



It's in your hands ~ "Build a stronger community – Shop Locally"

**AGENDA  
REGULAR SESSION  
MAYOR AND COUNCIL  
COUNCIL CHAMBERS · 473 S. Main Street, Room #106  
WEDNESDAY, FEBRUARY 6, 2013  
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**
2. **Roll Call**
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) January 23, 2013 – Council Hear Planning & Zoning Matters
    - 2) January 16, 2013 – Regular Session
  - b) **Set Next Meeting, Date and Time:**
    - 1) February 20, 2013 at 6:30 p.m. – Regular Session
    - 2) February 27, 2013 at 6:30 p.m. – Council Hears Planning & Zoning Matters
    - 3) March 6, 2013 at 6:30 p.m. – Regular Session
    - 4) March 20, 2013 at 6:30 p.m. – Regular Session
    - 5) March 27, 2013 at 6:30 p.m. – Council Hears Planning & Zoning Matters
  - c) **Possible approval of applications for Wine Festival License/Wine Fair License for Alcantara LLC, Arizona Stronghold Vineyards, Bitter Creek & Jerome Winery, Burning Tree Cellar, Caduceus Cellar, Carlson Creek Vineyard, Fire Mountain Wines, Granite Creek Vineyards, Javelina Leap Estate Vineyard, Kokopelli Winery, Oak Creek Vineyard & Winery, Page Springs Cellars, and Gallifant Cellars. The applicants will participate in the Pecan and Wine Festival being held on February 15<sup>th</sup>, 16<sup>th</sup>, and 17<sup>th</sup>, 2013, to be held at 395 S Main Street. Staff Resource: Debbie Barber**
  - d) **Possible approval of renewal of a Facility Use Agreement between the Town of Camp Verde and Yavapai Community College for use of room 206/207 for dance lessons offered through Yavapai Community College. Staff Resource: Michael Marshall**
  - e) **Possible approval of recommendations to move the monies in the LGIP-HURF (#91826) account into the LGIP-General account (#91825) and subsequently close the LGIP-HURF account. Staff Resource: Mike Showers**
  - f) **Possible approval of Resolution 2013-882, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona adopting the Yavapai County Multi-Jurisdictional Hazard Mitigation Plan 2011. Staff Resource: Marshal Gardner**
  - g) **Possible approval of Resolution 2013-883, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona pertaining to certain exemptions for motor vehicles used by the Marshal's Office and superseding Resolution 2011-841. Staff Resource: Marshal Gardner**
  - h) **Discussion, consideration, and possible approval of a lease agreement with Verde Lakes Water Corporation for use of the neighborhood park/picnic area located at 2867 E. Verde Lakes Drive. Staff Resource: Russ Martin**
5. **Special Announcements & Presentations** – There are no special announcements or presentations.

6. **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.
7. **Call to the Public for items not on the agenda.**
8. **Discussion and consideration of options and possible approval of the final scope of a new library and authorization to pursue adequate funding for that determined scope.** Staff Resource: Kathy Hellman
9. **Discussion, consideration, and possible approval to appropriate monies to the Chamber of Commerce in the amount of \$7,500 to repay fees plus interest that the Chamber paid to assist in the purchase of the Oasis Road property located at the intersection of SR 260 and Oasis Road.** Staff Resource: Russ Martin
10. **Possible approval of Resolution 2013-880, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, establishing Council salary amount (\$250 per month) and superseding Resolution 2002-511.** Note: the salary increase will become effective July 1, 2013. Staff Resource: Russ Martin
11. **Call to the Public for items not on the agenda.**
12. **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.
13. **Adjournment**

Posted by:



Date/Time:

1-31-2013

11:45 a.m.

*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.

401

**DRAFT**  
**MINUTES**  
**COUNCIL HEARS PLANNING & ZONING MATTERS**  
**MAYOR AND COUNCIL**  
**COUNCIL CHAMBERS**  
**WEDNESDAY, JANUARY 23, 2013**  
**6:30 P.M.**

Minutes are a summary of the actions taken. They are not verbatim.  
Public input is placed after Council motions to facilitate future research.  
Public input, where appropriate, is heard prior to the motion

1. **Call to Order**  
The meeting was called to order at 6:30 p.m.
2. **Roll Call**  
Mayor Burnside, Vice Mayor Kovacovich, Councilors Whatley, George, Jones and German were present; Councilor Baker was absent.  
  
**Also Present:** Town Manager Russ Martin, Community Development Director Mike Jenkins, Asst. Planner Jenna Owens, and Recording Secretary Margaret Harper
3. **Pledge of Allegiance**  
The Pledge was led by Owens.
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 Session – January 9, 2013
  - b) **Set Next Meeting, Date and Time:**
    - 1) January 30, 2013 at 4:30 p.m. – CIP Work Session
    - 2) February 6, 2013 at 6:30 p.m. – Regular Session
    - 3) February 20, 2013 at 6:30 p.m. – Regular Session
    - 4) February 27, 2013 at 6:30 p.m. – Council Hears Planning & Zoning Matters

On a motion by Kovacovich, seconded by George, the Consent Agenda was unanimously approved as presented.
5. **Special Announcements & Presentations.**  
There were no special announcements or presentations.
6. **Council Informational Reports**

**Whatley** said she attended the second year of the Martin Luther King march in Camp Verde, bigger this year and a very organized event. Following the march, there were opportunities to sign up to participate in various public service projects; Whatley anticipates that the event will be even bigger and better next year.

**George** commented that he picked up trash that day.

**Jones** reported on her attendance at the Chamber of Commerce Board of Directors meeting on Tuesday; the main topic discussed involved the status of their funds; Freeman has resigned and new Board members and volunteers are being sought. Linda Harvey, office secretary, has also resigned, and they are looking to fill that position as well.
7. **Call to the Public for items not on the agenda.**  
There was no public input.
8. **Public Hearing and discussion, consideration, and possible approval of Ordinance 2013-A387, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona adopting an amendment to the**

**Zoning Map of the Planning & Zoning Ordinance for parcel 404-26-032 consisting of approximately 1.31 acres from R1-10 (Residential) to a zoning of RS (Residential and Services). The location of the property is 671 S. 4<sup>th</sup> Street. Staff Resource: Mike Jenkins**

On a motion by Burnside, seconded by German, the Council unanimously approved Ordinance 2013-A387, as recommended by the Planning & Zoning Commission.

#### **STAFF PRESENTATION**

Asst. Planner Jenna Owens reviewed the background of the subject property, Sunland RV Park, now owned by Gregory Blue, who purchased the property with the intent of providing long term and affordable housing. Pursuant to the current Planning & Zoning Ordinance, the existing R1-10 zoning does not allow for Recreational Vehicle Parks. Mr. Blue would like to bring the property into compliance and make improvements; by rezoning to the RS District, Recreational Vehicle Parks would be allowed, with a Use Permit. Following approval of the Zoning Map Change, an application for a Use Permit will be submitted to set stipulations for the use of the property. Once the Zoning Map Change and Use Permit are in place, the parcel will be in compliance with the current Planning & Zoning Ordinance.

Owens added that the applicant and staff have completed the required notifications to Agencies and adjacent property owners. The required public meeting was held on October 18, 2012, in order for the property owners to express their concerns and comments, none of which was directly related to the Zoning Map Change; those comments were noted in the staff report that was included in the agenda packet.

The Planning & Zoning Commission held a meeting on January 3, 2013, and a formal recommendation to Council was made to approve the Zoning Map Change as requested. In conclusion, this property has been out of compliance for some time, and approval of the requested Zoning Map Change to RS will bring this property into compliance with the current Planning & Zoning Ordinance.

#### **PUBLIC HEARING OPEN**

**Ed Collins** said he understands that questions are not allowed at these meetings, but he just needs someone to define what is meant by "services," as in "residential and services" in a residential area; what services would that include.

Burnside requested Jenkins to respond to the question. Jenkins noted that, first of all, the area is residential, and secondly, it allows for services, but not those commercial services that create a negative impact on surrounding neighborhood areas. The RS zone allows certain services; for instance, bed and breakfast, community parks, educational institutions, residential businesses, historical landmarks, nursing homes, offices, to list a few. Mr. Collins had no further questions.

There was no further public input.

#### **PUBLIC HEARING CLOSED**

##### **Council Discussion**

Burnside opened the discussion with a request to staff to define "a Recreational Vehicle Park," as it is defined in the Town Code. Owens replied that there is only a definition for "Recreational Vehicle." Burnside said his concern is that the subject property is being referred to as a Recreational Vehicle "Park" when there is nothing in the Town Code that defines such. He asked will it be a Mobile Home Park, Travel Trailer Park, will the size of the vehicle or length of stay be considered? Owens explained that when a Recreational Vehicle Park is being applied for, the Town Code specifies the size required for each space, and in applying for a Use Permit, a Letter of Intent from the applicant is required, and length of stay would be considered. Burnside said that the discussion at the time of applying for a Use Permit promises to be interesting, and requested that staff do some research regarding his questions.

9. **Call to the Public for items not on the agenda.**  
There was no public input.
10. **Manager/Staff Report**  
There was no Manager/staff report.
11. **Adjournment**  
On a motion by German, seconded by Jones, the meeting was adjourned at 6:45 p.m.

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Bob Burnside, Mayor

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Margaret Harper, Recording Secretary

**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 Session of the Town Council of Camp Verde, Arizona, held on the 23<sup>rd</sup> day of January 2013. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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Debbie Barber, Town Clerk

**DRAFT**  
**MINUTES**  
**REGULAR SESSION**  
**MAYOR AND COUNCIL**  
**COUNCIL CHAMBERS**  
**WEDNESDAY, JANUARY 16, 2013**  
**6:30 P.M.**

Minutes are a summary of the actions taken. They are not verbatim.  
Public input is placed after Council motions to facilitate future research.  
Public input, where appropriate, is heard prior to the motion

1. **Call to Order**  
The meeting was called to order at 6:30 p.m.
  
2. **Roll Call**  
Mayor Burnside, Vice Mayor Kovacovich, Councilors Whatley, George, Baker, Jones and German were present.  
  
**Also Present:** Town Manager Russ Martin, Community Development Director Mike Jenkins, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper
  
3. **Pledge of Allegiance**  
The Pledge was led by Jones.
  
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) There are no minutes for approval.
  - b) **Set Next Meeting, Date and Time:**
    - 1) January 23, 2013 at 6:30 p.m. – Council Hears Planning & Zoning Matters
    - 2) January 30, 2013 at 4:30 p.m. – CIP Work Session
    - 3) February 6, 2013 at 6:30 p.m. – Regular Session
    - 4) February 20, 2013 at 6:30 p.m. – Regular Session
    - 5) February 27, 2013 at 6:30 p.m. – Council Hears Planning & Zoning Matters
  - c) **Possible approval of Resolution 2013-878, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, calling the 2013 Regular/Special Election for March 12, 2013, and setting the purpose of the election (election of Mayor and four Council members and submitting the question of accepting trusteeship of the Camp Verde Sanitary District.)** Staff Resource: Debbie Barber
  - d) **Possible approval of a proclamation declaring “January 21, 2013 as Martin Luther King Jr. Day of Service”.** Staff Resource: Debbie Barber

On a motion by Kovacovich, seconded by Baker, the Consent Agenda was unanimously approved as presented.
  
5. **Special Announcements & Presentations.**
  - **Presentation of a Certificates of Appreciation to Joe Butner and Al Roddan in recognition of the valuable service they provided while serving on the Planning & Zoning Commission (Butner) and the Board of Adjustments and Appeals (Roddan).** Staff Resource: Mike Jenkins
  - **Welcome to New Businesses:**
    - ❖ Copperstar Shooting Range – Camp Verde
    - ❖ Little Stepping Stones Day Care – Camp Verde
    - ❖ Energy Savings Heating – Prescott
    - ❖ Blanchard Construction, LLC – Sedona
    - ❖ Mike’s Floor Covering, LLC – Munds Park
    - ❖ Harmon Electric, Inc. – Phoenix

Burnside announced that Certificates of Appreciation were to be presented to Joe Butner and Al Roddan in recognition of their service on the Planning & Zoning Commission and the Board of Adjustments & Appeals, respectively. They were not present; however, Community Development Director advised the Council that the Certificates had been mailed to the recipients. Burnside then welcomed the new businesses, as listed.

6. **Council Informational Reports.**

**George** reported on his attendance at a general meeting of the Verde River Basin Partnership; Vincent Randall, former Chairman of the Yavapai-Apache Nation spoke on how precious and sacred their people regard water, and his hope of keeping the water flowing in the Verde River. George distributed flyers regarding the upcoming Chili Cook-Off to be held by the Education Foundation Committee on February 19, at the Unified School.

**Baker** wanted to especially thank Superior Court Judge Mike Bluff for the recent ruling on bath salts and Spice that is going to help all aspects of law enforcement.

7. **Call to the Public for items not on the agenda.**

(Comments from the following individual are summarized.)

**Traci e Schimikowsky**, Operations Manager for Verde Valley Caregivers, explained that they are a non-profit organization that serves the Sedona-Verde Valley Region providing programs and services to support adults in need of assistance in maintaining their independence. Ms. Schimikowsky outlined the overwhelming number of requests for help and the lack of volunteers available. A Volunteer Orientation recruitment session is scheduled for February 5, 2013, from 9:00 a.m. to 11:00 a.m. at the Camp Verde Marshal's Office; she urged everyone to seriously consider volunteering and help make a difference for their neighbors who need assistance.

There was no further public input.

8. **Quarterly reports and possible discussion from the following:**

- a) **Board of Adjustments and Appeals** Staff Resource: Mike Jenkins
- b) **Planning & Zoning Commission** Staff Resource: Mike Jenkins
- c) **Ft. Verde State Parks** Staff Resource: Russ Martin
- d) **Presentation and update by the Camp Verde Chamber of Commerce**

Jenkins presented the Quarterly Report for the Board of Adjustments and Appeals; there were no applications approved or submitted; Jenkins reviewed the items addressed by the Planning & Zoning Commission on October 4, 2012, and on November 1, 2012.

Martin said he had a draft of a new agreement with the Fort Verde State Park; the agreement that had been in effect lapsed in December, and for the time being they are handling the operations on their own and until a new agreement is signed, probably next month. Sheila Stubler then presented the Quarterly Report for the Park, including regular events, current improvements, and ideas for future activities. Ms. Stubler also distributed flyers for upcoming events.

Steve Goetting reported on the activities of the Camp Verde Chamber of Commerce, including mixers and an increase in membership, and handed out flyers on upcoming events. Goetting commented on the hiring of Steve Ayres as the new Economic Development Director, the number of applicants for the position, and the Chamber looking forward to helping with the business incubator proposal. Goetting said the Chamber Board would be approaching the Council regarding a partnership on the property at 260 and Oasis. He also described an upcoming River Fest Event in March.

9. **Discussion, consideration, and possible direction to staff to prepare a resolution increasing the \$50.00 per month Council salary.** Staff Resource: Russ Martin

On a motion by Baker, seconded by George, the Council **voted 6-1** to prepare a resolution increasing Council salary to \$250 a month, and bring the resolution back to the next meeting for consideration, with **German opposed**.

Martin explained that any proposed change would not take effect until the next Council. He said that State law precludes a Council giving itself a raise; however, budgets will be addressed shortly so this would be a good time to consider a change. Martin commented on people wanting to help serve their community, but concern that there may be a burden on their finances in doing so. Martin described instances where the members have had to use their own funds in representing the community as elected officials. Staff is suggesting a range of \$250-\$300, and would like direction from the Council on the issue.

#### **PUBLIC INPUT**

(Comments from the following individuals are summarized.)

**Steve Goetting** expressed his opinion that the members are grossly underpaid for what they contribute to the Town.

**Brad Gordon**, who will be a new member on the Council, said he had no expectations of being paid for the job, but does feel the stipend should at least be something more than \$50 a month.

**Charlie German** said he feels it is important to begin to establish a reasonable amount, since other communities have; the cost of gas alone is significant.

There was no further public input.

Each Council member expressed an opinion based on experience as well as concern about public perception. Baker commented that from the standpoint of respect, many times people equate what you are doing with compensation received, and she believes there should be an increase as proposed. George referred to the "shocking" amounts paid to Council members of other communities; an increase might help toward getting more people interested in serving Camp Verde. German said she has difficulty considering an increase; times are hard for people, they are being asked to put up with a lot; she personally cannot favor an increase for that reason. Whatley commented on the problem of getting people to run for the office, and questioned whether part of the reluctance might be the anticipated related expense of serving; she also pointed out the expense of attending events and meetings, as well as paying for memberships to show support for organizations. George suggested as an alternative that any increase be deferred until January 2014 in order to build up funds in the budget. Kovacovich said that probably it should be raised a little bit; it will still basically be a volunteer job. Jones said she agrees with what she believes is the majority opinion, and stressed the importance of being able financially to help make a difference for the community; she would support an increase, but she also found the issue of the Council increasing the pay for themselves was very awkward. Martin assured the Council that the funds to cover the proposed increase do exist in the budget; the issue is not a political one and this is the perfect time to consider the raise, and he would appreciate direction from the Council in order to move forward. Burnside said he believes that the consensus of the majority is to move on and look at the issue again, in the form of a resolution.

#### 10. **Call to the Public for items not on the agenda.**

(Comments from the following individuals are summarized.)

**Sheila Stubler** wanted to bring to the attention of the Council an error in one of the flyers she had distributed; the fee for adults for the Buffalo Soldiers event will be \$5.00. She also invited all bakers to participate in the pecan pie contest at the Pecan & Wine event.

**Adrienne Martin**, with the Yavapai County Americorps Project wanted to remind everyone about the Martin Luther King Day is right around the corner, on January 21; the parade will commence at 11:30 a.m., leaving

from the parking lot at the Horn Saloon. There will be ABC 15 coverage of the event. She personally invited the Mayor to attend and read the formal Proclamation.

**Carol German** announced the AARP Tax-Aide Program to again be held at the Camp Verde Senior Center; it is free, and is all done by volunteers who have had extensive training and are certified each year. German also announced the January 26-27 BeneVet bowling event that benefits veterans; teams are invited to participate.

There was no further public input.

11. **Manager/Staff Report**

Martin gave an update on the Capital Improvements Plan that had been included in the members' computers, and will be on the website tomorrow. The members will be asked for decisions or directions at the meeting scheduled for January 30 including prioritizing projects, leading into budget time.

12. **Adjournment**

On a motion by Baker, seconded by Jones, the meeting was adjourned at 7:21 p.m.

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Bob Burnside, Mayor

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Margaret Harper, Recording Secretary

**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 Session of the Town Council of Camp Verde, Arizona, held on the 16<sup>th</sup> day of January 2013. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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Debbie Barber, Town Clerk

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Town of Camp Verde

**Agenda Item Submission Form – Section I**

**Meeting Date: February 6<sup>th</sup> 2013**

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

**Requesting Department:** Clerk's Office

**Staff Resource/Contact Person:** Deborah Barber

**Agenda Title (be exact):** Possible approval of applications for Wine Festival License/Wine Fair License for Alcantara LLC, Arizona Stronghold Vineyards, Bitter Creek & Jerome Winery, Burning Tree Cellar, Caduceus Cellar, Carlson Creek Vineyard, Fire Mountain Wines, Granite Creek Vineyards, Javelina Leap Estate Vineyard, Kokopelli Winery, Oak Creek Vineyard & Winery, Page Springs Cellars, and Gallifant Cellars. The applicants will participate in the Pecan and Wine Festival being held on February 15<sup>th</sup>, 16<sup>th</sup> and 17<sup>th</sup> 2013, to be held at 395 S Main Street.

- List Attached Documents:**
- Application for Alcantara LLC*
  - Application for Arizona Stronghold Vineyards*
  - Application for Bitter Creek & Jerome Winery*
  - Application for Burning Tree Cellar*
  - Application for Caduceus Cellar*
  - Application for Carlson Creek Vineyard*
  - Application for Fire Mountain Wines*
  - Application for Granite Creek Vineyards*
  - Application for Javelina Leap Estate Vineyard*
  - Application for Kokopelli Winery*
  - Application for Oak Creek Vineyard & Winery*
  - Application for Page Springs Cellars*
  - Application for Gallifant Cellars*

**Estimated Presentation Time:** 0

**Estimated Discussion Time:** 1

**Reviews Completed by:**

**Department Head:** Deborah Barber       **Town Attorney Comments:** N/A

**Finance Department** N/A

**Fiscal Impact:** None

**Budget Code:** N/A      **Amount Remaining:** \_\_\_\_\_

**Comments:**

***Background Information:***

***Recommended Action (Motion):*** Approve applications for Wine Festival License/Wine Fair License for Alcantara LLC, Arizona Stronghold Vineyards, Bitter Creek & Jerome Winery, Burning Tree Cellar, Caduceus Cellar, Carlson Creek Vineyard, Fire Mountain Wines, Granite Creek Vineyards, Javelina Leap Estate Vineyard, Kokopelli Winery, Oak Creek Vineyard & Winery, Page Springs Cellars, and Gallifant Cellars. The applicants will participate in the Pecan and Wine Festival being held on February 15<sup>th</sup>, 16<sup>th</sup> and 17<sup>th</sup> 2013, to be held at 395 S Main Street.

***Instructions to the Clerk:*** Section II not required. Process applications.

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

**APPLICATION FOR WINE FESTIVAL LICENSE/WINE FAIR LICENSE**

FEE = \$15.00 per event

A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. 44-6852)

A separate license is needed when days are not consecutive. Only twenty five (25) licenses per calendar year for up to seventy five calendar days may be issued, excluding sanctioned county or state fair licenses.

1. Applicant's Name: Predmore Barbara A  
Last First Middle

2. Business Name: ALCANTARA LLC DEW. Lic#: 13133010  
(Domestic Farm Winery License #)

3. Location of Festival: 395 S. Main St Camp Verde Yavapai 86322  
(Physical location - Do not use PO Box) City County Zip

4. Mailing Address: PO BOX 64 Cottonwood AZ 86326  
City State Zip

5. Date and hours of festival:

DATE	DAY OF WEEK	HOURS FROM	HOURS TO
Feb 15, 2013	Friday	noon	6:00 PM
Feb 16, 2013	Saturday	10:00 AM	6:00 PM
Feb 17, 2013	Sunday	10:00 AM	5:00 PM

6. Name and address of site owner: Town of Camp Verde  
Last First Middle

395 S. Main St Camp Verde AZ 86322  
Address City State Zip

7. Phone Numbers: (928) 567-8681 (928) 649-8463 (928) 830-0766  
Site Owner Applicant's Business Applicant's Residence

\* Disabled individuals requiring special accommodation, please call (602) 542-9427.



WINE FESTIVAL/FAIR LICENSED PREMISES DIAGRAM  
(This diagram must be completed with this application)

NOTE: Show nearest cross streets, highway, or road if location doesn't have an address.  
(Show dimensions, serving areas, and label type of enclosure and security positions)



Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.



A. Camp Verde Town Hall  
395 South Main Street, Camp Verde, AZ -  
(928) 567-6631

[Report a problem](#)

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

**APPLICATION FOR WINE FESTIVAL LICENSE/WINE FAIR LICENSE**

FEE = \$15.00 per event

A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. 44-6852)

A separate license is needed when days are not consecutive. Only twenty-five (25) licenses per calendar year for up to seventy-five calendar days may be issued, excluding sanctioned county or state fair licenses.

1. Applicant's Name: Neideffer-Rhodes Lisa Michelle  

Last
First
Middle
2. Business Name: Arizona Stronghold Vineyards D.F.W. Lic#: 13133015  
(Domestic Farm Winery License #)
3. Location of Festival: 395 S. Main St Camp Verde Yavapai 86322  

{Physical location - Do not use PO Box}
City
County
Zip
4. Mailing Address: 1019 N. Main St. Ste: 13 Cottonwood AZ 86326  

City
State
Zip

5. Date and hours of festival:

DATE	DAY OF WEEK	HOURS FROM	HOURS TO
Feb 15, 2013	Friday	noon a.m./p.m.	6:00 PM a.m./p.m.
Feb 16, 2013	Saturday	10:00 AM a.m./p.m.	8:00 PM a.m./p.m.
Feb 17, 2013	Sunday	10:00 AM a.m./p.m.	5:00 PM a.m./p.m.
		a.m./p.m.	a.m./p.m.
		a.m./p.m.	a.m./p.m.
		a.m./p.m.	a.m./p.m.
		a.m./p.m.	a.m./p.m.
		a.m./p.m.	a.m./p.m.
		a.m./p.m.	a.m./p.m.
		a.m./p.m.	a.m./p.m.

6. Name and address of site owner: Town of Camp Verde  

Last
First
Middle
  
395 S. Main St. Camp Verde AZ 86322  

Address
City
State
Zip
7. Phone Numbers: (928) 567-6631 (928) 639-2789 (928) 301-9080  

Site Owner
Applicant's Business
Applicant's Residence

\* Disabled individuals requiring special accommodation, please call (602) 542-9027.

8. Has the festival site owner given permission for use of the site and for the sale of spirituous liquors? YES  NO

9. Are the spirituous liquors to be sold or served Arizona Domestic Farm Winery Products ONLY? YES  NO

10. How many wine festival licenses have you applied for this calendar year, including this one? 4

Give the total number of days you have held licensed wine festivals this year 9

11. What security and control measures will you take to prevent violations of state liquor laws at this event?  
(List type and number of security/police personnel and type of fencing or control barriers if applicable)

yes \_\_\_\_\_ # Police  Fencing  
yes \_\_\_\_\_ # Security personnel  Barriers

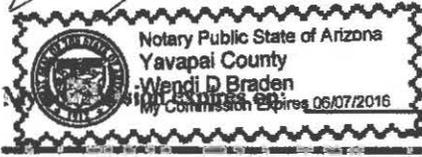
Camp Verde marshals and VIP marshals will be in attendance. The number of officers will be determined by the  
Marshal's Office with a minimum of two officers. The area where wine will be consumed will be fenced off from the public.

12. Your licensed premises is that area in which you are authorized to sell, dispense, or serve spirituous liquors under the provisions of your license. The following page is to be used to prepare a diagram of your wine festival/fair licensed premises. Please show dimensions, serving areas, fencing, barricades or other control measures and security positions.

I, Lisa Neidetter Rhodes, hereby declare that I am the APPLICANT filing this application. I  
(Print full name)  
have read the application and the contents and all statements are true, correct and complete.

X [Signature]  
(Signature of APPLICANT)

State of Arizona County of Yavapai  
The foregoing instrument was acknowledged before me this  
4th day of January, 2013  
Day Month Year



6/7/2016 [Signature]  
(Signature of NOTARY PUBLIC)

\*\*\* FOR USE BY LOCAL GOVERNING AUTHORITY ONLY \*\*\*

I, \_\_\_\_\_, hereby  APPROVE  DISAPPROVE this application on behalf of  
(Government Official)

\_\_\_\_\_  
(City, Town, or County) (Title) X (Signature of OFFICIAL)

\*\*\* FOR USE BY DLLC ONLY \*\*\*

APPROVED  DISAPPROVED

By: \_\_\_\_\_ Date: \_\_\_\_\_

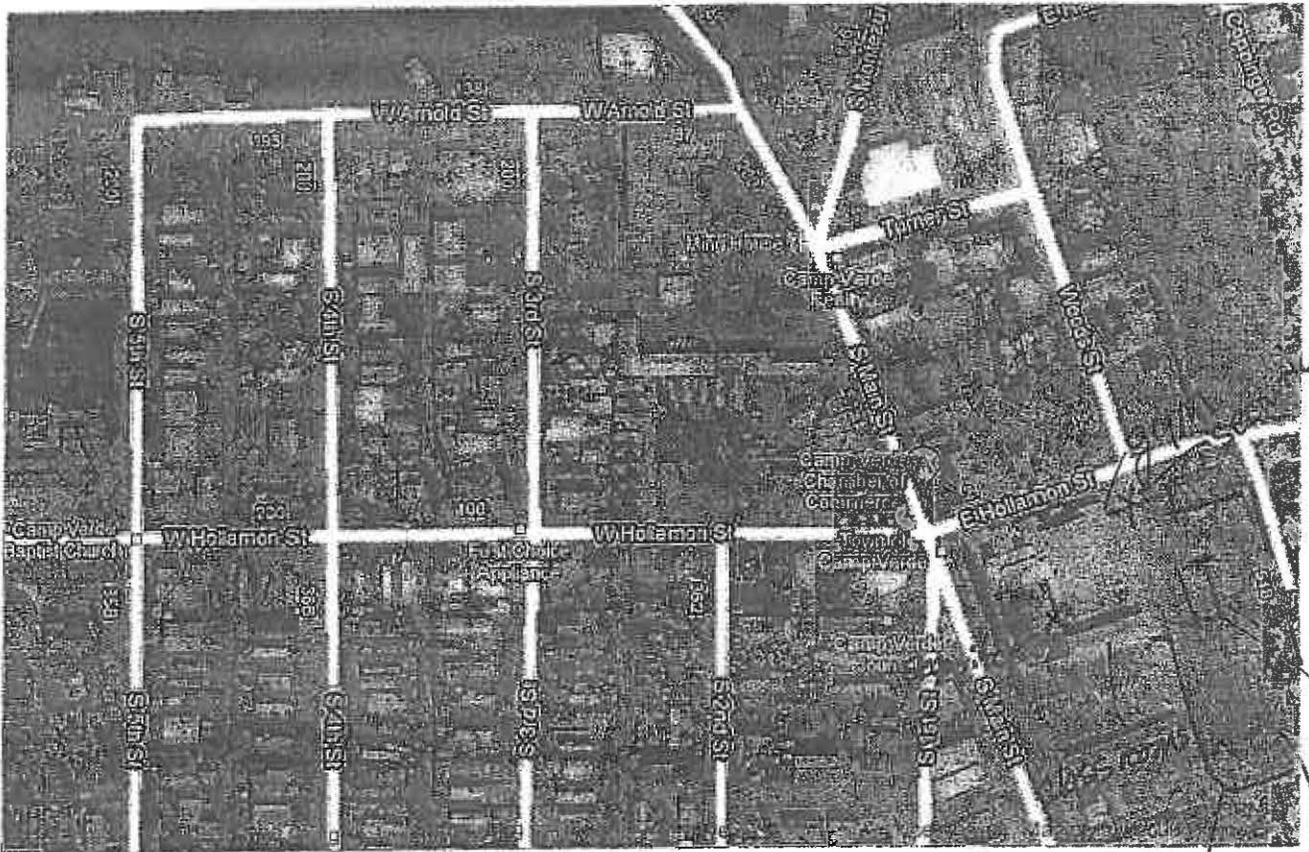
WINE FESTIVAL/FAIR LICENSED PREMISES DIAGRAM  
(This diagram must be completed with this application)

NOTE: Show nearest cross streets, highway, or road if location doesn't have an address.  
(Show dimensions, serving areas, and label type of enclosure and security positions)



Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.



