

**Minutes of a Regular Session of the Common Council of the Town of Clarkdale  
Held on Tuesday, October 13, 2015**

A Regular Meeting of the Common Council of the Town of Clarkdale was held on Tuesday, October 13, 2015, at 6:00 P.M. in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, Arizona.

**CALL TO ORDER – Meeting was called to order at 6:00 P.M. by Mayor Von Gausig.**

Town Council:

Mayor Doug Von Gausig  
Vice Mayor Richard Dehnert  
Councilmember Scott Buckley

Councilmember Bill Regner  
Councilmember Curtiss Bohall

Town Staff:

Town Manager Gayle Mabery  
Town Clerk/Finance Director Kathy Bainbridge  
Human Resources/Community Services Director Janet Perry  
Community Development/Economic Director Jodie Filardo  
Senior Planner Beth Escobar  
Utilities/Public Works Director Wayne Debrosky  
Police Chief Randy Taylor  
Deputy Clerk Mary Ellen Dunn

**PUBLIC COMMENT** – The Town Council invites the public to provide comments at this time. Members of the Council may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01(G), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date. Persons interested in making a comment on a specific agenda item are asked to complete a brief form and submit it to the Town Clerk during the meeting. Each speaker is asked to limit their comments to five minutes.

**Beth Escobar, Clarkdale resident and new member of Clarkdale Historical Society Board, shared Museum's most current newsletter and invited Council to attend speakers' event on November 13 at 2:00 p.m. at Sharlot Hall Museum. She encouraged membership and visitors to the museum.**

**Drake Meinke, Clarkdale resident and business owner, reported on recent festivals and activities in the Town as well as the positive responses from participants. Reported on recent river trip and highly recommended the trip.**

**REPORTS**

**Current Events** – A brief summary of current events. The Council will not propose, discuss, deliberate or take legal action on any matter in the summary.

Mayor's Report –

- 09/10/15: Met with Dillon from South by Southwest River Outfitters
- 09/24/15: Gave presentation on the Verde River to Prescott Audubon Society
- 09/26/15: Attended Crossroads at Mingus Grand Opening
- 09/30/15: Met with Kelsea MacIlroy, sociologist from Colorado State University, regarding conservation practices of river water;
  - Friends of the Verde River Greenway presentations at Yavapai College
- 10/01/15: Met with Max Licher, native plant specialist, at Big Spring Natural Area trailhead
  - Attended String of Pearls meeting
- 10/03/15: Attended and photographed Verde River Poker Run;
  - Attended 2<sup>nd</sup> Annual Clarktoberfest
- 10/04/15: Attended Big Spring volunteer appreciation at Big Spring Natural Area

Vice-Mayor's Report –

- 09/09/15: Attended MATForce Verde Valley Steering Committee meeting
- 09/10/15: Participated in Boards and Commissions interviews
- 09/19/15: Organizer and MC for Verde Valley Recovery Celebration
- 10/03/15: MC'd portion of Clarktoberfest program
- 10/04/15: Went to Washington, D.C. for National Council on Behavioral Health Hill Day – met with Representatives from Congressman Gosar and Congresswoman Kirkpatrick's offices regarding mental health issues

Councilmember Bohall's Report –

- 09/10/15: Attended Police Department Awards Dinner at Elks Club where Nicole Florisi was honored as Officer of the Year.
- 09/14/15: Participated in Board and Commission interviews
- 09/23/15: Attended Verde Valley Transportation Planning Organization meeting;
- 10/03/15: Attended Clarktoberfest
- 10/07/15: Attended NACOG Transportation Planning Advisory Committee teleconference
- 10/10/15: Attended Blues Alliance event in the Park

Councilmember Regner's Report –

- 09/10/15: Participated in Board and Commission interviews
- 09/14/15: Attended Verde Valley Land Preservation meeting;
  - Participated in Board and Commission interviews
- 09/15/15: Met with Supervisor Chip Davis regarding District 3 Supervisor race
- 09/16/15: Attended meeting of Verde Valley Board Advisory Committee
- 09/17/15: Met with Kent Jones from APS regarding the Verde Valley Forum on Education

