

**MARICOPA COUNTY PARKS AND RECREATION DEPARTMENT
PARKS AND RECREATION COMMISSION MEETING**
Meeting of November 13, 2012

LOCATION: 234 N. Central Avenue, Suite 6400, Parks Conference Room, Phoenix, AZ 85004

COMMISSION MEMBERS PRESENT: **Anne Lynch, Joe Marvin, Jack Stapley, Carl Yoshioka, Rod Jarvis**

COMMISSION MEMBERS ABSENT: Heidi Fischer, District 5

STAFF PRESENT: R.J. Cardin, Director; Jennifer Waller, Operations Manager; Emily Miller, Contracts Administrator; Leigh Johnson, Park Planner; Debbie Lemon, Administrative Coordinator/Recorder and Betsy Pregulman, Deputy County Attorney

The official correspondence and staff recommendations contained in this Commission folder are hereby entered as supportive material to the official minutes of the November 13, 2012 Parks and Recreation Commission meeting.

PARKS AND RECREATION COMMISSION MEETING

ITEM # 1 – CALL TO ORDER – Jack Stapley, Chair, Maricopa County Parks and Recreation Commission

- Meeting called to order at 9:01 a.m.

ITEM # 2 – ROLL CALL – Roll Call taken - a quorum was present. Commissioner Jarvis joined the meeting at 9:15 a.m.

ITEM # 3 – APPROVAL OF THE MINUTES OF THE OCTOBER 9 and OCTOBER 30 PARKS AND RECREATION COMMISSION MEETINGS – Jack Stapley, Chair, Maricopa County Parks and Recreation Commission - *ACTION ITEM*

- Commissioner Lynch motioned to approve the minutes of October 9 as written and the amended October 30 minutes. Second by Commissioner Yoshioka. All approved none opposed.

ITEM #4 - DIRECTOR'S SUMMARY OF CURRENT EVENTS – R.J. Cardin, Director, Maricopa County Parks and Recreation Department – *INFORMATION/DISCUSSION ITEM*

- Director Cardin presented highlights for the November Director's Summary.
 - Spur Cross land acquisition discussion is underway with the Trust with Public Lands (TPL). TPL is meeting with the land owners who have the inholdings in the conservation area. Two of the three property owners have expressed some interest. An agenda item will be placed on a future agenda if this appears viable.
 - 'Wild at Heart' (501c3) is discussing with the department a Nature and Raptor Rehabilitation Center for Spur Cross Ranch Conservation Area. Most of the center would be located on the Town of Cave Creek property (the Phoenix Mine Site), with a portion of the Center being located on County property. The Town Manager and Director Cardin have indicated they are interested in the project and will take it forward to Town Council and the Parks and Recreation Commission when Wild at Heart can provide some level of assurance the project is financially viable.

- The Board of Supervisors has approved a one-time performance pay bonus for staff in December. The amount will be between 2.75% - 3%.
- Department's annual All Hands Meeting was in October and County Manager Tom Manos provided opening remarks. Thanked staff involved with the event.
- Commission Bylaws are going before the Board of Supervisors Wednesday, November 14 for approval.
- Vulture Mountain Recreation Area the department has submitted the updated Memorandum of Understanding and finalized the Cooperative Management Agreement. Items are now with the Bureau of Land Management (BLM) for review. Department will wait to discuss further plans with the Commission once the department hears back from BLM.

