles, CA			90071

(Attach additional sheet if necessary)

5. Has a license or a transfer license for the premises on this application been denied by the state within the past year?
 Yes No If yes, attach explanation.
6. Does any spirituous liquor manufacture, wholesaler, or employee have an interest in your business?
 Yes No If yes, attach explanation.

SECTION 12 Diagram of Premises

Check ALL boxes that apply to your business:

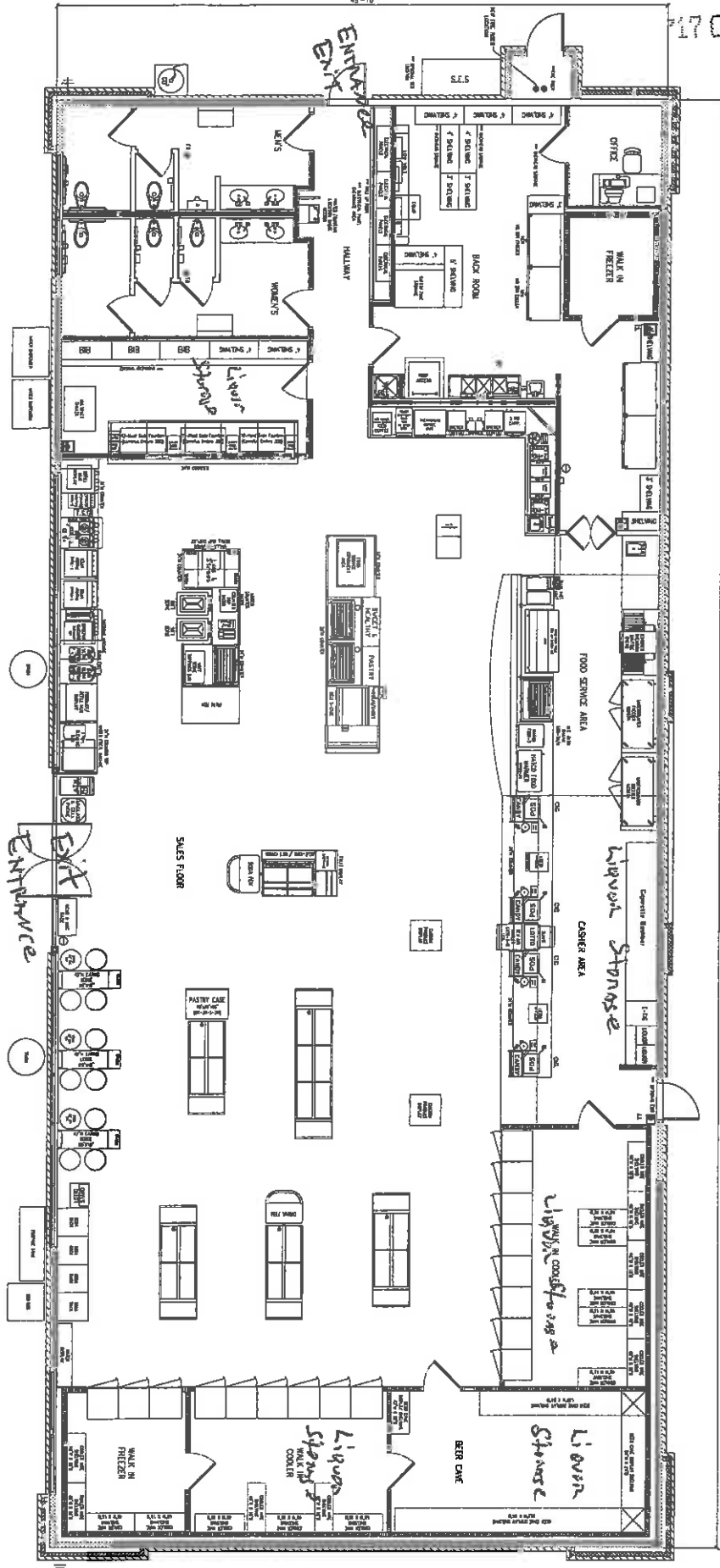
Walk-up or drive-through windows

Patio: Contiguous Non-Contiguous within 30 feet

1. Is your licensed premises now closed due to construction, renovation or redesign or rebuild?

Yes No If yes, what is your estimated completion date? 01 / 15 / 2018

Please attach a diagram of the premises which clearly show only the areas where spirituous liquor will be sold, served, consumed, dispensed, possessed or stored. Include all entrances, exits, interior walls, bar areas, dining areas, dance floor, stage, game room and the kitchen. **DO NOT INCLUDE** parking lots, living quarters or areas where business is not conducted under this liquor license. When completing your premises diagram, please identify which orientation is North.



5,900 SQ FT

118'

N ↑

2. Provide the square footage or outside dimensions of the licensed premises. Please do not include non-licensed areas such as parking lots, living quarters, etc.

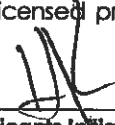
RESTAURANTS AND HOTELS/MOTELS ONLY

(IMPORTANT NOTE: A site inspection must be conducted prior to activation of the license. The fee of \$50.00 will be due and payable upon submitting this application.)

3a. Provide a detailed drawing of the kitchen and dining areas, including the locations of all kitchen equipment and dining furniture, these are required as part of the diagram. A.R.S.§4-205.02(C)

3b. Provide a restaurant operation plan.

4. As stated in A.R.S.§4-207.01 (B), I understand it is my responsibility to notify the Department of Liquor Licenses and Control when there are changes to the service areas or the square footage of the licensed premises, either by increase or decrease.


Applicants Initials

SECTION 13 SIGNATURE BLOCK

I, (Signature)  hereby declare that I am the Owner/Agent filing this application, I have read this application and verify all statements to be true, correct and complete.

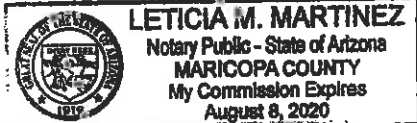
NOTARY

State of Arizona }

County of Maricopa }

On this 24 Day of Oct, 2017 before me personally appeared Kim Kenneth Kwiatkowski
(Print Name of Document Signer)

Whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and acknowledged that he or she signed the above/attached document.



(Affix Seal Above)


Signature of NOTARY PUBLIC

A.R.S.§41-1030. Invalidity of rules not made according to this chapter; prohibited agency action; prohibited acts by state employees; enforcement; notice

B. An agency shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule or state tribal gaming compact. A general grant of authority in statute does not constitute a basis for imposing a licensing requirement or condition unless a rule is made pursuant to that general grant of authority that specifically authorizes the requirement or condition.

D. THIS SECTION MAY BE ENFORCED IN A PRIVATE CIVIL ACTION AND RELIEF MAY BE AWARDED AGAINST THE STATE. THE COURT MAY AWARD REASONABLE ATTORNEY FEES, DAMAGES AND ALL FEES ASSOCIATED WITH THE LICENSE APPLICATION TO A PARTY THAT PREVAILS IN AN ACTION AGAINST THE STATE FOR A VIOLATION OF THIS SECTION.

E. A STATE EMPLOYEE MAY NOT INTENTIONALLY OR KNOWINGLY VIOLATE THIS SECTION. A VIOLATION OF THIS SECTION IS CAUSE FOR DISCIPLINARY ACTION OR DISMISSAL PURSUANT TO THE AGENCY'S ADOPTED PERSONNEL POLICY.

F. THIS SECTION DOES NOT ABROGATE THE IMMUNITY PROVIDED BY SECTION 12-820.01 OR 12-820.02.

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Agenda Item Submission Form – Section I

Meeting Date: December 6, 2017

- Consent Agenda Decision Agenda Executive Session Requested
- Presentation Only Action/Presentation Pre-Session Agenda

Requesting Department: Town Clerk

Staff Resource/Contact Person: Virginia Jones

Agenda Title (be exact: Public Hearing and possible approval of Liquor License Application #10133320 for Rhonda Marie Tilton –DG Retail, LLC (Dollar General) located at 2775 Verde Lakes Drive

List Attached Documents:

Estimated Presentation Time: 5

Estimated Discussion Time: 5

Reviews Completed by:

Department Head: _____ Town Attorney Comments: N/A

Finance Department N/A
 Fiscal Impact: None
 Budget Code: _____ Amount Remaining: _____
 Comments:

Background Information: Staff Received the application and posted the necessary paper work on November 13, 2017.

Recommended Action (Motion): Move to approve application #10133320 (Beer and Wine Store) for Rhonda Marie Tilton –DG Retail, LLC (Dollar General) located at 2775 Verde Lakes Drive

Instructions to the Clerk: Process application



Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

DLIC USE ONLY
License #: 101333 00
Date Accepted: 10-23-17
CSR: C.A.

Application for Liquor License
Type or Print with Black Ink

APPLICATION FEE AND INTERIM PERMIT FEES (IF APPLICABLE) ARE NOT REFUNDABLE
A service fee of \$25 will be charged for all dishonored checks (A.R.S. § 44-6852)

SECTION 1 Type of License

- Interim Permit
New License
Person Transfer
Location Transfer (series 6, 7 and 9)
Probate/ Will Assignment/ Divorce Decree (No Fees)
Seasonal

SECTION 2 Type of Ownership

- J.T.W.R.O.S.
Individual
Partnership
Corporation
Limited Liability Co
Club
Government
Trust
Tribe
Other (Explain)

SECTION 3 Type of license

- Add Sampling Privilege for Series 9 and 10 only (Complete Sampling Privilege application)
Add Growler privileges (restaurant, series 12, license only. 300-foot restriction applies)

1. Type of License (restaurant, bar etc.): Series 10
2. LICENSE # (if issued): 10133300

SECTION 4 Applicants

- Agent's Name: Tilton Rhonda Marie
Applicant/Licensee Name: DG Retail, LLC
Business Name (Doing Business As-DBA): Dollar General Store #17749
Business Location Address: 2775 Verde Lakes Dr Camp Verde AZ 86322 Yavapai
Mailing Address: 100 Mission Ridge Attn: Tax Dept. Goodlettsville TN 37072
Business Phone: 928.547.5355 Daytime Contact Phone: 585.694.8800
Email Address: tax-beerandwinelicense@dollargeneral.com
Is the Business located within the incorporated limits of the above city or town? Yes No

Fees: \$100 Application, Interim Permit, Department Use Only Site Inspection, Current Finger Prints, \$100.00 Total of All Fees
Is Arizona Statement of Citizenship & Alien Status for State Benefits complete? Yes No

SECTION 5 Background Check

EACH PERSON LISTED MUST SUBMIT A QUESTIONNAIRE, FINGERPRINT CARD ALONG WITH \$22. PROCESSING FEE PER CARD.
 1. If the applicant is an entity, not an individual, answer questions 1a-b.

a) Date Incorporated/Organized: 7/15/2005 State where Incorporated/Organized: TN
 b) AZ Corporation or AZ L.L.C. File No: R12264236 Date authorized to do business in AZ 9/1/2005

2. List any individual or entity that own a beneficial interest of 10 % or more and/or controls the license. If the applicant is owned by another entity, attach an organizational chart showing the ownership structure. Attach additional sheets as needed to disclose any controlling person, member, shareholder or general partner who owns a beneficial interest of 10 % or more of the license.