- 09/25/15: Attended meeting with State Representative Bob Thorpe regarding clarification of the State Statutes governing community college taxing districts
- 09/26/15: Attended Crossroads at Mingus Open House
- 10/03/15: Attended Clarktoberfest
- 10/07/15: Attended meeting of Verde Valley Board Advisory Committee
- 10/10/15: Attended International Blues Competition in the park

#### Councilmember Buckley's Report –

- 09/25/15: Was a safety boater for Verde River Institute with Yavapai College
- 09/27/15: Participated in and led Allen Springs cleanup project and removed 48 cubic yards of trash and thanked participants: Clarkdale Police Department, Town of Clarkdale, Backus Construction, Bolton Drywall, Blazin' 'M' Ranch, Forest Service, Arizona Game and Fish, Stewards of Public Land, Tread Lightly and Main Street Café and Pizzeria.
- Attended multiple meetings with the Downtown Business Alliance regarding Clarktoberfest.

#### Town Manager's Report –

Announced the October events:

- Poker Run - 65 people participated in Poker Run and 90% were from out of town.
- Clarktoberfest
- Blues Alliance

Yet to come:

- Halloween festivities (volunteer opportunities before and during event)
- Several events upcoming hosted by Clarkdale Museum – tomorrow free public tour of Men's Lounge;
- Made in Clarkdale in December; a 4 day event December 3<sup>rd</sup> thru 6<sup>th</sup>

Received a letter in mail from One for the Verde – we are recipients of a \$5000 grant to support our Verde River Ambassador program

**Organizational Reports –** Reports regarding regional organizations.

CAT/ VVTPO – Cottonwood Area Transit and the Verde Valley Transportation Planning Organization & other transportation affiliations. Councilmember Bohall –

- 9/23/15: VVTPO meeting - Discussions the State Route 260 project and Cottonwood's "89 and Vine Project"
- NACOG Teleconference – continued discussion relating to the resolution of support for State Route 189 project and the updating of I-17; Bohall reported that the Mayor from Page noted that after the Highway 89 collapse business in Page came to a standstill; after it was re-opened Page had a 30% increase in sales tax revenue

NACOG - Northern Arizona Council of Governments. Vice Mayor Dehnert –

- No report.

NAMWUA - Northern Arizona Municipal Water Users Association. Councilmember Buckley –

- No report.

VRBP – Verde River Basin Partnership. Mayor Von Gausig –

- No report.

VVLP – Verde Valley Land Preservation. Councilmember Regner –

- 09/14/15: meeting and report on Sedona National Monument;
- Sedona Dells area (where Sedona wastewater plant is releasing treated effluent) – VVLP wants to push that land is left as natural area

YC Advisory Board – A report from the Yavapai College Advisory Board representative.  
Councilmember Regner –

- Met twice in last month – discussions on future plans; a long report has been submitted for the record

**CONSENT AGENDA** - The consent agenda portion of the agenda is a means of expediting routine matters that must be acted on by the Council. All items are approved with one motion. Any items may be removed for discussion at the request of any Council Member.

- A. Approval of Minutes of the Common Council** - Approval of the minutes of the Regular Meeting held September 8, 2015 and Special Meeting September 22, 2015.
- B. Claims** - List of specific expenditures made by the Town during the previous month. September, 2015 check log and PPE dated 9/5/15 and 9/19/15.
- C. Board and Commission Minutes** – Acknowledgement of receipt of minutes and draft minutes of the previous month’s Board and Commission Meetings.  
Board of Adjustments Notice of Cancellation of meeting September 23, 2015  
Design Review Board Notice of Cancellation of meeting September 2, 2015  
Planning Commission minutes of the meeting held September 15, 2015  
Library Advisory Board Notice of Cancellation of meeting September 10, 2015
- D. Extra Mile Day Proclamation** – Approval of a Proclamation naming November 1, 2015 as Extra Mile Day, recognizing individuals and organizations who created positive change by “going the extra mile” and making a difference.
- E. Water Infrastructure Finance Authority (WIFA) Planning and Design Technical Assistance Agreement** – Approval of an agreement with WIFA regarding planning and design for upper town water main replacement project.

