

PURSUANT TO A.R.S. §38-431.01, THE GILA COUNTY BOARD OF SUPERVISORS WILL HOLD A MEETING AT THE GILA COUNTY COURTHOUSE, BOARD OF SUPERVISORS' HEARING ROOM, 1400 EAST ASH STREET, GLOBE, ARIZONA. ONE OR MORE BOARD MEMBERS MAY PARTICIPATE IN THE MEETING BY TELEPHONE CONFERENCE CALL OR BY INTERACTIVE TELEVISION VIDEO (ITV). THE MEETING IS ALSO TELEVISED TO THE GILA COUNTY TOMMIE CLINE MARTIN COMPLEX, BOARD OF SUPERVISORS' CONFERENCE ROOM, 707 S. COLCORD ROAD, PAYSON, ARIZONA.

Citizens may watch the Board meeting live-streamed at:

<https://www.youtube.com/channel/UCkCHWVqrI5AmJKbvYbO-k2A/live>

Citizens may submit written comments related to the June 28th Work Session agenda by no later than 5 p.m. on Monday, June 27th, by emailing the Chief Deputy Clerk of the Board at mhenderson@gilacountyaz.gov or calling 928-402-4390. Citizens may also submit written comments during the meeting through YouTube. Please include the meeting date, agenda item number, your name, and residence address in the email.

WORK SESSION - TUESDAY, JUNE 28, 2022 - 10:00 A.M.

1. **CALL TO ORDER - PLEDGE OF ALLEGIANCE**
2. **REGULAR AGENDA ITEMS:**
 - A. Information/Discussion on the Pleasant Valley Veteran's Retreat Comprehensive Plan. Discussed
 - B. Information/Discussion regarding a long-term plan for the Gila County Fairgrounds. Discussed
3. **CALL TO THE PUBLIC:** A call to the public is held for public benefit to allow individuals to address the Board of Supervisors on any issue within the jurisdiction of the Board of Supervisors. Board members may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to Arizona Revised Statute §38-431.01(H), at the conclusion of an open call to the public, individual members of the Board of Supervisors may respond to criticism made by those who have addressed the Board, may ask staff to review a matter or may ask that a matter be put on a future agenda for further
No Comments

discussion and decision at a future date.

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| 4. | At any time during this meeting pursuant to A.R.S. §38-431.02(K), members of the Board of Supervisors and the County Manager may present a brief summary of current events. No action may be taken on information presented. | Comments
Provided |
|----|--|----------------------|

IF SPECIAL ACCOMMODATIONS ARE NEEDED, PLEASE CONTACT THE RECEPTIONIST AT (928) 425-3231 AS EARLY AS POSSIBLE TO ARRANGE THE ACCOMMODATIONS. FOR TTY, PLEASE DIAL 7-1-1 TO REACH THE ARIZONA RELAY SERVICE AND ASK THE OPERATOR TO CONNECT YOU TO (928) 425-3231.

THE BOARD MAY VOTE TO HOLD AN EXECUTIVE SESSION FOR THE PURPOSE OF OBTAINING LEGAL ADVICE FROM THE BOARD'S ATTORNEY ON ANY MATTER LISTED ON THE AGENDA PURSUANT TO A.R.S. §38-431.03(A)(3).

THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING.

ARF-7406

2. A.

Work Session

Meeting Date: 06/28/2022

Submitted For: James Menlove, County Manager/County Clerk of the Board

Submitted By: James Menlove, County Manager/County Clerk of the Board

Department: County Manager

Information

Request/Subject

Information and discussion regarding a long-term comprehensive plan for the Pleasant Valley Veteran's Retreat (PVVR).

Background Information

On July 27, 2021, Gila County and the U.S. Department of Agriculture Forest Service, Tonto National Forest, entered into a long-term special use permit for the County to take possession of the Pleasant Valley Admin Site to provide programs, services and a retreat of U.S. Veterans. The long term special use permit is in effect for the period December 31, 2020, through December 31, 2040. Gila County staff have performed an evaluation of the site including proposed programs and services that can be offered. The County should consider a comprehensive long-term plan for the (PVVR).

Evaluation

Information and discussion of a long-term plan for the PVVR is necessary in the preliminary planning phases of the site.

Conclusion

N/A

Recommendation

Consideration of a long-term plan for the PVVR.

Suggested Motion

Information/Discussion on the Pleasant Valley Veteran's Retreat Comprehensive Plan.

Attachments

Pleasant Valley Veteran's Retreat Presentation

A scenic view of a forest stream. The stream flows through a lush green forest, surrounded by tall grass and large rocks. Several large trees with thick, light-colored bark are prominent in the foreground and background. The water in the stream is calm, reflecting the surrounding greenery. The overall atmosphere is peaceful and natural.