Last	First	Middle	Title	%Owned	Mailing Address	City	State	Zip
DG Promotions, Inc.			Member	100%	100 Mission Ridge	Goodlettsville	TN	37072

(Attach additional sheet if necessary)

SECTION 6 Interim Permit

If you intend to operate business while your application is pending you will need an interim permit pursuant to A.R.S.§4-203.01 For approval of an interim permit:

- There **must** be a valid license of the same series issued to the current location you are applying for **OR**
- A Hotel/Motel license is being replaced with a restaurant license pursuant to A.R.S.§4-203.01 (A)

1. Enter license number currently at the location: _____
 2. Is the license currently in use? Yes No If no, how long has it been out of use? _____

I, (Signature) _____ declare that I am the CURRENT OWNER, AGENT, OR CONTROLLING PERSON on the stated license and location.

Attach a copy of the license currently issued at this location to this application.

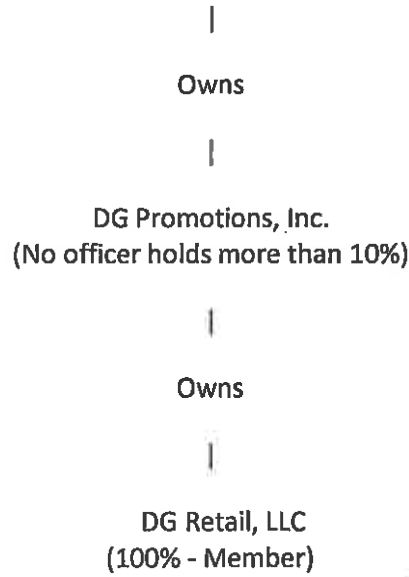
NOTARY	
State of Arizona	}
County of _____	}
On this _____ Day of _____, 20____ before me personally appeared _____	
Day	Month
Year	(Print Name of Document Signer)
Whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and acknowledged that he or she signed the above/attached document.	
_____ Signature of NOTARY PUBLIC	
(Affix Seal Above)	

SECTION 7 Probate, Receiver, Bankruptcy Trustee, Assignment, or Divorce Decree of an existing liquor license ARS § 4-204
 EACH PERSON LISTED MUST SUBMIT A QUESTIONNAIRE, FINGERPRINT CARD ALONG WITH \$22. PROCESSING FEE PER CARD.

1. Current Licensee's Name: _____
 (Exactly as it appears on the license) Last First Middle
 2. Assignee's Name: _____
 Last First Middle
 License Number: _____

ATTACH A COPY OF THE DOCUMENT THAT SPECIFICALLY ASSIGNS THE LIQUOR LICENSE TO THE ASSIGNEE.

Dollar General Corporation – Publically traded entity



DG Promotions, Inc.: A wholly owned subsidiary of the publically traded Dollar General Corporation
100 Mission Ridge
Goodlettsville, TN 37072

Steven R. Deckard Chief Executive Officer
John Garratt Chief Financial Officer

DG Retail, LLC: A wholly owned subsidiary of DG Promotions, Inc.
100 Mission Ridge
Goodlettsville, TN 37072

John Garratt Chief Financial Officer
Lawrence Gatta Senior Vice President & General Merchandise Manager

SECTION 8 Government (for Cities, Towns or Counties only)

1. Government Entity: _____

2. Person/Designee: _____
Last First Middle Daytime Contact Phone #

A SEPARATE LICENSE MUST BE OBTAINED FOR EACH PREMISES FROM WHICH SPIRITUOUS LIQUOR IS SERVED.

SECTION 9 Person to Person – Current Licensee Information ARS§4-203(C), (D), (G)
(Bar and Liquor Stores only – Series 06, 07 and 09)

1. License #: _____

2. Current Agent Name: _____
Last First Middle

3. Current Licensee Name: _____
(Exactly as it appears on the license)

4. Current Business Name: _____
(Exactly as it appears on the license)

5. Current Daytime Phone: _____ Primary Email Address: _____

6. Does current licensee intend to operate the business while this application is pending? Yes No

7. I authorize the transfer of this license to the applicant: _____
Signature of Agent or Individual controlling person

NOTARY

State of Arizona)
County of _____)

On this ____ Day of _____, 20____ before me personally appeared _____
Day Month Year (Print Name of Document Signer)

Whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and acknowledged that he or she signed the above/attached document.

Signature of NOTARY PUBLIC

(Affix Seal Above)

SECTION 10 Proximity to Church or School - Questions to be completed by 6, 7, 9, 10 and 12G applicants.

A.R.S. §4-207. (A) and (B) state that no retailer's license shall be issued for any premises which are at the time the license application is received by the director, within three hundred (300) horizontal feet of a church, within three hundred (300) horizontal feet of a public or private school building with kindergarten programs or grades one (1) through (12) or within three hundred (300) horizontal feet of a fenced recreational area adjacent to such school building.

The above paragraph DOES NOT apply to:

- a) Restaurants that do not sell growlers (A.R.S. §4-205.02) Series 12
- b) Hotel/motel license (A.R.S. §4-205.01) Series 11
- c) Microbrewery (A.R.S. §4-205.08) Series 3
- d) Craft Distillery (A.R.S. §4-205.10) Series 18

- e) Government license (A.R.S. §4-205.03) Series 5
- f) Playing area of a golf course (A.R.S. §4-207 (B)(5))
- g) Wholesaler/Distributor Series 4
- h) Farm Winery Series 13
- i) Producer Series 1

1. Distance to nearest School: _____ Name of School: _____
 (If less than one (1) mile note footage) Address: _____

2. Distance to nearest Church: _____ Name of Church: _____
 (If less than one (1) mile note footage) Address: _____

SECTION 11 Business Financials A.R.S. §4-202(F)

1. I am the:

- Tenant: a person who holds the lease of a property; a lessee.
- Sub-tenant: a person who holds a lease which was given to another person (tenant) for all or part of a property.
- Owner
- Purchaser
- Management Company

AZ DLLC

OCT 17 2017

2. If the premises is leased give lessors: Name: _____
 Address: _____
Street City State Zip

3. What is the penalty if the lease is not fulfilled? \$ _____ or Other: _____

4. Total money borrowed for the Business not including lease? \$ None

Please List Lenders/People you owe money to for business.

Last	First	Middle	Amount Owed	Mailing Address	City	State	Zip

(Attach additional sheet if necessary)

5. Has a license or a transfer license for the premises on this application been denied by the state within the past year?
 Yes No If yes, attach explanation.

6. Does any spirituous liquor manufacture, wholesaler, or employee have an interest in your business?
 Yes No If yes, attach explanation.

SECTION 12 Diagram of Premises

Check ALL boxes that apply to your business:

Walk-up or drive-through windows

Patio: Contiguous

Non-Contiguous within 30 feet

1. Is your licensed premises now closed due to construction, renovation or redesign or rebuild?

Yes No If yes, what is your estimated completion date? ____/____/____

Please attach a diagram of the premises which clearly show only the areas where spirituous liquor will be sold, served, consumed, dispensed, possessed or stored. Include all entrances, exits, interior walls, bar areas, dining areas, dance floor, stage, game room and the kitchen. **DO NOT INCLUDE** parking lots, living quarters or areas where business is not conducted under this liquor license. When completing your premises diagram, please identify which orientation is North.

#10133380
 Dollar General Store #17789
 Tilton, Rhonda Marie 58 of 95

1. Distance to nearest School: 5.68 miles Name of School: Camp Verde Middle School
 (If less than one (1) mile note footage) Address: 370 Camp Lincoln Rd, Camp Verde AZ 86332

2. Distance to nearest Church: 3.24 miles Name of Church: Camp Verde Christian Church
 (If less than one (1) mile note footage) Address: 621 Howards Rd, Camp Verde 86322

AZ

SECTION 11 Business Financials A.R.S. §4-202(F)

1. I am the:

- Tenant: a person who holds the lease of a property; a lessee.
- Sub-tenant: a person who holds a lease which was given to another person (tenant) for all or part of a property.
- Owner
- Purchaser
- Management Company

2. If the premises is leased give lessors: Name: DCM Development Company, LLC
 Address: 4122 E. Grant Rd Tucson AZ 85712
Street City State Zip

3. What is the penalty if the lease is not fulfilled? \$ 0 or Other: _____

4. Total money borrowed for the Business not including lease? \$ _____

Please List Lenders/People you owe money to for business.

Last	First	Middle	Amount Owed	Mailing Address	City	State	Zip

(Attach additional sheet if necessary)

5. Has a license or a transfer license for the premises on this application been denied by the state within the past year?
 Yes No If yes, attach explanation.
6. Does any spirituous liquor manufacture, wholesaler, or employee have an interest in your business?
 Yes No If yes, attach explanation.

SECTION 12 Diagram of Premises

Check ALL boxes that apply to your business:

Walk-up or drive-through windows

Patio: Contiguous Non-Contiguous within 30 feet

1. Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
 Yes No If yes, what is your estimated completion date? ____/____/____

Please attach a diagram of the premises which clearly show only the areas where spirituous liquor will be sold, served, consumed, dispensed, possessed or stored. Include all entrances, exits, interior walls, bar areas, dining areas, dance floor, stage, game room and the kitchen. **DO NOT INCLUDE** parking lots, living quarters or areas where business is not conducted under this liquor license. When completing your premises diagram, please identify which orientation is North.

*17 OCT 23 11:41 AM '17

NOTARY

I, (Print Full Name) Rhonda Marie Tilton, hereby declare that I am the Owner/Agent filing this application as stated in Section 4 # 1. I have read this application and verify all statements to be true, correct and complete.