ITEM #5 – LAKE PLEASANT INVITATION TO NEGOTIATE – Emily Miller, Contracts Administrator, Maricopa County Parks and Recreation – *DISCUSSION/INFORMATION ITEM*

- Ms. Miller discussed a PowerPoint presentation with an overview and timeline of development at Lake Pleasant.
- Commissioner Marvin asked about the ITN – Invitation to Negotiate. Ms. Miller stated the ITN process is fairly new to County use. The intent is to work with a selected contractor (Red Rock Investment in this case) to then develop a contract that would be submitted to the Board for approval.
- Project is looking to add a resort, which is in the current park master plan and approximately 394 acres of additional land to the Park for commercial development. The additional land is currently owned by the Bureau of Reclamation. Red Rock Investment will work with department to meet its vision and plan to work to blend development into the environment of the area and be eco-friendly. Mr. Nick Simonetta attended the meeting on behalf of Red Rock Investment.
- Commissioner Lynch asked if Pleasant Harbor Marina was aware of the project. Director Cardin stated they were aware as and the department recently met with the Maricopa Water District.
- Director Cardin advised that a contract is not in place with Red Rock at this time, but all parties will be working together to develop a contract. No time frame at this point, but look to come back to the Commission in the future with more information.
- Bureau of Reclamation's Bob Michaels advised the Commission that the Bureau is in support of the project.

ITEM #6 – WHITE TANK MASTER PLAN UPDATE – Leigh Johnson, Park Planner, Maricopa County Parks and Recreation Department – *DISCUSSION/INFORMATION ITEM* --

- Ms. Johnson provided a handout and a PowerPoint presentation providing an overview of park plans. It was requested by the department that she work to update the 1964 White Tank Master Plan first. A Board Resolution from 1978 was reviewed that outlined steps to be used in revising park master plans. The process outlined in the resolution seems to be relevant and staff will follow this process. The Commission is encouraged to further review the process and provide any input that may be appropriate.
- Director Cardin advised that the original 1964 White Tank Master Plan included 2,020 picnic sites and 1,030 camping which is not realistic from both a public need perspective and from a funding perspective. The department is currently upgrading the existing campground sites (40) to have water and electric, but even the existing number of picnic sites (250) are not full all of the time. Items like those will be reviewed and updated with the new plan.

- Director Cardin stated the department is looking to do an update a year where there will be a basic update to each master plan and will keep public, staff and other organizations involved. Capital funding for park renovations and improvements will continue to be an issue.

ITEM #7 – LAKE PLEASANT NORTH PLANNING UPDATE – Jennifer Waller, Operations Manager, Maricopa County Parks and Recreation Department – *DISCUSSION/INFORMATION ITEM*

- Ms. Waller advised that she is working with Leigh Johnson, Park Planner on items, updates and the Environmental Assessment (EA). BLM is also working on their EA in conjunction with ours.

ITEM #8 – BOWTIE PROPERTY SALE FOLLOW-UP – R.J. Cardin, Director, Maricopa County Parks and Recreation Department –*INFORMATION ITEM*

- Director Cardin stated that the property went to escrow on November 2nd and earnest money has already been deposited by the Arizona Agriculture and Equine School.

ITEM #9 – SET THE JANUARY COMMISSION MEETING DATE – Jack Stapley, Chair, Maricopa County Parks and Recreation Commission – *DISCUSSION/ACTION ITEM*

- Chair Stapley advised that the second Tuesday in January is the 8th.
- Commissioner Lynch motioned to set the January Commission meeting to Tuesday, January 8th at 9:00 a.m. Second by Commissioner Jarvis. All in favor none opposed.

ITEM #10 – REVIEW REAPPOINTMENT OF COMMISSIONERS AND APPOINT SUBCOMMITTEE TO ELECT OFFICERS FOR 2013 – Jack Stapley, Chair, Maricopa County Parks and Recreation Commission – *DISCUSSION/INFORMATION/ACTION ITEM*

- Chair Stapley advised that most of the Commissioners will seek reappointments, which will be addressed with the Board of Supervisors.
- Commissioner Jarvis motioned to appoint Jack Stapley and Anne Lynch to the subcommittee to appoint 2013 officers for the Parks Commission. Second by Commissioner Yoshioka. All in favor none opposed.

ITEM # 11– CALL TO THE COMMISSION

- None.

Item # 12 – CALL TO THE PUBLIC

- None.