A. Camp Verde Town Hall  
395 South Main Street, Camp Verde, AZ -  
(928) 567-6631

[Report a problem](#)

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

**APPLICATION FOR WINE FESTIVAL LICENSE/WINE FAIR LICENSE**

FEE = \$15.00 per event

A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. 44-6852)

A separate license is needed when days are not consecutive. Only twenty-five (25) licenses per calendar year for up to seventy-five calendar days may be issued, excluding sanctioned county or state fair licenses.

1. Applicant's Name: M C L O U G H L I N, J O H N M,  
last First Middle
2. Business Name: BITTER CREEK VERMONT WINERY 13133017  
(Domestic Farm Winery License #)
3. Location of Festival: 395 S. Main St Camp Verde Yavapai 86322  
(Physical location - Do not use PO Box) City County Zip
4. Mailing Address: 7235 E. HAMPTON #110 MESA AZ 85209  
City State Zip

5. Date and hours of festival:

DATE	DAY OF WEEK	HOURS FROM	HOURS TO
Feb 15, 2013	Friday	noon a.m./p.m.	6:00 PM a.m./p.m.
Feb 16, 2013	Saturday	10:00 AM a.m./p.m.	6:00 PM a.m./p.m.
Feb 17, 2013	Sunday	10:00 AM a.m./p.m.	5:00 PM a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.

6. Name and address of site owner: Town of Camp Verde  
Last First Middle  
395 S. Main St. Camp Verde AZ 86322  
Address City State Zip
7. Phone Numbers: (928) 567-6631 (928) 634-7033 (480) 988-5100  
Site Owner Applicant's Business Applicant's Residence

\* Disabled individuals requiring special accommodation, please call (602) 542-9027.

8. Has the festival site owner given permission for use of the site and for the sale of spirituous liquors? YES  NO
9. Are the spirituous liquors to be sold or served Arizona Domestic Farm Winery Products ONLY? YES  NO
10. How many wine festival licenses have you applied for this calendar year, including this one? 1

Give the total number of days you have held licensed wine festivals this year 1

11. What security and control measures will you take to prevent violations of state liquor laws at this event?  
 (List type and number of security police personnel and type of fencing or control barriers if applicable)

- yes \_\_\_\_\_ # Police  Fencing  
 yes \_\_\_\_\_ # Security personnel  Barriers

Camp Verde marshals and VIP marshals will be in attendance. The number of officers will be determined by the  
 Marshal's Office with a minimum of two officers. The area where wine will be consumed will be fenced off from the public.

12. Your licensed premises is that area in which you are authorized to sell, dispense, or serve spirituous liquors under the provisions of your license. The following page is to be used to prepare a diagram of your wine festival fair licensed premises. Please show dimensions, serving areas, fencing, barricades or other control measures and security positions.

I, JOHN M. McLOUGHLIN, hereby declare that I am the APPLICANT filing this application. I  
 (Print full name)  
 have read the application and the contents and all statements are true, correct and complete.

State of ARIZONA County of MARICOPA  
 The foregoing instrument was acknowledged before me this  
14<sup>th</sup> day of JANUARY 2013  
 Day Month Year

X  
 NOTARY PUBLIC (APPLICANT)  
 STATE OF ARIZONA  
 Maricopa County  
 CARRIE J. MILLER  
 My Commission Expires 08/1/2016 8-1-2016

[Signature]  
 (Signature of NOTARY PUBLIC)

\*\*\* FOR USE BY LOCAL GOVERNING AUTHORITY ONLY \*\*\*

I, \_\_\_\_\_, hereby  APPROVE  DISAPPROVE this application on behalf of  
 (Government Official)  
 \_\_\_\_\_ (City, Town, or County) \_\_\_\_\_ (Title) X (Signature of OFFICIAL)

\*\*\* FOR USE BY DLLC ONLY \*\*\*

APPROVED  DISAPPROVED  
 By: \_\_\_\_\_ Date: \_\_\_\_\_

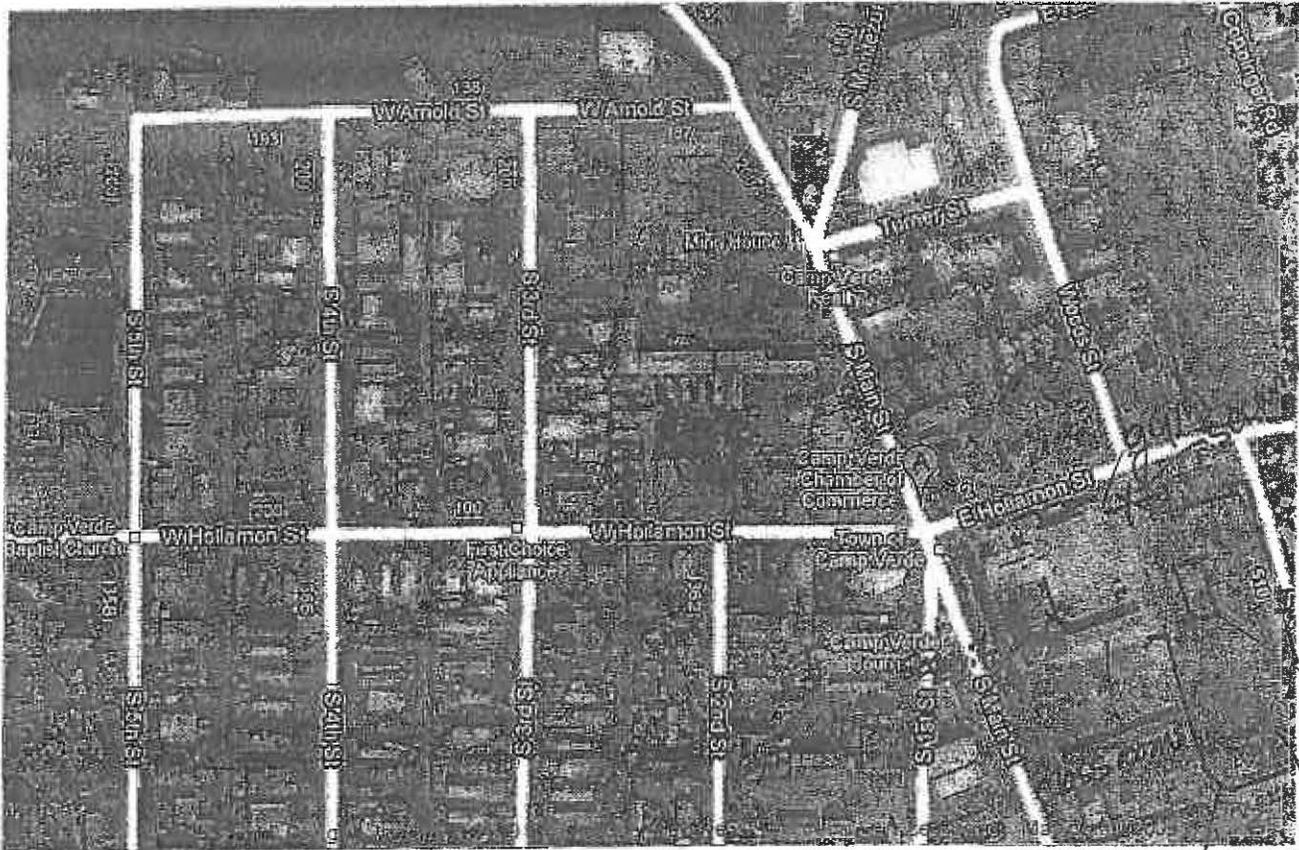
WINE FESTIVAL/FAIR LICENSED PREMISES DIAGRAM  
(This diagram must be completed with this application)

NOTE: Show nearest cross streets, highway, or road if location doesn't have an address.  
(Show dimensions, serving areas, and label type of enclosure and security positions)



Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.



A. Camp Verde Town Hall  
395 South Main Street, Camp Verde, AZ -  
(928) 567-6631

[Report a problem](#)

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

**APPLICATION FOR WINE FESTIVAL LICENSE/WINE FAIR LICENSE**

FEE = \$15.00 per event

A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. 44-6852)

A separate license is needed when days are not consecutive. Only twenty-five (25) licenses per calendar year for up to seventy-five calendar days may be issued, excluding sanctioned county or state fair licenses.

1. Applicant's Name: Levy Mitchell D  
Last First Middle

2. Business Name: Burning Tree Cellars LLC D.F.W. Lic#: 13133032  
(Domestic Farm Winery License #)

3. Location of Festival: 395 S. Main St Camp Verde Yavapai 86322  
(Physical location - Do not use PO Box) City County Zip

4. Mailing Address: 1040 N Main St Cottonwood AZ 86326  
City State Zip

5. Date and hours of festival:

DATE	DAY OF WEEK	HOURS FROM	HOURS TO
Feb 15, 2013	Friday	noon _____ a.m./p.m.	6:00 PM _____ a.m./p.m.
Feb 16, 2013	Saturday	10:00 AM _____ a.m./p.m.	6:00 PM _____ a.m./p.m.
Feb 17, 2013	Sunday	10:00 AM _____ a.m./p.m.	5:00 PM _____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.

6. Name and address of site owner: Town of Camp Verde  
Last First Middle

395 S. Main St Camp Verde AZ 86322  
Address City State Zip

7. Phone Numbers: (928) 567-8631 (928) 649-8733 (602) 301-2304  
Site Owner Applicant's Business Applicant's Residence

1/2011 01/2009 \* Disabled individuals requiring special accommodation, please call (602) 542-9027.

8. Has the festival site owner given permission for use of the site and for the sale of spirituous liquors? YES  NO
9. Are the spirituous liquors to be sold or served Arizona Domestic Farm Winery Products ONLY? YES  NO
10. How many wine festival licenses have you applied for this calendar year, including this one? 1

Give the total number of days you have held licensed wine festivals this year 0

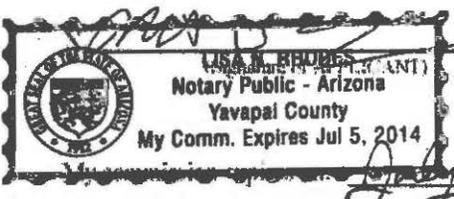
11. What security and control measures will you take to prevent violations of state liquor laws at this event?  
(List type and number of security police personnel and type of fencing or control barriers if applicable)

- yes  Police  Fencing  
 yes  Security personnel  Barriers

Camp Verde marshals and VIP marshals will be in attendance. The number of officers will be determined by the Marshal's Office with a minimum of two officers. The area where wine will be consumed will be fenced off from the public.

12. Your licensed premises is that area in which you are authorized to sell, dispense, or serve spirituous liquors under the provisions of your license. The following page is to be used to prepare a diagram of your wine festival fair licensed premises. Please show dimensions, serving areas, fencing, barricades or other control measures and security positions.

I, Mitchell D. Leay hereby declare that I am the APPLICANT filing this application. I  
 (Print full name)  
 have read the application and the contents and all statements are true, correct and complete.



State of Arizona County of Yavapai  
 The foregoing instrument was acknowledged before me this  
9 day of JANUARY, 2013  
 Day Month Year  
 (Signature of NOTARY PUBLIC)

\*\*\* FOR USE BY LOCAL GOVERNING AUTHORITY ONLY \*\*\*

I, \_\_\_\_\_ hereby  APPROVE  DISAPPROVE this application on behalf of  
 (Government Official)  
 \_\_\_\_\_  
 (City, Town, or County) Title (Signature of OFFICIAL)

\*\*\* FOR USE BY DLLC ONLY \*\*\*

APPROVED  DISAPPROVED  
 By: \_\_\_\_\_ Date: \_\_\_\_\_

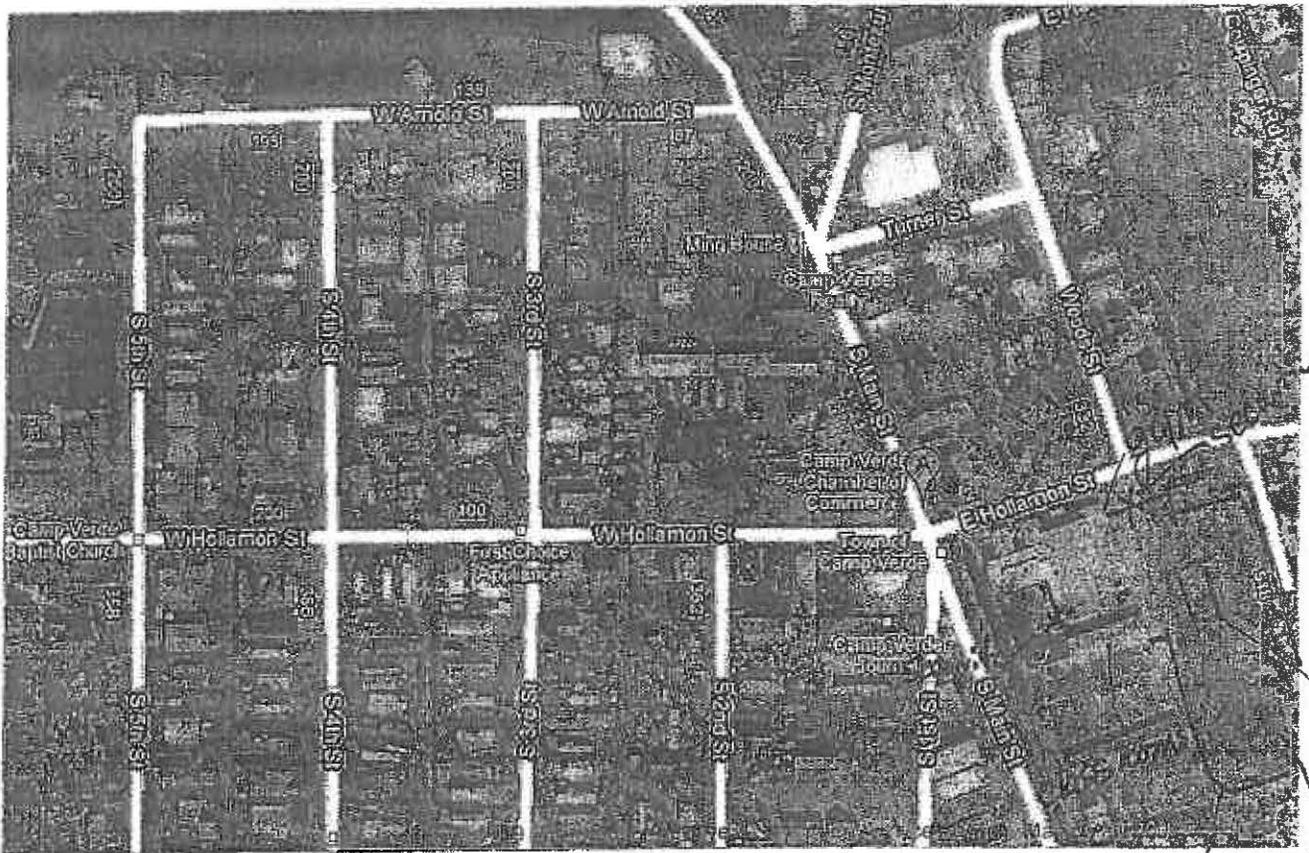
WINE FESTIVAL/FAIR LICENSED PREMISES DIAGRAM  
(This diagram must be completed with this application)

NOTE: Show nearest cross streets, highway, or road if location doesn't have an address.  
(Show dimensions, serving areas, and label type of enclosure and security positions)



Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.



A. Camp Verde Town Hall  
395 South Main Street, Camp Verde, AZ -  
(928) 567-6631

[Report a problem](#)



8. Has the festival site owner given permission for use of the site and for the sale of spirituous liquors? YES  NO

9. Are the spirituous liquors to be sold or served Arizona Domestic Farm Winery Products ONLY? YES  NO

10. How many wine festival licenses have you applied for this calendar year, including this one? \_\_\_\_\_

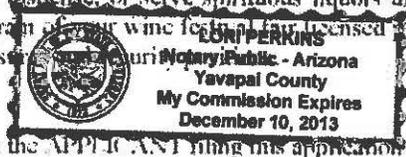
Give the total number of days you have held licensed wine festivals this year \_\_\_\_\_

11. What security and control measures will you take to prevent violations of state liquor laws at this event?  
(List type and number of security police personnel and type of fencing or control barriers if applicable)

yes \_\_\_\_\_ Police  Fencing  
yes \_\_\_\_\_ Security personnel  Barriers

Camp Verde marshals and VIP marshals will be in attendance. The number of officers will be determined by the  
Marshals Office with a minimum of two officers. The area where wine will be consumed will be fenced off from the public

12. Your licensed premises is that area in which you are authorized to sell, dispense, or serve spirituous liquors under the provisions of your license. The following page is to be used to prepare a diagram of your wine festival fair licensed premises. Please show dimensions, serving areas, fencing, barricades or other control measures.



I, Maynard James Keenan hereby declare that I am the APPLICANT filing this application. I  
(Print full name)  
have read the application and the contents and all statements are true, correct and complete.

[Signature] State of Arizona County of Yavapai  
(Signature of APPLICANT) The foregoing instrument was acknowledged before me this

4 day of January 2013  
Day Month Year

My commission expires on: Dec. 10, 2013  
[Signature]  
(Signature of NOTARY PUBLIC)

\*\*\* FOR USE BY LOCAL GOVERNING AUTHORITY ONLY \*\*\*

I, \_\_\_\_\_ hereby  APPROVE  DISAPPROVE this application on behalf of  
(Name of Official)  
\_\_\_\_\_  
(City, Town or County) (Title) (Signature of OFFICIAL)

\*\*\* FOR USE BY DILLC ONLY \*\*\*

APPROVED  DISAPPROVED

By: \_\_\_\_\_ Date: \_\_\_\_\_

WINE FESTIVAL/FAIR LICENSED PREMISES DIAGRAM  
(This diagram must be completed with this application)

NOTE: Show nearest cross streets, highway, or road if location doesn't have an address.  
(Show dimensions, serving areas, and label type of enclosure and security positions)



Google maps

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A. Camp Verde Town Hall  
395 South Main Street, Camp Verde, AZ -  
(928) 567-6631

[Report a problem](#)

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

**APPLICATION FOR WINE FESTIVAL LICENSE/WINE FAIR LICENSE**

FEE = \$15.00 per event

A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. 44-6852)

A separate license is needed when days are not consecutive. Only twenty-five (25) licenses per calendar year for up to seventy-five calendar days may be issued, excluding sanctioned county or state fair licenses.

1. Applicant's Name: Carlson Robert Carl  
Last First Middle
2. Business Name: Carlson Creek Vineyard LLC D.F.W. Lic#: 13023018  
(Domestic Farm Winery License #)
3. Location of Festival: 395 S. Main St Camp Verde Yavapai 86322  
(Physical location - Do not use PO Box) City County Zip
4. Mailing Address: 115 Railview Ave Willcox AZ 85643  
City State Zip

5. Date and hours of festival:

DATE	DAY OF WEEK	HOURS FROM	HOURS TO
Feb 15, 2013	Friday	noon a.m./p.m.	6:00 PM a.m./p.m.
Feb 16, 2013	Saturday	10:00 AM a.m./p.m.	6:00 PM a.m./p.m.
Feb 17, 2013	Sunday	10:00 AM a.m./p.m.	5:00 PM a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.

6. Name and address of site owner: Town of Camp Verde  
Last First Middle
- 395 S. Main St. Camp Verde AZ 86322  
Address City State Zip
7. Phone Numbers: (928) 567-6631 (520) 766-3000 (520) 444-5923  
Site Owner Applicant's Business Applicant's Residence

\* Disabled individuals requiring special accommodation, please call (602) 542-9027.

8. Has the festival site owner given permission for use of the site and for the sale of spirituous liquors? YES  NO

9. Are the spirituous liquors to be sold or served Arizona Domestic Farm Winery Products ONLY? YES  NO

10. How many wine festival licenses have you applied for this calendar year, including this one? 1

Give the total number of days you have held licensed wine festivals this year 0

11. What security and control measures will you take to prevent violations of state liquor laws at this event?  
(List type and number of security/police personnel and type of fencing or control barriers if applicable)

yes \_\_\_\_\_ # Police  Fencing  
yes \_\_\_\_\_ # Security personnel  Barriers

Camp Verde marshals and VIP marshals will be in attendance. The number of officers will be determined by the  
Marshals Office with a minimum of two officers. The area where wine will be consumed will be fenced off from the public.

12. Your licensed premises is that area in which you are authorized to sell, dispense, or serve spirituous liquors under the provisions of your license. The following page is to be used to prepare a diagram of your wine festival/fair licensed premises. Please show dimensions, serving areas, fencing, barricades or other control measures and security positions.

I, Robert C. Carlson III, hereby declare that I am the APPLICANT filing this application. I  
(Print full name)  
have read the application and the contents and all statements are true, correct and complete.

X [Signature]  
(Signature of APPLICANT)

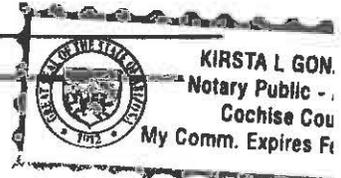
State of Arizona County of Cochise  
The foregoing instrument was acknowledged before me this

8 day of January, 2013  
Day Month Year



Feb 27, 2015

[Signature]  
(Signature of NOTARY PUBLIC)



\*\*\* FOR USE BY LOCAL GOVERNING AUTHORITY ONLY \*\*\*

I, \_\_\_\_\_, hereby  APPROVE  DISAPPROVE this application on behalf of  
(Government Official)

\_\_\_\_\_  
(City, Town, or County) (Title) X (Signature of OFFICIAL)

\*\*\* FOR USE BY DLLC ONLY \*\*\*

APPROVED  DISAPPROVED

By: \_\_\_\_\_ Date: \_\_\_\_\_

WINE FESTIVAL/FAIR LICENSED PREMISES DIAGRAM  
(This diagram must be completed with this application)

NOTE: Show nearest cross streets, highway, or road if location doesn't have an address.  
(Show dimensions, serving areas, and label type of enclosure and security positions)



Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.



A. Camp Verde Town Hall  
395 South Main Street, Camp Verde, AZ -  
(928) 567-6631

[Report a problem](#)

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

**APPLICATION FOR WINE FESTIVAL LICENSE/WINE FAIR LICENSE**

FEE = \$15.00 per event

A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. 44-6852)

A separate license is needed when days are not consecutive. Only twenty-five (25) licenses per calendar year for up to seventy-five calendar days may be issued, excluding sanctioned county or state fair licenses.

1. Applicant's Name: Fullmer Jamie L.  
Last First Middle

2. Business Name: Fire Mountain Wines D.F.W. Lic#: 13133027  
(Domestic Farm Winery License #)

3. Location of Festival: 395 S. Main St Camp Verde Yavapai 86322  
(Physical location - Do not use PO Box) City County Zip

4. Mailing Address: PO Box 4120 Cottonwood AZ 86326  
City State Zip

5. Date and hours of festival:

DATE	DAY OF WEEK	HOURS FROM	HOURS TO
Feb 15, 2013	Friday	noon a.m./p.m.	6:00 PM a.m./p.m.
Feb 16, 2013	Saturday	10:00 AM a.m./p.m.	6:00 PM a.m./p.m.
Feb 17, 2013	Sunday	10:00 AM a.m./p.m.	5:00 PM a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.

6. Name and address of site owner: Town of Camp Verde  
Last First Middle

395 S. Main St. Camp Verde AZ 86322  
Address City State Zip

7. Phone Numbers: (928) 567-6631 (928) 649-9135 (928) 300-2917  
Site Owner Applicant's Business Applicant's Residence

\* Disabled individuals requiring special accommodation, please call (602) 542-9027.

8. Has the festival site owner given permission for use of the site and for the sale of spirituous liquors? YES  NO

9. Are the spirituous liquors to be sold or served Arizona Domestic Farm Winery Products ONLY? YES  NO

10. How many wine festival licenses have you applied for this calendar year, including this one? 1

Give the total number of days you have held licensed wine festivals this year 0

11. What security and control measures will you take to prevent violations of state liquor laws at this event?  
(List type and number of security police personnel and type of fencing or control barriers if applicable)

yes \_\_\_\_\_ # Police  Fencing  
yes \_\_\_\_\_ # Security personnel  Barriers

Camp Verde marshals and VIP marshals will be in attendance. The number of officers will be determined by the  
Marshal's Office with a minimum of two officers. The area where wine will be consumed will be fenced off from the public.

12. Your licensed premises is that area in which you are authorized to sell, dispense, or serve spirituous liquors under the provisions of your license. The following page is to be used to prepare a diagram of your wine festival fair licensed premises. Please show dimensions, serving areas, fencing, barricades or other control measures and security positions.

I, Jamie Fullmer, hereby declare that I am the APPLICANT filing this application. I  
(Print full name)  
have read the application and the contents and all statements are true, correct and complete.

[Signature]  
Signature of APPLICANT  
NANCY J. SKINNER  
Notary Public - Arizona  
Yavapai County  
May 5, 2015

State of Arizona County of Yavapai  
The foregoing instrument was acknowledged before me this  
17<sup>th</sup> day of January, 2013  
Day Month Year

My commission expires on: May 5, 2015

Nancy J. Skinner  
(Signature of NOTARY PUBLIC)

\*\*\* FOR USE BY LOCAL GOVERNING AUTHORITY ONLY \*\*\*

I, \_\_\_\_\_, hereby  APPROVE  DISAPPROVE this application on behalf of  
(Government Official)

\_\_\_\_\_  
(City, Town, or County) (Title) (Signature of OFFICIAL)

\*\*\* FOR USE BY DLLC ONLY \*\*\*

APPROVED  DISAPPROVED

By: \_\_\_\_\_ Date: \_\_\_\_\_



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

**APPLICATION FOR WINE FESTIVAL LICENSE/WINE FAIR LICENSE**

FEE = \$15.00 per event

A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. 44-6852)

A separate license is needed when days are not consecutive. Only twenty-five (25) licenses per calendar year for up to seventy-five calendar days may be issued, excluding sanctioned county or state fair licenses.

1. Applicant's Name: Howitt, Robin  
Last First Middle

2. Business Name: Granite Creek Vineyards D.F.W. Lic#: 1313005  
Domestic Farm Winery License #1

3. Location of Festival: 395 S. Main St Camp Verde Yavapai 86322  
{Physical location. Do not use PO Box} City County Zip

4. Mailing Address: 1145 E. Granite Creek Lane Chino Vly., AZ 86323  
City State Zip

5. Date and hours of festival:

DATE	DAY OF WEEK	HOURS FROM	HOURS TO
Feb 15, 2013	Friday	noon a.m./p.m.	6:00 PM a.m./p.m.
Feb 16, 2013	Saturday	10:00 AM a.m./p.m.	6:00 PM a.m./p.m.
Feb 17, 2013	Sunday	10:00 AM a.m./p.m.	5:00 PM a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.

6. Name and address of site owner: Town of Camp Verde  
Last First Middle

395 S. Main St Camp Verde AZ 86322  
Address City State Zip

7. Phone Numbers: (928) 567-6631 (928) 636-2003 (928) 308-0424  
Site Owner Applicant's Business Applicant's Residence

\* Disabled individuals requiring special accommodation, please call (602) 542-9027

8. Has the festival site owner given permission for use of the site and for the sale of spirituous liquors? YES  NO

9. Are the spirituous liquors to be sold or served Arizona Domestic Farm Winery Products ONLY? YES  NO

10. How many wine festival licenses have you applied for this calendar year, including this one? 1

Give the total number of days you have held licensed wine festivals this year 0

11. What security and control measures will you take to prevent violations of state liquor laws at this event?  
(List type and number of security police personnel and type of fencing or control barriers if applicable)

yes  Police  Fencing  
yes  Security personnel  Barriers

Camp Verde marshals and VIP marshals will be in attendance. The number of officers will be determined by the  
Marshal's Office with a minimum of two officers. The area where wine will be consumed will be fenced off from the public.

12. Your licensed premises is that area in which you are authorized to sell, dispense, or serve spirituous liquors under the provisions of your license. The following page is to be used to prepare a diagram of your wine festival fair licensed premises. Please show dimensions, serving areas, fencing, barricades or other control measures and security positions.

I, ROBIN HOVET, hereby declare that I am the APPLICANT filing this application. I  
(Print full name)

have read the application and the contents and all statements are true, correct and complete.

X Robin Hovet State of Arizona County of Yavapai  
(Signature of APPLICANT) The foregoing instrument was acknowledged before me this

5th day of January, 2013  
Day Month Year

My commission expires on: 07/25/2014 Janet A. Amos  
(Signature of NOTARY PUBLIC)

\*\*\* FOR USE BY LOCAL GOVERNING AUTHORITY ONLY \*\*\*

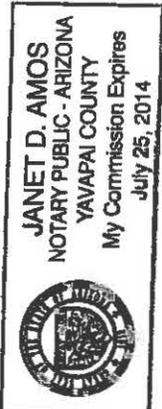
I, \_\_\_\_\_, hereby  APPROVE  DISAPPROVE this application on behalf of  
(Government Official)

\_\_\_\_\_  
(City, Town, or County) (Title) (Signature of GOVERNMENT OFFICIAL)

\*\*\* FOR USE BY DLIC ONLY \*\*\*

APPROVED  DISAPPROVED

By: \_\_\_\_\_ Date: \_\_\_\_\_





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

**APPLICATION FOR WINE FESTIVAL LICENSE/WINE FAIR LICENSE**

FEE = \$15.00 per event

A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. 44-6852)

A separate license is needed when days are not consecutive. Only twenty-five (25) licenses per calendar year for up to seventy-five calendar days may be issued, excluding sanctioned county or state fair licenses.

1. Applicant's Name: Snapp Rodney Fletcher  
Last First Middle
2. Business Name: Javelina Leap Estate Vineyard D.F.W. Lic#: 13133009  
(Domestic Farm Winery License #)
3. Location of Festival: 395 S. Main St Camp Verde Yavapai 86322  
(Physical location - Do not use PO Box) City County Zip
4. Mailing Address: 1565 N. Page Springs Rd Carnville AZ 86325  
City State Zip

5. Date and hours of festival:

DATE	DAY OF WEEK	HOURS FROM	HOURS TO
Feb 15, 2013	Friday	noon a.m./p.m.	6:00 PM a.m./p.m.
Feb 16, 2013	Saturday	10:00 AM a.m./p.m.	6:00 PM a.m./p.m.
Feb 17, 2013	Sunday	10:00 AM a.m./p.m.	5:00 PM a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.

6. Name and address of site owner: Town of Camp Verde  
Last First Middle  
395 S. Main St. Camp Verde AZ 86322  
Address City State Zip
7. Phone Numbers: (928) 567-6631 (928) 649-2681 (928) 274-0394  
Site Owner Applicant's Business Applicant's Residence

\* Disabled individuals requiring special accommodation, please call (602) 542-9027.