X Rhonda Marie Tilton
(Signature of CURRENT Individual Owner/Agent)

State of Arizona County of Yavapai
the foregoing Instrument was acknowledged before me this

My commission expires on: 3/1/2021
Date

11th of April, 2017
Day Month Year



Beth N. Ackerman
Notary Public - State of Arizona
YAVAPAI COUNTY
My Commission Expires
March 1, 2021

Beth N. Ackerman
Signature of NOTARY PUBLIC

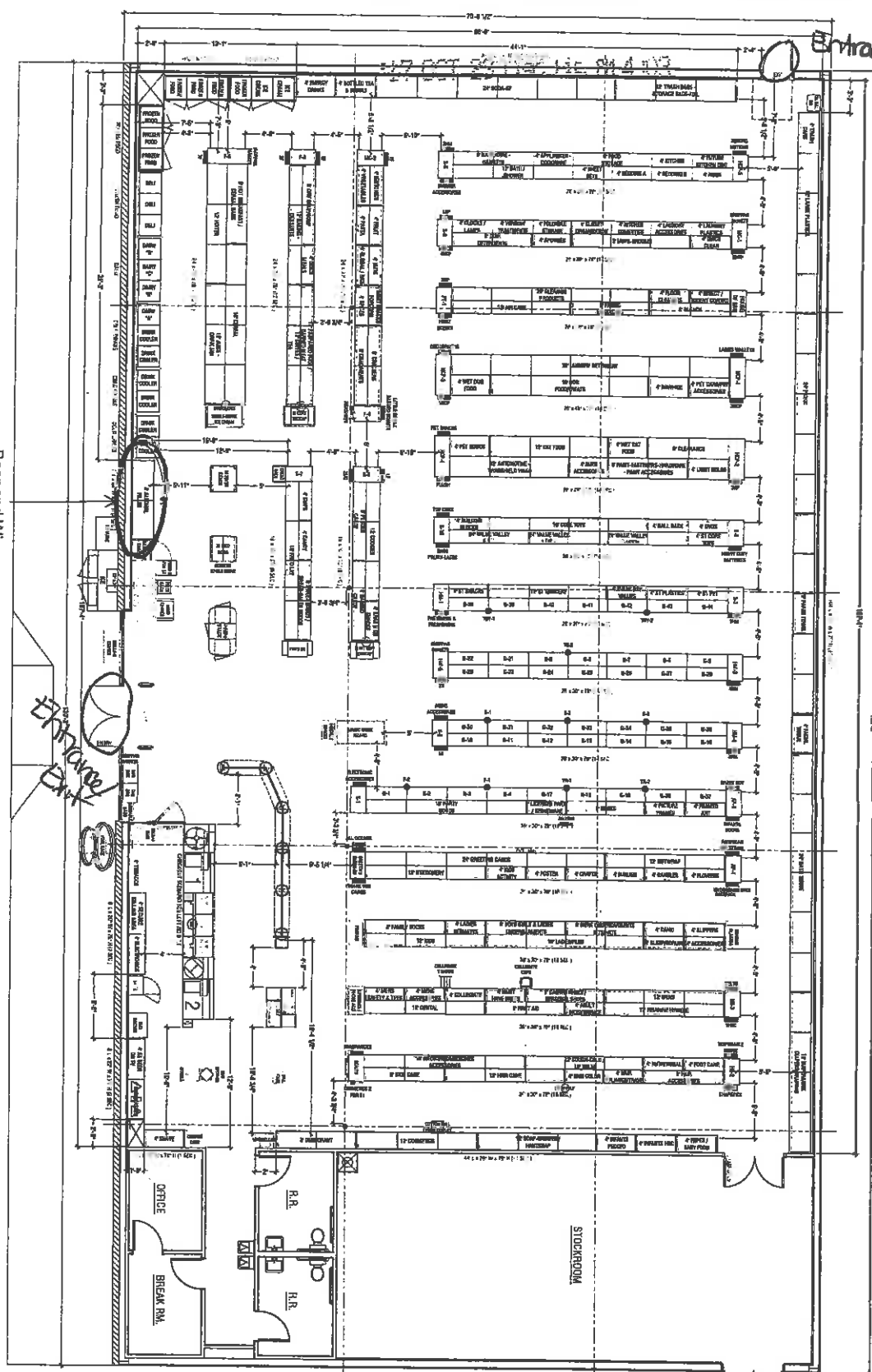
A.R.S. § 41-1030. Invalidity of rules not made according to this chapter; prohibited agency action; prohibited acts by state employees; enforcement; notice

B. An agency shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule or state tribal gaming compact. A general grant of authority in statute does not constitute a basis for imposing a licensing requirement or condition unless a rule is made pursuant to that general grant of authority that specifically authorizes the requirement or condition.

D. THIS SECTION MAY BE ENFORCED IN A PRIVATE CIVIL ACTION AND RELIEF MAY BE AWARDED AGAINST THE STATE. THE COURT MAY AWARD REASONABLE ATTORNEY FEES, DAMAGES AND ALL FEES ASSOCIATED WITH THE LICENSE APPLICATION TO A PARTY THAT PREVAILS IN AN ACTION AGAINST THE STATE FOR A VIOLATION OF THIS SECTION.

E. A STATE EMPLOYEE MAY NOT INTENTIONALLY OR KNOWINGLY VIOLATE THIS SECTION. A VIOLATION OF THIS SECTION IS CAUSE FOR DISCIPLINARY ACTION OR DISMISSAL PURSUANT TO THE AGENCY'S ADOPTED PERSONNEL POLICY.

F. THIS SECTION DOES NOT ABROGATE THE IMMUNITY PROVIDED BY SECTION 12-820.01 OR 12-820.02.



DOLLAR GENERAL	
PRELIMINARY:	DATE: N1
BY: N2	DATE: 03/17/17
DRAWING HISTORY	
DATE: 03/17/17	BY: SEH
DATE:	BY:
11	
21	
31	
41	
51	
61	
71	
81	
91	
PROJECT TYPE:	NEW
PACKAGE:	BTS-D
UNIT TYPE:	DG16-7S
UP DESCRIPTION:	SELECT
PROJECT DATE:	04/24/17
SUBS NUMBER BY E:	7,388
UNIT NUMBER:	9,221
SENDER NUMBER:	OPEN
UNIT HEIGHT:	11'-0"
SECTION NUMBER:	44
SECTION COUNT:	38
STORE NUMBER:	17749
ADDRESS:	
2775 VERDE LAKES DR	
CAMP VERDE	
STATE:	AZ
ZIP:	86322
STORE PLANNING HOTLINE:	(615) 855-5385

Town of Camp Verde



Agenda Item Submission Form / Section I: Cover Sheet Animal Guardian Network Application for an Agri-Tourism Use Permit #2017-0327

Meeting Date: December 6, 2017 Town Council Meeting

- Consent Agenda Recommendation to Council Executive Session Requested
- Presentation Only Action/Presentation

Requesting Department: Community Development
Staff Resource/Contact Person: Carmen Howard, Community Development Director

Applicant: Carrie Singer
Application: Use Permit for Agri-Tourism in an R-R (Residential-Rural) District
 Use Permit #2017-0327

Agenda Title (be exact):

PUBLIC HEARING, POSSIBLE APPROVAL OR DENIAL FOR A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, FOR A REQUEST SUBMITTED BY CARRIE SINGER, EXECUTIVE DIRECTOR OF THE ANIMAL GUARDIAN NETWORK, ON AN APPROXIMATELY 17 ACRE PARCEL, APN 403-19-007S, LOCATED AT 2555 N ARENA DEL LOMA RD. THE SUBJECT APPLICANT IS REQUESTING APPROVAL OF USE PERMIT 20170327 TO ALLOW FOR AGRITOURISM IN A RESIDENTIAL NEIGHBORHOOD ZONED R-R (RESIDENTIAL-RURAL) FOR THE PURPOSE OF AN ANIMAL SANCTUARY AND HEALING RANCH.

List Attached Documents:

- Staff Report
- Resolution 2017-992
- Consent to Conditions/Waiver for Diminution of Value
- Use Permit for Agri-Tourism Application
- Use Permit Documents:
 - Zoning Map
 - Neighborhood Meeting Affidavit, Notification List & Letter, Summary & Comments
 - Comments from Public
 - Draft Minutes from the November 9, 2017 Planning & Zoning Commission Public Hearing with Recommendation to Council

Estimated Presentation Time: 10 minutes.

Estimated Discussion Time: 30 minutes

Reviews Completed by:

Department Head: Carmen Howard

Comments: In Staff Report

Town Attorney review:

Comments: Resolution & Waiver for Diminution in Value

Town Council Meeting Date: December 6, 2017

BACKGROUND:

Carrie Singer, Principal for Animal Guardian Network (AGN), currently operates an Animal Sanctuary and Healing Ranch on a 1+ acre parcel in Cave Creek, established in 2009 to provide life-long care and rehabilitation for neglected, injured or abused domestic and farm animals. The AGN focuses on providing care to seniors, special needs, and terminally ill animals who have been left behind or discarded. The tremendous need for this use as well as the limited space the AGN is currently operating on has resulted in Ms. Singer's search for an appropriate property and area to relocate her operation.

AGN purchased 17+ acres on Arena Del Loma in July of 2017 for the purpose of relocating and expanding the sanctuary. The property is zoned RR-2A (Rural Residential, 2-Acre Minimum Lot Size), which allows agricultural use, the keeping of farm animals and Agri-tourism with a Use Permit. A Use Permit for Agri-Tourism is required for AGN to operate according to their letter of intent and allow visitors to "a working farm, ranch, agricultural, or horticultural agribusiness operation for the purpose of enjoyment, education or active involvement of visitors to experience a rural lifestyle". The proposal includes providing a life-long residence for a variety of neglected farm animals and dogs, a canine care facility, an on-site caretaker, and a public chapel for the grieving of lost pets.

The near-by land uses include single family residences, a well-drilling operation and a maternity home to the south, approximately thousands of acres of forest service land to the north, RV Parks to both the north and south and meander land and the Verde River to the west.

THE FOLLOWING HAS BEEN COMPLETED BY THE APPLICANT AND/OR STAFF:

- The applicant posted the subject property and mailed out letters to property owners within 300', which invited them to the neighborhood meeting on September 9, 2017.
- The meeting was held at Town of Camp Verde meeting Room #305 at 395 S. Main Street. There were no attendees at the meeting.
- Community Development Staff mailed out fourteen 14 letters to properties owners within three hundred (300) feet of the subject parcel on September 21, 2017. This letter advised the neighbors of the tentative Planning & Zoning Public Hearing and Town Council meeting dates, times, and location.
- A Notice of Public Hearing was placed in the Verde Independent–Camp Verde Bugle newspaper on October 15, 2017 by Community Development Staff.
- A Notice of Public Hearing was posted on the subject property at 2555 N. Arena Del Loma Road, and in public places on October 19, 2017 by Community Development Staff.
- The Planning & Zoning Commission agenda was posted in public places on October 30, 2017 by Community Development Staff.
- The Planning and Zoning Commission held a Public Hearing on November 9, 2017 and has forwarded a recommendation of approval with stipulations to the Town Council (Draft meeting minutes attached).

COMMUNICATIONS FROM THE PUBLIC:

Staff has received one comment from the public via USPS regarding this request, is providing draft minutes from the P&Z meeting for Council review of comments at the Public Hearing (2 oppositional and 1 support) and has provided a sample of the 76 support letters received.

GENERAL PLAN:

The subject parcel is in the Middle Verde Character Area. The General Plan describes the preference for this portion of the Character Area as a “preferred non-residential zoning district”, incorporating these zoning districts: RS (Residential and Services), C1 (Commerical: Neighborhood Sales and Services), and C2 (Commerical: General Sales & Services) into the mix. It also states that “Agricultural Use and AG (Agricultural) District be included.

Goals and implementation strategies for the Middle Verde Character area include:

- Goal A: “Encourage the preservation of existing neighborhood densities and enhance existing neighborhoods by appropriate and compatible services, including public facilities”.
 - Implementation A.2: “Promote areas for community service needs, including, but not limited to, sites for ... trails, open spaces ... within new developments”.
- Goal B: “Maintain the rural, residential and agricultural character of the area”.
 - Implementation B.3: “Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde”.

Establishing an animal sanctuary and healing ranch for farm animals, on a 17+-acre parcel, will support the goals as stated in the General Plan goals as stated above.