Pleasant Valley Veteran's Retreat

- ❑ Veteran's Retreats are primarily focused on supporting veterans and their family members in a nature based therapeutic setting.
- ❑ Many of the retreats and camps have "themes" and many of those themes relate to experiencing connection with the natural world and others who have gone through the same experiences.
- ❑ Often, the retreats are offered at little or no cost and are intended to provide the veteran and/or family member an opportunity to experience a place and time specifically designated to them.
- ❑ Many offer a retreat type lodging with all-inclusive lodging, meals and a variety of outdoor activities ranging from - sitting around a firepit, hiking, fishing, all terrain vehicle outing, to equine therapy ...
- ❑ Some retreat only offer services to:
 - ❑ Wounded or ill veterans and families; or,
 - ❑ Post 9/11 veterans; or,
 - ❑ All active-duty military or veterans,
- ❑ Most veteran retreats are 501(c)(3) nonprofits



Examples of other Veteran's Retreats in the United States



Camp Patriot Veteran's Ranch – Montana

- ❖ Established 2006, 501(c)(3) managed by Board of Directors and financially supported via private donors, fund raising activities, volunteers
- ❖ 90-acre ranch (2014, \$1.5M) is dedicated to wounded and disabled veterans
- ❖ Outdoor Recreational Therapy
 - ❖ Snow mobile
 - ❖ Ice Fishing
 - ❖ Hiking
 - ❖ Hunting



Operation Second Chance -- Maryland

- ❖ 501(c)(3) managed by Board of Directors, financially supported via, donors, fund raisers, and volunteers
- ❖ 2021 financial statements included \$2/6M of contributions and \$1.6 M of expense –
- ❖ Focused Retreats and assistance for wounded veterans and their families and caregivers
 - *One day or longer retreats and trips
 - *Financial Assistance
- ❖ Goal – Serve 500 veterans a year



Active Heroes – Kentucky

- ❖ Financially managed by 501(c)(3)
- ❖ 2020 financial statement included \$433K of contributions and \$639K in expenses
- ❖ 147 acre retreat available to active-duty military and veterans and offers:
 - *Free use of cabins and outdoor activities - equine therapy, golf, camping, hiking, golf and more
 - *Support Network
 - *Event Hall rental
- ❖ Planned Activities – camping/cookouts

Pleasant Valley Veterans Camp - Current status and plans

Forest Service has leased and will later transfer ownership to Gila County of a 232.9-acre campus which was the former facility for the Tonto Forest Pleasant Valley Administration Site. The current plan includes the creation of a 501C)(3) to manage the veteran retreat. Plans also include maintenance and rehabilitation of the building and site including 3 historic buildings.

Previous Use	Proposed used
➤ 6,000 square foot admin building	➡ Main Lodge, check-in, resource rooms, etc
➤ 2 brick residences	➡ Remodel for overnight family option
➤ 2 sets of barracks	➡ Remodel,new kitchens & bathrooms; house 8 veterans each
➤ Historic Ranger Office*	➡ Remodel for overnight family option
➤ Historic Ranger House*	➡ Remodel for overnight family option
➤ Historic barn*	
➤ Heli pads	
➤ Well and wastewater system	
➤ RV Park	➡ Upgrade and provide 6 campsite for family and groups



Master Plan – “Comprehensive or far-reaching plan of action”

Pleasant Valley Veteran Camp Master Plan will help provide a comprehensive plan for all aspects of the Veteran Camp

1. Long Term Goal/Vision
2. Project Scope
3. Define Roles and Responsibilities
4. Project Schedule and List of Deliverables
5. Risk Assessment
6. Communication Plan

Developing a Master Plan for Pleasant Valley Veteran Camp –An Example

1. Long Term Goal/Vision
2. Project Scope
 - Service offered – a retreat experience and/or counseling,
 - Service Capacity – How many at one time, how many outings
3. Roles and Responsibilities
 - Donor /Contribution Strategy – who develops the plan, who do we target, how do we get started
 - Staffing - To operate, maintain, recruit donors and contributions, select applicants, etc.
4. Project Schedule and Deliverables
 - 5 -year Building Plan – Remodel, rehabiliate, build, phases , target dates
 - Comprehensive Master Plan
5. Risk Assessment - Pro forma Financial Statements
6. Communication -



How do we get started

1. Board provides initial input- today
2. Select a large team (15-25) to develop an outline for the Master Plan. Team would include stakeholders, community/staff members with needed expertise, veterans, etc
3. Large team would report out to the BOS in X weeks for Board input
4. Utilize survey to solicit community input.
5. Assign small team work to add needed level of detail to Master Plan and submit to BOS for approval in x months.

ARF-7407

2. B.

Work Session

Meeting Date: 06/28/2022

Submitted For: James Menlove, County Manager/County Clerk of the Board

Submitted By: James Menlove, County Manager/County Clerk of the Board

Department: County Manager

Information

Request/Subject

Information and discussion regarding a long-term comprehensive plan for the Gila County Fairgrounds (GCF).

