

AGENDA



**SPECIAL SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, MAY 10, 2006
5:00 P.M.**

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Update and discussion concerning the Community Park.**
5. **Discussion, consideration, and possible approval to retain Stone and Youngberg and bond counsel to assist with financial processes that might be utilized to fund the purchase of the Community Park, Library, and other Capital Improvements. The associated costs are unbudgeted from the General Fund.** Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03.A(3) for discussion, consultation for legal advice with the attorney; ARS §38-431.03.A(4) for discussion or consultation with the attorney regarding contracts that are the subject of negotiation; and ARS §38-431.03.A(7) for discussion with designated representatives in order to consider Council's position and instruct representatives regarding negotiations for the purchase, sale, or lease of real property.
6. **Adjournment**

Posted by: _____

D Jones

Date/Time: _____

5-5-06

9:30 a.m.

Note: Pursuant to A.R.S. §38-431.03.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.

ONLINE AUCTION COMING SOON!

CAMP VERDE

Arizona

175 +/- Acres
(4 Parcels)

*Commercial and
Residential Potential*

Highway 260
and McCracken Lane
Late May 2006

For bid package contact:
David Haase
david.haase@gsa.gov
1-888-472-5263 x3426

CAVE CREEK

Arizona

17+ Acres
(3 Parcels)

Residential Potential

Cave Creek and
Bartlett Dam Road
Summer 2006

For bid package contact:
Angela La Monica
angela.lamonica@gsa.gov
1-888-472-5263 x3430

Phoenix

CAMP VERDE

CAMP VERDE COMMUNITY PARK

HISTORY
PARK SITE
FINANCING OPTIONS

History of Community Park

- 9-1988 Shortly after incorporation, the town had BRW perform a Comprehensive Land Use and Transportation Study that indicated "a shortage of parks, playgrounds and recreation areas" as identified by a Community survey. Further, this study concluded that "by the year 2010, when the Town is forecast to contain nearly 11,000 residents, a facility (for parks) acreage projection of 280 acres should be achieved." Study noted about 45 acres in parks with the school facilities representing most of that number.

History (Continued)

- 12-1997 Contacted Forest Service requesting under the Town Site Act public lands to establish a community park.
- 11-1998 A Community Needs Assessment was conducted to determine the public desires about a park.
- 01-1999 Summary of Needs Assessment found 95% of citizens believed more parks are needed in the community.

Survey Results

DO YOU BELIEVE THAT MORE PARKS ARE NEEDED?

Yes	No
508	28

History (continued)

- 12-1999 Council approved an increase of one percent to the town's sales tax base of which 40% was set aside for parks related expenditures.
- 04-2004 Council reaffirmed this formula for collecting funds for parks and extended it for a ten year period.

History (continued)

- 03-2006 Forest Service issues a letter of appraisal for the 223.65 acres indicating a price of \$30,000/acre or approximately \$6.7 million dollars. The letter indicates, "The approved appraisal is valid ... until June 24, 2006".
- 03-25-06 Peter Mourtsen's email indicates July 24th is new deadline and there is potential to extend the closing by six months or more.

COSTS INCURRED BY TOWN

- 03-18-98 SEC Engineering (NEPA) \$16,437
- 11-18-98 Survey \$ 4,500
- 03-03-04 NEPA Study (SWCA) \$33,200
- 09-15-04 Complete NEPA Study \$19,379
- 05-04-05 Topographical Site Survey \$11,376
- 07-05 SWCA (added archeological) \$ 2,200
- Total Expenditures as of 05/2006 \$87,092

Park Site



Financing Options

- Reduce the amount of land from 223 acres to a lesser amount of property. The existing savings would purchase a little more than 40 acres.
- Extend the revenue stream for the 40% of the one percent sales tax and issue a revenue bond for this purchase. This does not require a public vote.
- Consider General Obligation bond based on the secondary property tax to fund park, library, etc., which method would require a public vote.

Financing Options (continued)

There are a number of ways the town could raise revenues that could assist in the purchase and development of a park, which have been reviewed previously, namely:

- 1) Increase sales tax by .2% raising \$200,000 a year;
- 2) Add tax to food that would raise \$150,000 annually;
- 3) Impact fees would generate an estimated \$200,000 a year for each 100 single family homes, which is about what was completed last year, excluding commercial.

These sources would generate over \$500,000 a year, but do not represent a comprehensive listing of revenue sources for the town.