Mayor Von Gausig pulled item F.

**Councilmember Regner moved to accept Consent Agenda items A-E as presented. Vice Mayor Dehnert seconded the motion and the motion passed unanimously.**

- F. **An Ordinance of the Mayor and Town Council of the Town of Clarkdale deleting Section 17-3 Parks and Recreation Commission, deleting Section 17-6 Library Advisory Board and recreating Section 17-3 Community Services Commission of the Clarkdale Town Code; repealing conflicting ordinances and providing for severability – Approval of Ordinance #369 creating a Community Services Commission.**

As a result of the September 22<sup>nd</sup> Worksession regarding the Library Advisory Board, Parks & Recreation Commission, and creation of a Community Services Commission, staff has included Council's requested edits to the new Town Code Section in the attached Ordinance. As an overview of the final version, changes in the example below show new text as bolded and underlined, omitted text crossed out:

**17-3-1 Establishment and Purpose**

The Community Services Commission shall serve at the appointment of the Town Council. It shall act in an advisory capacity to the Town Council in matters pertaining to and in the advancement of sound Community Services planning and programming as follows:

- A. Assist, counsel and aid the Town Council in the purchase, sale, lease or other method of acquiring or disposing of lands, structures and **facilities (anything designed, built or installed to provide function or service)** for current or future use as **for** libraries, parks or recreation.
- B. Assist the Town Council in establishing general priorities and continuing plans relating to libraries, parks and recreation.
- C. Assist the Town Council on policies, rules and regulations relating to the operation, use, care and maintenance of areas and structures owned, leased or otherwise acquired by the Town for use as libraries, parks and recreation.
- D. Assist the Town Council in developing fees and revenues in support of libraries, parks and recreation.
- E. Make recommendations to the Town Council regarding receipt, acceptance or acquisition by gift, bequest or devise any real and personal property for libraries, parks and recreation.

Additional 'housekeeping' edits to Section 17 will be needed as renumbering remaining Articles will be required in order to facilitate these changes.

**Councilmember Regner moved to approve Ordinance #369, An Ordinance of the Mayor and Town Council of the Town of Clarkdale deleting Section 17-3 Parks and Recreation Commission, deleting**

**Section 17-6 Library Advisory Board and recreating Section 17-3 Community Services Commission of the Clarkdale Town Code; repealing conflicting ordinances and providing for severability effective December 31, 2015. Vice Mayor Dehnert seconded the motion and the motion passed unanimously.**

### **NEW BUSINESS**

**CLARKDALE MAGISTRATE COURT UPDATE**– An update to discuss the administration and operations of the Clarkdale Magistrate Court.

The Town Magistrate's employment contract contains provisions for an annual meeting with the Council in order to provide updates on the administration of the Clarkdale Magistrate Court. Judge Ramsey will be providing a summary presentation of the courts' operations to Council.

Magistrate Ron Ramsey and Court Clerk Cindy Tinall presented the annual update including new laws and current court activities. Reported on new laws, i.e.,

- Community service allowable credits
- Factors for consideration when setting bail
- Aggressive solicitation
- Misbranded drug offenses
- Defensive driving school allowances
- Domestic violence counseling programs

Ms. Tinall reported that since her appointment as civil traffic hearing officer she has been better able to provide efficient and more expedient customer service.

Online credit card payments are now in effect and working out well. Customers like it. No complaints about the fees.

Topics from limited jurisdiction included Rule 11 proceedings; attempt to keep a uniform bond schedule throughout Yavapai County.

OnBase scanner is in place and has saved a great deal of time in processing.