Background Information

The County should consider a comprehensive long-term plan for the Gila County Fairgrounds.

Evaluation

Information and discussion of a long-term plan for the Gila County Fairgrounds is necessary in the planning phases for future recreational activity and economic development purposes of the Fairgrounds.

Conclusion

N/A

Recommendation

Consideration of a long-term plan for the Gila County Fairgrounds.

Suggested Motion

Information/Discussion regarding a long-term plan for the Gila County Fairgrounds.

Attachments

Gila County Fairgrounds Presentation




Gila County Fairgrounds

Master Plan

Plan future upgrades to the facilities and
redevelopment of the site



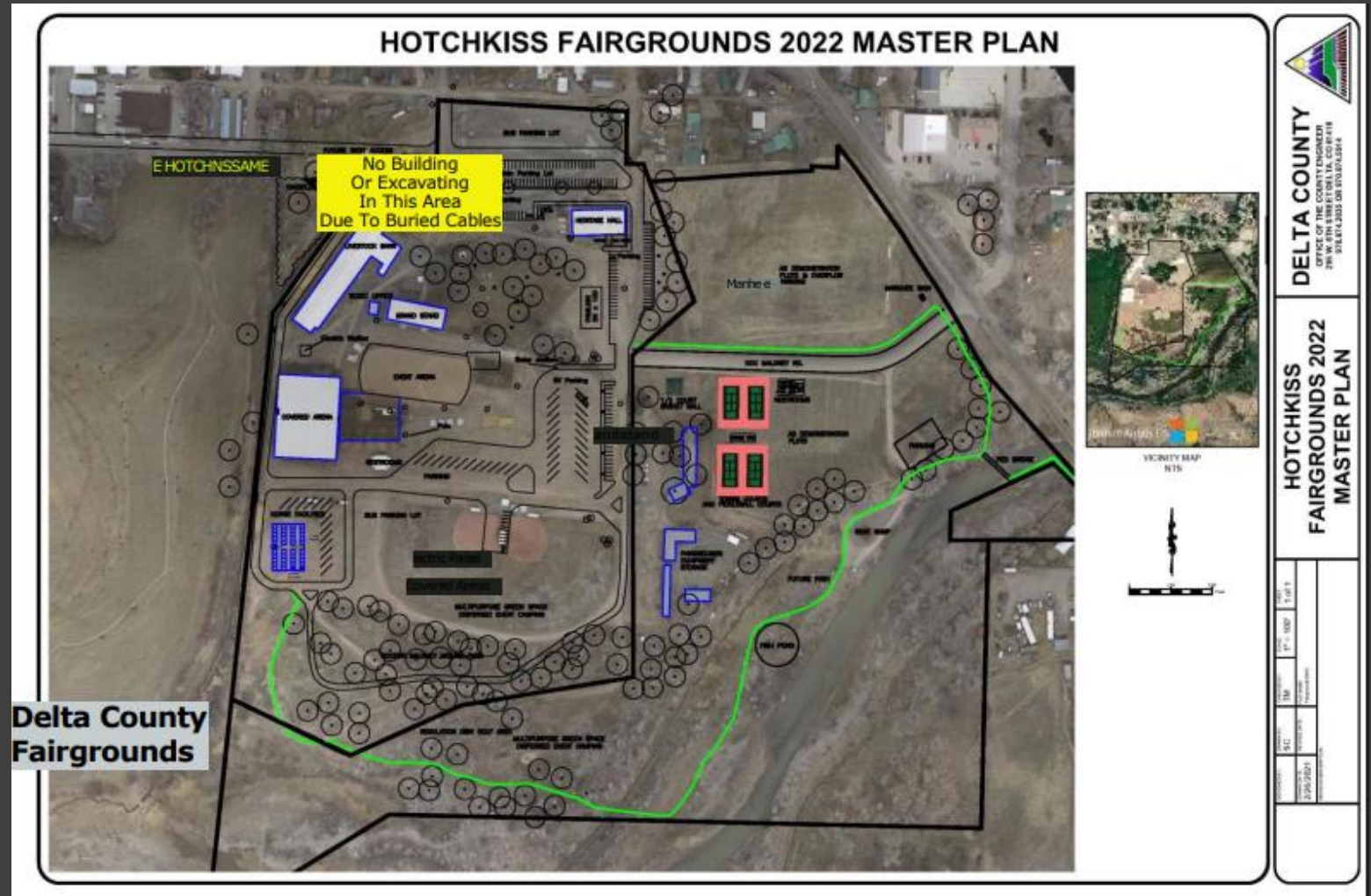
The Vision that drives the current plan

- The Fairgrounds is a major investment for Gila County and an asset to the community. The Fair remains a highly valued yearly event, but Gila County would like to reshape the Fair Complex into a year-round, multi-use venue. Gila County's hope is that the Gila County Fairgrounds will become an economic driver as well as offer positive quality of life opportunities for Gila County Residents.
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Current Priorities	Action	Cost Estimate
Portable arena - 150' x 250' w/10' return alley	Purchased on 5/3/2022, due to arrive on 6/27/2022.	\$50,000
Install portable arena/dirt work	Plan to install in open area by rough stock arena. Dirt work can be prepared prior to delivery of arena	\$6,000
Fencing around bleachers at rough stock arena	American Fence contracted, Charlie Martinez (Cell 602-540-7844) - contract signed 5/2, (scheduled installation approx. 2 weeks)	\$12,240
Restrooms by rough stock arena	Plan and install in FY2023, 4 stall 2 sinks women's/2 stalls/2 urinals 2 sinks men's	\$100,000
HVAC for the exhibit hall	Facilities getting pricing and availability from cooperative contract vendor. Need to review electrical and existing mechanical in the event modifications are necessary and adds costs.	\$50,000
Removal of old racetrack fence and out-buildings	IFB No. 05022022 on Board agenda for 5/17 to get bids for demo work. Bids due 6/23/2022 11am. Work to be completed by 8/30/2022	\$30,000
Replace exhibit hall doors	Facilities to get pricing to replace doors, replacing in FY2023	\$20,000
Demo and install new paving behind main grandstand	Demo and install new pavement once buildings are removed (after 8/30/2022)Discussed engineering for project to be done in-house and bid out project after the conclusion of the Fair. Also discussed Public Works doing a chip seal overlay.	\$100,000
Purchase and install covered pavilion behind main grandstand	Prepare and bid to be completed after paving (Memorial plaque to Sherron Lavin)	\$100,000
Cover for existing bleachers at rough stock arena	Prepare and bid after fair	\$75,000
