

**Minutes  
SPECIAL SESSION  
MAYOR and COMMON COUNCIL  
of the  
TOWN OF CAMP VERDE  
473 S. Main Street, Room 106  
WEDNESDAY, NOVEMBER 12, 2008  
6:30 P.M.**

**1. Call to Order**

Mayor Gioia Called the meeting to order at 6:30 p.m.

- 2. Roll Call:** Mayor Gioia, Councilor Kovacovich, German, Elmer, Garrison, and Smith were present. Vice Mayor Hauser was absent.

**Others Present:** Town Manager Mike Scannell, Parks & Recreation Director Lynda Moore and Recreation Supervisor Joe Perez, and Deputy Town Clerk Virginia Jones

**3. Presentation, by RBF Consulting, of the Master Plan for the Community Park.**

Kevin Kugler, from RBF Consulting, thanked the Council for the opportunity to be involved in the process of planning the Community Park. Kugler presented Council with the Conceptual Master Plan for the Community Park, a 12-point list of improvements, and cost estimates for Phase 1. These items are attached and become a permanent part of the record. Council discussed the possibility of pursuing a right-of-way at the east side of the park in order to relocate the main entrance at some point in the future, adding it as item #13.

Kugler recommended Council consider the following studies 1) a site access plan to include a neighborhood circulation study; 2) geotechnical report to include an on-site analysis of McCracken Lane; 3) Town Facilities and Operation Plan; and 4) rodeo market and feasibility study.

When questioned about the Heritage Grant, Lynda Moore indicated the grant award is limited to \$800,000 with no match required. Moore will be working on the grant application. The awards should be announced in August 2009.

Council briefly discussed the water situation and sewer access.

**Public Input:**

**Irene People** reminded Council that the Forest Service just did an access road and they may already have a geotechnical report and that the caliche and clay soil in the area cannot be compacted. People asked if punching holes in the water aquifer would affect neighboring residents; why SRP would have to be notified; and why the Town has not started conversations with the Forest Service and ADOT for access roads. She said that if a bad wreck occurred at the entrance on McCracken, the residents do not have a second access.

**Jim Ellington** asked that Council consider Phase I as the necessities needed for the park, and to keep everything else open-ended. Ellington stated the equestrian center could be included in Phase I if everything is donated.

**George Young** requested mobile concession stands, stating the Town could contract with individuals and ask for a percentage of the profit.

**Linda German** stated that during every work session, ball fields were the focus and a few special interest groups want an equestrian center. German reminded Council that in the past ten years, Council has said ball fields, and that is what the public is expecting, noting far fewer residents have horses or board horses. German stated the equestrian center is a commercial development. German indicated that the neighborhood was led to believe the main entrance would be off Highway 260 and out of the 115 acres, only 84 acres are usable.

**Daria Weir** reminded Council that Camp Verde is a rural community, noting the Town needs both rodeo fields and ball fields. Weir stated the park is to serve the entire community and the planning has only divided the community, she asked that everyone work together so the park could serve everyone.

**Vada Lovato** stated that recently the citizens were informed that the Town is not in the business of being a landlord and questioned the overnight parking, asking if that was not the same as being a landlord.

**Linda German** questioned how the parking for the equestrian facility does not result in an RV Park, noting it is a commercial venture.

**Brandon Gillespie** stated he participates in the Camp Verde Little League program and there are over four hundred children participating in the program. Gillespie informed Council that three years ago Prescott Valley hosted a ten-day tournament that brought in \$1,200,000 in revenue, noting in order to host such a tournament you have to have the fields and the lights.

**Joe Lacey** said that the rodeo grounds are essential to the Town, noting it will bring in revenue and the people attending the baseball tournaments will be utilizing the overnight camping area.

There was no other public input.

Council thanked Kugler for their work and efforts to involve the entire community, noting that someone is always going to have a problem with some aspect of every plan. Council reminded everyone to be respectful of the neighbors and other activities. Council discussed the possibility of the lack of access to the neighborhood should an emergency occur.

Councilor German thanked Council for being sensitive to the needs of the neighborhood, stating they appreciate the 100-foot buffer.


- 4. **Discussion, consideration, and possible approval of the Community Park Master Plan.**  
On a motion by Smith, seconded by Garrison the Council voted to approve the Community Park Master plan. German voted no, citing his concern with approving a plan that did not provide room for expansion.
- 5. **Adjournment**  
On a motion by German, seconded by Smith the meeting adjourned at 8:13 p.m.

  
Virginia Jones, Deputy Town Clerk

**CERTIFICATION**

I HEREBY CERTIFY THAT THE FOREGOING, minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Work Session of the Town Council of Camp Verde, Arizona held on the 12<sup>th</sup> day of November 2008. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 4 day of December 2008