8. Has the festival site owner given permission for use of the site and for the sale of spirituous liquors? YES  NO

9. Are the spirituous liquors to be sold or served Arizona Domestic Farm Winery Products ONLY? YES  NO

10. How many wine festival licenses have you applied for this calendar year, including this one? 1

Give the total number of days you have held licensed wine festivals this year 3

11. What security and control measures will you take to prevent violations of state liquor laws at this event?  
(List type and number of security police personnel and type of fencing or control barriers if applicable)

yes \_\_\_\_\_ # Police                       Fencing  
yes \_\_\_\_\_ # Security personnel       Barriers

Camp Verde marshals and VIP marshals will be in attendance. The number of officers will be determined by the  
Marshal's Office with a minimum of two officers. The area where wine will be consumed will be fenced off from the public.

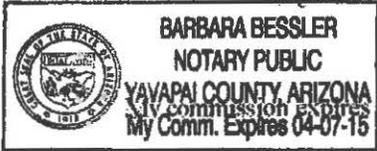
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I, RONNEY FLETCHER SNAPP, hereby declare that I am the APPLICANT filing this application. I  
(Print full name)

have read the application and the contents and all statements are true, correct and complete.

X \_\_\_\_\_ State of Arizona County of Yavapai  
(Signature of APPLICANT) The foregoing instrument was acknowledged before me this

14 day of January, 2013  
Day Month Year



[Signature]  
(Signature of NOTARY PUBLIC)

\*\*\* FOR USE BY LOCAL GOVERNING AUTHORITY ONLY \*\*\*

I, \_\_\_\_\_, hereby  APPROVE  DISAPPROVE this application on behalf of  
(Government Official)

\_\_\_\_\_  
(City, Town, or County)                      (Title)                      X \_\_\_\_\_  
(Signature of OFFICIAL)

\*\*\* FOR USE BY DLLC ONLY \*\*\*

APPROVED                       DISAPPROVED

By: \_\_\_\_\_ Date: \_\_\_\_\_

WINE FESTIVAL/FAIR LICENSED PREMISES DIAGRAM  
(This diagram must be completed with this application)

NOTE: Show nearest cross streets, highway, or road if location doesn't have an address.  
(Show dimensions, serving areas, and label type of enclosure and security positions)



Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.



A. Camp Verde Town Hall  
395 South Main Street, Camp Verde, AZ -  
(928) 567-6631

[Report a problem](#)

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

**APPLICATION FOR WINE FESTIVAL LICENSE/WINE FAIR LICENSE**

FEE - \$15.00 per event

A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. 44-6852)

A separate license is needed when days are not consecutive. Only twenty-five (25) licenses per calendar year for up to seventy-five calendar days may be issued, excluding sanctioned county or state fair licenses.

1. Applicant's Name: Minchella Dennis M  
Last First Middle

2. Business Name: Kokopelli Winery D.F.W. Lic#: 13073008  
(Domestic Farm Winery License #)

3. Location of Festival: 395 S Main St Camp Verde Yavapai 86322  
(Physical location - Do not use PO Box) City County Zip

4. Mailing Address: 35 W Boston St Chandler AZ 85225  
City State Zip

5. Date and hours of festival:

DATE	DAY OF WEEK	HOURS FROM	HOURS TO
Feb 15, 2013	Friday	noon a.m./p.m.	6:00 PM a.m./p.m.
Feb 16, 2013	Saturday	10:00 AM a.m./p.m.	6:00 PM a.m./p.m.
Feb 17, 2013	Sunday	10:00 AM a.m./p.m.	5:00 PM a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.

6. Name and address of site owner: Town of Camp Verde  
Last First Middle  
395 S. Main St Camp Verde AZ 86322  
Address City State Zip

7. Phone Numbers: (928) 567-6631 (480) 792-6927 (602) 330-4674  
Site Owner Applicant's Business Applicant's Residence

\* Disabled individuals requiring special accommodation, please call (602) 542-9027.

8. Has the festival site owner given permission for use of the site and for the sale of spirituous liquors? YES  NO

9. Are the spirituous liquors to be sold or served Arizona Domestic Farm Winery Products ONLY? YES  NO

10. How many wine festival licenses have you applied for this calendar year, including this one? 2

Give the total number of days you have held licensed wine festivals this year 6

11. What security and control measures will you take to prevent violations of state liquor laws at this event?  
(List type and number of security/police personnel and type of fencing or control barriers if applicable)

yes # Police  Fencing  
yes # Security personnel  Barriers

Camp Verde Marshals and VIP Marshals will be in attendance  
The number of officers will be determined by the Marshals office  
with a minimum of 2. The area where wine will be consumed  
will be fenced off from the public

12. Your licensed premises is that area in which you are authorized to sell, dispense, or serve spirituous liquors under the provisions of your license. The following page is to be used to prepare a diagram of your wine festival/fair licensed premises. Please show dimensions, serving areas, fencing, barricades or other control measures and security positions.

I, Dennis Minchella, hereby declare that I am the APPLICANT filing this application. I  
(Print full name)

have read the application and the contents and all statements are true, correct and complete.

X [Signature]  
(Signature of APPLICANT)

State of Arizona County of Maricopa  
The foregoing instrument was acknowledged before me this

31 day of July, 2012  
Day Month Year

My commission expires on: 06/09/2016

Matthew J. Decker  
(Signature of NOTARY PUBLIC)

\*\*\* FOR USE BY LOCAL GOVERNING AUTHORITIES ONLY \*\*\*



Matthew J Decker  
Notary Public  
Maricopa County, Arizona  
My Comm. Expires 06-09-16

I, \_\_\_\_\_, hereby  APPROVE  DISAPPROVE of

(Government Official)

X \_\_\_\_\_  
(Signature of OFFICIAL)

(City, Town, or County)

(Title)

\*\*\* FOR USE BY DLLC ONLY \*\*\*

APPROVED  DISAPPROVED

By: \_\_\_\_\_

Date: \_\_\_\_\_

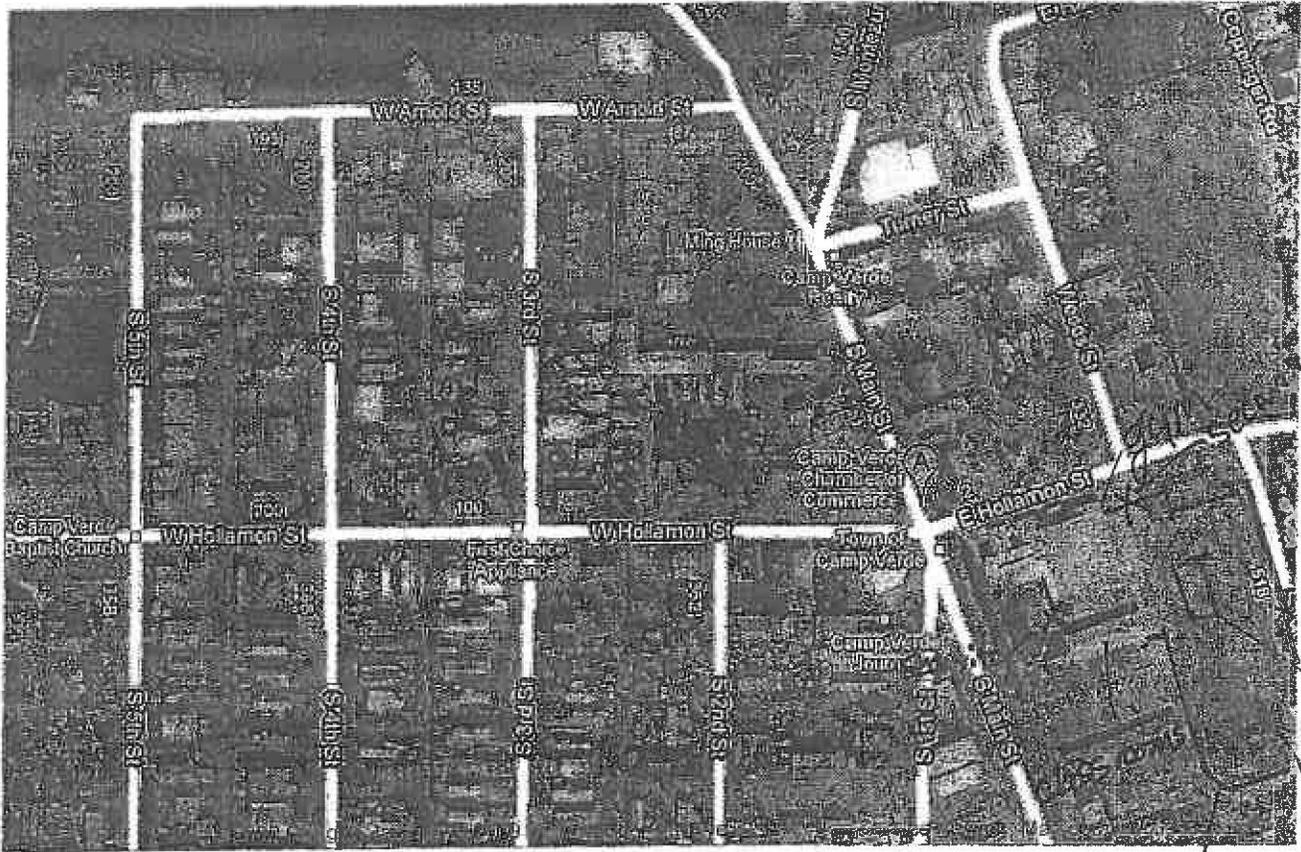
WINE FESTIVAL/FAIR LICENSED PREMISES DIAGRAM  
(This diagram must be completed with this application)

NOTE: Show nearest cross streets, highway, or road if location doesn't have an address.  
(Show dimensions, serving areas, and label type of enclosure and security positions)



Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.



A. Camp Verde Town Hall  
395 South Main Street, Camp Verde, AZ -  
(928) 567-6631

[Report a problem](#)

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

**APPLICATION FOR WINE FESTIVAL LICENSE/WINE FAIR LICENSE**

FEE = \$15.00 per event

A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. 44-6852)

A separate license is needed when days are not consecutive. Only twenty-five (25) licenses per calendar year for up to seventy-five calendar days may be issued, excluding sanctioned county or state fair licenses.

1. Applicant's Name: Wahl Dubravka Georgia  
Last First Middle
2. Business Name: Oak Creek Vineyards + Winery D.F.W. Lic#: 131 33 006  
(Domestic Farm Winery License #)
3. Location of Festival: 395 S. Main St Camp Verde Yavapai 86322  
(Physical location - Do not use PO Box) City County Zip
4. Mailing Address: 1555 N Page Springs Rd Cornville AZ 86325  
City State Zip

5. Date and hours of festival:

DATE	DAY OF WEEK	HOURS FROM	HOURS TO
Feb 15, 2013	Friday	noon a.m./p.m.	6:00 PM a.m./p.m.
Feb 16, 2013	Saturday	10:00 AM a.m./p.m.	6:00 PM a.m./p.m.
Feb 17, 2013	Sunday	10:00 AM a.m./p.m.	5:00 PM a.m./p.m.
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_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.

6. Name and address of site owner: Town of Camp Verde  
Last First Middle
- 395 S. Main St. Camp Verde AZ 86322  
Address City State Zip
7. Phone Numbers: (928) 567-6631 (928) 649-0290 (928) 649-0290  
Site Owner Applicant's Business Applicant's Residence

\* Disabled individuals requiring special accommodation, please call (602) 542-9027.

8. Has the festival site owner given permission for use of the site and for the sale of spirituous liquors? YES  NO

9. Are the spirituous liquors to be sold or served Arizona Domestic Farm Winery Products ONLY? YES  NO

10. How many wine festival licenses have you applied for this calendar year, including this one? \_\_\_\_\_

Give the total number of days you have held licensed wine festivals this year \_\_\_\_\_

11. What security and control measures will you take to prevent violations of state liquor laws at this event?  
(List type and number of security/police personnel and type of fencing or control barriers if applicable)

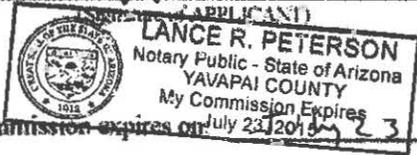
yes \_\_\_\_\_ Police  Fencing  
yes \_\_\_\_\_ Security personnel  Barriers

Camp Verde marshals and VIP marshals will be in attendance. The number of officers will be determined by the  
Marshal's Office with a minimum of two officers. The area where wine will be consumed will be fenced off from the public.

12. Your licensed premises is that area in which you are authorized to sell, dispense, or serve spirituous liquors under the provisions of your license. The following page is to be used to prepare a diagram of your wine festival fair licensed premises. Please show dimensions, serving areas, fencing, barricades or other control measures and security positions.

I, Terbrauka G. Wahl, hereby declare that I am the APPLICANT filing this application. I  
(Print full name)  
have read the application and the contents and all statements are true, correct and complete.

I, T. Wahl State of Arizona County of Yavapai  
(APPLICANT) The foregoing instrument was acknowledged before me this  
\_\_\_\_\_ day of \_\_\_\_\_, 2013  
Day Month Year  
[Signature]  
(Signature of NOTARY PUBLIC)



\*\*\* FOR USE BY LOCAL GOVERNING AUTHORITY ONLY \*\*\*

I, \_\_\_\_\_, hereby  APPROVE  DISAPPROVE this application on behalf of  
(Government Official)

\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
(City, Town, or County) (Title) (Signature of OFFICIAL)

\*\*\* FOR USE BY DLLC ONLY \*\*\*

APPROVED  DISAPPROVED

By: \_\_\_\_\_ Date: \_\_\_\_\_

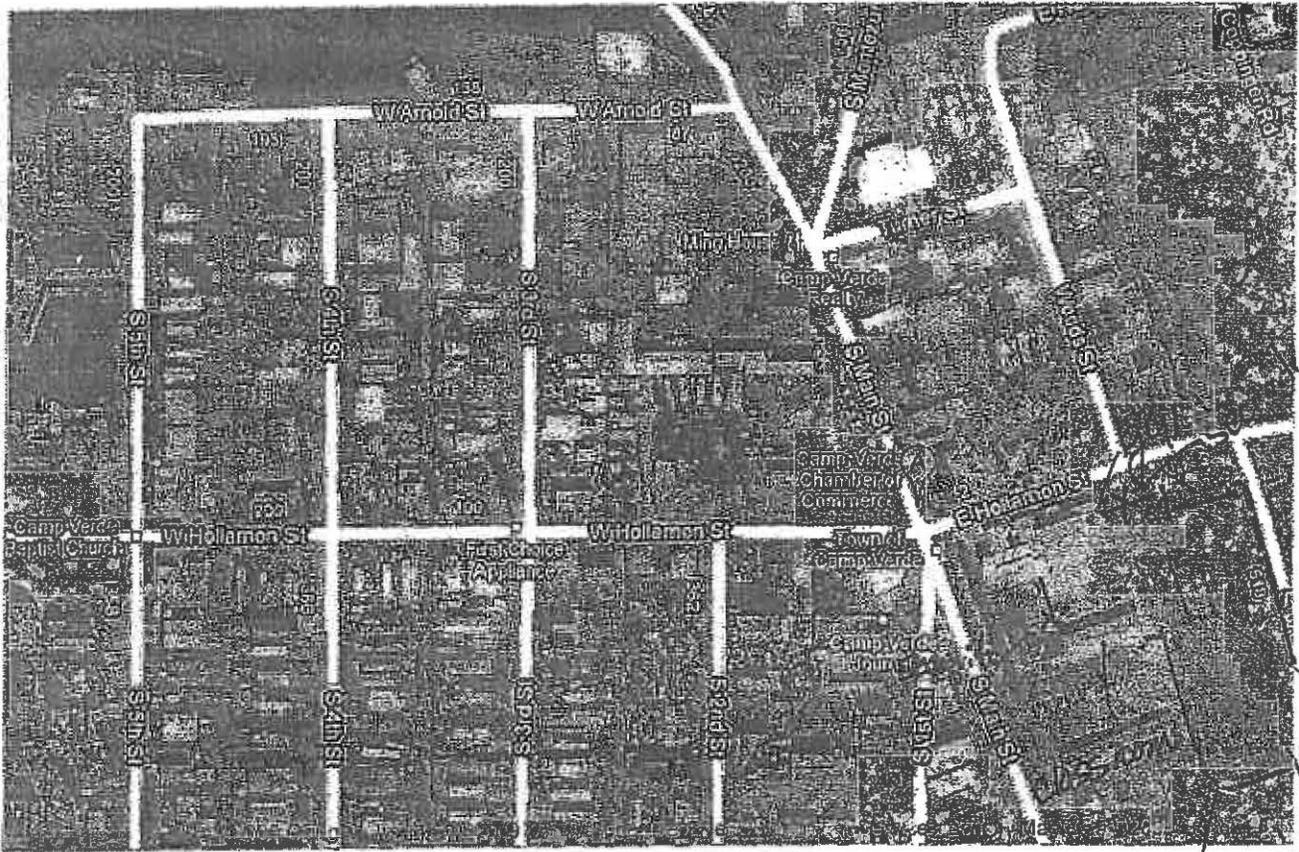
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(Show dimensions, serving areas, and label type of enclosure and security positions)



Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.



A. Camp Verde Town Hall  
395 South Main Street, Camp Verde, AZ -  
(928) 567-6631

[Report a problem](#)

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

**APPLICATION FOR WINE FESTIVAL LICENSE/WINE FAIR LICENSE**

FEE = \$15.00 per event

A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. 44-6852)

A separate license is needed when days are not consecutive. Only twenty-five (25) licenses per calendar year for up to seventy-five calendar days may be issued, excluding sanctioned county or state fair licenses.

1. Applicant's Name: Glomski Eric Steven  
Last First Middle

2. Business Name: Page Springs Cellars D.F.W. Lic#: 13133004  
(Domestic Farm Winery License #)

3. Location of Festival: 395 S. Main St Camp Verde Yavapai 86322  
(Physical location - Do not use PO Box) City County Zip

4. Mailing Address: 1500 N. Page Springs Road Cornville AZ 86325  
City State Zip

5. Date and hours of festival:

DATE	DAY OF WEEK	HOURS FROM	HOURS TO
Feb 15, 2013	Friday	noon a.m./p.m.	6:00 PM a.m./p.m.
Feb 16, 2013	Saturday	10:00 AM a.m./p.m.	6:00 PM a.m./p.m.
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_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.

6. Name and address of site owner: Town of Camp Verde  
Last First Middle

395 S. Main St Camp Verde AZ 86322  
Address City State Zip

7. Phone Numbers: (928) 567-8631 (928) 639-3004 (928) 301-0977  
Site Owner Applicant's Business Applicant's Residence

LIC0118 05/2009 \* Disabled Individuals requiring special accommodation, please call (602) 542-9027.

8. Has the festival site owner given permission for use of the site and for the sale of spirituous liquors? YES  NO

9. Are the spirituous liquors to be sold or served Arizona Domestic Farm Winery Products ONLY? YES  NO

10. How many wine festival licenses have you applied for this calendar year, including this one? 1

Give the total number of days you have held licensed wine festivals this year 0

11. What security and control measures will you take to prevent violations of state liquor laws at this event?  
(List type and number of security/police personnel and type of fencing or control barriers if applicable)

yes \_\_\_\_\_ # Police  Fencing  
yes \_\_\_\_\_ # Security personnel  Barriers

Camp Verde marshals and VIP marshals will be in attendance. The number of officers will be determined by the  
Marshal's Office with a minimum of two officers. The area where wine will be consumed will be fenced off from the public.

12. Your licensed premises is that area in which you are authorized to sell, dispense, or serve spirituous liquors under the provisions of your license. The following page is to be used to prepare a diagram of your wine festival/fair licensed premises. Please show dimensions, serving areas, fencing, barricades or other control measures and security positions.

I, Eric Glomski, hereby declare that I am the APPLICANT filing this application. I  
(Print full name)  
have read the application and the contents and all statements are true, correct and complete.

X [Signature] State of AZ County of YAVAPAI  
(Signature of APPLICANT) The foregoing instrument was acknowledged before me this

14<sup>th</sup> day of January, 2015  
My commission expires on [Signature] (Signature of NOTARY PUBLIC)  
GAYLE DIEHL  
Notary Public - Arizona  
Yavapai County  
My Comm. Expires Dec 1, 2013

\*\*\* FOR USE BY LOCAL GOVERNING AUTHORITY ONLY \*\*\*

I, \_\_\_\_\_, hereby  APPROVE  DISAPPROVE this application on behalf of  
(Government Official)

\_\_\_\_\_  
(City, Town, or County) (Title) X \_\_\_\_\_  
(Signature of OFFICIAL)

\*\*\* FOR USE BY DLLC ONLY \*\*\*

APPROVED  DISAPPROVED

By: \_\_\_\_\_ Date: \_\_\_\_\_

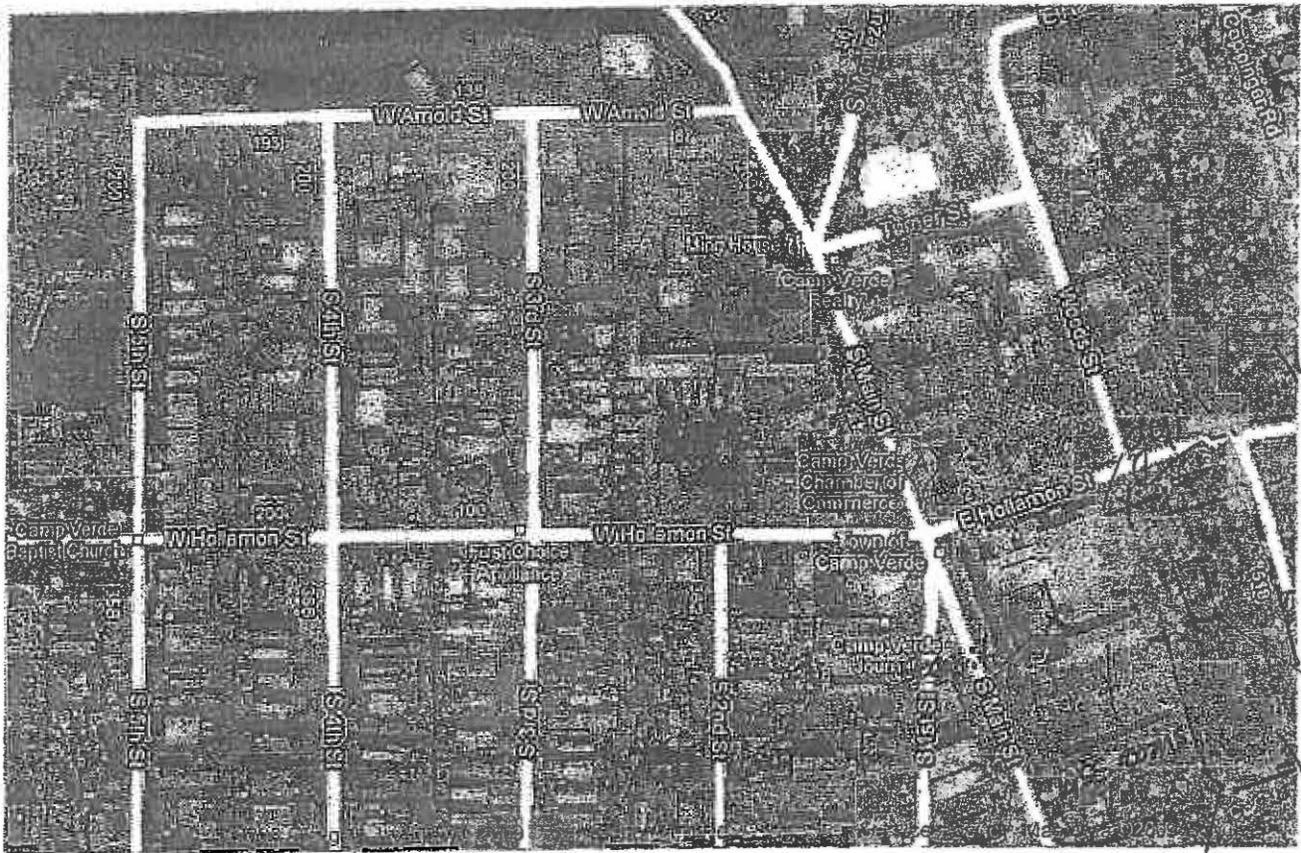
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Google maps

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A. Camp Verde Town Hall  
395 South Main Street, Camp Verde, AZ -  
(928) 567-6631

[Report a problem](#)

tent  
soccer field  
fence

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

**APPLICATION FOR WINE FESTIVAL LICENSE/WINE FAIR LICENSE**

FEE = \$15.00 per event

A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. 44-6852)

A separate license is needed when days are not consecutive. Only twenty-five (25) licenses per calendar year for up to seventy-five calendar days may be issued, excluding sanctioned county or state fair licenses.

1. Applicant's Name: Gallifant Gavin Richard  
Last First Middle

2. Business Name: Gallifant Cellars D.F.W. Lic#: 16023074  
(Domestic Farm Winery License #)

3. Location of Festival: 395 S. Main St Camp Verde Yavapai 86322  
(Physical location - Do not use PO Box) City County Zip

4. Mailing Address: 7173 W. Wethersfield Rd Peoria AZ 85361  
City State Zip

5. Date and hours of festival:

DATE	DAY OF WEEK	HOURS FROM	HOURS TO
<u>Feb 15, 2013</u>	<u>Friday</u>	<u>noon</u> a.m./p.m.	<u>6:00 PM</u> a.m./p.m.
<u>Feb 16, 2013</u>	<u>Saturday</u>	<u>10:00 AM</u> a.m./p.m.	<u>6:00 PM</u> a.m./p.m.
<u>Feb 17, 2013</u>	<u>Sunday</u>	<u>10:00 AM</u> a.m./p.m.	<u>5:00 PM</u> a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.
_____	_____	_____ a.m./p.m.	_____ a.m./p.m.

6. Name and address of site owner: Town of Camp Verde  
Last First Middle

395 S. Main St. Camp Verde AZ 86322  
Address City State Zip

7. Phone Numbers: (928) 567-6631 (602) 332-8121 \_\_\_\_\_  
Site Owner Applicant's Business Applicant's Residence

\* Disabled individuals requiring special accommodation, please call (602) 542-9027.

8. Has the festival site owner given permission for use of the site and for the sale of spirituous liquors? YES  NO

9. Are the spirituous liquors to be sold or served Arizona Domestic Farm Winery Products ONLY? YES  NO

10. How many wine festival licenses have you applied for this calendar year, including this one? 3

Give the total number of days you have held licensed wine festivals this year 0

11. What security and control measures will you take to prevent violations of state liquor laws at this event?  
(List type and number of security-police personnel and type of fencing or control barriers if applicable)

yes  Police  Fencing  
yes  Security personnel  Barriers

Camp Verde marshals and VIP marshals will be in attendance. The number of officers will be determined by the Marshal's Office with a minimum of two officers. The area where wine will be consumed will be fenced off from the public.

12. Your licensed premises is that area in which you are authorized to sell, dispense, or serve spirituous liquors under the provisions of your license. The following page is to be used to prepare a diagram of your wine festival/fair licensed premises. Please show dimensions, serving areas, fencing, barricades or other control measures and security positions.

I, Ervin R. Gallifant, hereby declare that I am the APPLICANT filing this application. I have read the application and the contents and all statements are true, correct and complete.

X [Signature] State of Arizona County of Maricopa  
(Signature of APPLICANT) The foregoing instrument was acknowledged before me this 28 day of Jan, 2013

My commission expires on: 9-23-14 [Signature]  
(Signature of NOTARY PUBLIC)



\*\*\* FOR USE BY LOCAL GOVERNING AUTHORITY ONLY \*\*\*

I, \_\_\_\_\_, hereby  APPROVE  DISAPPROVE this application on behalf of \_\_\_\_\_

(City, Town, or County) (Title) X (Signature of OFFICIAL)

\*\*\* FOR USE BY DLLC ONLY \*\*\*

APPROVED  DISAPPROVED

By: \_\_\_\_\_ Date: \_\_\_\_\_

4. d



Town of Camp Verde

**Agenda Item Submission Form – Section I**

**Meeting Date: February 6, 2013**

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

**Requesting Department:** Public Works – Parks & Recreation Division

**Staff Resource/Contact Person:** Michael Marshall

**Agenda Title (be exact):** Discussion, consideration and possible action for the renewal of a Facility Use Agreement between the Town and Yavapai Community College for use of room 206/207 for dance lessons offered through Yavapai Community College..

**List Attached Documents:** 2 Facility Use Agreements ( 5 pages)

**Estimated Presentation Time:** N/A

**Estimated Discussion Time:** N/A

**Reviews Completed by:**

- Department Head:**                       **Town Attorney Comments:** Facilities Agreement approved by Attorney within the last year.

**Finance Review:**  Budgeted     Unbudgeted     N/A

**Finance Director Comments/Fund:**  
**Fiscal Impact:**

**Budget Code:** \_\_\_\_\_ **Amount Remaining:** \_\_\_\_\_

**Comments:**

**Background Information:** Allows use of Room206/207 in Community Complex by Yavapai Community College for various dance classes. See page two.

**Recommended Action (Motion):** Move to Approve the Facility Use Agreement between the Town and Yavapai Community College for use of Room 206/207 for dance lesson classes and authorize the Mayor to execute the Agreement.

**Instructions to the Clerk:** Obtain the Mayor’s signature on both original Agreements, forward to Yavapai Community College for their signatures with instructions to return one Agreement to Town of Camp Verde.

**Agenda Item Submission Form – Section II (Staff Report)**

**Town of Camp Verde**

**Agenda Item Submission Form – Section II (Staff Report)**

**Department:** Public Works – Parks & Recreation

**Staff Resource/Contact Person:** Ron Long

**Contact Information:** ext. 0821 ron.long@campverde.az.org

**Background:** This is a renewal of the Facility Use Agreement originally approved by Council January 19, 2012, for non-credit dance classes given by Yavapai Community College. The Town has had similar agreements with the college dating back to at least June of 2008. There is no financial expense or revenue to the town. The Agreement requires the College to provide insurance meeting the Town's Risk Management policy.

**Statement of the Problem or Opportunity:** Allows Camp Verde and area residents to enjoy non-credit educational and recreational opportunities provided by the College in a local setting.

**Alternatives/Options/Solutions:** Choosing not to renew the agreement will limit the opportunities for Camp Verde residents and require greater commuting distance and time for residents who wish to attend these or similar classes..

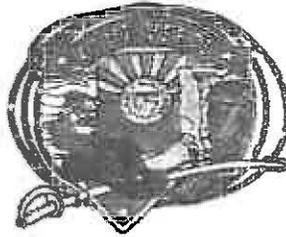
**Comparative Analysis:** N/A

**Fiscal Impact to the Town:** None

**Other Impacts:** Room 206/207 will be unavailable for use by others during classes given by the Community College; once a week – for approximately 17 evenings per semester.

**Conclusion:** There is minimal impact to the Town and what there is, is beneficial to Town residents and in keeping with the purpose and goals of the Parks & Recreation division.