PLANNING COMMISSION RECOMMENDATION:

A motion made by Commissioner George to use the current point system for farm animals and allow up to 40 dogs, add a 12 month review, and add a gated entry. The motion was seconded by Vice Chairman Helm. The motion passed unanimously.

STAFF RECOMMENDATION:

Staff recommends approval of a Use Permit for Agri-Tourism, modifying the Planning Commission recommendation to allow the Animal Guardian Network to self-manage the animal counts rather than limiting the animal counts. Staff recommends review in a year to ensure the AGN with the modified terms of the Use Permit are compatible with the surrounding neighborhood.

RECOMMENDED MOTION:

A MOTION TO RECOMMEND APPROVAL OF AN APPLICATION FOR A USE PERMIT FOR AGRI-TOURISM, AS REQUESTED BY THE PROPERTY OWNER, ANIMAL GUARDIAN NETWORK, FOR AN ANIMAL SANCTUARY AND HEALING RANCH IN AN RR-2A DISTRICT (RURAL RESIDENTIAL; 2 ACRE MINIMUM LOT SIZE). THE PROPERTY IS LOCATED AT 2555 N ARENA DEL LOMA RD ON PARCEL 403-19-007S.



RESOLUTION NO. 2017-992

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, FOR A REQUEST SUBMITTED BY CARRIE SINGER, EXECUTIVE DIRECTOR OF THE ANIMAL GUARDIAN NETWORK, ON AN APPROXIMATELY 17 ACRE PARCEL, APN 403-19-007S, LOCATED AT 2555 N ARENA DEL LOMA RD. THE SUBJECT APPLICANT IS REQUESTING APPROVAL OF USE PERMIT 20170327 TO ALLOW FOR AGRI-TOURISM IN A RESIDENTIAL NEIGHBORHOOD ZONED R-R (RESIDENTIAL-RURAL) FOR THE PURPOSE OF AN ANIMAL SANCTUARY AND HEALING RANCH.

The Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona do hereby resolve as follows:

1. The Common Council hereby finds as follows:
 - A. A request for approval of Use Permit 20170327 was filed by Carrie Singer, Executive Director of the Animal Guardian Network, owner of Parcel 403-19-007S, located at 2555 N Arena Del Loma Rd., Camp Verde, Arizona. The parcel is zoned R-R (Residential-Rural) and the proposed use (Agri-Tourism) is permitted under such zoning with a Use Permit.
 - B. A neighborhood meeting was held on September 9, 2017 by the applicant to provide for citizen review pursuant to ARS §9-462.03 and as required by the Town of Camp Verde Planning and Zoning Ordinance, Part Six, Section 601 (Zoning Decisions) A3. – Citizen review and participation process.
 - C. The request was reviewed by the Planning and Zoning Commission on November 9, 2017 and by the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona on December 6, 2017 in public hearings that were advertised and posted according to State Law.
 - D. The purpose of the use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved and the Council hereby finds that the uses covered by the Use Permit and the manner of its conduct will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare generally and the uses shall be in conformity to the conditions, requirements and standards of the Town of Camp Verde Planning and Zoning Ordinance.
 - E. The Waiver of Diminution of Value has been signed by the owner and is attached as Exhibit A.

The Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona do hereby approve Use Permit 20170327 in perpetuity, subject to the limitations of Part Six, Section 601 – Zoning Decisions, C – Use Permit Approvals, Subsection 2, for the purpose of establishing an Animal Sanctuary and Healing Ranch and all other uses allowed under Agri-Tourism with the following findings:

1. The use of this property shall be operated and maintained in a manner consistent with the general provisions of the Town of Camp Verde Planning and Zoning Ordinance per Part Two, Section 203 – Use Districts, D. - R-R District (Residential-Rural), 3.f. Agri-Tourism.
2. Per Part Six, Section 601 – Zoning Decisions, C – Use Permit Approvals, 1.e The Use Permit is valid and operable only for the specific use as granted and subject to any specified time limit. No such use may be modified, changed, altered or increased in intensity, in any manner that conflicts with the Use Permit and/or required conditions of approval, without approval of a new Use Permit.

The following stipulations would be in place:

1. This Use Permit will be reviewed in one year to evaluate potential impacts on the surrounding neighborhood.
2. The Use Permit will be conditional subject to compliance with the Town of Camp Verde Zoning Code Section 305 A. Allowed Livestock.
3. The maximum number of dogs allowed is 40.
4. Public access to the property is limited to pre-arranged walk-in tours, and public amenities and parking outside of gated entry.

All of the requested uses to continue with no time limit, but are subject to the requirements of Part 6, Section 601 – Zoning Decisions, C. – Use Permit Approvals, 1. and 2. of the Town of Camp Verde Planning and Zoning Ordinance.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA ON DECEMBER 6, 2017.

Charles C. German, Mayor Date:

Attest:

Judith Morgan, Town Clerk Date:

Approved As To Form:



Town Attorney

When Recorded Return To:
Town of Camp Verde
473 S. Main St
Camp Verde, Arizona 86322

**AGREEMENT
TO WAIVE CLAIM FOR DIMINUTION IN VALUE
REGARDING ACTION
PROPOSED BY TOWN OR REQUESTED BY PROPERTY OWNER**

This Agreement to Waive Claim for Diminution in Value Regarding Action Proposed by Town or Requested by Property Owner ("Agreement") made as of this 17th day of September, 2017, by and between the Town of Camp Verde, a municipal corporation of Arizona ("Town") and:

Animal Guardian Network, ("Owner(s)");
CARRIE SINGER

WITNESSETH:

WHEREAS, on December 4, 2006, the Governor of Arizona signed into law the Private Property Rights Protection Act (Proposition 207) approved by the voters on November 7, 2006; and

WHEREAS, Proposition 207 added a new Article 2.1 to Chapter 8, Title 12 of the Arizona Revised Statutes (comprising §§12-1131 through 12-1138) dealing with eminent domain and regulatory takings; and

WHEREAS, ARS §12-1134 permits an owner of private real property to seek just compensation from the state or a political subdivision thereof that enacts or applies a land use law which (subject to certain exceptions) reduces existing rights to use, divide, sell or possess said property and thereby reduces the fair market value of the property; and

WHEREAS, "land use law" includes any statute, rule, ordinance, resolution, or law enacted by the state or political subdivision that regulates the use or division of land or any interest in land; and

WHEREAS, ARS §12-1134(I) recognizes that the state or political subdivisions may reach agreements with private property owners to waive claims for diminution in value resulting from land use law actions proposed by the state or political subdivision or requested by the property owners; and

WHEREAS, the Town (through its Common Council) has, on the date first-above written, duly considered and approved this Agreement with the Owner(s) to waive any claims said Owner(s) may have for diminution in value that may result, now or in the future, from the land use law action(s) proposed by the Town or requested by the Owner(s) as more fully set forth herein;

NOW, THEREFORE, for and in consideration of the mutual covenants and promises contained herein (and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged), the parties hereto agree as follows:

SECTION ONE. This Agreement applies to that private real property described in **Exhibit "A"** attached hereto and expressly made a part hereof ("Property") and the recitals set forth above are true and correct and are incorporated herein by reference. Owner has independently determined and believes that the application of the Town's land use laws to the Property will not reduce the fair market value of the Property.

SECTION TWO. The land use law action(s) proposed by the Town or requested by the Owner(s) to which this Agreement applies have been designated as follows by the Town's Community Development Department:

#20170327

Town Application Number

and, are based on certain application(s), copies of which ("Applications") are shown as **Exhibit "B"** attached hereto and expressly made a part hereof ("Action(s)").

SECTION THREE. By signing this Agreement, the Owner(s) expressly agree(s) and acknowledge(s) that the Owner(s) hereby waive(s) any right to claim diminution in value or claim just compensation for diminution in value of the Property under ARS §12-1134, now or in the future, in relation to the Action(s). This includes (but is expressly not limited to) agreement and consent by the Owner(s) to all conditions that may ultimately be imposed as part of the Action(s).

SECTION FOUR. It is expressly understood by the parties that this Agreement does not add to, detract from, or otherwise modify any discretion, right, power, authority, obligation, or duty of the Town under applicable law with respect to any legislative, administrative, or quasi-judicial action(s).

SECTION FIVE. This Agreement (including any exhibits attached hereto and any addendum) constitutes the entire understanding and agreement of the Owner(s) and the Town and shall supersede all prior agreements or understandings between the Owner(s) and Town regarding the Property. This Agreement may not be modified or amended except by written agreement of the Owner(s) and the Town.

SECTION SIX. This Agreement is made and entered into in Yavapai County, Arizona, and will be construed and interpreted under the laws of the State of Arizona.

SECTION SEVEN. The parties agree that this Agreement may be filed in the Official Records of the County Recorder's Office, Yavapai County, Arizona.

SECTION EIGHT. This Agreement runs with the land and is binding upon all present and future owners of the Property.

SECTION NINE. This Agreement is subject to the cancellation provisions of ARS §38-511.

SECTION TEN. The Owner(s) warrant(s) and represent(s) that the Owner(s) is/are the owner(s) of fee title to the Property, and that no other person(s) has/have any ownership interest(s) in the Property. The person(s) who sign(s) on behalf of the Owner(s) personally warrant(s) and guarantee(s) to the Town that he/she/they have the legal authority to bind the Owner(s) to this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their authorized representatives the day and year first-above written.

TOWN OF CAMP VERDE, a municipal corporation of Arizona, (Town)

Charles German, Mayor

ATTEST:

Judith Morgan, Town Clerk

APPROVED AS TO FORM:

William Sims, Town Attorney

Dated this 19th day of September, 2017

OWNER:

OWNER:

CARRIE SINGER
Print Name

Print Name

Carrie Singer
Signature

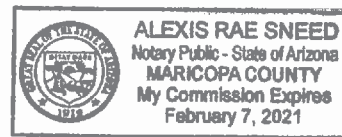
Signature

STATE OF ARIZONA)
) ss.
County of Maricopa)

On this 19th day of September, 2017, before me, the undersigned Notary Public,
personally appeared Carrie Singer, who acknowledged that this document was
executed for the purposes therein contained.

