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**MINUTES  
TOWN OF CAMP VERDE  
REGULAR SESSION  
MAYOR AND COUNCIL  
473 S. MAIN STREET, SUITE 106  
WEDNESDAY, DECEMBER 6, 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.** The meeting was called to order at 6:30 p.m. Mayor German presided.
2. **Roll Call.** Council Members Jackie Baker, Buck Buchanan, Dee Jenkins, Brad Gordon, Robin Whatley; Vice Mayor Jessie Murdock; and Mayor Charles German were present.

**Others Present:** Manager Russ Martin, Town Clerk Judy Jones, Community Development Director Carmen Howard and Recording Secretary Marie Moore

3. **Pledge of Allegiance.** Led by Mayor German.

4. **Consent Agenda**

- 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]**

Councilmember Jackie Baker made a motion to approve the consent agenda as presented, seconded by Vice Mayor Jessie Murdock.

Councilmember Gordon asked for an overview on 4.c. Town Manager Martin explained this was the remnant piece from the Town Sports Park parcel. The sale of the property has been approved by Council but an ordinance was requested as the official action to sell it.

The motion passed unanimously.

5. **Special Announcements and presentations. None.**
6. **Call to the Public for items not on the Agenda. (Please complete Request to Speak Card and turn in to the Clerk.)**

Dale Elsner spoke on a problem with Camp Verde Mini Storage and their 24/7 operation creating a high crime situation and homeless camp.

Sheila Stubler announced a special event – Candlelight Tours at Fort Verde.

7. **Business: Legal action can be taken.**

- 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]

There was council discussion on whether they would consider support of this issue through a resolution.

Councilmember Whatley made a motion to adopt the resolution to support the bump stock ban. Councilmember Baker seconded. The motion failed by a 3-4 vote, Councilmembers Jenkins, Gordon, Vice Mayor Murdock and Mayor German voting against.

- 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]

Town Manager Martin gave an overview explaining staff is comfortable with taking this on as an ongoing project for a new town park.

Public comment was taken on this item.

Donna Moody spoke in support of this consideration; Firewise grants being obtained for fire hydrants; working together on the park.

Councilmember Gordon spoke about developing the park in time, but prioritizing for the sports park now and expenditure concerns for any unanticipated costs.

Councilmember Whatley spoke in support of allowing the transfer of ownership and doing something for these Town citizens.

Councilmember Jenkins spoke on the uniqueness and beauty of the location but wanting assurance this park can be managed along with the development of the sports complex, at the same time.

TM Martin assured they can manage this with existing resources and future council will deal with future Verde Lakes Park development.

Councilmember Baker spoke on the liability with ownership of this park and fiscal responsibility.

Councilmember Buchanan spoke on his concerns with cost to take on another park; original need for fire suppression no longer an issue; residents' response to increased traffic and public use.

TM Martin was asked for his recommendation. Mr. Martin spoke on the park

serving the area; staff resources are available.

Vice Mayor Murdock asked about assistance if a natural disaster at the Verde Lakes if it is not Town-owned; TM Martin explained federal resources come after local resources are exhausted.

VM Murdock asked about water rights. TM Martin explained the Town is not part of the water distribution formula, will not be filling the ponds or getting involved in the Judge Mackey decision.

Mayor German spoke on the positive aspects of working with the Verde Lakes Recreation Committee: existing 501C3; committee understands where they are; Council controls budget annually; wants to see the transfer step with future considerations for the community and future council. He is in favor of this next step.

Councilmember Whatley made a motion to transfer 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. Vice Mayor Murdock seconded the motion.

TM Martin asked for an addition to the motion to include the mayor or vice mayor as the authorizing signer for the paperwork. Vice Mayor Murdock withdrew her second to allow the original maker of the motion to continue her motion.

Councilmember Whatley added to her motion the authorization for the Mayor or Vice Mayor to sign the paperwork necessary to acquire legal title to the properties known as the Verde Lakes Ponds. Vice Mayor Murdock seconded the motion. It was approved 4-3 vote in favor Councilmembers Gordon, Buchanan and Baker voting against.

