

**MINUTES  
WORK SESSION  
MAYOR AND COUNCIL  
473 S MAIN STREET, SUITE 106  
FRIDAY, JULY 7, 2017 at 8:00 A.M.**

1. **Call to Order**

Mayor German called the meeting to order at 8:00 a.m.

2. **Roll Call**

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

**Also Present**

Town Manager Russ Martin, Public Works Ron Long and Mike Marshall, Finance Director Michael Showers, Andrew Baird (Kimley –Horn), Town Clerk Judy Morgan, and Recording Secretary Lynn Riordan.

Town Manager Russ Martin introduced the new Town Clerk, Judy Morgan, and welcomed her aboard.

3. **Pledge of Allegiance**

Mayor German led the Pledge of Allegiance.

4. **Discussion regarding the proposed Community Park located off of McCracken, to include but not limited to scope, size, cost, timetable and possible financing options.**

**Direction to Staff:** It was the consensus of the Mayor and Town Council to direct the Town Manager and Finance Director to seek out and secure financing to complete the first two stages - \$4.0 to 4.35 million - of the proposed Community Park Options (includes STAGE ONE site preparation, grading, drainage, utility infrastructure, main onsite roadway – AB surface, trail system reservoir pond with piping and plumbing, paved entry roads – with low water crossing and STAGE TWO complete park design including bid/construction ready plan set), with a proposed / potential package to lock-in low interest rates for additional funding (up to \$8 million) for future use to complete the project if necessary. Staff to provide the Mayor and Council with accurate project costs and costs of financing prior to finalizing financing package.

**Discussion:** Town Manager Russ Martin provided the Mayor and Council with a hand-out that outlined the four proposed stages, estimated costs and timelines based on the engineer's estimates, to complete the Community Park. Mr. Martin requested direction from the Mayor and Council with respect to proceeding with this project. Councilor Gordon stated concerns with drainage and site plans, to avoid post construction drainage problems and potential damage, stating support to commit to seek financing for the first two stages, thereafter, seeking out donations, grants and additional funding or bonding as determined necessary. Councilor Baker, concurred with Councilor Gordon, and stated she may support a proposed bond issue being placed on the ballot for the residents to make the determination how much would be spent in completing the Park. Councilor Baker also stated concerns about the potential increase in traffic as no traffic signals are planned and there may be an increase in traffic in the residential area (secondary entrance. Vice Mayor Murdock requested additional information regarding the cost of each completed ball-field. Vice Mayor Murdock inquired about the possibility of having the undeveloped areas (both pending completion and the exterior areas after completion) being seeded for grass or installation of sod to allow public use.

Upon inquiries of Council, Mr. Martin, Mr. Long and Mr. Marshall gave an overview of the engineer's costs estimates in four stages, (Community Park Options "Menu"), advising that the engineer's costs do not include additional maintenance and/or parks and recreation employees; upon completion of Stages 1 and 2 the Town and citizens could consider forming a 501c3 non-profit organization for donations (money, services, materials, and labor); the primary entrance will require a low water crossing, with the secondary entrance (off McCracken) being used only as necessary – with appropriate signage; the park will be designed to allow both foot and vehicle access to the trailheads, wetland and the pond; estimated costs (after completion of Stages 1 and 2) for each completed ball field is \$750,000; anticipated time line for completion through Stage 4 is 2 years, if Stages 1 and 2 can be put out for bid this fall. After completion of Stages 1 and 2, staff will solicit donations and apply for grants before considering borrowing additional funds or placing a bond issue on the ballot. It is anticipated that if the park is financed through a bond, it would increase property tax by 1.0 to 1.6% (based on \$100,000 property value - average of 6 to 7 dollars per

month per 1 million borrowed). Full build-out of the park is estimated to cost 14 to 17 million, which will include the community center.

Mr. Martin and Mr. Marshall advised that the effluent water for the pond should be approved as A+ (ADEQ) this fall, noting that the well can be used for irrigation pending the ADEQ A+ approval. Construction and planting of the sod farm will start this fall.

Andrew Baird, Kimley Horn (design group) addressed the Mayor and Council stating he believes this 120 acre park will greatly benefit the community, and he is looking forward to work with the Town to develop this park.

**Adjournment.** Mayor German, with no objection from Council, pronounced the meeting adjourned at 9:56 a.m.



Charles German, Mayor



Lynn Riordan, 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 Work Session, Mayor and Common Council of the Town Council of Camp Verde, Arizona, held on July 7, 2017. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 1<sup>st</sup> day of August, 2017.



Judy Morgan, Town Clerk