Alexis Sneed
Notary Public

My Commission Expires: 2/7/2021



403-19-0075

Dated July 6, 2017

Warranty Deed

Escrow No. 73523EW

Exhibit "A"

Description for a parcel of land being a portion of the Southwest quarter of the Southeast quarter of the Northeast quarter of Section 13 and a portion of Lot 11 of said Section 13, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

Beginning at the Northeast corner of Lot 11 of said Section 13 being a found BLM brass capped pipe stamped T14N R4E C S NE 1/64 Section 13, 1973 from whence a BLM brass capped pipe stamped S N 1/64 S13 S18, 1973 bears North 89 degrees, 41 minutes, 59 seconds East, 1315.55 feet (M) North 89 degrees, 42 minutes, 30 seconds East, 1317.36 feet (R-BLM);

Thence from said Northeast corner of Lot 11, South 89 degrees, 39 minutes, 29 seconds West (M), 600.93 feet (M&R-BLM), South 89 degrees, 40 minutes, 30 seconds West (R-BLM), North 89 degrees, 47 minutes, 30 seconds West, 602.13 feet (Book 1627, Page 760) along the North BLM line of said Lot 11 to the calculated position of the Special Meander Corner as surveyed by Harry K. Smith, Cadastral Surveyor conducted a Resurvey of the 1892 Meanders of the left bank of the Verde River as stated in Book 5006, Pages 66-67 of the BLM Records, from whence a reference point bears North 89 degrees, 39 minutes, 29 seconds East (M), a distance of 135.28 feet (M), said point being a set one-half inch rebar #29263;

Thence from said Special Meander Corner South 1 degrees, 50 minutes, 45 seconds West, 382.42 feet (M) South 2 degrees, 00 minutes West, 390.91 feet (R-Book. 1627, Page 760) along said 1892 meander line to a point;

Thence South (R-Book 1627, Page 760 & M), a distance of 291.90 feet (R-Book 1627, Page 760 & M), along said Left Bank Meander Line to point, being a point on the locally accepted South line of said Lot 11 of Section 13;

Thence South 89 degrees, 36 minutes, 05 seconds East (R- Book 1627, Page 760 & M), a distance of 144.23 feet (M) along said locally accepted South line of Lot 11 to a found one-half inch rebar with no identification and tag #29263 added;

Thence continuing South 89 degrees, 36 minutes, 05 seconds East (R-Book 1627, Page 760, measured and basis of bearing for this description), a distance of 449.80 feet (M) along the locally accepted South line of said Lot 11 to a found one-half inch rebar with no identification and tag #29263 added, said point being the locally accepted Southeast corner of said Lot 11;

Dated July 6, 2017

Warranty Deed

Escrow No. 73523EW

Thence South 89 degrees, 34 minutes, 50 seconds East (M), South 89 degrees, 36 minutes, 05 seconds East (R-Book 1627, Page 760), a distance of 446.17 feet (M) along the South line of the Northeast quarter of said Section 13 to a found one-half inch rebar with no identification and tag #29263 added being on the Westerly right of way line of the South Middle Verde Road as recorded in Book 17 of Maps, Page 60 records of Yavapai County;

Thence continuing South 89 degrees, 34 minutes, 50 seconds East, (R-Book 1627, Page 760) along said locally accepted South line of the Northeast quarter of said Section 13, a distance of 33.06 feet (M) to the center line of said South Middle Verde Road;

Thence North 4 degrees, 00 minutes, 05 seconds East (M), North 3 degrees, 58 minutes, 50 seconds East (R), a distance of 339.63 feet (R&M) along said centerline South Middle Verde Road to the beginning of a curve to the right having a radius of 716.20 feet (R&M), a long chord bearing North 12 degrees, 22 minutes, 36 seconds East (M), and a chord distance of 208.64 feet (M);

Thence along said curve to the right and said centerline of said South Middle Verde Road, a distance of 209.38 feet (R&M);

Thence North 20 degrees, 47 minutes, 51 seconds East, 156.40 feet (M), North 20 degrees, 43 minutes, 50 seconds East, 150.97 feet (R) along said centerline of said South Middle Verde Road to a point on the BLM North line of the South half of the Southeast quarter of the Northeast quarter (as measured) of said Section 13;

Thence South 89 degrees, 41 minutes, 59 seconds West (M), South 89 degrees, 42 minutes, 30 seconds West (R-BLM), a distance of 35.23 feet (M) along said BLM North line of the South half of the Southeast quarter of the Northeast quarter (as measured) of said Section 13 to a set one-half inch rebar #29263;

Thence continuing South 89 degrees, 41 minutes, 59 seconds West (M), South 89 degrees, 42 minutes, 30 seconds West (R-BLM), along the BLM North line of the South half of the Southeast quarter of the Northeast quarter of said Section 13, a distance of 548.77 feet (M) to the PLACE OF BEGINNING.



Land Use

Project #: 2017 0327

Application Form

1. Application is made for:

- | | | |
|---|---|------------------------|
| Zoning Map Change | <input checked="" type="checkbox"/> Use Permit | General Plan Amendment |
| Conceptual Plan Review | <input type="checkbox"/> Preliminary Plat | Final Plat |
| PUD Zoning | <input type="checkbox"/> Variance | Sign |
| Street Abandonment | <input type="checkbox"/> Minor Land Division | Wireless Tower |
| Appeal | <input type="checkbox"/> Verification of Non-Conforming Use | |
| Site Plan Compatibility Review (Commercial) | | |

Other: _____

2. Project Name: Healing Canyon Ranch
Please print or type legibly

3. Contact information: (a list of additional contacts may be attached)

Owner Name: Animal Guardian Network Applicant Name: CARRIE STINGER

Address: 4815 E. Carefree Hwy #108-504 Address: 4815 E. Carefree Hwy #108-504

City: Cave Creek State: AZ Zip: 85331 City: Cave Creek State: AZ Zip: 85331

Phone: 602-568-5636 Phone: 623-780-1604

E-mail: CARRIE@ANIMALGUARDIANNETWORK.ORG E-Mail: _____

4. Property Description: Parcel Number 403-19-156 Acres: 4.8 + 16.98
403-19-0075

Address or Location: 2555 N. Arena Del Loma Rd., Camp Verde, AZ 86322

Existing Zoning: _____ Existing Use: _____

Proposed Zoning: _____ Proposed Use: _____

5. Purpose: (describe intent of this application in 1-2 sentences)

To obtain a USE PERMIT for the purpose
of running a care-for-life Animal Sanctuary

6. Certification:

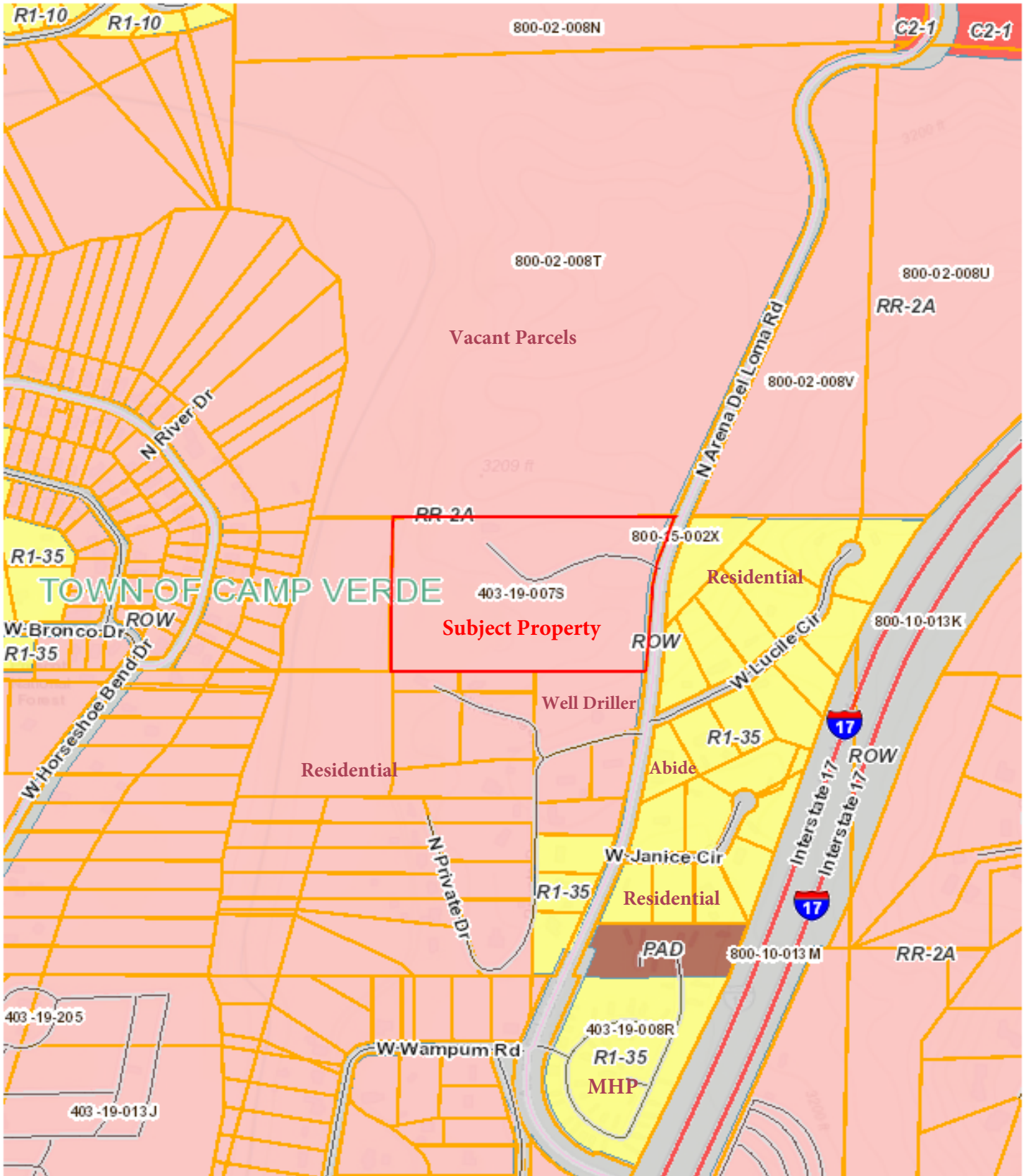
I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action.

Owner: Carrie Stinger Date: 9/17/17 AND

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Camp Verde must be submitted prior to having this application processed.

Applicant: _____ Date: _____

**Animal Guardian Network: Use Permit
Vicinity, Zoning, & Land Use Map**



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Exhibit C: Animal Guardian Network
Neighborhood Meeting Documentation


SEP 25 '17 PM12:15



Dear Neighbor,

We are the Animal Guardian Network, a healing ranch and farm sanctuary. We recently purchased the property at 2555 N. Arena Del Loma Drive. We are applying for a Use Permit for Agri-tourism to do a senior and special needs animal sanctuary at the new location. The new location will give our animal residents more room to stretch their legs and a greater more enriching quality of life. Our senior and special needs animal residents include dogs, horses, burros, chickens, goats, cows and 2 pigs. These animals will spend the rest of their lives being cared for at our sanctuary. We are reaching out to our new neighbors, as we love the opportunity to share in person more about our organization's vision and address any questions or concerns you may have. We hope you are able to attend our introduction and informational get together on Saturday September 9, 2017. The presentation will begin at 10:30am and last until 12:00pm, which will include plenty of time for questions and answers.

We are looking forward to meeting you.