There was a discussion regarding the uses and purpose of court enhancement fees and the possibility of increasing those fees in Clarkdale.

Mayor Von Gausig asked for the fee of a base fine and then what the total would be after various surcharges. Ms. Tinall reported that the fine for the most common offense of going 10+ mph over the speed limit is \$148.30. The Town receives the base fine of about \$50+ and \$18.30 to court enhancement. The rest goes to the State. About 50-60% of offenders go to defensive driving school which is \$100. We keep \$90 of that. Mayor Von Gausig asked that the court send breakdown of civil traffic fees to the Town Manager to disburse to Council.

Discussion followed regarding the increase in workload for the court and the need for a part-time clerk.

**This is an update and no action is required by Council.**

**PUBLIC HEARING REGARDING A CONDITIONAL USE PERMIT (CUP) APPLICATION FOR A RECREATIONAL VEHICLE (RV) PARK** – a public hearing to gather input from the public regarding a CUP for a recreational vehicle (RV) park with a maximum of 70 spaces and supporting infrastructure. Assessor's parcel number is 400-07-005. Address: 551 Broadway. The subject property is approximately 9.75 acres and is zoned Commercial.

Applicant Gary Clouston is requesting a conditional use permit for a recreational vehicle (RV) park at 551 Broadway Street. This property has been previously developed for the Verde Valley Christian Church. Water, wastewater and electrical infrastructure is in place with grading of a portion of the site and installation of utility infrastructure. The applicant is proposing to limit development to this previously disturbed area.

**Zoning and Vicinity**

The subject property is zoned Commercial (C). Per Section 3-11.C.3 of the Zoning Code, campsites and recreational vehicle parks are listed as a conditional use.

The property is accessed off of Broadway Street, an arterial road as designated in the 2012 Clarkdale General Plan.

The property to the north of the subject parcel is zoned Commercial. Property to the south is zoned R2 (Single Family and Limited Multiple Family Residential). Property across Broadway is zoned R1 (Single Family Residential).

The subject property is designated as 'Neighborhood Commercial' in the 2012 Clarkdale General Plan. Neighborhood Commercial is defined as commercial retail and services providing surrounding neighborhoods and residents of Clarkdale with their basic day-to-day needs. The existing commercial zoning determines what uses may be allowed on the property, while the General Plan is a guiding document.

**Application**

Mr. Clouston is proposing an RV park with a maximum of 70 rental spaces. The plan is to open with 61 spaces with the possibility for future expansion. Rental spaces will be flexible to accommodate longer vehicles and shorter vehicles.

The proposed park will use only the area already disturbed on the site.

A 20-foot wide travel aisle will provide access throughout the RV Park. Additional parking for cars is incorporated into the shoulders of these travel aisles.

The site is designed with 'back-in' spaces along the boundary adjacent to existing homes to prevent headlights shining into the residential area.

Four buildings are proposed to be constructed on the site: a combination laundry/6 bathrooms with showers, an office, a recreation room and a maintenance shop. A pool is also proposed. Buildings will have a southwest design.

Each individual RV slot will have a connection to Town water and wastewater.

The existing chain link fence will be removed.

A stucco wall is proposed for the entrance along Broadway.

Mr. Clouston is requesting, as part of the conditional use permit, to place a manufactured home at the northeast corner of the developed area as a residence for him and his family. The packet includes samples of the type of modular homes the Cloustons are considering.

#### **Internal Agency Review**

The application was sent to the Public Works Department and Police Department for review. No concerns were expressed by either department.

#### **Outside Agency Review**

Review and permitting for any food market or food service and the semi-public pool will be required through the Yavapai County Health Department.

As a result of comments from the Fire District, the applicant will be installing a fire hydrant at the north end of the back row of RV slots. There is an existing fire hydrant in the right-of-way directly in front of the subject property. The second hydrant was requested to allow for the evacuation of the site in case of a wildland fire in the undeveloped area between the site and the Verde River.