### **7.3. Discussion regarding Howards Road drainage and direction to the Mayor for next steps. [Resource: Mayor Charles German]**

Mayor German reviewed the maps showing the Howards Road drainage area and what he wishes to propose to the Forest Service to consider; allowing the Town to pay for a resurveying of the area (Howards Rd), to enable the town to fix its roadway.

Councilmember Baker asked about the maintenance of the roadway and the town's responsibility to keep it up.

TM Martin gave an overview explaining the road is on the Forest Service land and the town needs to own the property to do the repairs needed.

VM Murdock stated her support of the Mayor in working with the Forest Service on this issue. Council agreed, reaching consensus to allow the Mayor to move forward on this issue with the Forest Service.

## **8. Public Hearing Agenda. Public hearing, discussion and possible action.**

### **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.**

Town Clerk Judy Morgan explained this is an application to transfer an existing liquor license for Circle K Stores to its new location at 752 Finnie Flat Road.

**8.1.2. Public Hearing Opened**

The public hearing was opened at 7:32 p.m. No comments were received.

**8.1.3. Public Hearing Closed**

The public hearing was closed at 7:32 p.m.

**8.1.4. Council Discussion and possible action.**

Councilmember Baker made a motion to approve 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. It was seconded by Councilmember Jenkins and approved unanimously.

**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**

Town Clerk Morgan gave an overview on the application. This is for a new liquor license application for Rhonda Marie Tilton-Dollar Store for a Class 10 Liquor License (Beer and Wine Store), application #10133320 located at 2775 Verde Lakes Drive, Camp Verde, AZ.

**8.2.2. Public Hearing Opened**

The public hearing was opened at 7:33 p.m. No comments were received.

**8.2.3. Public Hearing Closed**

The public hearing was closed at 7:33 p.m.

**8.2.4. Council Discussion and possible action.**

Councilmember Gordon made a motion to approve the 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. It was seconded by Councilmember Baker and approved unanimously.

**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**

Community Development Director Carmen Howard gave an overview explaining all requirements have been completed. Comments were received, 3 opposed and 1 in favor with 76 letters of support provided from the applicant.

Mayor German clarified the responsibility of the use permit continuing is on the applicant.

CDD Howard explained she is recommending expanding the number of animals set by the Planning and Zoning Commission to a number that would allow them to perform the rescue business.

**8.3.2. Public Hearing Opened**

The public hearing was opened at 7:43 p.m.

Applicant's agent Bill Feldmeyer spoke on this being a second location; it is an ideal site; Camp Verde has an Agri-Business designation; business will improve other businesses in town; has a Social Network following of 10k; meets the criteria set forth in the General Plan. He spoke on staff allowing self-managing the amount of animals and frequent reviews; traffic being limited, employees and deliveries.

Ilene Jamison and Diana Gogan spoke on the reason for the business/rescue. Ms. Jamison shared a neglected dog story with a happy outcome at the rescue.

Jennifer Burgess spoke in support of the rescue.

Cheryl Young spoke in support of the rescue and works with the volunteers. She stated it was a great community addition.

Carrie Singer, Applicant, spoke on how the rescue has grown from dogs only to include farm animals. She spoke on Camp Verde's community sense; working together; no chemicals on the property and the site being by the river.

Lisa Hunt supports AGN and other animal groups. She spoke on AGN's unique mission and execution of it.

BJ Davis spoke as a citizen of the community, supporting the rescue. He reported on visiting the Cave Creek rescue location and the high level of care and maintenance of the property; animals being friendly, and quiet. He spoke on offering the rescue flexibility with their use permit to provide the assistance necessary with review of it ongoing.

Barry Church opposed self-monitoring as he doesn't feel it offers checks and balances in the process.

Randa Clark opposes the rescue location as a neighbor and has concerns about keeping rules, number of animals kept, self-governing. Asked Council to consider the neighbors of this property.

Ron Posten spoke in support of the rescue and having the property used. He talked of strays already in the area and liked the chapel for "lost" animals.

### **8.3.3. Public Hearing Closed**

The public hearing was closed at 8:19 p.m.