Carrie Singer, Founder/Executive Director
Animal Guardian Network
Direct: 602-568-5636

MEETING LOCATION

10:30 – 12:00 pm on Saturday September 9, 2017

Public Works Department - Parks & Recreation Town of Camp Verde

395 S. Main St. ROOM #305 Camp Verde, AZ 86322

Animal Guardian Network – Healing Ranch & Farm Sanctuary
4815 E. Carefree Hwy., Ste. 108-504 Cave Creek, AZ 85331
animalguardiannetwork.org



Property Owners notified by Mail

- Parcel, Owner, Address, City, State, Zip
- 403-19-127, Berger John V, Rr 8 Box 199, Flagstaff, AZ, 860048573
- 403-19-130, Stone Rosalie (bd), Po Box 1036, Camp Verde, AZ, 86322
- 403-19-129, Turnipseed Lavone & Joye Rev Liv Trust, 1140 W Lucile Cir, Camp Verde, AZ, 863227537
- 403-19-131, Long Theodore J & Judith L Rs, 1100 W Lucille, Camp Verde, AZ, 86322
- 403-19-135B, Hogan Family Marital Liv Trust, Po Box 66, Cottonwood, AZ, 86326
- 403-19-157, Clark Randa Kay & , Po Box 3702, Camp Verde, AZ, 863223702
- 403-19-213A, Rotter James C, Po Box 1611, Camp Verde, AZ, 863221611
- 403-19-156, Animal Guardian Network Inc, 4815 E Carefree Hwy Suite 108-504, Cave Creek, AZ, 853314717
- 403-19-137, Abide Maternity Home Arizona Corporation, Po Box 3758, Camp Verde, AZ, 863223758
- 403-19-213C, Chappell Luckye Hill, 2400 N Private Dr, Camp Verde, AZ, 863227552
- 403-19-223A, Clark Wallace Raymond & Randa Kay Rs, Po Box 3702, Camp Verde, AZ, 863223702
- 403-19-007V, Alvarado Efrain Paniagua &, 2467 N Private Dr, Camp Verde, AZ, 863227543
- 403-19-223C, Church Revocable Trust, 1904 N Rustler Trl, Camp Verde, AZ, 863227503
- 403-19-128, Frantum Robert Edward , 1175 W Lucile Cir, Camp Verde, AZ, 863227502
- 403-19-007T, Myers Kenneth E & Elizabeth J Jt, Po Box 1738, Camp Verde, AZ, 863221738
- 403-19-135C, Myers Robert E & Eileen Rs (bd), 1155 W Lucile Cir, Camp Verde, AZ, 863227502

Affidavit

Animal Guardian Network 403-19-0075

I CARRIE SINGER owner of parcel 403-19-156 have notified my neighbors within 300' of my residence, by sending letters on 8/24/17 to notify them of the neighborhood meeting that I conducted on the 9th day of September 2017.

I posted my property with meeting date and time on the 23rd day of August 2017.

Animal Guardian Network 403-19-0075

I CARRIE SINGER owner of parcel 403-19-156 have provided a summary of Neighborhood meeting I conducted to the Planning & Zoning Department of Camp Verde within 15 days attesting to the issues and concerns discussed at the Neighborhood Meeting held on the 9th day of September 2017.

Summary

Statement: There were no attendees at our
Scheduled meeting.

If Summary statement is too long, attach a copy.

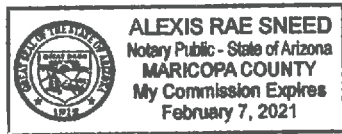
State of Arizona}

County of Yavapai}

Carrie Singer
Signature of Document Signer No. 1

Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 19th day of September 2017.



Alexis Sneed
Signature of Notary



November 16, 2017

Camp Verde Town Council
473 South Main Street, Suite 102
Camp Verde, Arizona 86322

To whom it concerns:

I have had the opportunity to visit Animal Guardian Network's (AGN) current Sanctuary many times over the past years. The love and incredible care given to each and every animal who is under Carrie Singer's care is so heart-warming. Most of these lovely souls have come from very unfortunate backgrounds to include abuse, lack of any medical care and never knowing the kind hand of a human being. Once at the Sanctuary they receive the medical, emotional and spiritual care needed to heal. In this very peaceful, kind and caring environment they are transformed and begin to lead the life they so richly deserve.

Lulu's Fund, part of the Timothy T. Day Foundation has become a major financial supporter of AGN and was instrumental in helping Animal Guardian Network purchase the new property in Camp Verde. We cannot think of a more important project to invest in, knowing how many lives will be saved. The potential is over-whelming and I believe anyone who helps make this dream for the animals come true is truly blessed.

Sincerely,

Sandy Day
Vice Chairman



Camp Verde Town Council:

This letter is in reference to the Animal Guardian Network (AGN) and expresses my personal views and experiences with this amazing organization.

Over the many years of being involved with the AGN, I have continued to be amazed by the continuous service to not only countless numbers of animals, but also to many people. I have had the opportunity to witness the many ways that this fine organization has worked tirelessly to support animals that have been left behind due to age or medical issues and have nowhere else to go. Most of their residents are there for the long haul due to rehabilitation or special needs, and some are now cared for in a hospice type of situation.

They are always extremely well looked after in a peaceful, clean and loving environment that also brings peace and joy to anyone who comes for a visit. I have seen them support owners who might have been unable to continue to care for their own animal (s) due to lack of finances for food (or medical needs) and AGN has been there to do whatever they could.

When my own dog was diagnosed with cancer, it was time to reach out for help. AGN served as a much-needed source of emotional support and comfort and honored my best friend at a yearly pet blessing. A couple of years later when my second dog passed away, they were there once again to comfort me. My greatest honor was an invite to their location to offer a meditation and sound healing for the yearly blessing of the animals. This was followed by silence and the reading of the names of the animals that had passed away and then a candle being lit. It was the most beautiful and healing time for me as we remembered the animals that had gone on before us - including my two best friends. I will forever be connected and grateful to this wonderful organization, and have so much gratitude for all they do to support animals (and sometimes their people!) in need.

Animal Guardian Network should be the benchmark for what other sanctuaries look to emulate.

Gretchen Bickert
Sound & Energy Therapist/Hospice & Grief Support Counselor

19 November 2017

Camp Verde Town Council
473 South Main Street
Camp Verde, AZ 86322

Dear Council Members,

It is with great pleasure that I write on behalf of the Animal Guardian Network (AGN). They are unique in number of ways, but one of the reasons I support AGN is because they provide senior and special needs dogs with a loving sanctuary in which all of their needs are addressed and hospice care is provided to those with terminal illnesses. Many of these animals have been horribly abused throughout their lives and AGN provides them with a safe place to recover and live out their lives surrounded by love and companionship of human beings who care for them, as well as other canine companions. Great care is taken with each fragile soul to make sure their physical, emotional, and mental needs are met. When the time comes for them to leave this world, they are always in the presence of someone who loves them. As a physician, quality of life and dignity are especially important to me when I care for my patients, especially in end-of-life care. As a dog-lover, I want the same for my dogs, as well as every dog.

I started financially supporting AGN on 5 October 2013. I love hearing about the residents of AGN and what activities they are engaged in, whether they are going for a "pup-ride", playing outside with their favorite buddies and volunteers, etc. I look forward to coming AGN to volunteer for a week this spring, hopefully, at their new facility. I am fortunate that my employer, Allina Heath, encourages all of their employees to be involved in volunteering and recognizes 20 hours of volunteer work with a \$100 donation to the charity of our choice. I cannot find a more worthy recipient than AGN and I believe that they will be a great addition and resource for your community.

Sincerely,
Kirsten L. Peterson, MD

Allina Health Regina Hospital
1175 Nininger Road
Hastings, MN 55033

November 18, 2017

Dear Camp Verde Town Council,

I have been a long time donor to the Animal Guardian Network who is currently attempting to gain a permit to establish a new sanctuary in the Camp Verde area. I am writing to encourage you to approve the permit for this very respectable sanctuary which provides the best care for their animals. As a recently retired Assistant Chief for the Minneapolis Police Department, I established a new unit to investigate animal abuses in Minneapolis, MN. I am keenly aware of how people can be very cruel to animals of all types, even if they don't think they are. I have also spent the last 5 years helping rescue organizations in Minneapolis recover dogs in need of new homes because they were in intolerable situations.

I tell you this because, as you can imagine in my line of work, I am very particular about who receives my donations. I am also semi-retired now, so I need to stretch my dollars a little further. I am very impressed with AGN in not only the basic care they give to their animals, but they certainly go above and beyond any other sanctuary I have seen. Unfortunately, many owners give up their animals at the end of their life. AGN has an incredible hospice care program that makes you smile when you see all they do. It truly is amazing. Dogs love to go for rides and they have a 4 wheeler that actually takes these dogs for rides around the neighborhood. How happy those dogs are! If they are cold during the ride, they are wrapped in a blanket.

I currently teach leadership at the graduate level at the University of St. Thomas here in Minnesota and I know that there are leaders at every level of each organization but the direction and heart start at the top. So it is with the Animal Guardian Network. Carrie runs a top notch organization that would stand up to any other in the U.S. This also means that she is a good, caring neighbor and I have no doubt she will continue this standard in Camp Verde. Thank you for your consideration.

Warmly,

Kris Arneson
Assistant Chief (retired)
Minneapolis, Minnesota



Safe Harbor Animal Rescue

501c-3 Non-Profit

2949 Hayes St., Avon, OH 44011 -- Phone: (440) 670-7070
www.safeharboranimalrescue.org

Dear Camp Verde Town Council,

This letter is in support of Animal Guardian Network, AGN. It is our understanding that a few neighboring properties oppose the work and expansion of AGN. As fellow rescuers, please allow us to explain why there should be absolutely no concern regarding AGN.

In the rescue community, there are a select few that come to our minds when we think about who is the epitome of a rescue/sanctuary. However, no one comes close to AGN. Animal Guardian Network is in a class above the rest and they are unique in that they provide a level of care to animals that most rescues cannot. AGN is vital to our community. Their growth is vital to animals.

We live out of state, in a suburb of Cleveland, Ohio. Having personally toured Animal Guardian Network, we can attest to the fact that this is a calm and loving environment. The rescue is clean and well-cared for and the animals are the same. AGN is a peaceful sanctuary where nurturing is key and compassion demanded. All that walk through the doors have felt this and will tell you the same. There is no cause for concern. We will be visiting again, in Camp Verde, as will many others. I hope you see that this is a highlight of your community and their growth is not only as I said above vital to our work across the country, but a positive spotlight on your own town. You should feel proud of their work!

Providing hospice care and care for special needs animals takes an immense amount of time and resources. We know firsthand, as we do both. Carrie and her team at AGN are helping animals see out their final days on this earth with an enormous amount of love, respect, compassion and will help them pass with dignity when it's time. Most of these animals have been abused, forgotten, left to die or thrown out like last week's garbage prior to AGN stepping in. AGN changes their life and provides a facility where they will find peace and comfort. All living beings, human and animal alike, deserve to be respected and treasured. If we only had a few more Carrie's and a few more AGN's, this world would be a better place to live.

Thank You,

Micci Price
SHAR President

Donna Staley
SHAR Vice President



November 18, 2017

Camp Verde Town Council
473 S. Main St. Suite #106
Camp Verde, AZ 86322

Mayor Charles German and Camp Verde Town Council Members:

We are writing today on behalf of Carrie Singer and the Animal Guardian Network.

We first learned about Carrie and her program in December of 2010. We had just lost one of our beloved dogs to an unexpected illness at a young age. We saw a video and article on AZ Family/AZCentral.com about the Animal Guardian Network rescue group. Carrie had recently taken in three severely neglected shiba inus (the very same breed as the dog we had recently lost) into her care. We immediately set up an appointment to see and spend time with these poor rescues. We have been visiting Carrie's operation ever since, and donating our time and our money whenever we can. We have helped bring abandoned and neglected dogs into Carrie's care as well as helped to foster and rescue a few.