**Recommendation:** Staff recommends Council approve the Facility Use Agreement with Yavapai Community College.



## **Town of Camp Verde Facilities Use AGREEMENT**

**Between  
The Town of Camp Verde  
and  
Yavapai Governing Board of Yavapai County College District  
DBA: Yavapai College**

The Parties to this Facilities Use AGREEMENT (herein referred to as "AGREEMENT") are the Governing Board of Yavapai County Community College District (herein referred to as "*Yavapai College*"), and the Town of Camp Verde, Yavapai County, Arizona, a municipal corporation of the State of Arizona (herein referred to as the "Town").

The parties agree that the point of contact for the respective parties are as follows:

**For the Town:**

Mayor Bob Burnside

Town of Camp Verde, 473 South Main St.

Camp Verde, AZ 86322

**For Yavapai College**

Phyllis Leweller, Director of Purchasing

1100 E. Sheldon Street

Prescott/ Arizona 86301

**Purpose of this AGREEMENT:** To facilitate certain uses of Town property, to support and promote Yavapai College, and opportunities that benefit the public, the College and the Town.

17. **This Agreement is made with reference to the following factors:**

**1. Property and Use:** The Town agrees that "Yavapai College" is authorized to utilize certain Town-owned properties and facilities within the corporate limits of the Town for Yavapai College campus classes to promote the College and benefit the public.

The authorized Town facilities that Yavapai College may utilize for their Spring or Fall Semester Dance Classes include: room 206 and 207, bathrooms, and related parking lots.

Yavapai College agrees to conduct all activities associated with this AGREEMENT in a professional, careful and safe manner. When using any Town-assigned facility, or any portion thereof, Yavapai College agrees to comply with all applicable State, Federal or Town ordinances and regulations. It is further understood that Yavapai College will adhere to all written Town policies concerning the use and occupancy of any particular Town-assigned facility. Upon the completion of any use related herein, Yavapai College agrees to leave any Town-assigned facility in as good order and condition as existed prior to Yavapai College's use thereof.

**2. Relocation of Event:** The parties agree that under certain circumstances i.e. an emergency or an event beyond the Town's control that may necessitate the relocation of any of Yavapai College's use herein provided that such use can be relocated. This decision shall be so determined at the sole discretion of the Town concerning which particular Town-owned properties and facilities can be utilized under certain circumstances for Yavapai College's event.

**3. Cancellation of Event:** The Town reserves its right to cancel the use of any preset time and place of usage for Town-assigned facility if the facility becomes unavailable for any reason, including emergencies. The Town will timely notify Yavapai College by verbal notification (as well as in writing to Yavapai College, if time allows) of any changes affecting the event's times, dates or places of said Town-assigned facility; based upon the prevailing facts and circumstances, as soon as the Town is made aware that the requested facility is no longer available to Yavapai College for the preset time and place of said Town-assigned facility.

Yavapai College also reserves its right to cancel the use of any preset time and place of usage of Town-assigned facility if Yavapai College cannot hold their event for any reason, including emergencies. Yavapai College will timely notify the Town by verbal notification (as well as in writing to the Town, if time allows) of any changes affecting the event's times, dates or places of said Town-assigned facility; based upon the prevailing facts and circumstances, as soon as Yavapai College is made aware that they will not meet at the preset time and place of said Town-assigned facility.

**4. Term:** The term of the AGREEMENT shall be for a period of one (1) year and commence on January 15, 2013 and end on January 15, 2014. <sup>This</sup> ~~As a~~ AGREEMENT may be renewed upon the mutual agreement of both parties, under the same terms and conditions or re-negotiated. Yavapai College shall help coordinate this process through the Parks and Recreation Division of the Town of Camp Verde and shall clearly identify the dates and times needed for use of Town facilities.

**5. Facility User Fees:** In consideration of Yavapai College making educational opportunities available to Town residents and in consideration of Yavapai College's duty to maintain any Town-assigned facility as required by Section 1 of this AGREEMENT, the Town waives any payment of user fee(s) during the term of the AGREEMENT.

**6. Improvements:** Yavapai College shall not make any modifications or improvements to Town facilities without prior consent of the Town. Any office equipment, supplies brought to Town facilities by Yavapai College shall remain the property of Yavapai College.

**7. Insurance:**

- a) Yavapai College will procure at its expense and maintain during the term hereof, a property insurance policy, a policy of General Liability Insurance against claims for the bodily injury, death and property damage occurring in connection with the use of the Facility as part of its general policy and a Workers' Compensation Policy. Yavapai College shall provide insurance coverage no less than provided for Yavapai College buildings and operations. Insurance provided by Yavapai College shall be primary and insurance provided by the Town shall not contribute to liability covered by Yavapai College insurance coverage. Such insurance shall name the Town and its officials, officers and employees as additional insured's.
  - b) Yavapai College will provide a Certificate of Insurance (CIO) (with a corresponding endorsement relative to the Town being additionally insured) for a Commercial General Liability Insurance Policy with limits of not less than \$1,000,000.00 per occurrence and \$1,000,000.00 in aggregate against claims for bodily injury, death and property damage and names the Town of camp Verde, AZ as an additional insured in connection with the use of Town facilities as provided herein.
  - c) Certificate of Insurance showing Workers' Compensation coverage.
  - d) The Yavapai College shall keep said policies in force for the duration of the Agreement and for any possible extension thereof.
  - e) All carriers shall be approved to write insurance in the State of Arizona and possess an A- or better A.M.Best rating.
  - f) Either party's coverage shall provide at least thirty (30) days' notice of cancellation of material change in coverage.
1. Yavapai College shall furnish any original Certificate(s) of Insurance (and corresponding endorsement) simultaneously with the execution of this Agreement evidencing the required coverage to be in force on the date of this Agreement and any renewal Certificate(s) of Insurance (if coverage has an expiration or renewal dates occurring during the term of this Agreement) to the Town of camp Verde. The receipt of any certificate and endorsement does not constitute an agreement by the Town of camp Verde that insurance requirements have been met. Failure of Yavapai College to obtain certificates or other insurance evidence from the Contractor shall not be deemed a waiver by the Town of camp Verde. Failure to comply with insurance requirements may be regarded as a breach of the Agreement terms.

2. Yavapai College's liability under this Agreement is not in any way limited by the insurance required by this Agreement.

A. Town will procure, at its expense, and maintain during the term, hereof, a property insurance policy and a policy of general liability insurance against claims for the bodily injury, death, and property damage occurring in connection with the use of the Facility as part of its general policy. The Town shall provide insurance coverage no less than provided for Town buildings and operations.

8. **Indemnification:** Each party (as "Indemnitor") agrees to indemnify, defend, and hold harmless the other party (as "Indemnitee") from and against any and all claims, losses, liability, costs or expenses (including reasonable attorney's fees) (hereinafter collectively referred to as "Claims") arising out of bodily injury of any person (including death) or property damage, but only to the extent that such Claims which result in vicarious/derivative liability to the Indemnitee are caused by the act, omission, negligence, misconduct, or other fault of the Indemnitor, its officers, officials/ agents/ employees, or volunteers.

Nothing in this AGREEMENT shall be construed to make either party the legal representative or agent of the other, nor shall either party have the right or authority to assume, create or incur any liability or any obligation of any kind, either expressed or implied, in the name of, or on behalf of, the other party. The relationship created by this AGREEMENT shall not be read so as to change the independent nature of either party.

9. **Damage to Facility:** If any damage occurs to the facilities by Yavapai College, Yavapai College's officers must compensate the Town in order to repair the facilities.
10. **Entire Understanding:** This AGREEMENT embodies the entire understanding and obligations between Yavapai College and the Town for all uses of Town-assigned facilities pursuant to this AGREEMENT. The parties shall not be bound by, nor is either Party liable for, any statement or representations, of any nature, not set forth in this AGREEMENT. Changes of any of the provisions of this AGREEMENT shall not be valid unless completed in writing and signed by both parties.
11. **Suspension and Termination:** A non-breaching Party may terminate this AGREEMENT for the failure of the other Party to comply with the provisions of this AGREEMENT by giving the other Party a thirty (30) day written notice of the failure to comply. Either Party may terminate this AGREEMENT immediately if the other Party files for bankruptcy or receivership, or takes any actions relating to insolvency, such as assignment for the benefit of creditors.
12. **Assignment and Subletting:** Yavapai College shall not have the right to assign this AGREEMENT, nor shall it allow any other person or entity to use or occupy a Town-assigned facility that has been authorized to be used by Yavapai College pursuant to this AGREEMENT.
13. **Arbitration:** In the event of a dispute hereunder, either Party may exercise its right to cancel

this AGREEMENT in writing. At the Town's sole discretion, it may choose to resolve any dispute pursuant to A.R.S. § 12-1518, utilizing the services of the American Arbitration Association.

- 14. Conflict of Interest:** The parties understand that this AGREEMENT is subject to cancellation pursuant to A.R.S. § 38-511, without penalty or further obligation on the part of Yavapai College or the Town, if any person significantly involved in initiating, negotiating, securing, drafting or creating this AGREEMENT on behalf of Yavapai College or Town, and said employee or agent of the Town or Yavapai College, in any capacity, or a consultant to the Town or Yavapai College, with respect to the subject matter of this AGREEMENT, and such association creates a conflict of interest or presents an appearance of impropriety at any time while this AGREEMENT, or any extension hereof, is in effect.
- 15. Governing Law:** The laws of the State of Arizona shall govern this AGREEMENT, the courts of which shall have jurisdiction of the subject matter hereof. If any portion of this AGREEMENT is found by a court of record to be invalid, the remaining portions shall remain in full force and effect.
- 16. Authority:** The individual signing below on behalf of the Town hereby represents and warrants that he/she is duly authorized to execute and deliver this AGREEMENT on behalf of the Town and avows that this AGREEMENT is binding upon the Town in accordance with its terms.

For The Town:

\_\_\_\_\_  
Burnside, Mayor

\_\_\_\_\_  
Date

Attest:

\_\_\_\_\_  
Deborah Barber, Town Clerk

\_\_\_\_\_  
Date

For Yavapai Community College District, DBA: Yavapai College

Printed Name: \_\_\_\_\_

*Phyllis Lewellen*

Signature: \_\_\_\_\_

*Phyllis Lewellen*  
*Director of Purchasing and Contracting*

4.2



Town of Camp Verde

**Agenda Item Submission Form – Section I**

**Meeting Date:** February 6, 2013

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

**Requesting Department:** Finance

**Staff Resource/Contact Person:** Mike Showers

**Agenda Title (be exact):** Possible approval of Recommendations to move the monies in the LGIP-HURF (#91826) account into the LGIP-General account (#91825) and subsequently close the LGIP-HURF account .

**List Attached Documents:** None

**Estimated Presentation Time:** N/A

**Estimated Discussion Time:** N/A

**Reviews Completed by:**

- Department Head:                       Town Attorney Comments:

Finance Review:  Budgeted     Unbudgeted     N/A

Finance Director Comments/Fund:

**Fiscal Impact:** No fiscal impact.

**Comments:** The LGIP-HURF account has no purpose at this time. There are already more HURF monies in other bank accounts and it is not functionally reasonable to keep all HURF monies separate in this account. Our software successfully tracks the value of HURF funds in any and all accounts and interest is allocated appropriately. Maintaining a separate HURF account conceptually would only require cumbersome transfers to cover all HURF expenditures. Regardless, all HURF expenses are paid from the main pooled checking account anyway.

**Background Information:** None

**Recommended Action (Motion):** Approve the closure of the LGIP account number 91826 with all monies transferred into the main LGIP account 91825.

**Instructions to the Clerk:** N/A

H.S.



**Agenda Item Submission Form – Section I**

**Meeting Date: February 6, 2013**

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

**Requesting Department:** Marshal's Office

**Staff Resource/Contact Person:** Marshal Nancy Gardner

**Agenda Title (be exact):** Possible approval of Resolution 2013-882, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona adopting the Yavapai County Multi-Jurisdictional Hazard Mitigation Plan 2011.

**List Attached Documents:** Resolution 2013-882, Intergovernmental Agreement for establishment of unified emergency management. A copy of the plan is available at the Clerk's Office

**Estimated Presentation Time:**

**Estimated Discussion Time:**

**Reviews Completed by:**

- Department Head:                       Town Attorney Comments: Sent to Bill Sims for review

Finance Review:     Budgeted     Unbudgeted     N/A

Finance Director Comments/Fund:

**Fiscal Impact:**

**Budget Code:** \_\_\_\_\_ **Amount Remaining:** \_\_\_\_\_

**Comments:**

**Background Information:** The Town of Camp Verde and Yavapai County has established a unified emergency management organization for the purpose of preparing plans and the execution of the plans in the event of a natural or man-made disaster. In addition working together to complete all reporting requirements emanating from State or Federal Government agencies.

**Recommended Action (Motion):** Approve Resolution 2013-882 a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona adopting the Yavapai County Multi-Jurisdictional Hazard Mitigation Plan 2011.

**Instructions to the Clerk:** Keep a copy of the signed Resolution on file, send a copy to Marshal Gardner



**RESOLUTION 2013-882**

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL  
OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA,  
ADOPTING THE YAVAPAI COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION  
PLAN 2011**

**WHEREAS**, The Town of Camp Verde would like to adopt the 2011 update of the Yavapai County Multi-Jurisdictional Mitigation plan ("Plan) to meet the requirements of the Disaster Mitigation Act of 2000 (DMA2K"); and

**WHEREAS**, The Town of Camp Verde has experienced damage from natural and human caused hazards such as flooding, land/mudslides, severe wind, wildfire, and winter storms, possibly resulting in damage and/or loss of property and life, economic hardship and threats to public health and safety; and

**WHEREAS**, the Plan has been drafted pursuant to Federal requirements, having been developed with research and work done by the Town of Camp Verde in association with the Yavapai Multi-Jurisdictional Planning Team, for the reduction of hazard risk to the community; and

**WHEREAS**, the primary purpose of the Plan is to identify hazards that affect the Town of Camp Verde, assess the vulnerability and risk posed by those hazards to community-wide human and structural assets, developing strategies for mitigation of those identified hazards, present future maintenance procedures for the Plan, and document the planning process, and

**WHEREAS**, the Plan recommends several hazard mitigation actions or projects that will provide mitigation for specific hazards that affect the Town of Camp Verde, in order to protect people and property from loss associated with those hazards; and

**WHEREAS**, upon approval of the Plan and approval from the Arizona Division of Emergency Management and the Federal Emergency Management Agency, the Town of Camp Verde will be eligible to apply for federal mitigation grant funding.

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the Town of Camp Verde that the Yavapai County Multi-Jurisdictional Hazard Mitigation Plan 2011 is hereby approved.

**PASSED AND ADOPTED:**

---

Bob Burnside, Mayor

Attest:

Approved as to form:

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Deborah Barber, Town Clerk

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William Sims, Attorney

4.9



Town of Camp Verde

**Agenda Item Submission Form – Section I**

**Meeting Date: February 6, 2013**

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

**Requesting Department:** Marshal's Office

**Staff Resource/Contact Person:** Marshal Nancy Gardner

**Agenda Title (be exact):** Possible approval of Resolution 2013-883, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, pertaining to certain exemption's for motor vehicles used by the Marshal's Office, Superseding Resolution 2011-841.

**List Attached Documents:** Resolution 2013-883

**Estimated Presentation Time:**

**Estimated Discussion Time:**

**Reviews Completed by:**

**Department Head:**                       **Town Attorney Comments:** Sent to Bill Sims for review

Finance Review:     Budgeted     Unbudgeted     N/A

Finance Director Comments/Fund:

**Fiscal Impact:**

**Budget Code:** \_\_\_\_\_ **Amount Remaining:** \_\_\_\_\_

**Comments:**

**Background Information:** The Camp Verde Marshal's participates with the multi-agency Partners Against Narcotic Trafficking (PANT) and it is necessary for the undercover officer to have undercover license plates to work in this capacity.

**Recommended Action (Motion):** Approve Resolution 2013-883, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, pertaining to certain exemption's for motor vehicles used by the Marshal's Office, Superseding Resolution 2011-841.

**Instructions to the Clerk:** Keep a copy of the signed Resolution on file, send a copy to Marshal Gardner



**RESOLUTION 2013-883**

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL  
OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA,  
PERTAINING TO CERTAIN EXEMPTIONS FOR MOTOR VEHICLES USED BY THE  
MARSHAL'S OFFICE  
Superseding Resolution 2011-841**

**WHEREAS**, ARS 38-538.03 allows the head of an agency with the power and duty to conduct felony investigations or activities of a confidential nature to apply to the governing body of its political subdivision for exemptions for motor vehicles issued plates under its provisions; and

**WHEREAS**, the Mayor and Common Council of the Town of Camp Verde is the governing body authorized to grant the exemption for not more than one year; and

**WHEREAS**, Marshal Nancy Gardner is the head of the Camp Verde Marshal's Office, which has the power and duty to conduct felony investigations or activities of a confidential nature and is requesting the Mayor and Common Council to authorize exemptions for certain motor vehicles assigned to the Marshal's Office; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Common Council of the Town of Camp Verde, Arizona as follows:

1. THAT approval for certain motor vehicles, whose make, model, year, and identification number is filed with the Town Clerk's Office and the Arizona Department of Transportation, is granted the exemption under ARS 38-538.03.
2. THAT Town Marshal Nancy Gardner is appointed agent for the Town of Camp Verde, to execute and submit all documents and any other necessary or desirable instruments in connection with such exemption.

**PASSED AND ADOPTED** by the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona on the 6<sup>th</sup> day of February 2013.

\_\_\_\_\_  
Bob Burnside, Mayor

Date: \_\_\_\_\_

Attest:

Approved as to form:

\_\_\_\_\_  
Deborah Barber, Town Clerk

\_\_\_\_\_  
Town Attorney

4,h



Town of Camp Verde

Meeting Date: February 6, 2013

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

Requesting Department: Administration

Staff Resource/Contact Person: Russ Martin

Agenda Title (be exact): Discussion, consideration and possible approval of a Lease Agreement between Verde Lakes Water Corporation (a private water company) and the Town of Camp Verde, a municipal corporation of the State of Arizona.

- List Attached Documents: 1). 2013 Lease Agreement  
 2). Yavapai County Arizona Parcel Number (APN) 404-13-451H

Power Point Presentation: No

Estimated Presentation Time: 5 minutes

Estimated Discussion Time: 10 minutes

Reviews Completed by:

- Department Head: Same       Town Attorney Comments:

Finance Department

Fiscal Impact: The Town would be required to budget for our expenses appropriately as opposed to choosing what to budget for. However, the amount of cost is minimal and mostly buried in our other budget items so I don't see any real fiscal impact beyond what we have already seen on an annual basis.

Budget Code: See Above Comment      Amount Remaining: N/A

Background Information:

The Town has previously entered into Agreements with the Verde Lakes Water Corporation to share the water company's neighborhood park/picnic area. These Agreements have been primarily related to park maintenance. The parties have forged a strong partnership over time and

have developed acceptable solutions to unexpected challenges that have arisen via these Agreements.

To maximize service, the Parties wish to enter into this long-term Lease Agreement for the community's benefit by jointly and cooperatively sharing the Verde Lakes Neighborhood Park ("Park") that includes playground equipment and a picnic area.

Having a Lease Agreement v. an Agreement gives the following the opportunities:

1. Gives the Town and the water company a way to provide cost-effective, open space for public recreation; and
2. Each Party mutually indemnifies the other party relative to insurance; and
3. The Lease Agreement is for a much longer term than the former agreements which enhances the parties' relationship going forward.

The management of both Parties looks forward to a continued partnership relative to the Lease Agreement and wishes to provide the highest benefit to the community. Thus, the Lease Agreement merits your approval.

***Recommended Action (Motion):*** Approve the Lease Agreement between Verde Lakes Water Corporation (a private water company) and the Town of Camp Verde, a municipal corporation of the State of Arizona.

***Instructions to the Clerk:*** Please agendaize this matter as one of the first items under regular business to afford the guests from the Verde Lakes Water Corporation an opportunity to participate in the discussion; as appropriate.

To execute agreement please mail to:

Verde Lakes Water Corporation Board  
2867 East Verde Lakes Drive  
Camp Verde, AZ 86322

**LEASE AGREEMENT**  
**Between**  
**the**  
**Town of Camp Verde**  
**and**  
**Verde Lakes Water Corporation**  
**2013**

This Lease Agreement ("Lease") is entered into as of the 6th day of February 2013 ("Effective Date"), by and between the VERDE LAKES WATER CORPORATION, a Corporation of the State of Arizona (hereinafter "LANDLORD") and THE TOWN OF CAMP VERDE, a municipal corporation of the State of Arizona (hereinafter "TENANT"), collectively referred to as ("Parties").

**LANDLORD:** Verde Lakes Water Corporation ("LANDLORD"), 2867 East Verde Lakes Drive, Camp Verde, AZ 86322

**TENANT:** Town of Camp Verde ("TENANT"), 473 South Main Street, Ste. 102, Camp Verde, AZ 86322

**WHEREAS,** the Parties entered into this Lease to maximize service to the community by jointly and cooperatively sharing a Verde Lakes Neighborhood Park ("Park") with playground equipment and a picnic area.

**WHEREAS,** each Party has determined that the consideration it will receive from the other Party is adequate and the Parties will receive roughly equivalent value as a result of this exchange.

**WHEREAS, TENANT,** is authorized to enter into this Lease by virtue of its incorporation pursuant to Article 13 of the Constitution of the State of Arizona and for the powers granted to cities/towns in Title 9 of the Arizona Revised Statutes.

**WHEREAS, LANDLORD,** is authorized to enter into this Lease pursuant to their bylaws, **Section 6.03** ("The Board of Directors may authorize any officer, or officers, agent or agents to enter into any contract or to execute, or deliver any instrument on behalf of the Corporation and such authority may be general or consigned to specific instances.")

**NOW, THEREFORE,** the Parties hereby enter into this Lease Agreement.

**WITNESSETH, TENANT** hereby leases the Premises described below located in Camp Verde, Arizona, on the terms and conditions herein:

1. **PURPOSE:**  
The purpose of the Lease is to set forth the terms and conditions for the Town to lease the Verde Lakes Water Corporation's neighborhood Park in order to provide recreational opportunities and to maximize service to the community.
  
2. **PREMISES/PROPERTY AND USE:**
  - A. TENANT shall lease the Park property located at 2867 East Verde Lakes Drive, Camp Verde, Arizona Parcel Number (APN) 404-13-451H (the "Premises").
  - B. The parties accept the premises in an "as-is" condition.
  - C. Neither LANDLORD nor LANDLORD's agents has made any oral or written representations or warranties with respect to said matters other than as set forth in this Lease.
  - D. The Parties hereto agree that the Premises shall be used for residential and community use between the hours of 6:00 a.m. and 10:00 p.m., but the Tenant shall have no obligation under this Lease to deploy Tenant employees to the Premises in order to enforce this obligation.
  - E. **At its own expense, TENANT, will procure, provide and maintain signage relative to the Park's hours of operation.**
  
3. **RENT:**
  - A. All monetary obligations of the TENANT under the terms of this Lease are deemed to be rent and are dependent upon an annual appropriation of the Town Council of the Town of Camp Verde.
  - B. TENANT, contingent on annual funding appropriated by the Town Council, shall be responsible for continuing maintenance, which may include pruning trees and bushes, weed control (weed-eating or herbicide spraying), mowing, tilling, emptying trash receptacles, providing playground fall material, inspecting, repairing and cleaning playground equipment and picnic benches.
  
4. **TERM:**  
The term of this Lease shall commence as of the effective date noted above until cancelled by notice under section ten (10).
  
5. **ASSIGNMENT/SUBLEASE:**  
TENANT shall not assign this Lease without the written consent of LANDLORD. LANDLORD agrees that such approval will not be unreasonably denied.
  
6. **INSURANCE:**  
From the date of execution of this Lease, during the Lease term and any renewal term, both Parties shall, individually procure and maintain (at its sole expense and it may be self-insurance) during the term of this Lease the following insurance:
  - A. Commercial general liability insurance against claims for bodily injury, death and property damage occurring in connection with the use of the Premises, by the insuring Party, its employees, agents, contractors or invitees as part of its general policy as provided herein with the following limits:

Each Occurrence .....\$1,000,000  
 General Aggregate.....\$2,000,000 (excess)

- B. Both Parties shall provide, to the other party, Certificates of Insurance (COI) and corresponding endorsement evidencing coverage provisions relative to the joint use of each Party's assets and shall name the other party as additional insured on such insurance policy or policies and COI's.
- C. All carriers shall be approved to write insurance in the State of Arizona and possess an A or better A.M. Best rating, provided; however, that coverage through a risk retention pool or trust authorized by Arizona law for municipal corporations may be used to satisfy the TENANT's insurance obligation.
- D. Either party's coverage shall provide at least thirty (30) days' notice of cancellation or material change in coverage.
- E. The parties agree to review, as needed, the limits and types of insurance required herein and may, by mutual agreement, amend the requirements as they deem necessary.
- F. Each Party's responsibility, whether by insurance or self-insurance, shall be primary or designated as primary in respect to the acts and omissions of its employees and its operation of the Premises.
- G. Each Party accepts full responsibility for the actions of their own employees while acting under authority of this Agreement. Nothing in this Lease will be construed to mean that an employee of one agency is an employee or agent of the other agency or that any contractors or subcontractors are agents for either the TENANT or LANDLORD.
- H. Each Party hereby mutually waives their respective rights of recovery against each other for any loss insured by property insurance coverage existing for the benefit of the respective parties.

**7. HOLD HARMLESS AND INDEMNIFICATION:**

- A. Each Party, to the fullest extent possible, shall defend, indemnify and hold harmless the other Party, its officers, employees and agents, from and against any and all claims, demands, suits, actions or proceedings of any kind or nature, for damages to property or injuries to or death of any person or persons, including employees or agents of the other Party, and including, but not by way of limitation, Workers' Compensation claims, resulting from or arising out of the negligent or wrongful acts, errors or omissions of the Party, its officers, employees, agents and consultants. This Paragraph 7.a shall survive the termination of this Lease.
- B. In the event of any third Party legal action against both LANDLORD and TENANT, both Parties agree to discuss and analyze the benefits of a mutual defense.

**8. MAINTENANCE:**

TENANT will maintain the Premises in the condition of the Premises at the time of initial occupancy and LANDLORD agrees to provide/pay for all water to the property.

9. **IMPROVEMENTS:**

TENANT will not make any modifications or improvements to the Premises without the prior consent of the LANDLORD. Any equipment, supplies, or other fixtures brought to the Premises shall remain the property of the TENANT.

10. **ASSIGNMENT TERMINATION:**

- A. This Lease may be terminated by a majority vote of the governing body of either Party for cause, or for any or no reason.
- B. The Party terminating the Lease shall notify the other Party in writing not less than twelve (12) months prior to the effective date of termination.
- C. This Lease is subject to termination by TENANT (Town) pursuant to A.R.S. § 38-511.
- D. At the expiration of this Lease, TENANT will return the Premises to LANDLORD in good condition.
- E. TENANT may, at its discretion, remove TENANT's assets (improvements constructed on the Premises and any portable facilities, such as trash cans, picnic table, benches and playground) within thirty (30) days of expiration of the Lease hereby created, or sooner termination of the Lease, and surrender the Premises unto LANDLORD. Any such property not removed at the expiration of above mentioned thirty (30) day period shall become the property of LANDLORD.

11. **SALE OF PROPERTY:**

In the event the LANDLORD decides to sell any or all of Parcel # 404-13-451H (the Premises), the TENANT will be duly notified at least sixty (60) calendar days prior to either listing of the Parcel for sale or, if the Parcel is not to be listed, prior to executing a binding contract for the sale of the Parcel.

12. **SEVERABILITY:**

If any terms, parts, or provisions of this Lease are for any reason invalid or unenforceable, the remaining terms, parts, or provisions are nevertheless valid and enforceable.

13. **COMPLIANCE WITH LAWS:**

- A. Both Parties shall be fully responsible for compliance with all statutes, ordinances, codes, regulations, rules, court decrees or laws applicable to it in conjunction with use of the Premises including, but not limited to zoning and building codes and environmental laws.
- B. All programs and services maintained and/or provided by TENANT shall be open to all residents of Camp Verde without regard to race, color, religion, sex or national origin.
- C. TENANT agrees to comply with all applicable state and federal laws and requirements governing equal employment opportunity and non-discrimination.

14. **BINDING:**

This

Lease shall be binding upon the heirs, successors and assigns of the parties hereto.

15. **ENTIRE AGREEMENT:**

- A. This Lease and amendments hereto are the entire agreement between the TENANT and LANDLORD concerning this matter. The Parties shall not be bound by or be liable for any statement or representation of any nature not set forth in this Lease.
- B. As issues within this section arise, the Town Manager, and LANDLORD's Manager and the Parties' attorneys (on behalf of either Party if so elected by the Parties) are empowered under their authority to collectively, discuss, collaborate, amend, and execute changes to this lease.
- C. Conflict remedy: The parties have a duty to consider and agree to attempt in good faith to promptly resolve conflicts with respect to this Lease. In the event that a conflict cannot be resolved, the Parties shall consider whether arbitration would be beneficial, the most appropriate type of process, the selection of the arbitrator, and schedule for the arbitrator process within a 60 day period or sooner if practicable.

16. **AUTHORITY AND NOTICES:**

- A. The individuals signing below, on behalf of either Party, hereby represents and warrants that such individual is duly authorized to execute and deliver this Lease on behalf of either Party and that this Lease is binding upon either Party in accordance with its terms.
- B. Unless otherwise specified herein, any notice or other communication required or permitted to be given under this Lease shall be in writing and mailed to the address given below for the Party to be notified, or to such other address, notice of which is given in compliance with this Section:

**If to Verde Lakes Water Corporation**

Verde Lakes Water Corporation  
2867 East Verde Lakes Drive  
Camp Verde, Arizona 86322  
Fax No.: 928.567.7049

**If to Town:**

Town of Camp Verde Clerk's Office  
473 S. Main Street, Ste. 102  
Camp Verde, AZ 86322  
Fax No.: 928. 567-9061

IN WITNESS WHEREOF, the Parties have executed this Agreement by signing their names on the day and date first written above.