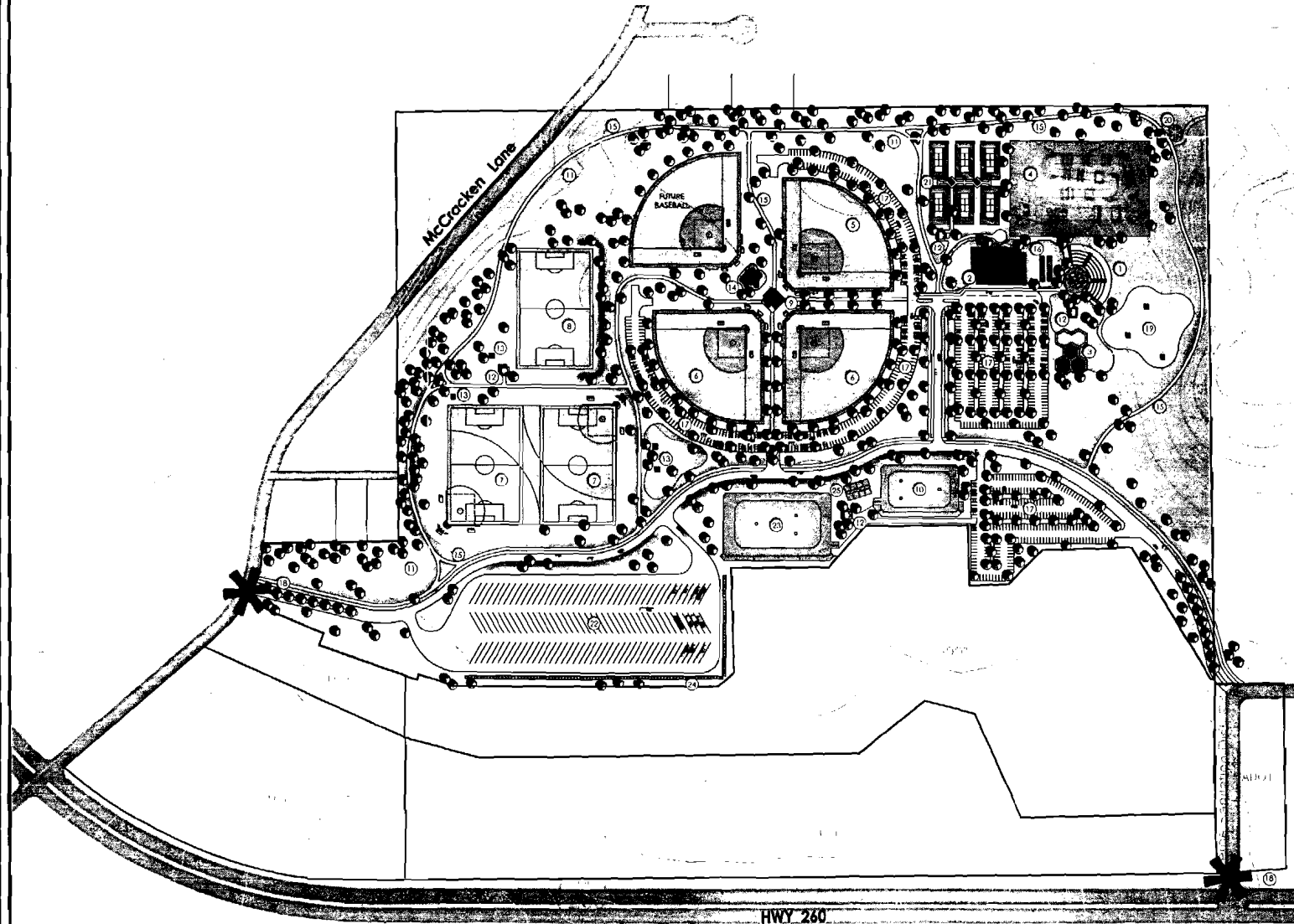
  
Deborah Barber, Town Clerk

# Camp Verde Community Park Masterplan

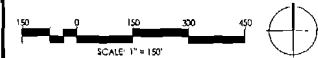


## Legend

- 1 Amphitheater
- 2 Community Center
- 3 Splash Pad & Tot Lot
- 4 BMX Course
- 5 Regulation Baseball w/ mound
- 6 Regulation Baseball w/o mound
- 7 Soccer / Football / Baseball Practice Fields
- 8 Soccer w/ Berm Seating
- 9 Concession Building
- 10 Equestrian / Practice Arena
- 11 100' Buffer
- 12 Comfort Station
- 13 Ramada / Picnic
- 14 Tot Lot
- 15 Bike / Pedestrian Trail
- 16 Bocceball Court
- 17 Parking
- 18 Park Entrance
- 19 Picnic Area / Star Gazing
- 20 Trailhead
- 21 Tennis w/ Ramadas
- 22 Trailer Parking
- 23 Competition Equestrian Arena
- 24 10' x 10' Animal Stalls
- 25 Holding Pens



HWY 260



**RBF** PLANNING & DESIGN & CONSTRUCTION  
CONSULTING



## Camp Verde Community Park Phase One Improvement Costs

1. <b>McCracken Lane</b> Assumes saw cut existing roadway, adding to existing pavement section	\$ 22,000
2. <b>On Site Roadway – 1836 linear feet</b> Assumes 2.5" AC on 8" ABC	\$ 115,750
3. <b>Entry Median – 660 feet of vertical curb and gutter</b>	\$ 9,250
4. <b>Pedestrian/Bicycle Path – 1836 linear feet; 8 feet wide</b>	\$ 14,700
5. <b>Baseball Fields<sup>1</sup> – assumes 3 fields</b>	\$ 615,000
6. <b>Baseball Field Lighting –</b> assumes 15% cost reduction for shared facilities	\$ 183,000
7. <b>Soccer Field<sup>1</sup> – assumes 1 field</b>	\$ 177,000
8. <b>Soccer Field Lighting</b>	\$ 100,000
9. <b>Concession Stand<sup>1</sup></b>	\$ 250,000
10. <b>Tot Lot<sup>1</sup></b>	\$ 60,000
11. <b>Comfort Station<sup>1</sup> – assumes two sinks and two toilets</b>	\$ 180,000
12. <b>Parking – assumes first three baseball pods = 341 spaces</b> assumes 2" AC on 6" ABC @ \$16 per SY	\$ 235,750
<b>Total</b>	<b>\$1,962,450</b>

<sup>1</sup> The cost of each recreational amenity/facility includes an additional 20% cost to reflect the inclusion of design, infrastructure, permitting, adjacent common area landscaping and contingency.