The Animal Guardian Network takes in animals in need and provides them with a safe and loving environment in which they learn to trust and to rebuild the necessary skills to survive again. Her facility in Cave Creek is one of tremendous caring, peace and love and we have spent many lovely hours there helping her out! The animals under her care have all been so well cared for and loved and we have recommended her to many friends and relatives looking to adopt companion animals.

We have many ties to Arizona and are in the process of buying our second home in Sedona. We hope to spend many more peaceful hours on Carrie's new ranch with her and her animals for a long time to come!

Thank you for your time and consideration,

Sam Levenberg, Vice President, Finance
Susan Bulzoni Levenberg, Director, Content and Media

Healthy Lifestyle Brands, LLC
Exclusive Licensor For Andrew Weil, M.D.

Healthy Lifestyle Brands, LLC 5141 N. 40th St. #300 Phoenix, AZ 85018 (T) 602-952-0100 (F) 602-778-6833



Camp Verde Town Council,

I'm writing to share details about our visit to Animal Guardian Network's Sanctuary and Healing Center in Cave Creek, Arizona. Richard Courtney, a Sanctuary Watch volunteer, and I visited Animal Guardian Network (AGN) on November 6th, 2015. Our organization visits animal rescue facilities around the country to study animal care best practices to raise the bar on quality of life. Since 2014, we have visited 86 facilities in 9 states.

During our visit, Carrie Singer, the founder of AGN, gave us an in-depth tour of the facility. AGN provides refuge to several horses, a cow named Curly, chickens, and dogs that have come from neglect or abuse. Many of the dogs in their care are terminally ill or have special needs.

We found that Carrie and AGN's dedicated team of volunteers set the standard for high quality of life for the animals. These are notes from our visit:

- From the use of metal art to water fountains to wind chimes, AGN has created a tranquil setting that feels like a rustic retreat for both animals and people.
- When a dog joins AGN, they go for vetting first before coming to their facility. Getting the best vet care starts on Day 1 and is provided throughout their lives.
- The dogs at AGN spend their days outside and their nights inside. Inside is a residential home on the property that is customized to meet the needs of the dogs.
- AGN is currently home to 26 dogs, several of which are sanctuary dogs that have a home for life at AGN.
- AGN currently has 6 chickens. AGN created an impressive chicken habitat with re-purposed cedar doghouses, a misting system, and plenty of open space to roam safely during the day. At night, the chickens are put to bed in a completely enclosed hen house where they are safe from predators.
- AGN is committed to providing a high quality of life for a small number of animals versus trying to rescue every animal that needs help. This ensures AGN will not exceed their capacity for care.
- AGN partners with animal care experts. When AGN took in their first horse, they got an equine vet. When AGN took in Curly, a cow rescued from a hoarder, they got a bovine vet.
- AGN is committed to being a member of the community. AGN includes a chapel where people can grieve their beloved pets—it's an inspiring gathering place that honors the bond between people and animals.

While we do not classify AGN as an animal shelter, rather a true animal sanctuary, AGN met or exceeded the standards of care developed by the Association of Shelter Volunteers. We view AGN as a home-like, peaceful environment that gives animals in need the sanctuary they deserve to heal.

I am more than happy to answer any questions you may have about our visit.

Sincerely,

Maggie McDowell
Founder, Sanctuary Watch
206-605-1298
maggie@sanctuarywatch.org

ANDREW KWAK & JULIANNA VROMAN
3634 NORTH 52ND STREET • PHOENIX, ARIZONA 85018
JVROMAN@GMAIL.COM • ANDREW.KWAK@GMAIL.COM

November 19, 2017

Dear friends and neighbors,

It is difficult to describe Animal Guardian Network (AGN) in words. This is not a place that easily lends itself to description. More than an animal shelter, it is a sanctuary, created by equal measures of love, compassion, care, and respect for all living beings.

We became members of the AGN family three years ago, when we moved to Arizona from New Jersey. From our first visit, we knew this was a special place. Over time, AGN has become a second home to us. It is a place where we can contribute to bettering the lives of once discarded animals, who in return, touch our lives beyond measure.

We had volunteered with other animal welfare organizations prior to AGN and while we tried our best to stay positive and advocate for the most vulnerable animals, we often left feeling despondent about the stressful living conditions and fate of those who were deemed “unadoptable.” AGN’s philosophy is different. Those “unadoptable” animals who were once abused, neglected, and abandoned through no fault of their own, are welcomed and loved. Many residents come with untreated, chronic medical conditions and finally receive the veterinary care they need and deserve. Those who are terminally ill receive the very best in hospice care.

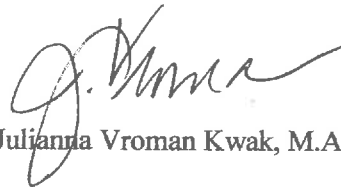
As professionals in the fields of medicine and psychology, we understand that it takes enormous amounts of dedication, time, and resources to heal broken bodies and souls. Carrie’s dedication to every single AGN resident is unwavering. The level of care each animal receives is second to none. We have seen that even when veterinary professionals had given up hope, Carrie did not, and miracles happened.

If we could all live in a peaceful place like AGN, without judgment, spreading love, compassion, and respect for all living beings, the world would be a more beautiful place. We consider ourselves blessed to be members of the AGN family and hope that you will welcome us into your community.

With warmest regards,



Andrew Kwak, MD



Julianna Vroman Kwak, M.A., Ed.S., LPC

Animal Advocates of Arizona

P.O. Box 9687

Phoenix, Arizona 85068

November 18, 2017

To Whom It May Concern:

It is a tremendous honor to be awarded the opportunity to speak on behalf of the vital efforts of Animal Guardian Network Sanctuary. In our organization's educational outreach, we come across an astounding number of animals in need, and we have seen the proof of what taking kind and gentle actions such as those of Animal Guardian Network Sanctuary mean not only to the animals they serve but to the citizens of Arizona and beyond. A comfortable, safe place to recuperate is exactly what the animals in their care require in order to heal and this is exactly what they get from this amazing sanctuary of hope. The sanctuary performs this painstakingly important work in a responsible manner, keeping immaculate sanctuary grounds, and taking great strides to provide a peaceful, nourishing, and tranquil setting for the animals and those human beings so very fortunate to get to experience this kind place. Furthermore, the sanctuary's ardent commitment to repurposing and recycling is witnessed throughout the property, and this only further demonstrates the sanctuary's commitment to the animals, and to the space that the sanctuary inhabits, and to this world as a whole.

It is no stretch to say that Animal Guardian Network Sanctuary has most definitely set the standard for high quality care. The animals receive the medical care they need starting on day one, the enrichment they are provided comes with each animal's individual needs in mind, and they receive proper nourishment so that they can recuperate to their healthiest and robust nature. And all of this is done with such care and educated understanding of what each of the rescued animals requires for optimum health.

That Animal Guardian Network Sanctuary is wishing to expand and offer further rehabilitation programs for animals in need is an incredible plus for the animals and for those that visit and volunteer at this sanctuary. It is without hesitation that we name this sanctuary as an inspiring place for anyone that seeks to learn and become fully aware of ways in which to create direct positive change for animals and humans alike.

Sincerely,

Veronica Soto,
President
Animal Advocates of Arizona

Animal Advocates of Arizona, a 501(c)(3) non-profit organization, was founded in 2008 and is dedicated to building a more compassionate world for all animals.

Elizabeth (Lisa) Hunt
p98 consulting, LLC
20701 N. Scottsdale Road
Suite 107-215
Scottsdale, AZ 85255

(480) 284-5914
lisa.hunt@p98consulting.com

November 16th, 2017

Camp Verde Town Council
473 South Main Street, Suite 102
Camp Verde, Arizona
86322

Dear Camp Verde Town Council Members,

Purpose of this letter is to request the Council's full support for Animal Guardian Network, and, to share my reasons for this request.

As a volunteer and/or financial supporter of animal conservation organizations (large and small) for the past 20 plus years, it is my opinion that Carrie Singer/Animal Guardian Network is truly an *exceptional* organization.

AGN provides not only refuge but a home, exceptional medical and nutritional care and an environment where these unwanted and abused animals can live out their lives in security and happiness.

I visit AGN's current residence as often as possible. While it is a sanctuary for the animals, I always drive home with the feeling that it is a much as sanctuary for me. I'm struck by the cleanliness, quiet and calmness of the ranch. One would think with many animals there would be noise, but it is quite the opposite. I believe it is because these unwanted souls know it's "home" and one where they finally "trust" human beings.

I am so impressed with Carrie's philosophy. She always puts the animal's best interest first. She only takes in animals that AGN can care for at the level they require and deserve. I so

respect not only the work she does but HOW she and the AGN team execute it.

AGN would be a great asset to Camp Verde. Personally, I look forward to many day and overnight visits to your town.

Thank you in advance for taking the time to read this letter and seriously consider Animal Guardian Network.

Sincerely,

Elizabeth (Lisa) Hunt

Managing Partner & Member
p98 consulting, LLC

To Camp Verde Town Council:

I'm writing this in regards to 2555 N. Arena Del Loma Road. Project #20170327

I was raised on a farm in Wisconsin, so I know what noise animals can make. I'm not against animals.

Here is a few questions.

OCT 3 '17 AM 8:19

1. Are they using well water?
2. Are animals penned up?
3. What will they do with waste?
4. Who pays for food, and light bill?
5. Does help get paid? If so by who?
6. Is there going to be a lot of traffic in and out?
7. Are they going to build house?
8. We had a place for ladies put near us now
9. I don't think we need something near us on other side of us.
10. I'm concerned what will be next?
11. We need some places in town for people to get JOBs, How about doing your JOB!
12. You never helped me when I was taken over by C.V.S. After 21 years working there, they took it all.
13. LOST Insurance four weeks vacation, I never received ANY help from council!

Lavona Turney

P.S. YOU DON'T WANT ME TO COME TO YOUR MEETINGS
I WOULD BE IN JAIL.

DRAFT MINUTES
Regular Session & Public Hearing
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY, NOVEMBER 9, 2017
6:30 PM

Because All Commission meetings will end at 9 PM, any remaining agenda items will be heard at the next Commission meeting.

1. Call to Order

Chairman B.J. Davis called the meeting to order at 6:30 p.m.

2. Roll Call

Chairman B.J. Davis, Vice Chairman Teresa Helm, Commissioners, Greg Blue, Bruce George, and Chip Norton were present. Commissioners Dave Freeman and Jim Hisrich were absent.

Also Present

Community Development Director Carmen Howard, Town Planner Melinda Lee, and Recording Secretary Jennifer Reed.

3. Pledge of Allegiance

Vice Chairman Helm 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 Commission so requests.

a. Approval of Minutes:

October 5, 2017, 6:30 p.m. Work Session & Public Hearing

b. Set Next Meeting, Date and Time:

Thursday, December 7, 2017

A motion was made by Commissioner George to accept the consent agenda as presented. The motion was seconded by Commissioner Blue. The motion carried unanimously.