#### **Analysis**

##### **Town Regulations**

Per Section 5-5 of the Town Zoning Code, the Planning Commission shall make findings on a conditional use permit application based on the following six elements:

1. **Applicable Regulations:** Those conditions necessary to assure compatibility of the development of the land in question will be consistent with the purpose of the Zoning Ordinance, Town of Clarkdale General Plan, other statute, and any ordinance or policies that may be applicable.

**Staff Analysis** – The proposed use is allowed in the Commercial District with a conditional use permit.

Advancing tourism opportunities is an identified goal of the 2013 Sustainable Community and Economic Development Plan.

2. **Bulk Regulations:** The site is adequate in size and topography to accommodate proposed use, population density, building height, lot coverage, setbacks, spaces, landscaping, fences and parking. That these elements are compatible with the general character of development in the vicinity of the proposed conditional use and are adequate to properly relate the proposed use with the existing land uses in the vicinity.

**Staff Analysis** – The 9.75-acre site is adequate to accommodate the proposed use. The proposed development will leave approximately 4 acres on the property untouched. The proposed site design of the project complies with setback requirements for the Commercial District.

3. **Performance:** That the location, design and operation characteristics of the proposed use are such that it will have minimal adverse impact on the livability, public health, safety, welfare, or convenience of persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general in that the facility, once completed should not interfere with the day-to-day operations of the existing businesses.

**Staff Analysis** – The project does not present a health or safety issue to the surrounding neighborhood.

4. **Traffic Impacts:** The provisions for ingress and egress, public streets and traffic circulation are adequate, or can be upgraded through street improvements as a condition of approval.

**Staff Analysis** – The applicant’s engineer has provided an analysis of the traffic impact of this project. Per this investigation, the sight distances from both directions of travel are clear enough that a right-turn lane or a center turn lane are not warranted by the estimated traffic generated by the development.

The applicant’s engineer is recommending limiting exiting from the park for RVs to a right-turn only. The site distance for a left hand turn is adequate based on the existed posted speed limit of 45 mph. However, calculating the site distance requirements based on an estimated speed of 55 mph, the site distance is determined to be not adequate. This restriction will be enforced through signage and also included in the rental agreement. Cars and other vehicles of normal length would be permitted to turn left when exiting the park.

5. **Landscaping:** Landscaping, and/or fencing of the proposed development, assures that the site development will be compatible with adjoining area and with the intent of Town policies.

**Staff Analysis** – A draft landscaping plan has been included with the application. Because of the concerns of neighbors who are looking down on the project, the landscape plan includes a large number of evergreen trees along the property boundary facing Broadway and along the eastern edge of the development which is closest to existing residences. Arizona Cypress and Ash trees are proposed at each RV slot to provide screening and shade.

Landscape is proposed to be placed in the Town right-of-way parallel to Broadway to provide additional screening of the project. The applicant will be responsible for the maintenance of this landscaping. If the landscaping in the right-of-way needs to be removed for any reason by the Town, the Town is not responsible for its replacement.

Staff would note any principal permitted use in the commercial district, such as the previously proposed church or a large retail store or motel, would have the same visible impact. In this case neighbors would be looking down on the roof and associated HVAC and electrical equipment.

If the conditional use permit is granted, the landscape plan, along with the building design and sign package, will be reviewed by the Design Review Board (DRB) in a public meeting. The Texas Sage listed on the preliminary landscape plan is not on the Clarkdale Plant List and will need to be replaced prior to DRB review. The applicant will replace the sage per their presentation to the Planning Commission.

Staff is suggesting a condition of approval requiring the applicant to incorporate a rainwater harvesting/gray water system on-site to provide water for the landscaping as stated in the revised letter of intent.

6. **Nuisance:** That the proposed use will not create a hazard to persons and property from possible explosion, contamination, fire or flood. That the use will not create a nuisance arising from, but not limited to noise, smoke, odors, dust, vibrations, signage or illumination.