Improve Wi-Fi and phone connectivity	Determine requirements to improve connectivity for Wi-Fi and improve cell phone coverage and signal. Need Internet connectivity in the livestock show area during the fair.	TBD
Sand/Replace and paint bleacher seats at main grandstand	Sand and pain existing seats. Replace broken/warped/rotten seats and paint.	\$15,000
Solar panel suggestion for bleacher covers, pavilion, and goat barn	Contact APS	TBD

Delta County Fairgrounds Master Plan

- In 2008, a 10 Year Vision was created to promote the development of the Fairgrounds. promoting local art and industry. Plan updated in 2022.
- Three public meeting, on-line survey
- Opportunities
 - Music Events
 - Addition livestock shows
 - Farmers Market
 - Art Shows
 - Arts and Crafts
 - Trunk or Treat
 - Food Truck Rodeo
 - New Website



Washington County Fair Complex

The LRS Architects team worked with Advisory Committee in 2018 to revise the Master Plan.

☐ Outreach

- Citizen and User Surveys—Stakeholders and broader community
- Focus Group
- Open House

☐ Existing Facility Analysis – Use Days

☐ Programming – What space is needed and how will Tourism, Community Interest and Fair use it

☐ Reviewed Transit availability

☐ Phasing and Cost



Boulder County Fairgrounds Master Plan



Boulder County Staff worked architectural group, Design Workshop to re-image the 1978 Master Plan.

- ☐ Existing Site Conditions and assessment
- ☐ Reviewed Trends in Fairground
 - Animal and People Health
 - Site-wide Security
 - Year Round Destination
 - Sustainability
 - Green up – Trees/vegetation
 - Animal and Ag Education
 - Hosting non traditional events
 - Connections to trails
 - Exercise and Sensory Experiences
 - Wide range of rental venues
 - Character defining Elements
- ☐ Focus Groups and Surveys
 - ☐ Determined spaces most used and plans to use in the future

Strengths

County Leadership
Support
Community Support
Availability of Space

Weaknesses

Lack of
comprehensive long-
term plan

Opportunities

Increase year-round
utilization

Threats

Proximity to DOC

Master Plan – “Comprehensive or far-reaching plan of action”

Fairgrounds Master Plan will help provide a comprehensive plan to promote tourism and offer a recreation venue for residents of Gila County

1. Long Term Goal/Vision
2. Project Scope
3. Define Roles and Responsibilities
4. Project Schedule and List of Deliverables
5. Risk Assessment
6. Communication Plan

Master Planning

1. Board provides input- today
2. Select a large team (15-25) to develop an outline for the Master Plan. Team would include stakeholders, community/staff members with needed expertise, 4H, etc
3. Large team would report out to the BOS in 8 weeks for Board input
4. Utilize survey and focus groups to solicit community input.
5. Assign small team work to add needed level of detail to Master Plan and submit to BOS for approval in 4 months.