5. Call to the Public for Items Not on the Agenda

No one from the public wanted to speak on items not on the agenda.

6. Public Hearing and Discussion regarding an application, submitted by Carrie Singer, representative for Animal Guardian Network, for a Use Permit for Agri-Tourism in an RR-2A Zoning District (Rural Residential, 2-Acre Minimum Lot Size) to establish an animal sanctuary and healing ranch. The property is located at 2555 N. Arena Del Loma Rd, on Parcel 403-19-007S, in Camp Verde, Yavapai County, Arizona.

Actions:

Declare Public Hearing Open: 6:32 pm

Call for Staff Presentation: Town Planner Melinda Lee

Town Planner Melinda Lee introduced Animal Guardian Network Representative Carrie Singer who was present in the audience. Ms. Singer proposes to establish a long term healing ranch and animal sanctuary on the subject property. Ms. Lee stated there will not be a high influx of animals coming in and out of the property because it is a life-long stay for the animals. The property is 17 acres in size, with adjacent meander land, and would include a care facility, chapel, barns, and pastures.

Ms. Lee reviewed the staff report and adjacent zoning with the commission. Ms. Lee stated this property is already zoned RR-2A, which allows for a Use Permit for Agri-Tourism. Most properties around this property are residential and the General Plan shows a preference for transitioning to a light commercial mix. She stated that this is a good transitional use for this location. Staff supports this project and requests the Commission recommend approval to the Town Council.

Staff recommended a couple of conditions be placed on the Use Permit. The first condition was to allow the applicant to self-manage the animal count on the property, as long as there were no issues from the neighbors. The current ordinance relies on a point system per acre based on the number and type of animal. Additionally, the Town Code only allows 6 dogs per parcel regardless of the size of the parcel. CCD Carmen Howard stated that the Commission could stipulate a review period to see how self-managing is working.

The second condition staff recommended was to restrict vehicular access beyond the entry gate to staff and deliveries and provide pedestrian access to the public for private, prearranged tours. This will help retain the residential nature and keep a rural feel to property.

Chairman Davis reviewed a letter from Mr. Lavonne Turnipseed. Ms. Howard stated the Mayor has already had a conversation with Mr. Turnipseed and has cleared up Mr. Turnipseed's concerns.

Call for Comments from the Public-

Representative Carrie Singer stated the Animal Guardian Network was established in 2009 to provide a better life for senior and special needs animals. The number of animals on the property at one time is based on resources and needs. She would like to offer private tours and have people spend time with the animals and learn about their needs. When asked if Ms. Singer would be providing tours to school children she replied that the animals she takes in are the type that need a quiet environment and school children may be too excited for the type of animals at the sanctuary.

Chairman Davis asked if restricting parking to the front of the acreage a problem. Ms. Singer stated that no this wouldn't be a problem because they operate with set appointments only and could have golf carts pick up visitors at the gate.

Commissioner George asked if the caretaker suite would be an RV. Ms. Singer replied that it would be prefab metal house. The caretaker would live in with the dogs, handling the around-the-clock care and special diets.

Chairman Davis asked what happens when an animal passes away. Ms. Singer stated the animal would be euthanized by a vet service, is taken away with vet, cremated, and the ashes brought back. Pet owners would be able to use the chapel to grieve.

Commissioner Blue welcomed Ms. Singer to the community. He asked about only allowing 6 dogs and asked could the commission allow more. Ms. Howard stated this is one of the recommended stipulations requested by staff, that the animal count be managed by the applicant. Then it could be reviewed to see if it is working after a period of time.

Commissioner Norton stated if the sanctuary creates a nuisance then the Use Permit could be revoked. He prefers to have a review period added to the Use Permit.

Commissioner Blue stated he wouldn't mind approving a larger number of dogs than allowed.

Chairman Davis asked Ms. Singer if she had an idea of how many animals she could take in. Ms. Singer stated that it is all based upon needs. They usually take in animals that have a 1% chance of survival. There was discussion about how the special care given to the animals restricts the number of animals they are able to keep. She currently has 25 older and special needs dogs that are kept indoors and nap most of the time. She added that she has never had a complaint since she started the Organization.

Chairman Davis reviewed the relevant issues expressed on the letter received by Mr. Lavonne Turnipseed.

Robert Myers (neighbor of the property) spoke in support of the application and stated there are not too many neighbors in the area right now, but he can still hear dogs barking throughout the neighborhood. He also stated that there are beavers that live in the river adjacent to the property and javelina who also roam freely. He said animals are a part of the area and was in support of the project.

Barry Church (neighbor of the property) is concerned with number of animals that may be on the property. He doesn't want too many dogs because they bark and smell. Mr. Church voiced his concerns about the applicant self-managing the number of animals housed on the property.

Commissioner Norton stated that with a Use Permit, if there are any nuisances, then the permit could be revoked -- it is permitted for that reason.

Chairman Davis stated that if there are any complaints going forward, neighbors can voice them to the town; if the issue is not resolved, the permit could be revoked.

Animal Guardian Network Representative Ilene Jamison stated that she understands what the neighbors are concerned with, however, the dogs that would be on the property are older and quiet. They are napping dogs and only go outside to do their business and then come back in.

Chairman Davis asked Ms. Singer what she would do if there was a problem dog. Ms. Singer stated that this a hands-on facility and someone is with the dogs at all times. Nuisance barking would not be tolerated.

Randa Clark (neighbor of the property) also stated her concerns about the number of animals and believes there is a regulation on the number of animals for a reason. She also does not feel the applicant should self-manage the amount of animals housed at the facility.

Chairman Davis asked Ms. Singer to estimate how many dogs she may be able to handle. Ms. Singer guessed around 50.

Ms. Howard stated that Ms. Singer has the ability to use the property as a residence with animals and doesn't need a use permit for this use as long as she stays within the count, which is based on a point system per acre. Ms. Singer is asking for a Use Permit to expand the use from current code regulations. If we restrict her now, a revision later would cause her to pay another \$1800.00 to revise her permit. Placing restrictions on her animal counts would make it difficult for her to properly manage the Sanctuary, since the number and types of animals that will be on site will fluctuate. The recommendation is to request a review at a later date to make sure the facility is being managed well.

Chairman Davis asked if Ms. Singer would take in strays or animals that people generally don't want anymore. Ms. Singer stated that this is not "open intake" like a pound, but a sanctuary for animals with special needs or in need of hospice care. If they receive calls about other types of animals, they have resources they use to find placement for them elsewhere.

Karen Church (neighbor of the property) stated just a few horses can be smelly. She worries about flies and the smell.

Commissioner Helm asked if they would be working with the local shelter and animal control. Ms. Singer stated that they will have open communication with them and approximately 1500 organizations.

Commissioner George has problem with allowing 50 dogs and doesn't want to ignore the ordinance.

Commissioner Norton would let Ms. Singer self-manage the number.

Commissioner Helm asked the commission if they would consider a lower number. Maybe approve 35-40 dogs instead of 50.

Call for Staff Rebuttal/Clarification, if appropriate – Staff recommends self-management with a review period.

Declare Public Hearing Closed at 7:32pm

Call for Commission Discussion: None

Call for Staff Comments: None

- Possible Recommendation to the Town Council regarding an application, submitted by Carrie Singer, representative for Animal Guardian Network, for a Use Permit for Agri-Tourism in an RR-2A District (Rural Residential, 2-Acre Minimum Lot Size) to establish an animal sanctuary and healing ranch. The property is located at 2555 N. Arena Del Loma Rd, on Parcel 403-19-007S, in Camp Verde, Yavapai County, Arizona.**

Actions:

▪ **Call for Motion**

A **motion** was made by Commissioner Blue to go by the recommendation by Staff and let Ms. Singer self-manage the number of animals allowed. The motion was seconded by Commissioner Norton.

▪ **Call for Discussion of Motion**

Commissioner George would like to lower the number of dogs to 35 and add an inspection requirement after a 6-month period.

Commissioner Blue believes that 50 dogs will not be running around on their last week of their lives. Hospice care is special, and it takes people of a special caliber to take on this task. He says to think big and make the dogs comfortable.

Commissioner Norton stated if the Commission limits the number of dogs to 35 on Special Use Permit, then if they wanted to have more dogs in the future, they'd have to pay \$1,800 to request an increase. This would be a costly request. He also feels a 6-month review period might not be long enough to tell if it is working or not.

▪ **Call for the Question**

Commissioner Norton withdrew his second so Commissioner Blue could restate the motion. **A motion** made by Commissioner Blue to go by the recommendation of Staff self-managing the animal count and add a review in 12 months. A second was made by Commissioner Norton. Motion failed with 2 yes (Norton & Blue) and 3 no (Davis, Helm & George).

A motion made by Commissioner George to use the current point system for farm animals and allow up to 40 dogs, add a 12 month review, and add a gated entry. The motion was seconded by Vice Chairman Helm. The motion passed unanimously.

8. Discussion, direction to staff, and possible action relating to principal/primary buildings being required on commercial and industrial parcels – Resource: CDD Carmen Howard

CDD Carmen Howard explained that this item was requested by a community member who has a commercial use on a piece of property, but has no primary use building with facilities. Ms. Howard stated that staff doesn't support the use of property without having a primary use, which would be an office with a restroom. There were previous issues with lots being used for storage without such facilities where persons on the property urinate out in the open. Chairman Davis asked if it could be a unisex facility. Ms. Howard said yes but it has to be handicap accessible. Chairman Davis asked if there are other regulations. Ms. Howard stated there is a minimum size according to the Building Code, and it has to be hooked up to septic/sewer, water, and electricity. The Commission could consider requiring a porta john on industrial properties. Residential uses require a primary use, unless it is 2 acres and above. In that case, accessory uses may be placed on the lot to store equipment to maintain the acreage. She added that her concern is whether or not the Town wishes to have open storage lots along the highway.

Ms. Howard stated staff is looking for direction if the Commission wants to amend this code. Chairman Davis and the Commission agreed they do not want this code changed.

9. Discussion, direction to staff, and possible action relating to recreational vehicles as caretakers' quarters with a Temporary Use Permit. – Resource: CDD Carmen Howard

CDD Carmen Howard stated this issue has been resolved.

10. Current Events

Vice Chairman Helm stated that starting Friday, November 10th, from 4pm-7pm the Verde Valley Photographic Society be having an open house exhibit at the library. She invited everyone to stop by.

Commissioner George stated the Old Guys Group have spread trailer loads of mulch at the Animal Impound, to protect dogs' paws during the summer time.

Chairman Davis thanked commissioners for handling the Animal Sanctuary item well.

11. Staff Comments
None

12. Adjournment

A motion was made by Commissioner Blue to adjourn the meeting. The motion was seconded by Commissioner Helm. The **motion** carried unanimously. The meeting was adjourned at 8:03 PM.

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Regular Session & Public Hearing of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 9th day of November 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 9th day of November 2017.

Jennifer Reed

Jennifer Reed, Recording Secretary

DRAFT