Verde Lakes Water Corporation:

Town of Camp Verde:

\_\_\_\_\_  
Board President Robert Davis

\_\_\_\_\_  
Mayor Bob Burnside

ATTEST:

ATTEST:

\_\_\_\_\_

\_\_\_\_\_  
Deborah Barber, Town Clerk

Approved as to Form:

Approved as to Form:

\_\_\_\_\_  
Steve Wene, LANDLORD'S Attorney

\_\_\_\_\_  
Bill Sims, TENANT/Town Attorney



**Parcel ID** 404-13-451H  
**Check Digit** 3  
**Owner** VERDE LAKES WATER CORPORATION  
**Owner's Mailing Address** 2867 E VERDE LAKES DR  
 CAMP VERDE, AZ 86322  
**Secondary Owner** N/A  
**Recorded Date** 1951-01-01  
**Last Transfer Doc Docket** N/A  
**Last Transfer Doc Page** N/A  
**Physical Address** 2921 S Verde Lakes Dr  
**Incorporated Area** Town of Camp Verde

**Assessor Acres** 1.78  
**School District** Camp Verde Unified SD #28  
**Improvements (0)**  
**Assessment**  
**2013 Full Cash Value** \$31,300  
**2013 Limited Value** \$13,975  
**2013 Assessment Ratio** 16  
**2013 Legal Class** Vacant or Other  
**2013 Net Assessed Full Cash Value** \$5,008  
**2013 Net Assessed Limited Value** \$2,236  
**Taxes**  
**Tax Area Code** 2877  
**Recent Sale Date** 2010-12-22  
**Deed Type** SPECIAL WARRANTY DEED

**Subdivision** N/A  
**Subdivision Type** N/A  
**Fire District** Camp Verde FD  
**County Zoning Violation** No Zoning Violation

**2012 Full Cash Value** \$31,300  
**2012 Limited Value** \$8,200  
**2012 Assessment Ratio** 16  
**2012 Legal Class** Vacant or Other  
**2012 Net Assessed Full Cash Value** \$5,008  
**2012 Net Assessed Limited Value** \$1,312  
**2012 Taxes Billed** \$283

**Sale Amount** N/A  
**Sale Docket** 4784



**Disclaimer:** New Assessor Data is now being displayed as the County has successfully transferred into a new system. Any parcel information on this website that is not yet entered into the New Assessor system yet will not have parcel information. 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.



Town of Camp Verde

**Agenda Item Submission Form – Section I**

**Meeting Date: February 6, 2013**

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

**Requesting Department:** Library

**Staff Resource/Contact Person:** Kathy Hellman

**Agenda Title (exact):** Discussion and consideration of options and possible approval of the final scope of a new library and authorization to pursue adequate funding for that determined scope.

**List Attached Documents:**

- Service Targets for Camp Verde Community Library
- Space Needs Worksheet
- 10k Concept Plans:
  - Site Plan
  - Floor Plan
  - Building Elevations
  - Building Sections
- 17k Concept Plans:
  - Site Plan
  - Floor Plan (Main Level)
  - Floor Plan (Upper Level)
  - Building Elevations
  - Building Sections
- Property Survey
- Topographic Survey

**Estimated Presentation Time:** 5 minutes

**Estimated Discussion Time:** 15 minutes

**Reviews Completed by:**

Department Head: Kathy Hellman   
  Town Attorney Comments: N/A

Finance Review:  Budgeted   
 Unbudgeted   
 N/A

Finance Director Comments/Fund:

**Fiscal Impact:**

**Budget Code:** \_\_\_\_\_ **Amount Remaining:** \_\_\_\_\_

**Comments:** A 1.4-1.8 million dollar loan can be acquired through local banks or the USDA at an interest rate of approximately 3%-4%..

**Background Information:**

In September 2012, the Council directed staff to engage professionals to develop a final scope including size, cost and financial package for a new library building to present to Council for consideration. Joel Westervelt, Architect and Civil Design and Engineering Firm, Shephard Westnitzer, Inc. were hired per Council instruction at the September 19, 2012 meeting and began the process of developing scope, size, cost and financing needed for the new library on the current site at 130 Black Bridge Road.

Town Manager, Russ Martin and Finance Director, Mike Showers investigated funding possibilities and found local banks willing to loan the 1 million dollars at a rate of approximately 3% to the Town with a 10 year payback period. A 20-year \$1.8 million dollar loan would require a slightly higher interest rate. USDA funding is also available but requires a longer pay-off period and a complex reporting structure.

**Recommended Action (Motion):** Approve the following:

Direct staff to pursue Option 1: Approval for Town Manager, Russ Martin and Town Finance Director, Mike Showers to pursue a \$1.8 million dollar 20-year loan from the lending source they deem best for a single phase, 17,000 square foot, 2-story library building project.

**Instructions to the Clerk:** None at this time

**Town of Camp Verde**

**Agenda Item Submission Form – Section II (Staff Report)**

**Department:** Library

**Staff Resources/Contact Person:** Kathy Hellman

**Contact Information:** 554-8381; [kathy.hellman@campverde.az.gov](mailto:kathy.hellman@campverde.az.gov)

**Background:**

Studies and preliminary designs on the site and building indicate the prudence of approving funding at the higher end of the proposed funding scale \$1 – \$1.8 million dollars. The first draft of the building layout indicates that a 10,000 square foot building would be only enough to meet our current needs, and would require an immediate effort to begin fundraising for Phase II to meet the upcoming community demand. Investigating other options has shown that a two-story 17,000 square foot steel building can be erected all in one phase, saving material and overall construction costs. Additionally, after detailed site analysis & design, a 10,000 square foot footprint is the maximum size possible based on parking requirements & other site constraints. This suggests that a single, 2-story 17,000 square foot building would work better on this site. The new library building would be complete with the exception of the final build out of the second story. This can be done as funds are made available, either by local fundraising which has already raised nearly \$1 million dollars\* and made \$300,000 - \$600,000

available for this construction project, or by town funding as it is able. There will be no need for an exhaustive phase two fundraising effort.

\* \$600,000+ from the Mary Lyons estate

- \$300,000 will be held for payment security/overrun
- \$300,000 for design fees (already in progress)

\$300,000+ from CCCVL

\$200,000-\$300,000 from potential sale of 2 town-owned properties related to the library

**Alternative/Options/Solutions:**

- Option 1
  - Direct staff to pursue a 20 year loan for \$1.8 million dollars to fund, design and construct a 2-story, 17,000 square foot library building with a 10,000 square foot footprint at the 130 Black Bridge Road location with a final build out timeline of 1-3 years and pursuit of LEED Certification at the Silver Level as an alternate design option.
- Option 2
  - Direct staff to pursue a 10 year loan for \$1 million dollars to fund, design and construct Phase I of a single-story 10,000 square foot library with the possibility of adding Phase II at a later date and a final build out timeline of 9-10 years with LEED Certification at the Silver Level as alternate design options.

**Comparative Analysis:**

Using industry standard, Wisconsin Public Library Standards Fifth edition, August 2010<sup>o</sup> rule of thumb for library design of one square foot per community member, at the current population of 12,000 (including a conservative estimate of nearby service areas), a 12,000 square foot building should already be in place today.

◇ <http://www.owlsweb.info/41/wistds.asp#1>

*The current 4,750 square foot building has served our community for approximately 40 years (with additions and enclosures throughout the years).*

Date	Brief Timeline (current path to 10k library)			Brief Timeline (recommended path to 17k library)		
	Description	Facility size	Est. Cost	Description	Facility size	Est. Cost
Aug 2014	Move-in date at current rate of progress	10,000 s.f.	\$2.0 mil.	Move-in date at current rate of progress***	17,000 s.f.	\$2.4 mil.
Aug 2019	outgrow 10k library in 5 years, start planning Phase II	10,000 s.f.				
Aug 2022	Move-in date for Phase II 7k expansion**	17,000 s.f.	\$1.4 mil.			
	Time to construct 17k building		<b>9-10 yrs.</b>	Time to construct 17k building		<b>1 year</b>
	<b>Total Cost</b>		<b>\$3.4 mil.</b>	<b>Total Cost</b>		<b>\$2.4 mil.</b>

\*\*\*assumes 3 years for fundraising, approvals, design, engineering and construction  
\*\*\*\*with unfinished upper level

Following the current path, the planned Phase II Expansion wouldn't be completed for 9-10 years from today. Setting LEEDS Certification at the Silver Level as an alternative design option allows us the flexibility to get a bigger building for the loan-funded amount while reserving upgrades for fundraising efforts. Consider the following:

- The cost of construction at this moment vs. 10 years from now – labor costs are lower, material costs will most likely increase;
- It will be more expensive to construct the Phase II while working around the existing facility;
- The cost of financing at this moment (3.5%) vs. 5 years from now.

The **Estimated Costs** in the table above include:

(Site) Site Prep, Grading

Utilities.

Building & Monument signage

Paving surfacing / striping

Lighting (parking & building)

Entry sidewalks

Landscaping & Irrigation System

Demolition/ disposal of existing buildings.

(Building Shell): Foundation/ Backfill.

Steel Building Structure, incl. Insulation, wall/roof sheathing & mezzanine floor – *only for the 17k building*

Stone Façade

Heavy Timber Terrace & deck railing

Ridge Skylight

High performance Windows & exterior doors

Mechanical, Plumbing & Electrical system, incl. Fire Protection & Alarm system.

Elevator Shaft (does not incl. Elevator) – *only for the 17k building*

(Interior improvements) Partition walls

Drywall & suspended ceiling

Flooring

Interior doors/trim

Fixtures/ furnishings/ equipment

I.T. System/ technology

A / V equip.

Flooring

It does not include Green Technologies, Design/Engineering fees or the realignment of Moser Lane.

**Fiscal Impact to the Town:**

The table below shows an estimated fiscal (calculated with the Mortgage Loan Payment Calculator at [www.bankrate.com](http://www.bankrate.com)) impact to the Town of Camp Verde for Options, 1 and 2.

	<b>Loan Amount</b>	<b>Length of loan</b>	<b>% Interest</b>	<b>Monthly Payment</b>	<b>Annual Payment</b>
Option 2	1,000,000	10	3%	\$9,656.07	\$115,872.84
Option 1	1,800,000	20	3.5%	\$10,439.27	125,271.24\$

Currently, the library is budgeting \$16,200 annually for electric, gas, water and waste removal. A new, larger library could cost 4% more, or about \$650 annually in utility costs. These figures should be less with a well designed and engineered building incorporating high performance thermal mass & glazing systems.

A larger library will require more staff to operate. Within the first year of operation, the library will need one more fulltime professional Library Specialist and 1-2 additional part-time support staff at an approximate increase to the library's salary budget of \$50,000.00. The impact of the salary budget increase may be offset by increased use of the library which would result in an increase in funding from the Yavapai Free Library District.

**Other Impacts:**

A 17,000 square foot library would bring put us right about where we should be in providing library services to Camp Verde (see *Space Needs Worksheet*). A larger building has the potential to positively affect community members by providing adequate space for the library to go further than it already is in

- supporting economic development in the community with small business resources,
- supporting job seekers through access to computers, workshops and training
- developing space for teen activities and resources,
- providing space for children and their caregivers to engage with one another and use library services/resources,
- separating quiet activities from noisy ones through the addition of small study rooms/areas
- providing meeting space for community groups,
- providing places for people of all ages to use their own portable devices with WiFi access

The citizens of Camp Verde have worked many years, put in a lot of effort and survived a variety of controversial issues related to the building of a new library. It is time to make their efforts and patience payoff with a well-designed, efficient and attractive building that will be a true asset to our community and that we can all be proud of.

**Service Targets for Camp Verde Community Library**  
Based on Service Population

The service targets listed below are based on quantitative standards included in the Wisconsin Public Library Standards, Fifth Edition. Reported for each standard is the effort required to achieve basic, moderate, enhanced, or excellent levels of service in a library with a service population of 12,000 people.

	<b>Basic Level</b>	<b>Moderate Level</b>	<b>Enhanced Level</b>	<b>Excellent Level</b>
Staff FTE	6.00	6.00	7.20	8.40
Volumes Held (Print)	34,800	42,000	49,200	62,400
Periodical Titles Received	88	102	119	145
Audio Recordings Held	1,920	2,760	3,360	4,680
Video Recordings Held	2,520	3,120	4,320	6,120
Public Use Internet Computers	8	10	12	17
Hours Open per Week	57	59	61	64
Materials Expenditures	\$39,600	\$50,160	\$64,920	\$86,640
Collection Size (Print, Audio & Video)	39,600	48,000	56,400	73,200

Information calculated using Wisconsin Public Library Standards (L4L) Calculating Service Targets Excel workbook found at <http://www.owlsweb.info/l4l/wistds.asp#1>

# SPACE NEEDS WORKSHEET

INSTRUCTIONS: Fill in or check off all shaded worksheet cells.

## DESIGN POPULATION

Projected resident population	11,000
Nonresident service population	1,000
Design population	12,000

## COLLECTION SPACE

**Books:** The space needed for the library's book collection is determined by the size of the collection and the parameters of the shelving environment. Depending on factors such as the width of the aisles and the height of the shelving, book collections can be housed at 10, 13 or 15 volumes per square foot. As the volumes housed per square foot increases, the average aisle width will decrease, the height of the shelving will grow, and there will be fewer opportunities for marketing display.

- \* How many volumes will be in the library's print collection? 47,000
- \* What is the library's preferred collection density? (choose one)
  - 10 volumes per sq.f
  - 13 volumes per sq.f
  - 15 volumes per sq.f

**Magazine / newspapers:** The Americans with Disabilities Act specifies that current issue display shelving for magazines is subject to height limitations, which conditions how much space magazines will need.

- \* How many titles will the library receive? 50

**Magazine backfile:** Shelving for any back issues retained by the library is NOT subject to reach limitations but many libraries choose to treat these holdings in the same manner.

- \* How many of those titles will the library retain in backfiles? [ ]
- \* What will be the average backrun for a typical title (in years)? [ ]

**Nonprint:** This collection will often be housed on lower shelving with more marketing display, but because these items are typically smaller than books, the collection density corresponds to that for books. The space need varies depending on aisle widths, marketing display, and so on.

- \* How many nonprint items will the library house? 2,000
- \* What is the library's preferred collection density? (choose one)
  - 10 items per sq.ft.
  - 13 items per sq.ft.
  - 15 items per sq.ft.

**Public access computers:** Many libraries today experience increasing demands for access to digital information resources, which affects the number of stations needed for the public. Wireless access can also affect the inventory needed. The space need per station will be affected by the number of stations provided: a small inventory will usually require more space per station while a larger inventory will benefit from economies of scale and less space per station.

- \* How many public access computers to provide? 8
- \* What is the preferred space allocation for each? (choose one)
  - 35 sq.ft. per station
  - 45 sq.ft. per station
  - 50 sq.ft. per station

**READER SEATING SPACE**

The number of reader seats a library needs is determined in large measure by the number of people the library serves, although other factors may also affect this inventory. Typically allow 30 square feet per seat.

\* How many reader seats should the library provide? ..... 12

**STAFF WORK SPACE**

The inventory of staff work stations is based on the specific operations and work routines of the library, the number of public service desks, and so on. The space needed for each station, on average, will be affected by the number of work stations a library needs: a small inventory will require more space per station while a larger inventory will need less space per station.

\* How many staff work stations are needed? ..... 14

\* What is the preferred space allocation for each? (choose one) .....  
 125 sq.ft. per station  
 140 sq.ft. per station  
 150 sq.ft. per station

**MEETING ROOM SPACE**

**Multi-purpose:** How many seats to accommodate in a multi-purpose room? ..... 75  
**Conference:** How many seats to accommodate at a conference table? ..... 12  
How many seats in a gallery? .....  
**Storytime:** What is the maximum audience for a typical storytime? ..... 36  
Do your storytimes include a craft or activity? (choose one)  Yes  No  
**Computer training lab:** How many trainees should be accommodated? ..... 24

**SPECIAL USE SPACE**

Special use space reserves space for features such as small group study rooms, a copy center, a public café or refreshment area, a used book sale area, a staff break room, and so on. A larger proportionate allocation here reserves the option to incorporate a wider array of special use functions as a specific architectural plan is developed.

\* Choose the library's preferred allocation for special use space .....  
 12% of gross area  
 15% of gross area  
 17% of gross area

**NONASSIGNABLE SPACE**

Nonassignable space reserves space for such necessary features as mechanical rooms, restrooms, stairwells and elevators. Typically a smaller building will need to reserve a larger share of its gross area for nonassignable purposes, while a larger building will require a smaller proportion for nonassignable. New construction will likely need a smaller proportion than an addition or renovation.

\* Choose the library's preferred allocation for nonassignable .....  
 25% of gross area  
 27% of gross area  
 30% of gross area

**ADDITIONAL ALLOWANCES**

As an option, this worksheet can accommodate additional special allowances for features that may or may not be adequately accommodated in the preceding calculations. These may include space for an automated materials handling system, or a garage (if the library owns and operates vehicles). List any such special features here, along with a suitable square foot allowance

		Allowance
24 Public Internet PCs	.....	1,080 sq.ft.
	.....	sq.ft.
	.....	sq.ft.
	.....	sq.ft.

## SPACE NEEDS SUMMARY

### COLLECTION SPACE

47,000	volumes to house at	15	vol/sq.ft.	3,133	sq.ft.
50	magazine display at	1	sq.ft./title	50	sq.ft.
0	magazine backfile at	0.5	sq.ft./title/yr held	0	sq.ft.
2,000	nonprint items to house at	15	items/sq.ft.	133	sq.ft.
8	public access computers at	35	sq.ft. per station	280	sq.ft.

### READER SEATING SPACE

12	reader seats at	30	sq.ft. per seat	360	sq.ft.
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### STAFF WORK SPACE

14	staff work stations at	140	sq.ft. per station	1,960	sq.ft.
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### MEETING ROOM SPACE (See notes 1 through 4)

75	multi-purpose seats	10	sq.ft. per seat	850	sq.ft.
12	conference room seats	30	sq.ft. per seat	360	sq.ft.
36	storytime seats	15	sq.ft. per seat	590	sq.ft.
24	computer training lab seats	50	sq.ft. per seat	1,280	sq.ft.

### SPECIAL USE SPACE

calculated at	17%	of gross building area	2,637	sq.ft.
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### NONASSIGNABLE SPACE

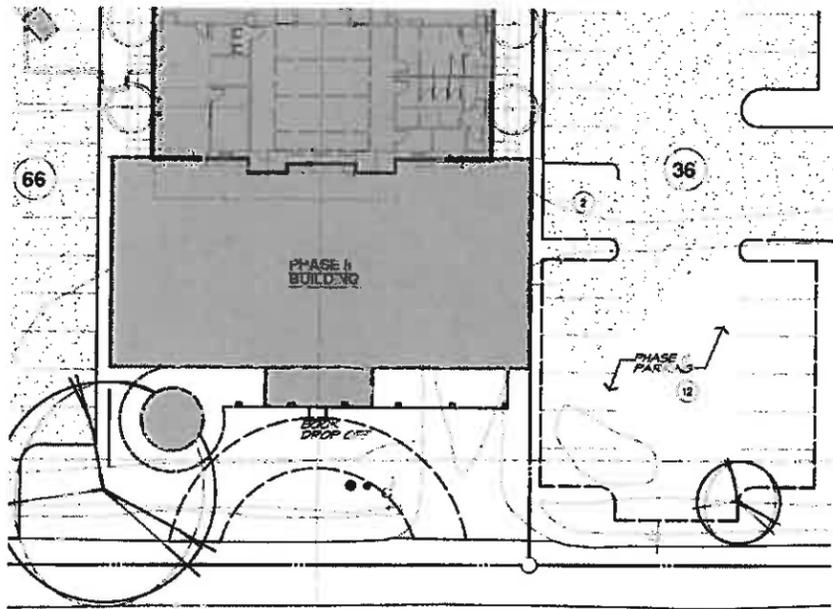
calculated at	25%	of gross building area	3,878	sq.ft.
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### SPECIAL ALLOWANCES

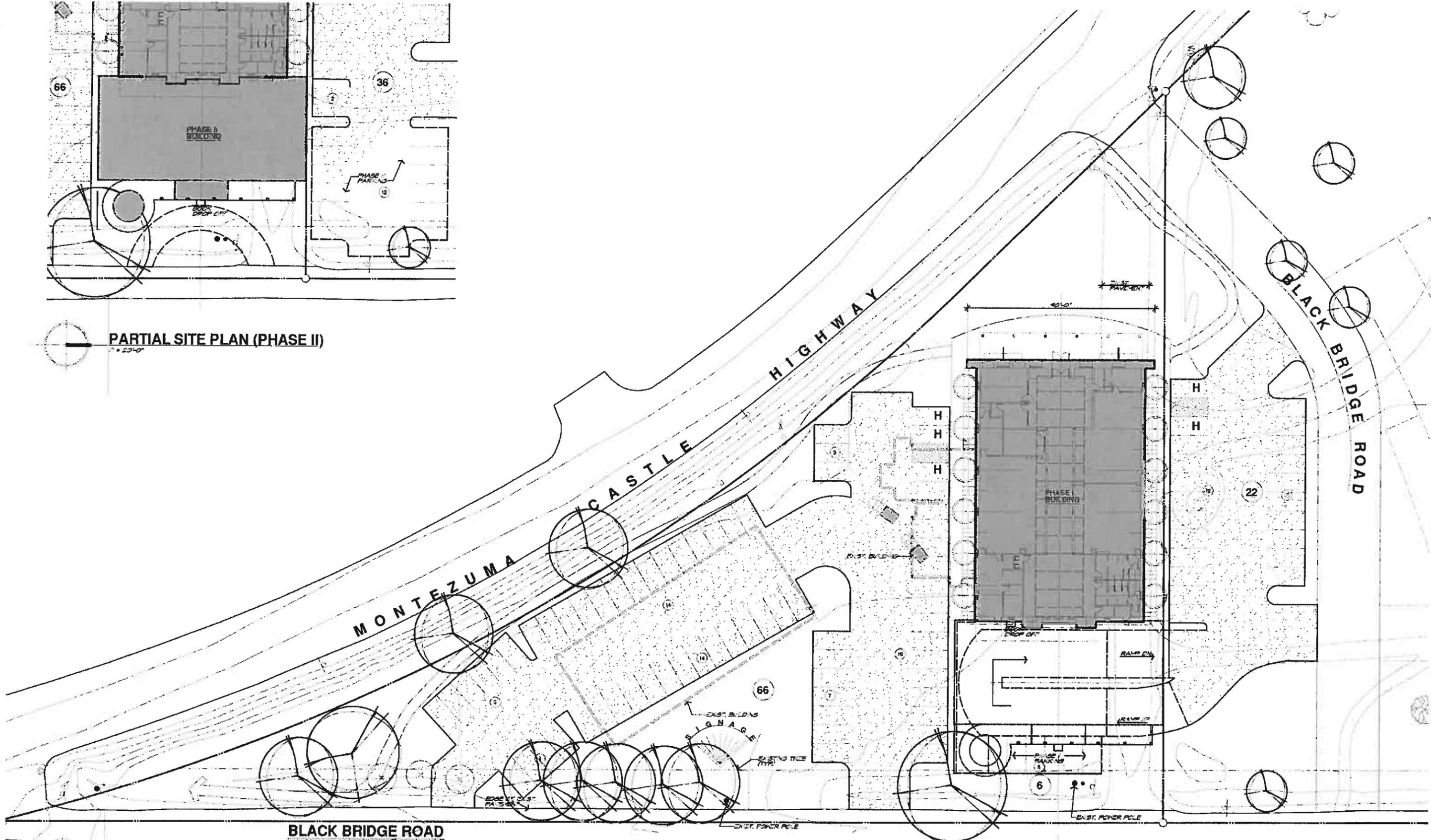
24	Public Internet PCs	1,080	sq.ft.
			sq.ft.
			sq.ft.
			sq.ft.

<b>GROSS AREA NEEDED</b> . . . . .	<b>16,591</b>	sq.ft.
------------------------------------	---------------	--------

- NOTES
1. Multi-purpose room area includes a modest allocation for a speaker's podium.
  2. Conference room area includes allocation for gallery / audience seating, if so designated.
  3. Storytime area includes a modest allocation for storytime presenter.
  4. Computer training lab area includes a modest allocation for trainer's station.



**PARTIAL SITE PLAN (PHASE II)**  
1/20'-0"



**SITE PLAN**  
1/20'-0"

**CAMP VERDE COMMUNITY LIBRARY**  
CAMP VERDE, ARIZONA

07 JANUARY 2013

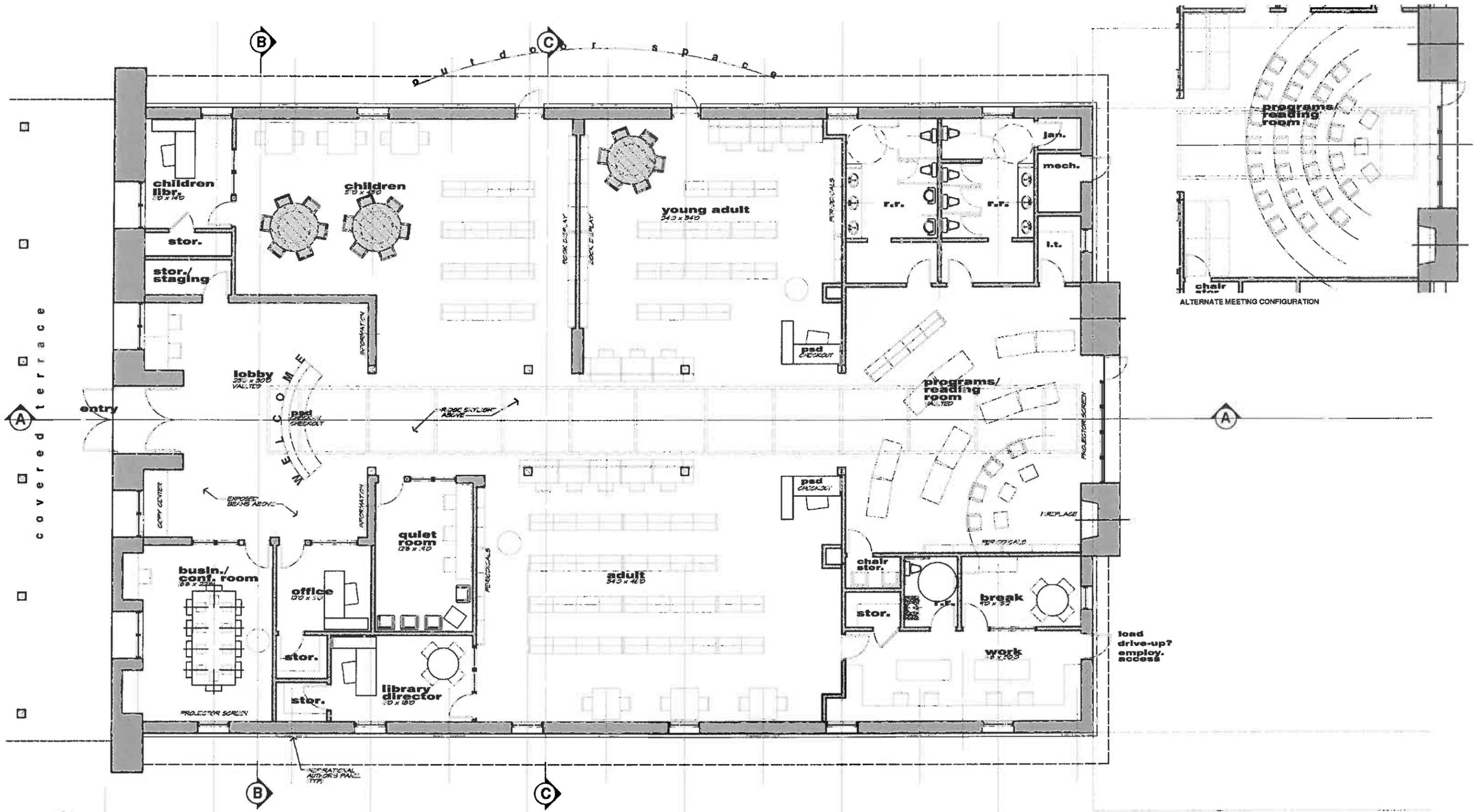
**JOEL WESTERVELT AIA ARCHITECT**  
93 ARNOLD STREET  
CAMP VERDE, ARIZONA 86322  
928-567-2255



**AREA CALCS:**

PHASE I: (10,000 S.F. 1st FLR.)	10,000 S.F.
PHASE II: (5000 S.F. 1st FLR. + 4000 S.F. 2nd FLR.)	9,000 S.F.
<b>TOTAL:</b>	<b>19,000 S.F.</b>
<b>PARKING REQUIRED: 32 SPACES</b>	<b>16,000 S.F. 1 SP. / 500 S.F. (GENERAL FLOOR AREA)</b>
<b>38 SPACES</b>	<b>3000 S.F. 1 SP. / 80 S.F. (ASSEMBLY)</b>
<b>24 SPACES</b>	<b>1 SP. / EMPLOYEE (ASSUME 24)</b>
<b>94 SPACES</b>	
<b>PARKING PROVIDED: 94 SPACES</b>	

**10K S.F. BLDG. WITH FUTURE EXPANSION**



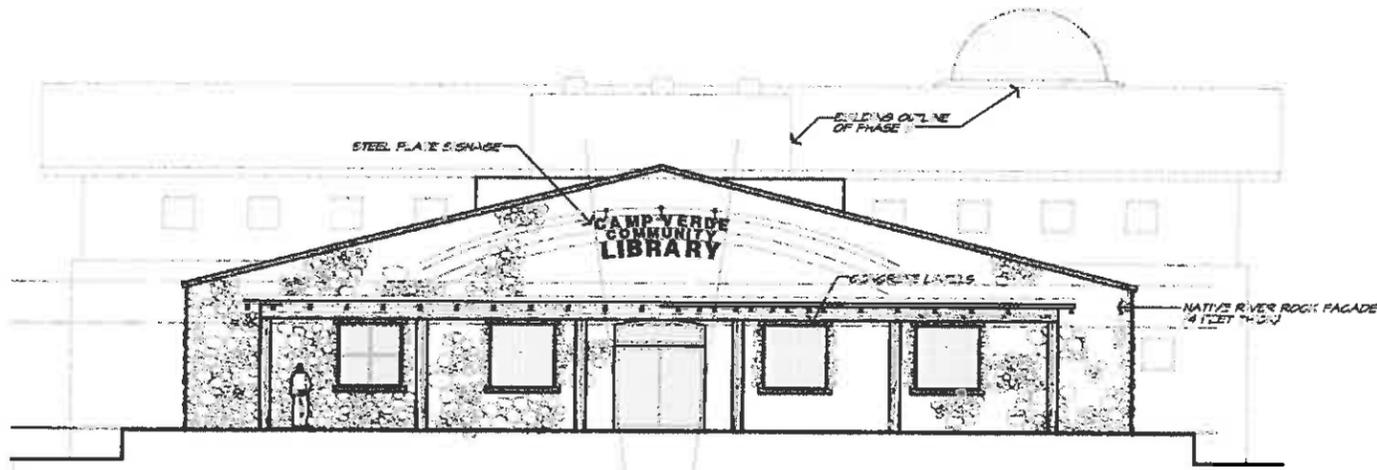
PRELIMINARY FLOOR PLAN

**CAMP VERDE COMMUNITY LIBRARY**  
CAMP VERDE, ARIZONA

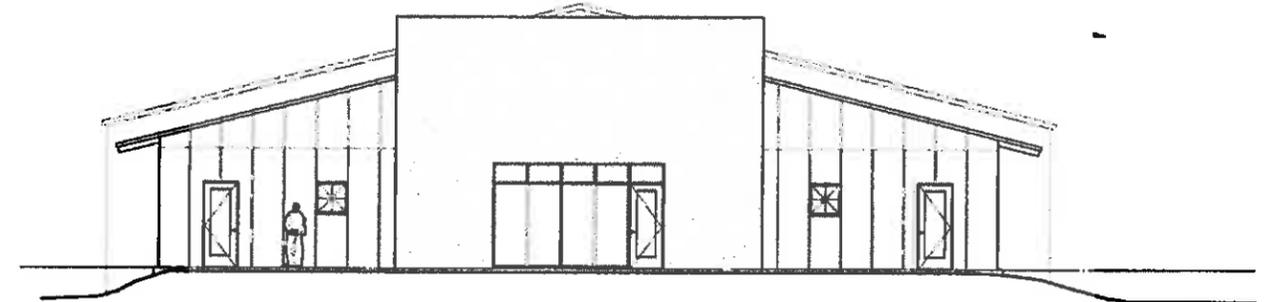
**JOEL WESTERVELT AIA ARCHITECT**  
93 ARNOLD STREET  
CAMP VERDE, ARIZONA 86322  
928-567-2255