### **8.3.4. Council Discussion and possible action.**

Councilmember Gordon asked the applicant about the number of animals on their existing 1.45 acres. Ms. Singer explained they have 45. CM Gordon would have liked to hear from the Cave Creek neighbors. Ms. Singer explained she has 3 new neighbors.

Vice Mayor Murdock spoke on the use permit allowing something not zoned and the opportunity for checks and balances, review and questions anytime throughout the year. CDD Howard agreed if they received complaints they would investigate.

VM Murdock asked if improvements (development) would require permits as well as storm-water drainage. CDD Howard confirmed this to be true, requiring it to be done to code and monitored. VM Murdock spoke in support of the use permit.

CM Gordon asked for clarification about the stipulations made in the Planning and Zoning Commissions recommendation to council. CDD Howard is recommending removing the animal counts; the code counts for large animals and for 40 dogs. The use permit allows for the self-managing of animal counts.

Councilmember Baker asked for the best way to handle the approval with change to the P&Z recommendation from the attached resolution. There was discussion on review stipulation (not needed for a use permit); whether to allow the use permit for 6 or 12 months.

Councilmember Baker made a motion to approve Resolution 2017-992 a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, for the 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 (with staff's stipulations) to allow for Agri-Tourism in a residential neighborhood zoned R-R (Residential-Rural) for the purpose of an animal sanctuary and healing ranch. Councilmember Buchanan seconded the motion.

There was discussion on the acreage of the subject property. The resolution is for the 17-acre lot not the full 21-acres (one parcel in application with second parcel to stay native). The motion passed by unanimous approval.

Council took a short break recessing at 8:45p.m. Council reconvened at 9:00 p.m.

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

There was no public comment received.

### **10. Council Informational Reports.**

Councilmember Whatley spoke on the Intergovernmental Meeting; Homeless

Coalition. She announced a meeting in Cottonwood at Spectrum Health on December 11<sup>th</sup>. She attended the Christian School Breakfast.

Councilmember Buchanan gave no report.

Councilmember Jenkins spoke on attending the Christian School Breakfast too.

Mayor German spoke on the Friends of Verde River in Sedona he attended with CM Buchanan; expanding business (water credits) and The Nature Conservancy (TNC).

Vice Mayor Murdock spoke on the Intergovernmental meeting; Women of Verde Valley Children's Fund; Parade Saturday night, no fee and Craft Bazaar from 10-4; Grasshopper Basketball, complimenting town staff who assist.

CM Gordon also attended the Intergovernmental Meeting; ban on plastic bags and having fines for littering.

CM Baker spoke on the retreat for the Risk Pool. She will report later on this specifically. She attended a Teleconference with the Transportation Policy Advisory Committee (TPAC) for Northern Arizona Council of Governments (NACOG).

**11. Manager/Staff Report**

Town Manager Martin spoke on the Wednesday, December 13<sup>th</sup> Work Session to discuss the CDBG projects and special events, at 5:30 p.m.; Friday the 15<sup>th</sup> a special meeting will be held at 8:00 a.m. to discuss the Town Manager contract. He will not provide anything in advance of that meeting. He spoke on the Refinance of the WIFA loan on Wednesday December 13<sup>th</sup>, and moving forward with the sewer money. Bonds go to public sale tomorrow (6.7 million). The town has a AA- credit rating; interest rates are good at 3.6-3.7 percent for 27-28 years.

Councilmember Baker thanked the staff for the beautiful Christmas decorations, especially the roadway decorations.

TM Martin reminded Council the Christmas party/dinner is December 16<sup>th</sup> at 5PM at the Town Library.

Mayor German thanked the Council for their good conversations and questions at tonight's meeting.

**12. Adjournment. The meeting was adjourned at 9:01 p.m.**

  
\_\_\_\_\_  
Mayor Charles German

  
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Attest: Judy Morgan, Town Clerk

**CERTIFICATION**

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Regular Meeting of the Town Council of Camp Verde, Arizona, held on December 6, 2017. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 4<sup>th</sup> day of January, 2017.

  
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Judy Morgan, Town Clerk