Item # 13 – ADJOURNMENT

- There being no further business, Jack Stapley, Chair, Maricopa County Parks and Recreation Commission, adjourned the meeting at 9:57 a.m.

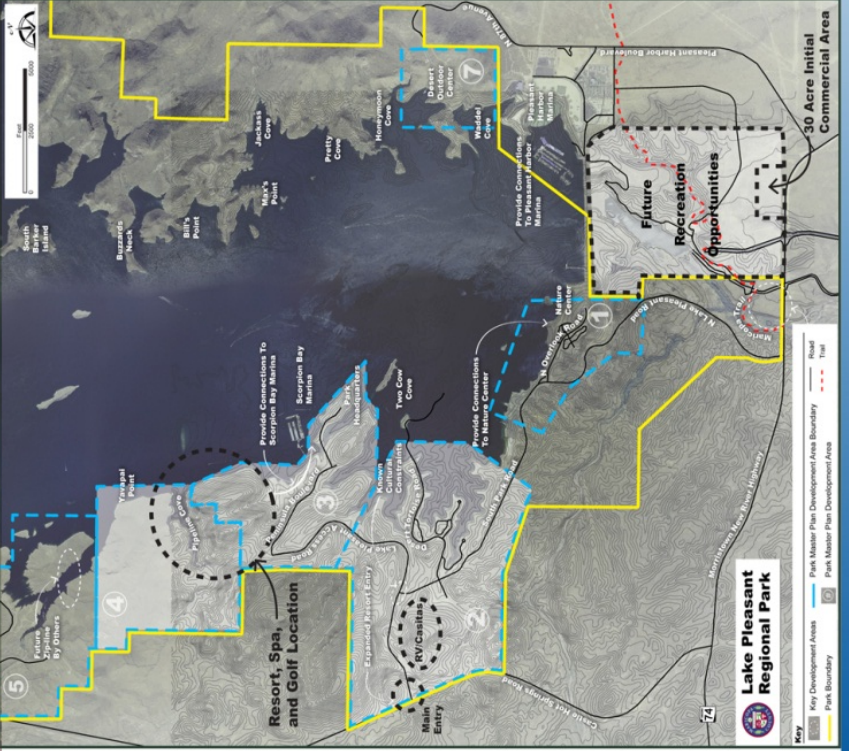
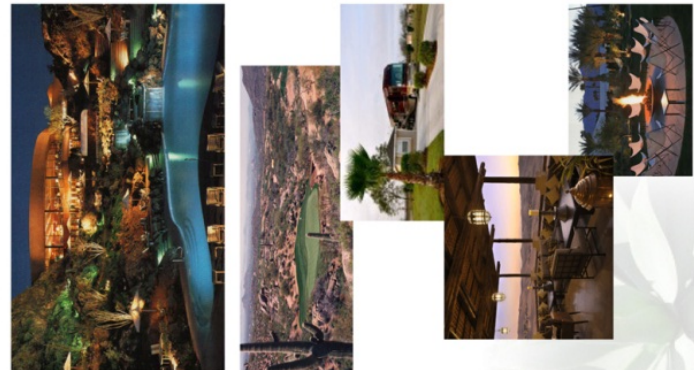
R.J. Cardin, Director/Secretary

Jack Stapley, Chair

Lake Pleasant Regional Park Commercial Development -
Resort and Commercial Property



CONCEPT DESIGNS
OVERALL MAP



Lake Pleasant Regional Park Commercial Development - Resort and Commercial Property

CONCEPT DESIGNS PLAN FOR CONSESSIONS & ACTIVITIES

The Red Rock team is well qualified in the master planning and managing of the resort and commercial areas of Lake Pleasant. We are in high level discussions with several hospitality brands, restaurant, golf, spa and other concession owners as well as various service providers.