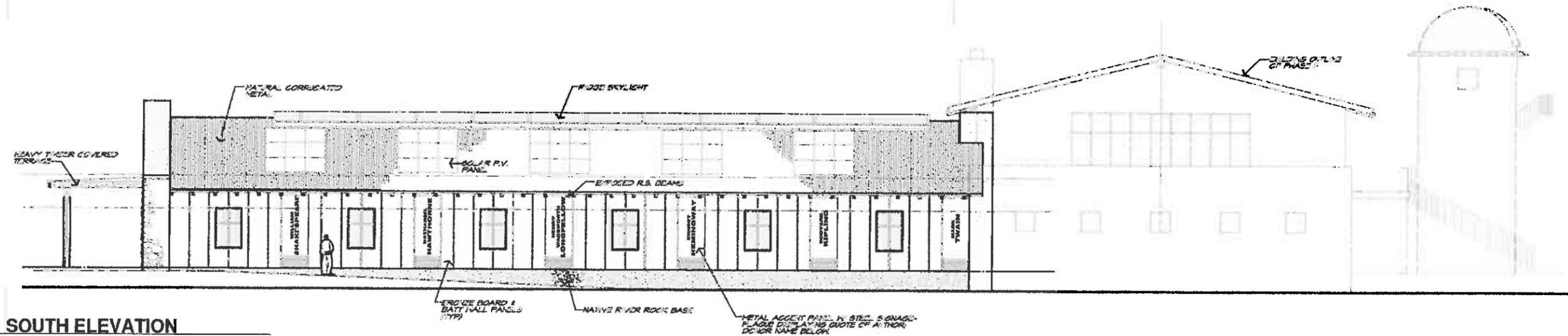
**10K S.F. BLDG. WITH FUTURE EXPANSION**



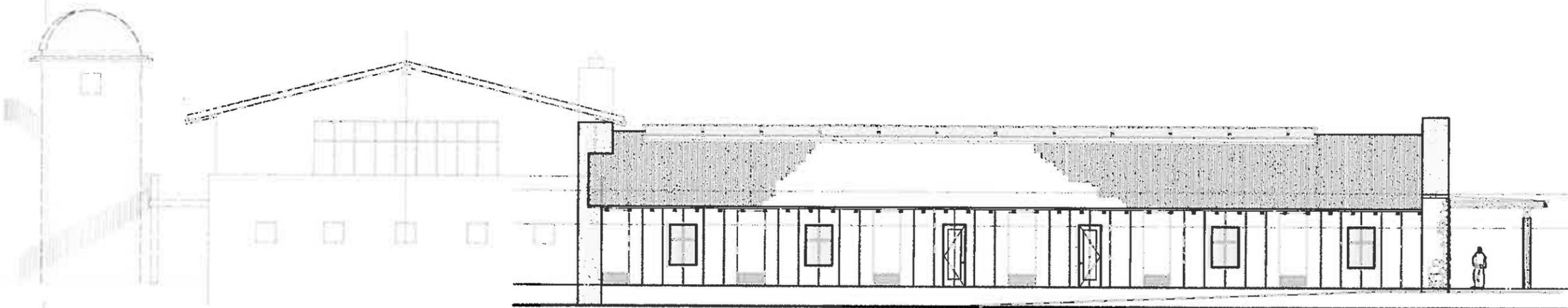
**WEST ELEVATION**  
1/8" = 1'-0"



**EAST ELEVATION**  
1/8" = 1'-0"



**SOUTH ELEVATION**  
1/8" = 1'-0"



**NORTH ELEVATION**  
1/8" = 1'-0"

**CAMP VERDE COMMUNITY LIBRARY**  
CAMP VERDE, ARIZONA

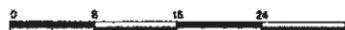
31 OCTOBER 2012

**JOEL WESTERVELT AIA ARCHITECT**

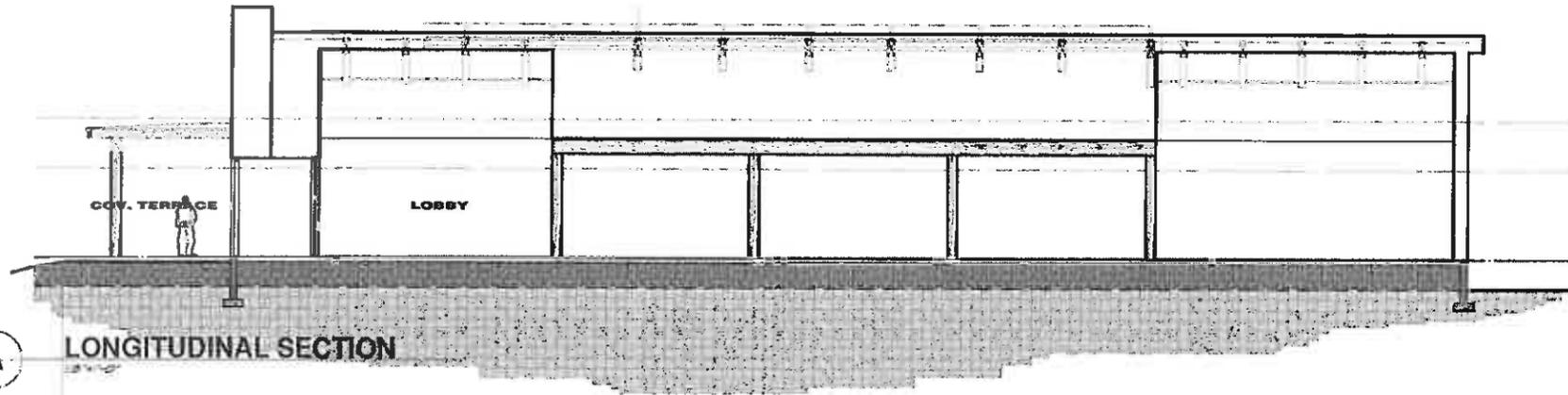
93 ARNOLD STREET  
CAMP VERDE, ARIZONA 86322  
928-567-2255



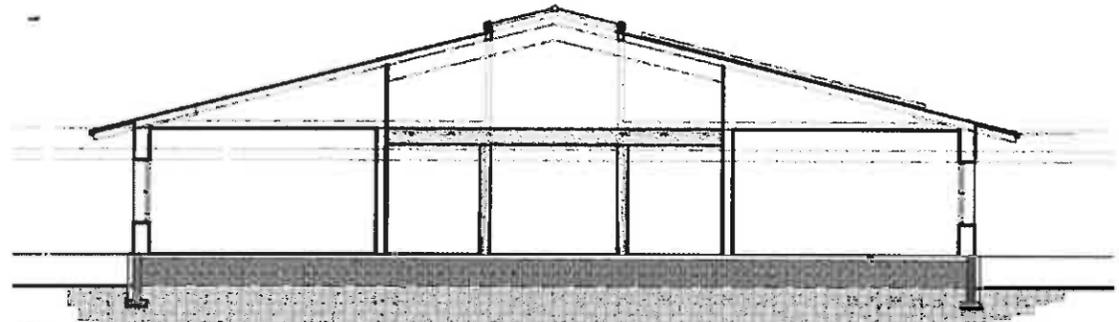
Copyright Joel Westervelt Architect



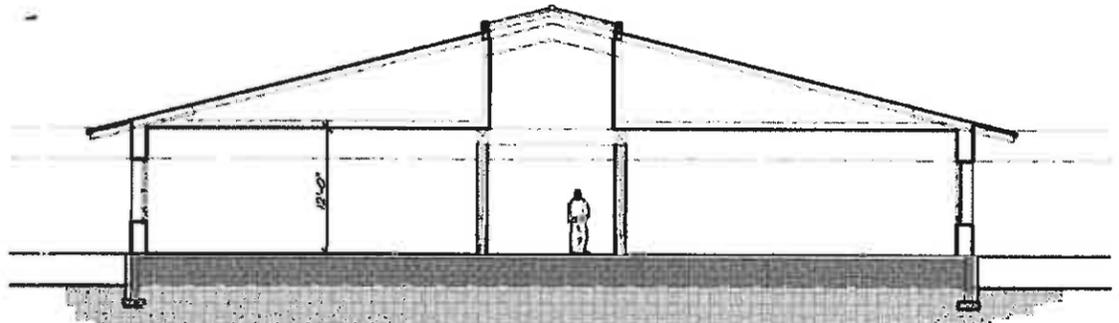
**10K S.F. BLDG. WITH FUTURE EXPANSION**



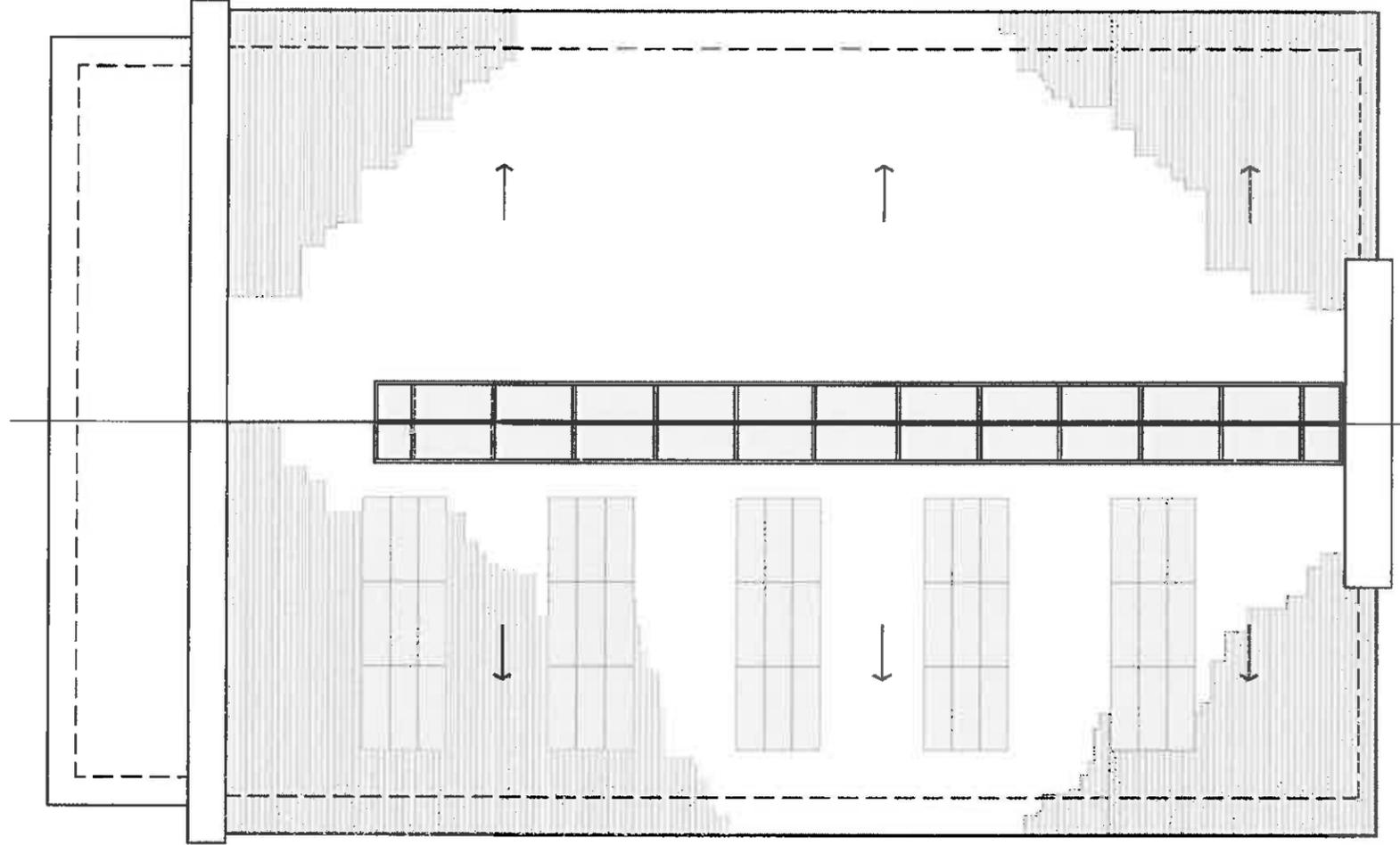
**A** LONGITUDINAL SECTION  
3/4" = 1'-0"



**B** CROSS SECTION  
3/4" = 1'-0"



**C** CROSS SECTION  
3/4" = 1'-0"



**ROOF PLAN**  
3/4" = 1'-0"

**CAMP VERDE COMMUNITY LIBRARY**  
CAMP VERDE, ARIZONA

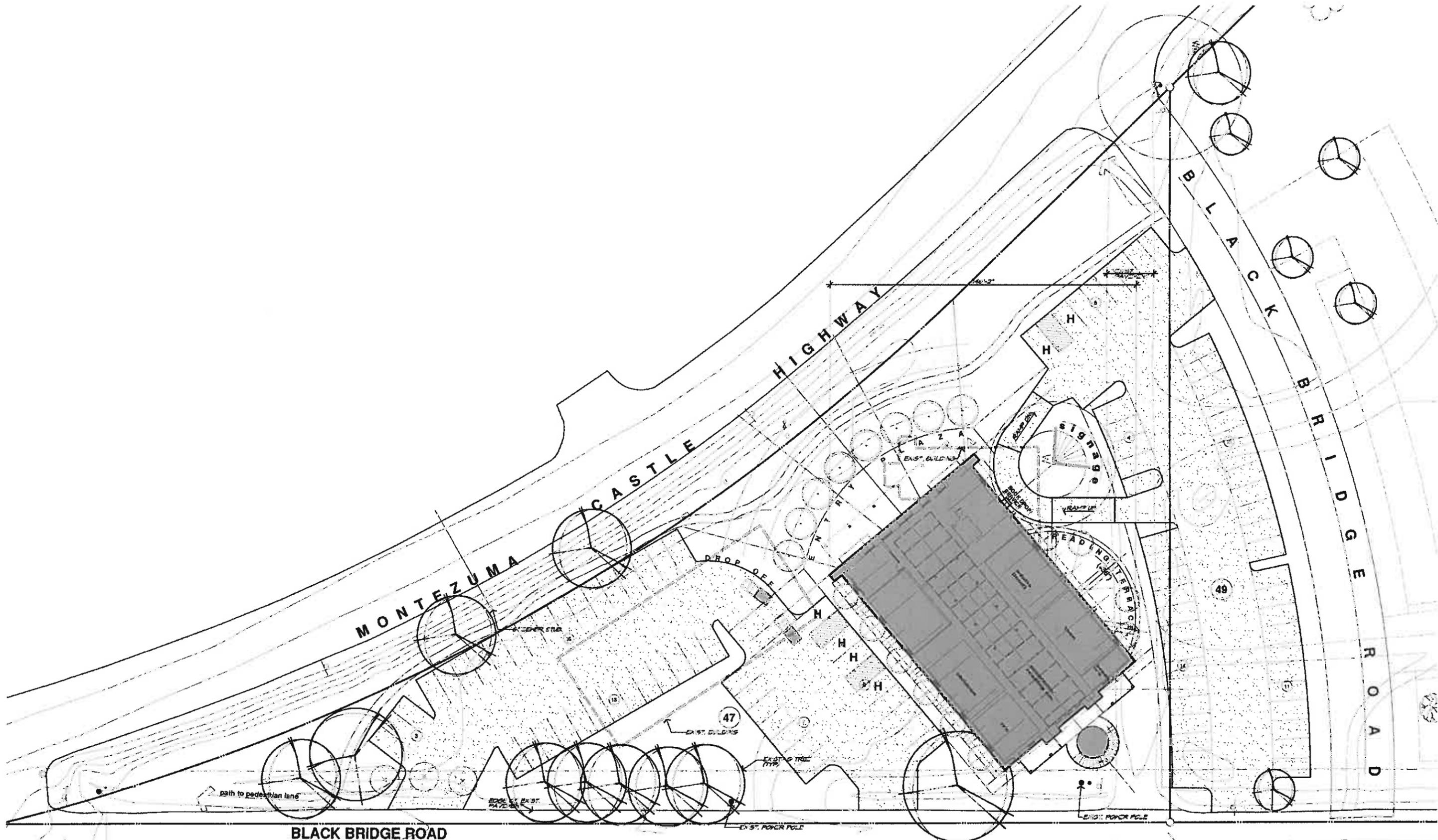
31 OCTOBER 2012

**JOEL WESTERVELT AIA ARCHITECT**  
93 ARNOLD STREET  
CAMP VERDE, ARIZONA 86322  
928-567-2255



© Copyright Joel Westervelt Architect

**10K S.F. BLDG. WITH FUTURE EXPANSION**



**SITE PLAN**



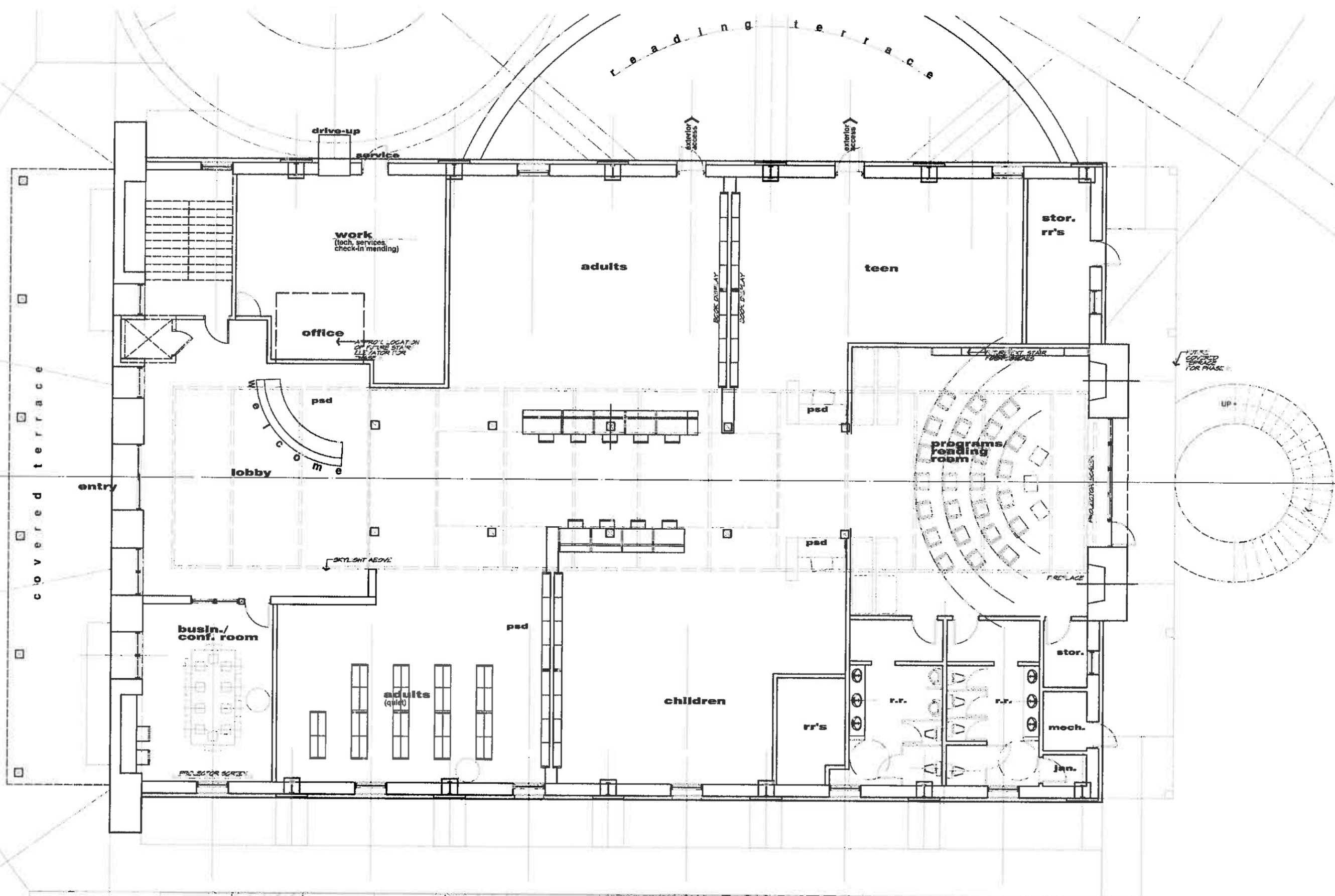
AREA CALCS:

LOWER 10,000 S.F., UPPER 7,000 S.F.)	17,000 S.F.	
PARKING REQUIRED: 28 SPACES	14,000 S.F.	1 SP. / 500 S.F. (GENERAL FLOOR AREA)
38 SPACES	3000 S.F.	1 SP. / 80 S.F. (ASSEMBLY)
22 SPACES		1 SP. / EMPLOYEE (12 STAFF, 10 VOLUNT.)
98 SPACES		
PARKING PROVIDED: 96 SPACES		

**CAMP VERDE COMMUNITY LIBRARY**  
**CAMP VERDE, ARIZONA**

JOEL WESTERVELT ARCHITECT  
 63 ARNOLD STREET CAMP VERDE, ARIZONA 86322 928-567-2255

**2- STORY ALTERNATE**  
 16 JANUARY 2013

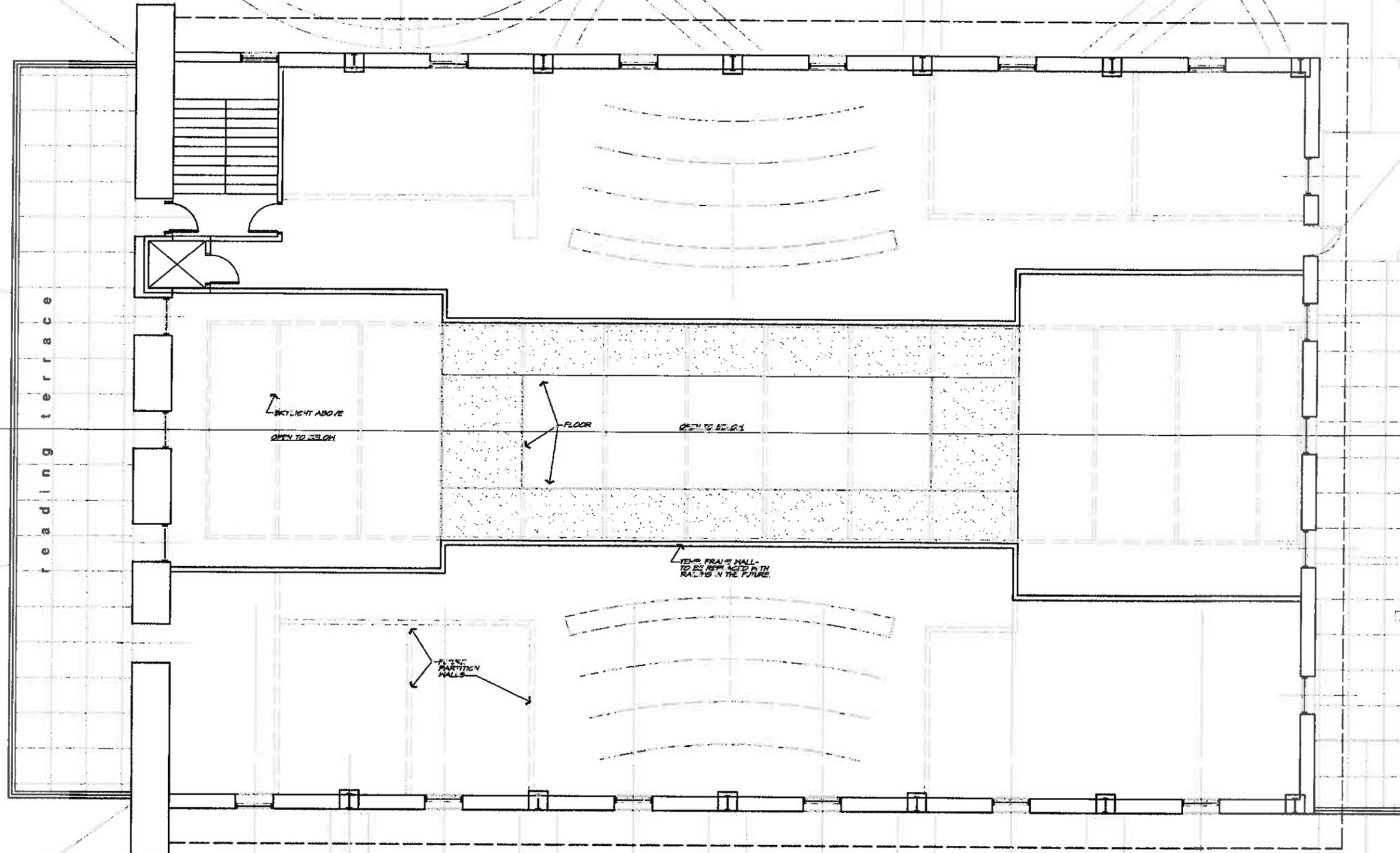


**PRELIMINARY FLOOR PLAN**  
 MAIN LEVEL  
 APPROX. 3000 SF.

**CAMP VERDE COMMUNITY LIBRARY**  
 CAMP VERDE, ARIZONA

JOEL WESTERVELT ARCHITECT  
 93 ARNOLD STREET CAMP VERDE, ARIZONA 86322 928-567-2255

**2- STORY ALTERNATE**  
 26 JANUARY 2013

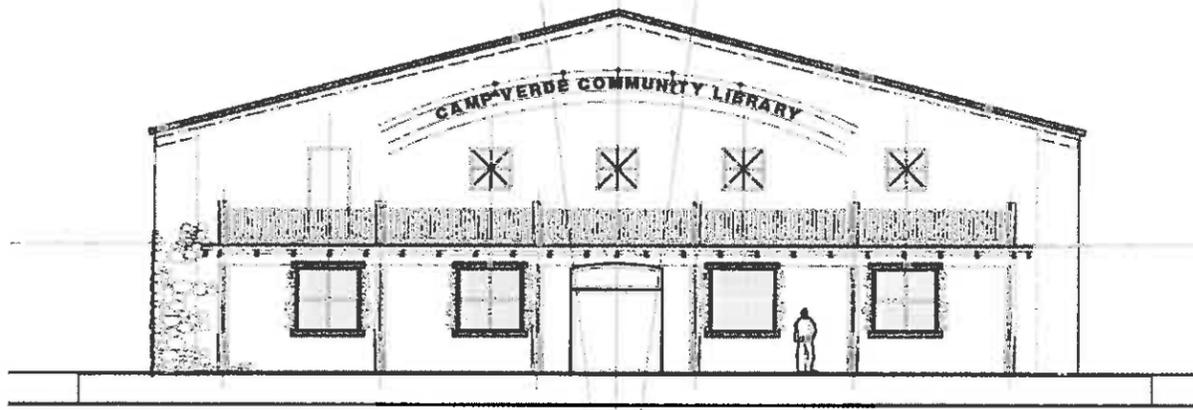



**PRELIMINARY FLOOR PLAN**  
 3/8" = 1'-0"  
**UPPER LEVEL**  
 APPROX. 1000 SF.

**CAMP VERDE COMMUNITY LIBRARY**  
 CAMP VERDE, ARIZONA

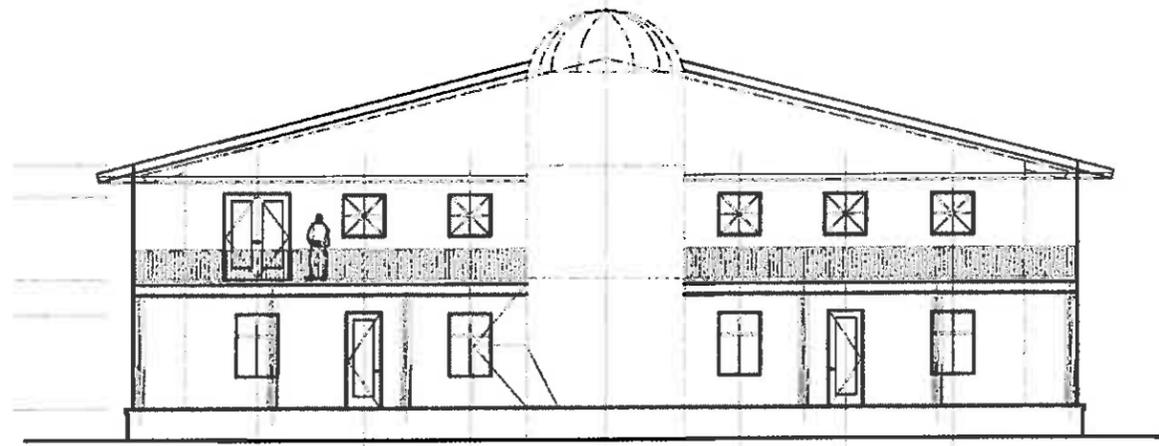
**JOEL WESTERVELT ARCHITECT**  
 93 ARNOLD STREET CAMP VERDE, ARIZONA 86322 928-567-2255

**2- STORY ALTERNATE**  
 26 JANUARY 2013



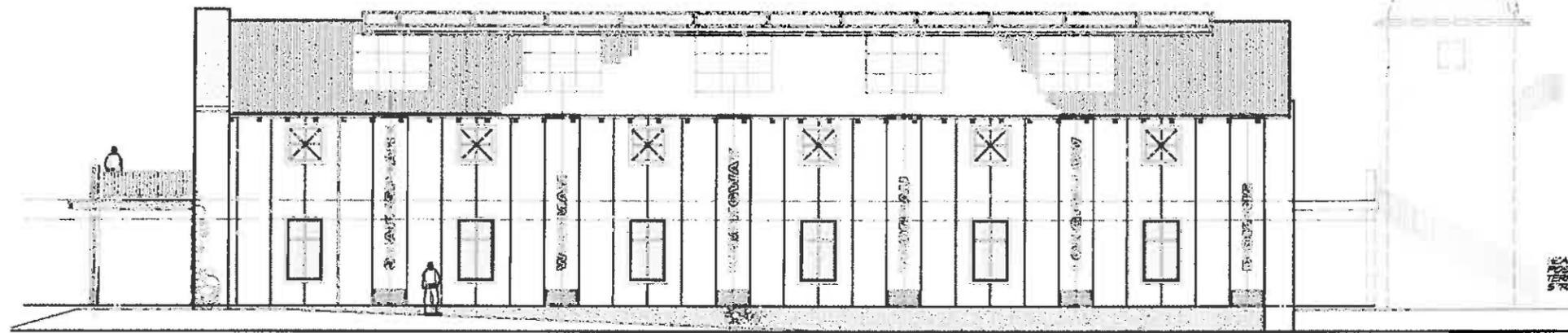
WEST ELEVATION

3" = 1'-0"