**Staff Analysis** – In staff’s opinion, the proposed development does not create a hazard. As stated in the Letter of Intent, Mr. Clouston and his family plan to live on the site and will provide 24-hour monitoring of the activity and safety of the site.

Lighting on the site will be minimal. All lighting will be fully shielded and comply with Chapter Eight of the Zoning Code. A lighting plan, including cut sheets of proposed lighting, will be required during design review.

**Summary:** In staff's opinion, and with the recommended conditions, the application is in compliance with the required findings for a Conditional Use Permit.

### **Public Participation**

The applicant held a neighborhood meeting on July 10, 2015. Six property owners attended this meeting. Concerns were expressed regarding the visible impact to residents whose homes are located at a higher elevation than the project and about water use for the park. The neighbors also wanted to know about length of stay restrictions and whether tents would be allowed.

The property was posted prior to the Planning Commission meeting and notices were sent out to 24 property owners within 1,000 feet of the subject property. A public notice was published in the Verde Independent on August 2, 2015.

The Planning Commission held a public hearing on August 18, 2015. Eleven members of the public spoke at this meeting and one submitted an email that was read into the record by Director Filardo. A detailed record of the public's comments are included in the minutes for the August 18 Planning Commission meeting. A summary of the comments and concerns expressed includes:

- Privacy issues with RV guests being able to see into existing homes-
  - Staff comment: One of the applicant's team members has visited the site and been in contact with the neighbor who expressed this concern.
- Protection of existing dark skies-
  - Staff comment: All lighting on the project must conform to the Town of Clarkdale lighting ordinance and shall be fully shielded.
- Noise impact, especially at night-
  - Recommended condition of approval #2 requires the restriction of noise after 10:00 p.m. The property would be subject to the regulation of Section 10-1-11 of the Town Code regarding noise.
- Impact of additional traffic on Broadway since it is already difficult to make left hand turns in and out of residential areas-
  - Staff comment. The applicant completed a traffic study of the area. According to accepted traffic standards, no left or right turn lanes are warranted for this project.
- Project is an eyesore, a nicely designed building would be preferred-
  - Staff comment: The look of this project will be softened by proposed landscaping.
- Look of manufactured home-
  - Staff comment: The proposed home is a modular home. The applicant has included two representations of the type of home they are proposing.
- Water demand-
  - Staff comment: Water use should be mitigated through the use of rain watering harvesting and a grey water system.
- Degradation of view-
  - Staff comment: The majority of nearby residential properties are at higher elevations than the subject property.
- Protection of wildlife-
  - Staff comment: The project is using the already existing pad. Two riparian areas on either side of the project will be preserved.
- Potential trespass issues-

- Staff comment: No official trails are proposed that lead to the adjacent properties.
- Depreciation of property values-
  - Staff comment: The subject property is already zoned for commercial use. The installation of a commercial use should not impact current property values.
- Loss of water through evaporation at the pool-
  - Staff comments: The Town Building Code requires all pools be covered when not in use, reducing evaporation and energy loss.
  - Staff comment: In addition, the Planning Commission recommended the size of the pool be reduced from the 20 foot x 40 foot size the applicant is requesting to a 15 foot by 30 foot size.
- Potential for extended stays by RV guests-
  - Staff comment: The applicant plans to limit length of stay for guests.

Because of the concerns expressed at the Planning Commission meeting, this item has been scheduled for a second public hearing in front of Town Council.

#### **Design Review and Site Plan Review**

Per Section 11-1 of the Zoning Code, design review and site plan review is required for all new commercial development. This hearing will be scheduled if the application receives approval of the conditional use permit. During this next level of review, compliance with Town regulations such as the lighting ordinance and landscape ordinance shall be ensured. The details of the architectural presentation of the buildings and the manufactured home will also be reviewed as part of this process.