Several brain-storming sessions were held to determine the goals of the hospitality component, concessions and activities. The goals are to enhance the park experience so that more people will be attracted to enjoy the best resource in this part of the state, provide an outdoor experience that fosters an appreciation for the lake and the surrounding Sonoran desert, provide educational experiences, to instill basic experiences and a desire to enjoy the outdoors, insure that the fees of and activities that are provided are in line with the fees of other good stewardship of the income in, partnering with other providers, provide revenue to the regional and without the necessity of adding agency personnel, provide sufficient revenue to the highest quality concessionaires so they are attracted to invest in the project.

It seemed obvious to the dream team that single activities by themselves would struggle to succeed. A synergy created by multiple uses, concessions and activities along with partnering with other nearby activities both private and public seems self-evident to be a necessity to insure success. Further feasibility studies are necessary to determine the best mix of concessions and activities, their ultimate best locations and many other details.

Our plan will evolve as new information is evaluated. Further it is uncertain at this point as to what activities would be permitted by the various governmental entities. If and when Red Rock wins the exclusive rights to negotiate, a more comprehensive strategic plan can be discussed between Maricopa County and Red Rock.

AREA 2, 3, & 4

- Luxury Resort & Spa (possible multiple resorts)
- Purify Water in Pipeline Cove
 - Fishing/Hatchery/Water Harvesting/Organic Garden/Scuba Diving/Snoreling/Kayaking/Paddleboats/Sun Bathing/Sandy Beach/Grass Park

- Weight Loss/Holistic Health/Wellness/Yoga/Tai KwonDo
- Business & Convention & Conference Center
- Outdoor & Indoor Wedding Center
- Grass Parks with Ramadas-Waterfalls
- Develop Island with Bridge
- Heliport
- Restaurants
- Retail Stores
- Golf Course
- Parasailing
- Remote/Survival Sports & Activities/Iron Man Triathalons & Training/World's Strongest Man Competition
- Dinner Cruises/Educational Cruises
- Island Hopping
- Pink Jeep Tours
- TV Studio
- Luxury RV Park
- Gaming on the Water
- Eco Hot Springs Concept past/present/future

COMMERCIAL 594-ACRE 30-ACRE SITE

- Gas Station/Truck Stop/RV Dump
- Convenience Store
- Retail Stores
 - Urgent Care/Radio Controlled Toys/Boat Sales & Repair/RV Sales & Repair/Fast Food Restaurants/Bait Shop/Video Arcade/Indoor Rock Gym
- Bass Pro/Cabela's/AZ hiking shack/wilderness bike store/trick bike store/REI

REMAINING 564-ACRE SITE

- Low-Price Range Hotel
- Mid-Price Range Hotel
- Lower Priced Wedding Center
- Lower Priced Convention Center
- Miniature Golf
- Pitch-Put Golf
- Video Arcade

- Water Park
- Radio Controlled Car Tracks/Flying Field/Competitions
- White Water Rafting Course
- Off-Road Vehicle Courses/Competitions
- Overhead-Pull Ski Lakes
- Fields & Parks includes world class training and facilities
- Indoor Soccer Fields
- Field of Dreams Baseball Fields
- Bike Parks
- Skateboard Parks
- Skate Parks
- Disc golf course
- Inline Skate Parks
- Helicopter Tours
- Water Activities on Lower Lake
- Develop perimeter of Lower Lake
- Full Immersion Weekend Events and Seminars
- ATV Course - Recreation & Competition
- Wilderness Bike Trail around lake and throughout park
- Mountain bike BMX track
- Hot air ballooning
- Nature education seminars, hikes, events
- Birding
- Coordinate education experience with NAU hotel management program
- Outdoor and Indoor Formula 1 Car Track - Recreation & Competition
- Outdoor and Indoor Go Cart Track
- Water Purification/Electricity Generation Plant for Revenue
- Charter school location with emphasis on outdoor living
- College location with emphasis on outdoor living - outward bound programs
- Cooperation and partnership with Ben Avery shooting range
- Cooperation and partnership with Cactus League spring training - exhibition games/training
- Cooperation and partnership with Nature Center