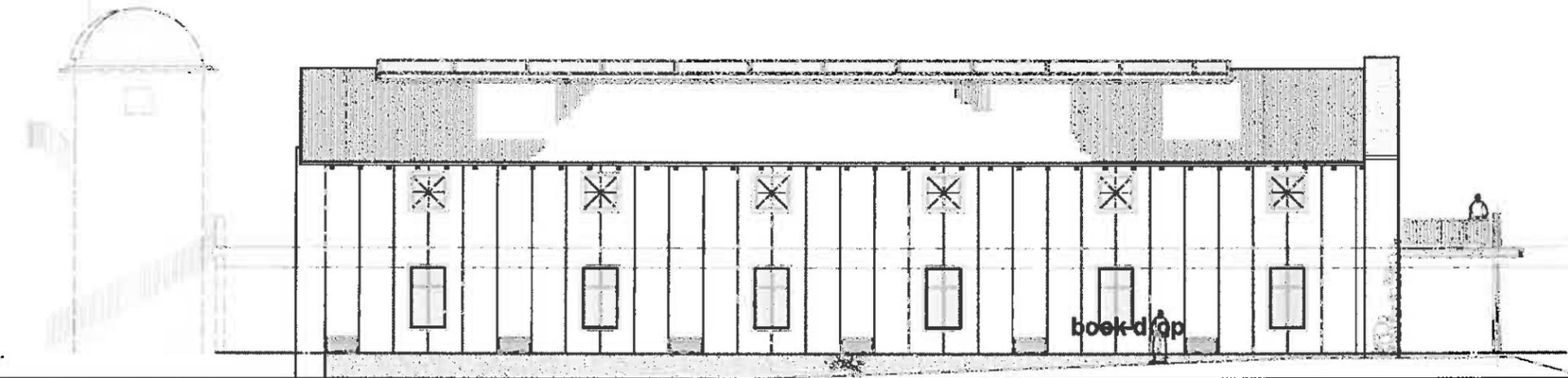
EAST ELEVATION

3" = 1'-0"



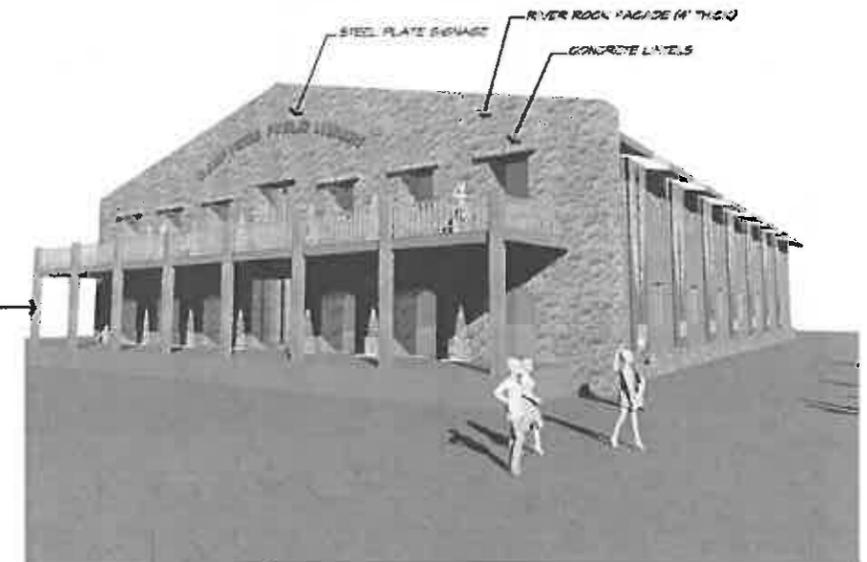
SOUTH ELEVATION

3" = 1'-0"

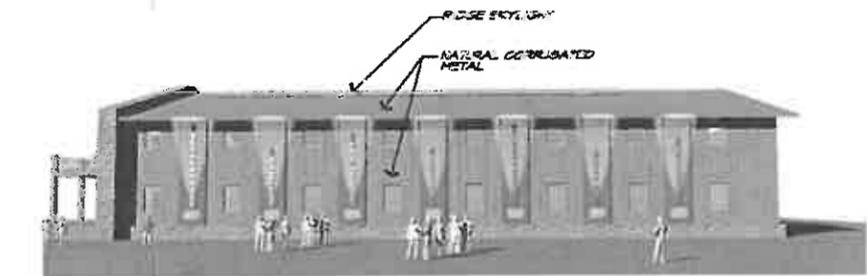


NORTH ELEVATION

3" = 1'-0"



RENDERING (FRONT)



RENDERING (SIDE)

**CAMP VERDE COMMUNITY LIBRARY**  
CAMP VERDE, ARIZONA

JOEL WESTERVELT ARCHITECT  
93 ARNOLD STREET CAMP VERDE, ARIZONA 86322 928-567-2255

2- STORY ALTERNATE  
26 JANUARY 2013

PLOTTED: Dec 18, 2012 11:30am  
 FILE: C:\Users\Whitlira\Public\Projects\Map\Pub\Pub\12222 ROC.mwg TKT-C3D12

**SURVEYOR'S NOTE**

THE WARRANTY DEED CITED AS "R2" DOES NOT CLOSE MATHEMATICALLY. A SEARCH WAS PERFORMED IN THE COUNTY RECORDS. A JOINT TENANCY DEED CITED AS "R3" WAS FOUND THAT DESCRIBES THE ORIGINAL CONFIGURATION OF PARCEL 404-19-018C. THE DIMENSIONS IN R3 DIFFER CONSIDERABLY THAN THOSE CITED IN R2 HOWEVER; THE DESCRIPTION CLOSES MATHEMATICALLY, FITS FOUND MONUMENTS AND THE EAST LINE OF SECTION 30. THE DIMENSIONS IN R3 WERE HELD OVER THOSE IN R2 AS IT WAS FELT THE DIMENSIONS IN R3 MORE CORRECTLY DESCRIBED THAT BOUNDARY. IT APPEARS THAT AT SOME POINT, SOMEONE RE-WROTE THE DESCRIPTION (AS CITED IN R2) AND MADE AN ERROR. FOR THESE REASONS, R2 WAS NOT USED TO DEFINE BOUNDARIES ON THIS SURVEY.

IN THE GIFT DEED CITED AS "R4" A REFERENCE IS MADE TO BLACK BRIDGE LOOP BEING GRANTED TO THE STATE OF ARIZONA. A COPY OF THAT DEED, CITED AS "R1" WAS SECURED AND THE LOCATION OF SAID BLACK BRIDGE LOOP WAS PLOTTED. WHILE IT APPEARED TO FIT APPROXIMATELY WITH THE LOCATION CITED IN R3, THERE WERE SOME SLIGHT DISCREPANCIES. THE SOUTH LINE OF BLACK BRIDGE LOOP AS CITED IN R3 OVERLAPPED SLIGHTLY ONTO THE SAME APPARENT LINE AS CITED IN R4. SINCE R4 WAS THE FIRST RECORDED DEED TO DEFINE BLACK BRIDGE LOOP, IT HOLDS A SENIOR RIGHT AND AS SUCH, R3 CANNOT ENCRDACH ACROSS IT.

AT THE EASTERLY END OF BLACK BRIDGE LOOP, AS IT GOES THROUGH THE CURVES DEPICTED, SOME OF THE LINES FROM R3 FELL SOUTH OF THE LINES IN R1 LEAVING NO OVERLAP. IN THESE LOCATIONS, A COMBINATION OF R1 AND R3 WERE USED DEPENDING ON THE ENCROACHMENT OR NON-ENCROACHMENT ISSUE.

THE DEED CITED AS R1 CALLS FOR BLACK BRIDGE LOOP TO BE A 60 FOOT STRIP OF LAND. IT RUNS FROM THE APPROXIMATE NORTHEASTERLY CORNER OF PARCEL 404-19-018C IN A WESTERLY DIRECTION TO THE CENTER OF WHAT IS NOW MONTEZUMA CASTLE HIGHWAY. IT DOES NOT RUN ALONG THE EASTERLY LINE OF SECTION 30.

VARIOUS RECORDED SURVEYS DEPICT BLACK BRIDGE ROAD AS RUNNING 25 FEET ON EACH SIDE OF THE EASTERLY LINE OF SECTION 30. NO DEEDS OR MAPS WERE FOUND THAT DEFINES THIS LOCATION. A CALL WAS PLACED TO MIKE JENKINS, RLS, THE COMMUNITY DEVELOPMENT DIRECTOR FOR THE TOWN OF CAMP VERDE, ON DECEMBER 5, 2012, TO SEE IF HE COULD GIVE ANY INFORMATION AS TO WHEN BLACK BRIDGE ROAD WAS CREATED AND WHETHER IT IS AN EASEMENT OR A DEDICATED RIGHT-OF-WAY.

MR. JENKINS CHECKED HIS FILES AND INDICATED HE HAD NOTHING OF RECORD ON THE ROAD EITHER. HE ACKNOWLEDGED THAT ITS THERE AND IT IS BEING USED, BUT ITS LOCATION HAS NEVER BEEN QUESTIONED. HOWEVER, NO ONE SEEMS TO KNOW HOW IT LEGALLY CAME INTO EXISTENCE. FOR THE SAKE OF THIS SURVEY, THE BOUNDARY LINE IS SHOWN AS BEING ON THE CENTERLINE OF BLACK BRIDGE ROAD ALSO THE EASTERLY LINE OF SECTION 30.

THE DEEDS CITED AS "R2" AND "R3" FOR PARCEL 404-19-018C DESCRIBE THE WESTERLY LINE OF SAID PARCEL AS BEING ON THE CENTERLINE OF THE MONTEZUMA CASTLE-CAMP VERDE HIGHWAY. THE DEED CITED AS "R5" FOR PARCEL 404-19-018B DESCRIBES THE WESTERLY LINE OF SAID PARCEL AS BEING ON THE CENTERLINE OF THE MONTEZUMA CASTLE-CAMP VERDE HIGHWAY. THIS SURVEY FIXED THE BOUNDARY LINES ON THE EASTERLY RIGHT-OF-WAY LINE.

THE DIMENSIONS IN THE DEED CITED AS "R6" FOR PARCEL 404-19-019 DO NOT AGREE WITH PREVIOUSLY RECORDED DIMENSIONS. IF THE DIMENSIONS CITED WERE USED, THE PARCEL WOULD OVERLAP INTO MONTEZUMA CASTLE-CAMP VERDE HIGHWAY. AN OLDER DEED CITED AS "R7" WAS SECURED THAT DEFINES SAID PARCEL CONTAINS DIMENSIONS THAT ARE CONSISTENT WITH PREVIOUSLY RECORDED DEEDS AND, AS SUCH, IT WAS USED TO DETERMINE THE PROPERTY LINE LOCATION.

THE SURVEY CITED AS "R8" WAS ORIGINALLY PERFORMED FOR A MINOR LAND DIVISION. SAID DIVISION AND THE SUBSEQUENT PARCELS DEPICTED THEREON WERE NEVER RECORDED. MONUMENTS FOUND WERE SET FOR THE CREATION OF SPLIT LINES, BUT HAVE NO AFFECT ON THIS SURVEY.

THE MAP CITED AS "R9", WHILE DEFINING THE CENTERLINE AND EDGES OF MONTEZUMA CASTLE-CAMP VERDE HIGHWAY, IS SOMEWHAT AMBIGUOUS IN SHOWING A PRECISE LOCATION BASED ON SECTION CORNER CONTROL. INFORMATION IS MISSING FOR TIES TO KEY CONTROL POINTS. THE LOCATION OF SAID ROAD WAS PLOTTED AND COMPARED TO THE RIGHT-OF-WAY GEOMETRY SHOWN ON THE RESULTS OF SURVEY CITED AS "R10". A "BEST-FIT" OF SAID ROAD WAS ACHIEVED BASED ON FOUND MONUMENTS AND DESCRIPTIONS OF RECORD. SOME UNCAPPED, UNTAGGED MONUMENTS WERE FOUND AT THREE LOCATIONS ALONG THE WEST BOUNDARY OF THE SUBJECT PROPERTIES. THEIR LOCATIONS WERE REJECTED AS, NO CONCISE LOCATION OF SAID HIGHWAY COULD BE DETERMINED BASED ON THE THREE MONUMENTS ALONE. WHILE THEIR LOCATIONS WERE IN THE APPROXIMATE LOCATIONS, NO SURVEYS OR DOCUMENTS OF ANY TYPE WERE LOCATED THAT WOULD EXPLAIN HOW THEY WERE SET OR WHAT INFORMATION WAS USED.

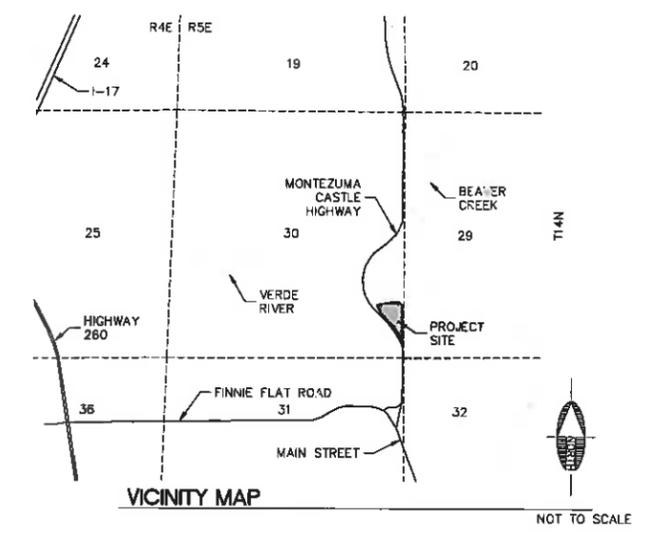
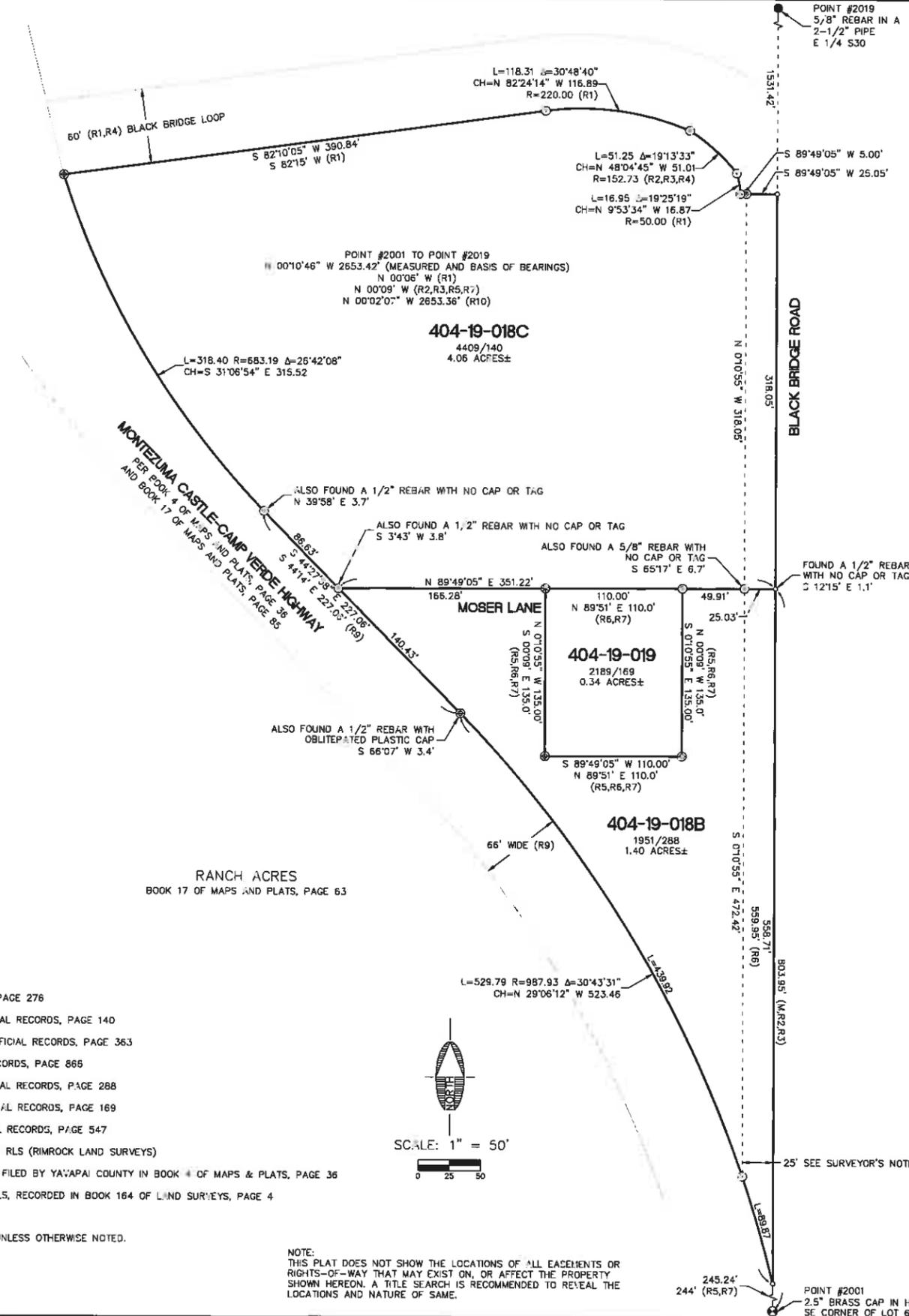
**RECORD INFORMATION**

- (R1) = WARRANTY DEED RECORDED IN BOOK 97 OF DEEDS, PAGE 276
  - (R2) = WARRANTY DEED RECORDED IN BOOK 4409 OF OFFICIAL RECORDS, PAGE 140
  - (R3) = JOINT TENANCY DEED RECORDED IN BOOK 741 OF OFFICIAL RECORDS, PAGE 363
  - (R4) = GIFT DEED RECORDED IN BOOK 4361 OF OFFICIAL RECORDS, PAGE 866
  - (R5) = QUIT CLAIM DEED RECORDED IN BOOK 1951 OF OFFICIAL RECORDS, PAGE 288
  - (R6) = QUIT CLAIM DEED RECORDED IN BOOK 2189 OF OFFICIAL RECORDS, PAGE 169
  - (R7) = WARRANTY DEED RECORDED IN BOOK 211 OF OFFICIAL RECORDS, PAGE 547
  - (R8) = UNRECORDED RESULTS OF SURVEY BY IVO BUDDERKE, RLS (RIMROCK LAND SURVEYS)
  - (R9) = PLAT OF MONTEZUMA CASTLE-CAMP VERDE HIGHWAY FILED BY YAVAPAI COUNTY IN BOOK 4 OF MAPS & PLATS, PAGE 36
  - (R10) = RESULTS OF SURVEY PLAT BY DUGAN McDONALD, RLS, RECORDED IN BOOK 164 OF LAND SURVEYS, PAGE 4
  - (M) = MEASURED DIMENSION
- ALL OTHER DIMENSIONS AS SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- XXXX/XXX = BOOK OF OFFICIAL RECORDS/PAGE NUMBER
- XXX-X-XXX = ASSESSOR'S PARCEL NUMBER

NOTE:  
THIS PLAT DOES NOT SHOW THE LOCATIONS OF ALL EASEMENTS OR RIGHTS-OF-WAY THAT MAY EXIST ON, OR AFFECT THE PROPERTY SHOWN HEREON. A TITLE SEARCH IS RECOMMENDED TO REVEAL THE LOCATIONS AND NATURE OF SAME.

**RESULTS OF SURVEY**

LYING IN LOT 6 OF SECTION 30,  
TOWNSHIP 14 NORTH, RANGE 5 EAST,  
GILA AND SALT RIVER MERIDIAN,  
YAVAPAI COUNTY, ARIZONA



**LEGEND**

- SUBJECT PARCEL BOUNDARY
- - - BOUNDARY TIE
- CALCULATED LINES
- ⊕ FOUND GOVERNMENT MONUMENT AS SHOWN
- FOUND REBAR WITH CAP AS SHOWN
- FOUND REBAR AS SHOWN
- ⊙ SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "RLS 41502"
- ⊕ SET COTTONPICKER SPINDLE WITH ALUMINUM WASHER STAMPED "RLS 41502"
- ⊙ SET MAGNETIC NAIL WITH ALUMINUM WASHER STAMPED "RLS 41502"
- ⊙ CALCULATED POINT NOTHING FOUND OR SET

**CERTIFICATE OF LAND SURVEYOR**

I HEREBY STATE THAT THE SURVEY SHOWN HEREON WAS DONE UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

James Crowley, RLS 41502

FOR RECORDER

No. \_\_\_\_\_

FILED AND RECORDED AT REQUEST OF  
**Shephard-Wesnitzer, Inc.**

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M

BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

RECORDED IN YAVAPAI COUNTY, ARIZONA

County Recorder \_\_\_\_\_

Deputy Recorder \_\_\_\_\_

CALL TWO WORKING DAYS BEFORE YOU DIG  
**1-800-STAKE-IT**

NO.	DESCRIPTION	DATE	BY

**SWI**  
Shephard-Wesnitzer, Inc.  
www.swiaz.com

75 Kallaf Place  
Sedona, AZ 86336  
928.282.1061  
928.282.2058 fax

JOB NO: 12222

DATE: DECEMBER 2012

SCALE: 1" = 50'

DRAWN: TKH

DESIGN: N/A

CHECKED: R/C

CAMP VERDE LIBRARY

CAMP VERDE ARIZONA

**RESULTS OF SURVEY**

DRAWING NO.	
<b>RS1</b>	
SHT NO.	OF
1	1





Town of Camp Verde

Meeting Date: February 6, 2013

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

Requesting Department: Administration

Staff Resource/Contact Person: Russ Martin

Agenda Title (be exact): Discussion, consideration, and possible approval to appropriate monies to the Chamber of Commerce to repay fees plus they paid to assist in the purchase of the property commonly known as the "Oasis property" at the intersection of Highway 260 and Oasis.

List Attached Documents:

1. Letter of Request from Chamber of Commerce
2. Assorted Property documents showing prices paid

Power Point Presentation: no

Estimated Presentation Time: 10 minutes

Estimated Discussion Time: 15 minutes

Reviews Completed by:

- Department Head: Same       Town Attorney Comments:
- Finance Department

Fiscal Impact: Funding for this would have to come from a line item that was budgeted for another project or contingency as this was not contemplated when the Budget was approved. The Manager is recommending that a line from the Economic Development Budget is used if Council approves.

Budget Code: \_\_\_\_\_ Amount Remaining: \_\_\_\_\_

Comments:

Background Information: There is a long history on this property and is currently one of the properties the Council has previously considered as surplus. Other discussions with the Chamber have led to a possibility of using in a small way this property for a roadside pull-off informational area/kiosk/view point. The Chamber and staff recognize that they made an initial investment of \$2500 to cover fees associated with the State Lands process to allow the eventual purchase with Accommodation Tax revenue. These were and continue to be funds that are purposed for economic development/general promotion of the Town and activities, which would in turn generate more tax revenue.

Staff continues to believe that this purpose should exist for the property, however in partnership the Town and Chamber worked together to acquire this property in the past and the Chamber is now requesting their direct financial contribution to be paid with interest/value appreciation of their initial investment.

The issue of how this property will be used into the future appears to continue to be of interest to the Chamber. However, if we pay what we believe the value of their financial contribution to be and that is agreeable to them this should resolve a continuing concern between the Chamber and the Town on where any proceeds, if ever sold or leased, this property would generate.

In Summary, this action by Council shall be understood by all parties that any monies that may come in the future from the sale or lease of this property will be used at the sole discretion of the Town.

***Recommended Action (Motion):***

***Move to direct staff to pay the Camp Verde Chamber of Commerce \$ 7,500 from the advertising line in the Economic Development budget.***

***Instructions to the Clerk:***

The Camp Verde Chamber of Commerce wishes relinquish our position in the property Parcel 403--23-152A commonly referred to as the "Oasis Property".

We believe that when this property was purchased in 1995 it was intended for the use of a Visitor Center/Chamber to promote tourism.

We further believe that our release of ownership of the property does not release this property from its intended use. We believe that a "travelers information Kiosk" would fulfill that intended use and the Chamber would support such a use.

Because this is not part of a public sale, the value of the property and the amount of the property owned by the Chamber is difficult to establish.

One way is by appreciation. Track the portion of the property owned by the Chamber from when it was purchased to today. According to records, it was purchased from the State for \$28,112 plus the costs of acquisition paid by the Chamber, an amount of \$2,500, making the total purchase cost of the property to be \$30,712. According to recent Arizona assessment evaluation, the property is now worth, using the lessor 2010 limited value \$156,857, an appreciation of \$126,145 since it was purchased in 1995, some 18 years ago. Since the fraction of original ownership was 8.15% of the property then its appreciated value today is \$12,783. Discount by 20% for market conditions (\$2,556) equals \$10,227

Another way to look at determining the value is to consider it just an investment \$2500 invested using a very low typical investment interest of 6% for 18 years would be \$150 / year or \$2,700 accrued (simple) interest. (No Compounding) for a total of \$5,200.

Because the last 18 years included both a big bubble and a big bust in real estate, we have concluded that it is very difficult to pinpoint the actual value at this time without going through the expense of an appraisal. The old saying that what something is worth is just what the buyer and seller agree upon at that time.

The Chamber proposes the following for your consideration:

Take the two formulas for determining a value and average them. \$10,227 plus \$5,200 equals \$15,427. Divided by 2 for an average of **\$7713.50**.

This amount we consider this fair to our members for the time that his property has been held.

On one hand some may view this as simply the clearing of title on a particular piece of real estate. The Chamber views this as an opportunity for it to reinvest the proceeds into developing a stronger Camp Verde business community. We look forward to promoting, advertising and serving the whole of Camp Verde to better its economic health.

We feel strongly that The Town of Camp Verde continues to honor it earlier commitment to develop the property for the benefit of attracting visitors and tourism, business growth and economic development. We standing ready to partner with the Town of Camp Verde fulfill that promise.

Respectfully,

Steve Goetting, Chairman, CV Chamber of Commerce



INSTRUMENT # 9539745  
 OFFICIAL RECORDS OF  
 YAVAPAI COUNTY  
 MARGO W. CARSON  
 REQUEST OF:  
 TOWN OF CAMP VERDE  
 DATE: 08/07/95 TIME: 11:00  
 FEE: 3.00 SC: 4.00 PT:  
 BOOK 3056 PAGE 310 PAGES: 002

**INDEXED &  
 MICROFILMED**

BK  
 MAP  
 PCL

(Issuance of following Patent recommended by Arizona State Land Commissioner to the Governor of Arizona on the 13th day of July 19 95 M. J. Bassell, Commissioner

# State of Arizona



PATENT NO. 53-53551-01 to  
 LAND SOLD AT PUBLIC AUCTION  
 WITH FULL MINERAL RESERVATION  
 (1b)

For 030 Lands  
 (School, Institutional or University)

TO ALL UNTO WHOM THESE PRESENTS SHALL COME, GREETING:

**Whereas**, in accordance with the provisions of law, payment in full has been received by the State of Arizona through its State Land Department for the real property hereinafter described,

NOW, KNOW YE, That the State of Arizona in consideration of the premises, and in conformity with law hereby does sell, grant and convey unto

## TOWN OF CAMP VERDE

of the County of **Yavapai** **Yavapai**, State of **Arizona**, the following described real property situate in the County of **Yavapai**, State of Arizona, to-wit:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE4SE4) OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA MORE PRECISELY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 36 FROM WHICH THE SOUTHEAST CORNER THEREOF BEARS SOUTH 89°57'49" EAST, A DISTANCE OF 144.45 FEET; THENCE NORTH 89°57'49" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 384.88 FEET; THENCE NORTH 1°51'33" EAST, A DISTANCE OF 393.36 FEET; THENCE SOUTH 82°32'41" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 7°27'19" EAST, A DISTANCE OF 2291.83 FEET; THENCE DEFLECTING COUNTERCLOCKWISE ALONG SAID CURVE, AN ARC DISTANCE OF 330.00 FEET; THENCE SOUTH 1°01'51" WEST, A DISTANCE OF 367.82 FEET TO THE PLACE OF BEGINNING. CONTAINING 3.29 ACRES, MORE OR LESS.

containing 3.29 acres, more or less, subject to existing reservations, easements, or rights-of-way heretofore legally obtained and now in full force and effect.

PURSUANT TO THE PROVISIONS OF ARIZONA REVISED STATUTES 37-231, OF THE FOLLOWING SUBSTANCES NOT HERETOFORE RETAINED AND RESERVED BY A PREDECESSOR IN TITLE TO THE STATE OF ARIZONA, ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THIS STATE, OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AND THE EXCLUSIVE RIGHT THERETO, ON, IN, OR UNDER THE ABOVE DESCRIBED LANDS, SHALL BE AND REMAIN AND ARE HEREBY RESERVED IN AND RETAINED BY THE STATE OF ARIZONA, TOGETHER WITH THE RIGHT OF THE STATE OF ARIZONA, ITS LESSEES OR PERMITTEES TO ENTER UPON THOSE LANDS FOR THE PURPOSE OF EXPLORATION, DEVELOPMENT AND REMOVAL OF THE ABOVE DESCRIBED SUBSTANCES AS PROVIDED BY THE RULES AND REGULATIONS OF THE STATE LAND DEPARTMENT AND THE LAWS OF ARIZONA;

TO HAVE AND TO HOLD said property together with all the rights, privileges, immunities and appurtenances of whatsoever nature thereunto belonging unto said Patentee, its successors and assigns forever.

In Testimony Whereof, I, Fife Symington, Governor of the State

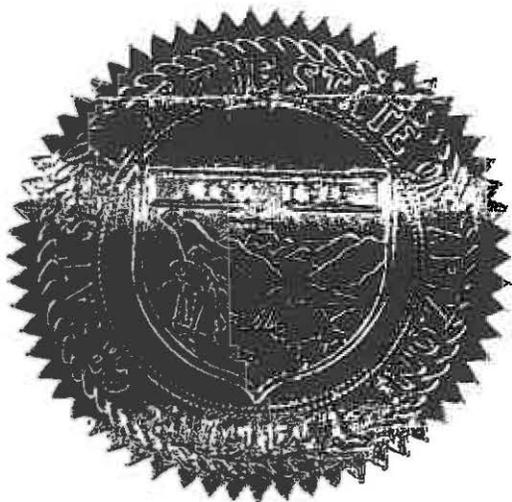
of Arizona, have caused these letters to be made patent, and the Great Seal of the State of Arizona to be hereunto attached.

Given under my hand at the City of Phoenix, Arizona, this 18 day of JULY A.D. 19 95

Fife Symington  
Governor of the State of Arizona

Attest:

Jane H. Hull  
Secretary of State of the State of Arizona



Authorization to submit an application to the State Land Department for the purchase of road right-of-way for Oasis Road, authorizing the expenditure of up to \$13,212 from the Street Department budget, and authorize waiving of an appeal of the appraised value as established by the State

On a motion by Richmond, seconded by Oosterwyk, the Council voted unanimously to authorize staff to submit an application to the State Land Department for the purchase of road right-of-way for Oasis Road, authorizing the expenditure of up to \$13,212 from the Street Department budget, and authorize waiving of an appeal of the appraised value as established by the State

Authorization to submit application to the State Land Department for the purchase of 2.838 acres at the corner of Oasis Road and General Crook Trail for a visitors/information center for the Chamber of Commerce, authorizing the expenditure of up to \$30,310 from the Bed Tax fund of the Town, and authorizing waiving of the application of the appraised value as established by the State, an accepting the Chamber of Commerce commitment to pay \$2,500 in advertising costs

On a motion by Ayres, seconded by Simbric, the Council voted unanimously to authorize staff to submit application to the State Land Department for the purchase of 2.838 acres at the corner of Oasis Road and General Crook Trail for a visitors/information center for the Chamber of Commerce, authorizing the expenditure of up to \$30,310 from the Bed Tax fund of the Town, and authorizing waiving of the application of the appraised value as established by the State, an accepting the Chamber of Commerce commitment to pay \$2,500 in advertising costs.

Report on the status of the Swimming Pool Project

Parks & Recreation Director Lollman gave a brief update on the swimming pool project.

Report on the status of office relocation for Parks, Streets and Courts

Parks & Recreation Director Lollman gave a brief update on the office relocation for Parks, Streets and the Court.

Advanced Approvals

Regular Session - April 19, 1995 - Page 2:  
Consent Agenda

- 4) May 16, 1995 - BOA - 6:30 p.m.
- 5) May 17, 1995 - Regular Session - 6:30 p.m.
- 6) May 24, 1995 - Work Session - 6:30 p.m.

On a motion by Ayres seconded by Richmond, the Council voted unanimously to approve the Consent Agenda in it's entirety.

Resolution 95-308: Airport Acquisition Study Contract with SEC, Inc.

On a motion by Ayres seconded by Simonis, the Council voted six to one to approve Resolution 95-308. Councilman Oosterwyk voted nay.

Amend Draft of General Plan for 385 Acre Webb Property on Finnie Flats Road

On a motion by Simbric, seconded by Richmond, the Council voted unanimously to amend the concept of the tentative General Plan Map and to send it to the Planning & Zoning Commission for their approval.

Resolution 95-305: and Adoption of Ordinance 95-A102 - Zoning Code Revision for Rehabilitation of Mobile Homes

On a motion by Simonis, seconded by Pigott, after discussion with input from public the Council voted unanimously to table Resolution 95-305 pending staff redrafting Ordinance 95-A102.

Authorization to Proceed with State Land Department Bid on Oasis Drive Right-of-way Property in the Amount of \$10,912.

On a motion by Ayres, seconded by Richmond, the Council voted unanimously that we authorize the staff to bid for the property at Oasis and the south access in the amount of \$10,912.

Authorization to Proceed with State Land Department Bid on Chamber of Commerce Visitors Center Property in the Amount of \$28,112.

On a motion by Richmond, seconded by Ayres, the Council voted unanimously that we authorize the staff to bid on the State Land at Oasis and the south access in the amount of \$28,112.

Report and Possible Action on Title 9 Authority

On a motion by Ayres, seconded by Richmond, the Council voted unanimously to allow staff to appoint a steering committee to support the Title 9 ballot issue.

Report and Possible Action on Pool Progress

On a motion by Simbric, seconded by Oosterwyk, the Council voted six to zero to rescind the April 5, 1995 contract with Shasta Pools. Councilman Pigott abstained.

On a motion by Ayres, seconded by Oosterwyk, the Council Voted six to zero to approve the contract with Low Mountain Construction for the swimming pool construction in the amount of \$144,900 plus the \$20,000 for the design phase of the pool. Councilman Pigott abstained.

Regular Session - June 7, 1995 - Page 11:

On a motion by Ayres, seconded by Richmond, the Council voted to approve the purchase of three 1993 police vehicles for the Marshal's office in an amount not to exceed \$15,000.00 per vehicle.

Authorization to Enter into Bidding for Visitor's Center Property and Right-of-way on Oasis Road

Manager Baudek stated the Council had previously approved bidding on this property but he was asking for their approval to bid higher, up to 10% of the appraised value, should this be necessary to obtain the property.

On a motion by Ayres, seconded by Richmond, the Council voted to authorize staff to bid an amount not to exceed 10% of the appraised value for the Visitor's Center property and the right-of-way on Oasis Road, with Pigott voting "No".

DISCUSSION ONLY

1995/96 Budget

On a motion by Larkey, seconded by Ayres, the Council voted to table any action on this item with Richmond voting "No".

Town Code

On a motion by Larkey, seconded by Simbric, the Council voted to table any action on this item with Richmond voting "No".

Advance Approvals

There were no advance approvals for Council consideration.

Council Comments, Informational Reports and Activity Updates

Pigott asked to have an item placed on the June 21, 1995 Regular Session agenda: Direction to staff on addressing a complaint filed by 23 people from Jordan Meadows concerning zoning violations.

Larkey asked to have two items placed on the June 21, 1995 Regular Session agenda: Establish a Citizen's Committee to serve as the Board of Adjustments; and to Establish a committee to review cleaning up the river.

Garello asked to have an item placed on the June 21, 1995 Regular Session agenda: Advertise for a Planning & Zoning Director.

Richmond stated the Council had considered changing the title for this position to Community Development Director because planning and zoning had a negative impact on people.

**8. Camp Verde Chamber of Commerce request to lease Oasis Road property**

Manager Bullard explained the property had originally been purchased for the new location of the Chamber of Commerce Visitor's Center. He advised the Chamber had requested the lease in order to move forward with their plans. Bullard introduced Harry King, Director of the Chamber of Commerce.

Harry King advised the Chamber of Commerce had paid for the survey and advertising costs for this piece of property. He stated that because of the changes that take place in the governing boards of both the Chamber and the Town government, the Chamber board felt it important that a long-term lease be drawn up to provide assurance that the land would be used as originally intended. He further explained that the Forest Service remains interested in the cooperative project. The Forest Service plans to help with the donation of land for parking, and a staff person. He related that Forest Service personnel advised that one of the first Anasazi picks had been found at the salt mine, and that it was now in a museum in New York. He said items such as these could not be returned to us unless a secure area was available for them. The proposed Visitor's Center will be such an area.

After questions from Council, Mr. King advised a survey of members and area businesses would be conducted to determine if the Oasis site should remain the location of the future Visitor's Center. He also said the Chamber could not begin with design plans or the expenditure of funds for the proposed project until they were provided with the assurance of the land.

**Public Input:**

Bob Dinegar asked Mr. King if a survey had been done to determine if this is what the area businesses wanted. Dinegar said that he did not feel Council had enough information to make a decision at this time.

Jack Young asked if the Chamber had worked with ADOT on the proposed bypass road and how it would affect this location.

Barbie Bridge, Executive Director of the Chamber, said she had been in contact with ADOT, and they may consider help with the restroom construction.

Tom Neilson said that he felt it was not a good location due to the speed of the traffic.

Marshall Whitmire said the location should be where the Town's attractions are. He felt the people would get right back on the highway and go elsewhere.

Jeanine Yeager said a Day Care Center and Retirement Center were located on that road and the Visitor's Center would cause additional traffic in the area.

Tony Gioia said he had the history of the proposed project available for the Council if they wished to review it. He said the area was zoned residential and the area residents were generally opposed to the proposal. He suggested the Chamber consider locating near the Casino where the majority of tourists visit and use this site to direct visitors into Town.

Barbie Bridge said the Chamber was not opposed to other options, but the land was needed as a bargaining tool.

Bear O'Neal said the Town was in need of additional parking and the Chamber should stay where it is.

Mario Auito said the bypass road was going to happen and the Town should use it as a tool to benefit the area. He said signs could be placed on the freeway to bring people into Town and area businesses.

Jim Acock stated he owned a business on the South Access Road, and that he gets so many tourists stopping in and asking questions that he could hire a full-time information person himself. He advised that he felt this was an excellent location for the Center.

There was no other public input.

After further discussion by Council and a motion by Hauser, seconded by Dickinson, the Council voted unanimously to table this item until additional information is received from the Chamber of Commerce.

**9. Appointment to the Board of Adjustments**

Manager Bullard explained this position had been advertised and only one letter of interest had been received.

On a motion by Hall, seconded by Dickinson, the Council voted unanimously to appoint John Momeyer to the Board of Adjustments.

There was no public input.

**10. Continuing discussion of Camp Verde Fire District's acquisition of Camp Verde Clinic Association ambulance service and possible Town assistance**

Manager Bullard stated this item had been discussed at several meetings and it was evident that immediate action was needed. He said the audit would provide reasonable assurances and that staff recommendation was to waive the dispatch fees for an additional year and enter into an intergovernmental agreement with the District to pay for services such as plan reviews, inspections, etc. He advised against setting up a trust account at this time.

Phillip Harbeson answered questions from Council and advised this plan would enable the Fire District to get started on the acquisition and it was anticipated to be completed between March 1<sup>st</sup> and March 15<sup>th</sup>. He also said the Town might consider setting up a trust account of \$400,000 which would be paid from accounts receivables over a two-year period.

Mayor Rogers said that his Mother drove the first ambulance into this Town and had been President of the Clinic Association. He said that all of his family members have had cause to use the ambulance and he expressed his heart-felt appreciation to the Fire District, the volunteers and people that made these organizations work.

Jennifer Dutton stated that she agreed that the issue should be addressed before it got out of control.

Jim Bullard stated that owners and developers should have a choice, and that once government gets a foot in the door, they keep it there. He said that he wanted no more governmental controls.

Marshall Whitmire advised that it was the Council's responsibility to provide for the general health and safety of the citizens. He said 1,300 new homes could result in additional 2,200 automobiles, and this was approved without a thought to the air quality. He encouraged Council to think about the future, and that we would be chasing our tails with the EPA if we waited to address it when there was a problem. He suggested the item be tabled.

Terri Smith said that she loved the smell of wood burning stoves, but hated the burning trash.

There was no other public input.

**6. Request by Camp Verde Chamber of Commerce for Lease Agreement from the Town for Oasis Road Property (2<sup>nd</sup> request).**

Manager Bullard explained that this issue had been before Council previously, and that the Chamber of Commerce had completed the requested surveys of the membership.

Harry King, Chairman, advised that the response rate to the survey had not been as high as they would have liked, but that 75% of the responses received indicated the desire to move to the South Access location. He further advised that tentative plans are available for review for those who are interested. He also stated that space would be available for the Tribe and the Forest Service, and that the Forest Service would be able to bring back artifacts from New York if they had a suitable building in which to store them. He advised the Forest Service would be willing to provide a full-time employee to staff their section of the Center, and that they may also consider a 99-year lease on the adjacent property for parking. He explained that the Chamber has outgrown its existing facilities, there is no parking, and the electrical wiring is outdated and dangerous. He further explained that the previous Council had purchased the property for the Chamber's use, and the Chamber had invested approximately \$2,000 in advertising and related costs. He said that without a lease, the Chamber was unable to proceed with building plans.

Reeves stated that there was no such thing as a partnership with the federal government. He said that they back out of contracts all the time.

Hauser asked if there was a building fund. King responded that there was a small fund, but it wasn't advantageous without the land.

**Public Input:**

Marshall Whitmire said that he had attended an economic forum sponsored by the Chamber and Verde Valley Regional Economic Development Council. He stated the keynote speaker had stressed the importance of the heart of the city and historic preservation. He further stated that the Chamber's proposed relocation was ludicrous.

Jane Whitmire asked how many survey responses had been returned. King responded that he did not have that information with him, but would get it for her. She stated it was important to know how many

members actually wanted the move. She further stated that it was important for the Chamber and other businesses to work together. She said that moving the Chamber would be like taking the heart out of the Community.

Terri Smith stated that she worked for the Chamber, and that it was the Chamber's job to bring in businesses. She said the bypass road would direct travelers straight to Payson, and that the Oasis Rd. location was ideal to reach these visitors. She further stated that 1,000,000 people visit Montezuma Castle, and only 40,000 visit the Fort. She said a method must be found to bring these visitors into Town.

John Crane said that he was a founding member of the Chamber of Commerce and that it had been a long-time concept to put the Visitor's Center in that area to reach the tourists. He further stated that was the concept when the Town agreed to help with the purchase of the land. He advised that the Town should be acting as an agent only.

There was no other public input.

Hauser said that the South Access Rd. is the only remaining window to Camp Verde. She said she was concerned that other businesses would locate in the area if the Chamber moved out there.

Dickinson asked why the Chamber didn't locate near the Casino if one million people visited the Castle. Smith responded that they didn't have land in that area.

Rogers stated that he also had problems with the move, but that the previous Council did commit to the project, and he felt obligated to support the proposal.

Reeves stated that the historical part of the Town should remain where it is.

Eberhard asked what legal obligations were involved.

Attorney Ramsey responded that the Town had spent from \$28,000 to \$30,000, while the Chamber had paid \$200 or \$300 for advertising. He advised Council to be cautious in disposing of the property. He suggested that a ground lease be developed that would allow the Town to approve tenants and other restrictions, or it would look like a sale.

A motion by Reeves, seconded by Hauser, to retain ownership of the Oasis Road property and to not enter into a lease agreement with the Chamber of Commerce failed with Reeves, Hauser, and Dickinson voting yes, and Rogers and Eberhard voting no.

On a motion by Eberhard, seconded by Reeves, the Council voted unanimously to direct staff to prepare a draft ground lease agreement for Council perusal.

**7. Intergovernmental Agreement with the Camp Verde Fire District for Services Provided to the Town.**

Bullard advised that the County Attorney and the Fire District had prepared an Intergovernmental Agreement, with an immediate payment of \$40,000 and an item requesting the Town's assistance with annexation. He explained that the original motion did not permit an immediate payment of \$40,000, and he would like clarification on what was expected of the Town with the annexation process.

**Public Input:**

Bob Burnside asked if the Town could guarantee there would be no retroactive penalties or taxes.

Jane Whitmire also stated that she was concerned with the changes being retroactive to 1987.

Attorney Ramsey advised that the amendments only served to bring the Tax Code into compliance with 1987 environmental laws. He stated the amendments would allow for tax exemption and not penalties.

**9. Municipal Ground Lease of Oasis Road property to the Chamber of Commerce**

Bullard advised that staff had prepared a draft lease as requested by Council. He explained the reason for the difference in acreage was because when the Town was purchasing the area with plans to construct Oasis Road, the Council was approached to purchase adjacent land for an information center. Rogers said that he served on the Council that approved this arrangement and he felt bound by this original decision. Reeves said that he did not believe all avenues had been explored. Larkey said that he believed that since there were already 12,000 cars per day on Main Street; the Bypass Road was the only solution. He further stated that growth could not be stopped, and that it was the Council's responsibility to plan for the future growth. Eberhard said that it would be a good location IF the Bypass Road were constructed there.

Harry King, Chamber President, advised the Chamber Board had approved the draft lease. The purpose for requesting an immediate response was that there would soon be fill dirt available and they would receive compensation for permitting the clean fill to be dumped on site. He explained these funds would be set aside for the building fund. In response to Reeves' questions about the type of building, King explained there would be space set aside for the Tribe, the Forest Service, the Historical Society and a museum. King further stated the Chamber would control the building and the leases, but the Town would have a say in what was built.

The motion by Reeves, seconded by Hauser to not enter into an agreement with the Chamber of Commerce failed due to the lack of a majority vote. Reeves and Hauser voted yes. Rogers, Larkey and Eberhard voted no.

On a motion by Eberhard, seconded Larkey, the Council voted to approve a 2-year ground lease with the Chamber of Commerce without the understanding of a long-term lease of 50-years at this time. Hauser voted no.

**Public Input:**

Betty Skousen asked if Oasis Road would be connected to Finney Flat to provide access to the site.

Bob Burnside said he was concerned with the length of the lease.

Henry Shill encouraged Council to approve the lease, as this was an ideal location to reach the traffic that would be using the bypass road.

Dirk Oosterwyk asked if ADOT could be involved to develop the center in conjunction with a rest area.

Jennifer Dutton said that she was very concerned with chunks of concrete and other 'clean fill' being dumped on the site, and no clear time indicated as to when construction would begin. She stated that this sounds like it would have a very negative visual impact.

Marshall Whitmire said the Town was once again putting the cart before the horse. He stated we have no coherent vision for the future or general plan. He advised that he felt it would be much wiser to use the money that would be used for building construction to enhance the downtown area.

Terri Smith, Chamber Administrative Assistant, advised that a Main Street Committee had been formed and was meeting on a regular basis. She further stated the Committee would be reporting their progress to the Council in the near future.

Jane Whitmire advised that she was opposed to moving the Chamber from the downtown area. She said that it would be like moving the beating heart from the heart of town. She also expressed concerns with allowing 'fill' to be dumped without any idea when it would be covered.

Harry King responded that the Town would have restrictions on the area, and the Chamber would meet all requirements.

Dan McGinn advised that there would be over 100,000 square yards of fill from the swap meet project alone.

Tony Gioia said that the area is residentially zoned and that the Chamber of Commerce should remain in the center of Town. He added that if the Chamber needed to reach all the traffic from I-17, they should contact Mr. Steele and rent a space from his facility that is to be constructed across from the casino.

Jim Ellington said that as a business owner, he expects the Chamber of Commerce to send business to him. He said the Bypass road will be an ideal location and that the heart of the Town is the community.

Jim Redinger said that the casino attracts gamblers, and the Bypass road would be the best location.

John Crane said the area had been studied, and the Oasis Road location was the best to attract tourists passing through.

Bob Burnside made a humorous comment.

Jim Bullard said the Oasis Road is the best location as the traffic between here and Cottonwood continues to increase.

There was no other public input.

#### **10. Parks & Recreation Commission Request to Review Pool User Fees**

Bullard advised the Commission requested that Council review pool user fees. Donna Hromada, Chairman, said that the Commission had received several comments about the price of the family pass and that after review, the Commission recommended the cost of the pass be lowered from \$125.00 per family of four to \$100.00 per family with no limit on immediate family members. In response answer

## MUNICIPAL GROUND LEASE

Thursday, May 21, 1998

**LANDLORD:** The Town of Camp Verde, an Arizona municipal corporation  
473 South Main Street  
Post Office Box 710  
Camp Verde, AZ 86322

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**TENANT:** Camp Verde Chamber of Commerce  
Post Office Box 3520  
Camp Verde, AZ 86322

*WHEREAS*, the Landlord and Tenant cooperated in acquiring approximately 2.8 acres of undeveloped land from the State Land Department along the South Access Road in the town limits for development as a potential visitor's center, chamber office, USFS office, and local museum, with Tenant fronting some initial costs and Landlord purchasing the property for \$28,000 in 1995, and

*WHEREAS*, Tenant now desires to pursue, with the cooperation of Landlord, the development of the property, including preliminary earthwork, fill, and negotiation of intergovernmental leases and grant proposals, and

*WHEREAS*, Landlord agrees to assist in the development of the property, as long as the improvements, grants, proposals, subleases, and plans are consistent with the general plan and development policies of the Landlord,

---

***NOW THEREFORE THE LANDLORD AGREES TO EXECUTE THIS GROUND LEASE WITH THE TENANT ON THE FOLLOWING MUTUALLY AGREEABLE TERMS AND CONDITIONS:***

1. **Property.** Tenant shall lease the property containing approximately 2.8 acres more fully described and mapped in Exhibit A incorporated herein by reference.

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2. **Term.** The term of the lease shall be for a period of two (2) years, commencing on June 1, 1998, and ending May 31, 2000. The term may be extended by mutual agreement for an additional 2-year period.

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3. **Development.** No sublease, development agreement, memorandum of understanding, grant submittal, or improvement shall be made on the property without the prior written consent of Landlord after presentation by

Tenant at a regular or special council session which includes the item on the posted agenda. The acquisition of the property by the Landlord with the cooperation of Tenant has been to consider a multi-agency development as a visitor's center, museum, offices for the USFS and/or the Chamber of Commerce, or similar use, and not for private enterprise. Any development would also be consistent with the general plan for the South Access area of the Town, and applications would follow normal planning and zoning review, permitting, and building code requirements after the development is approved in concept by the Landlord.

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**4. Rent.** Payment of rent during the term of the ground lease shall be the nominal sum of \$ 1 per month, credited against sums already advanced for the project by the Tenant, until any improvements are completed and occupied, at which time the rental sum will be increased and re-negotiated. Landlord may impose an additional rent on Tenant's occupancy of any improvement as an office or visitor center.

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**5. Development Costs.** If the lease terminates without development, and Tenant has not recovered its costs to date, Landlord agrees to reimburse those costs within 30 days of termination, to be disbursed by the Tenant according to the source of the development funds. If Tenant incurs further costs for development during the lease, such as advertising, surveying, site testing, and environmental evaluation, the costs shall first be presented to Landlord for review and possible payment by Landlord directly. If Tenant solicits donations from the public or its membership for the project, they shall be kept in a separate fund. If Tenant eventually occupies the property, Landlord may elect to defer rent and credit it against the accumulated costs of the Tenant.

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**6. Building Lease With Tenant.** In the event that the property is developed and a portion occupied by Tenant, it is the intent of Landlord to enter into a long-term lease with Tenant for use of the space, and management responsibilities for the facility. Additional terms and conditions of such a lease will be negotiated when the property is ready for occupancy.

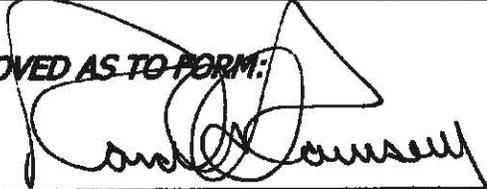
*PASSED AND APPROVED BY COUNCIL ON THE 20th Day of May, 1998:*

A Carter Rogers *A. Carter Rogers, Mayor*

ATTEST: Dane Bullard *Dane Bullard, Manager*

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**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
**Ronald C. Ramsey, Town Attorney**

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**APPROVAL AND EXECUTION BY TENANT**

**PASSED AND APPROVED BY THE BOARD OF DIRECTORS, CAMP VERDE  
CHAMBER OF COMMERCE, ON THE 4 DAY OF July, 1998:**

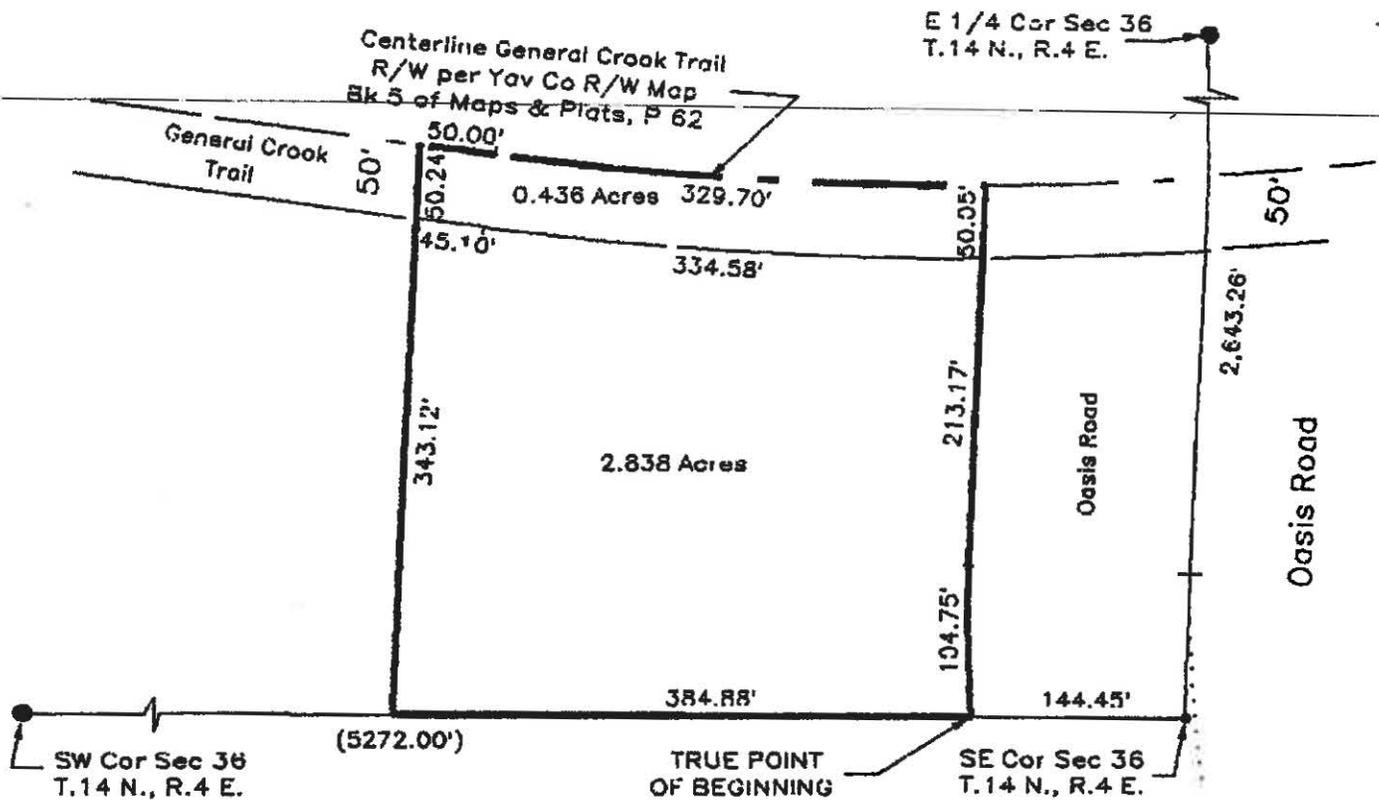
  
\_\_\_\_\_  
**Barbie Bridge, Executive Director**

**ATTEST:**

\_\_\_\_\_  
**Secretary**

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# PARCEL OF LAND DESIRED BY CAMP VERDE CHAMBER OF COMMERCE



## LEGAL DESCRIPTION

A parcel of land lying within the SE 1/4 of Section 36, T.14 N., R.4 E., G.& S.R., B.& M., Yavapai County, Arizona, described as follows:

Commencing at the SE Corner of said SE 1/4 of Section 36; thence N 89°57'49" W, 114.45 ft. along the South Line of said SE 1/4 of Section 36 to the TRUE POINT OF BEGINNING; thence continuing N 89°57'49" W, 384.88 ft. along the South Line of said SE 1/4 of Section 36 to a point; thence N 1°51'33" E, 343.12 ft. to a point on the South Right-of-way Line of General Crook Trail, as shown in Book 5 of Yavapai County Maps and Plats, at Page 62; thence continuing N 1°51'33" E, 50.24 ft. to a point on the centerline of said General Crook Trail; thence S 82°32'41" E, 50.00 ft. along said centerline of General Crook Trail to the beginning of a curve to the left whose radius point bears N 7°27'19" E, 2,291.83 ft.; thence continuing along said centerline and along said curve a distance of 329.70 ft., through an angle of 8°14'33" to a point; thence S 1°51'33" W, 50.05 ft. to a point on the South Right-of-way Line of said General Crook Trail; thence continuing S 1°51'33" W, 213.17 ft. to the beginning of a curve to the left whose radius point bears S 88°08'27" E, 975.00 ft.; thence along said curve 104.75 ft., through an angle of 6°09'19" to the TRUE POINT OF BEGINNING and encompassing 3.274 acres. The north 50 ft. of this parcel is within the right-of-way of General Crook Trail and consists of 0.435 acres, leaving 2.838 acres for the balance of this parcel.



Todd Rockwell, P.E., R.L.S.  
Proj #1650 - Feb 13, 1995



**RESOLUTION 2013-880  
SUPERCEDING RESOLUTION 2002-511**

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE  
TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA,  
ESTABLISHING COUNCIL SALARY AMOUNT  
AND SUPERCEDING RESOLUTION 2002-511**

**WHEREAS**, ARS §9-232.01 allows for compensation or salary for Mayor and Council members; and

**WHEREAS**, Resolution 2002-511 established Council salary at \$50.00 per month in October 2002; and

**WHEREAS**, it is necessary to ensure that Council members receive minimal remuneration for the performance of their duties associated with their positions as the governing body and representatives of the Town of Camp Verde; and

**WHEREAS**, it is necessary to ensure that potential Council candidates are not discouraged from running for office due to expenses that might be related to the position;

**NOW THEREFORE**, the Mayor and Common Council of the Town of Camp Verde hereby resolve that Council members will receive a salary of two-hundred and fifty dollars (\$250) per month beginning July 1, 2013.

**ADOPTED AND APPROVED** by a majority vote of the Mayor and Common Council at the regular meeting of February 6, 2013.

\_\_\_\_\_  
Mayor Bob Burnside

Approved as to form:

Attest:

\_\_\_\_\_  
Town Clerk Deborah Barber

\_\_\_\_\_  
Town Attorney

**RESOLUTION 2001-511**

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF  
CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ESTABLISHING THAT THE  
CURRENT FIFTY DOLLARS FLAT FEE PROVIDED TO COUNCIL IS SALARY**

*WHEREAS*, ARS §9-232.01 allows for daily compensation or salary for mayor and council members; and

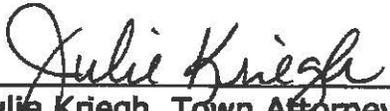
*WHEREAS*, the Town of Camp Verde wants to establish and clarify that the current flat fifty dollars a month paid to council is a salary,

**NOW THEREFORE THE MAYOR AND COMMON COUNCIL OF THE TOWN OF  
CAMP VERDE RESOLVE:**

That a flat fifty dollars a month (\$50.00) will be paid to Mayor and Council members as a salary.

**PASSED AND APPROVED by a majority vote of the Town Council of  
Camp Verde, Arizona, this 23RD day of October 2002.**

Approved as to Form:

  
Julie Kriegh, Town Attorney

Date 10-24-02

  
Brenda Hauser, Mayor

Attest:

  
Deborah Barber, Town Clerk