#### **Planning Commission Recommendation:**

At their August 18 meeting the Planning Commission unanimously voted to recommend approval of the conditional use permit application with the following recommended conditions:

1. A building permit shall be issued prior to construction of the buildings included in the proposal.
2. Prior to issuance of a building permit, applicant will record deeds and restrictions for this project which include prohibition against tents and camping, additions of canopies or shade structures to RV units, limiting length of stay and restricting noise after 10:00 p.m.
3. Prior to issuance of a certificate of occupancy, signage restricting RV exiting out of the park to right-turn only shall be installed.
4. All lighting shall be fully shielded and meet the requirements of Section Eight of the Zoning Code.
5. The applicant shall incorporate a rainwater harvesting plan and a greywater use plan into the final landscape plan.
6. The 4-inch fire hydrant shall be installed as shown on the site plan dated 7-31-15 prior to the issuance of a certificate of occupancy.
7. The applicant shall protect the fragility of the ravine.
8. The pool size shall be limited to 15 feet x 30 feet.

#### **Community Benefits**

The subject property has been an eyesore for several years. The proposed project will preserve the existing riparian areas plus plant native landscaping throughout the project.

RV parks are considered lodging per the Town of Clarkdale Tax Code and are subject to the three percent retail sales tax plus a two percent bed tax.

Senior Planner Beth Escobar presented information on this agenda item.

Mayor Von Gausig opened the discussion to public comment.

**Joseph Rongo, Clarkdale resident, asked if recommendations could be read.** (Escobar read recommendations.)

**Mayor Von Gausig opened the discussion to public comment and the following persons addressed the Council:**

**Joseph Rongo, Clarkdale citizen, stated he would like to hear what “protection of the ravine” entails.**

**Nobe Trump, Clarkdale citizen, concerned about light and noise pollution; 10 p.m. seems very late for their neighborhood; concerned about impact on wildlife as the ravine has a lot of wildlife; privacy issues concerns; stated that this is not the type of business she would like to see in that area and feels it is unsightly.**

**Drake Meinke, Clarkdale resident – stated he would like Council to review the left hand turn lane. Stated he doesn’t feel there is a speeding problem at that place in Clarkdale that would only allow for right hand turns.**

**Jamie Rongo, Clarkdale resident – stated she wants to hear what proposals are being offered for the green area and said she is curious about manufactured home and what the zoning is for that area.**

**Sandy Brown, Clarkdale resident – stated that she is confused on where shade trees would be located according to the plan. She also asked if there was a proposal of building a fence or wall which would help to absorb light and noise. Also stated she wonders about what the defined length of stay would be.**

**Nobe Trump – concurred that she has concerns about the length of allowable stay.**

**Bob Haggert, Clarkdale resident – stated he refutes the prior statement that there are no speeding issues in that area and that he has observed highest speeds there. Also expressed concern about manufactured home status and said he doesn’t think they would be a positive addition for the area.**

**Mayor Von Gausig read a written public comment from Ray Selna who expressed support for the project.**

**This is a Public Hearing only, no Council action required.**

Escobar clarified traffic engineer was provided with most current and they counted speed – they do have some documentation of excess speeds in that area. Landscaping and fencing will still go through Design Review and applicant has expressed that they will provide what neighbors want.

The Town does have residential zones that allow manufactured homes.

Mayor Von Gausig closed the public comment.

**This is a Public Hearing only, no Council action required.**

**CONDITIONAL USE PERMIT (CUP) APPLICATION FOR A RECREATIONAL VEHICLE (RV) PARK** – Discussion and possible action regarding a CUP for a recreational vehicle (RV) park with a maximum of 70 spaces and supporting infrastructure. Assessor's parcel number is 400-07-005. Address: 551 Broadway.

Council discussion followed regarding the project.

Councilmember Regner mentioned concerns about turn lanes and safety. Would like to explore turn lanes and acceleration lane. Stated that this property is what people see as they come into Clarkdale. Thinks noise restriction is an issue. Noises are undefined and are allowed too late at night. Wonders why there is only one egress and what happens in an emergency. The length of stay is of concern. Would like to see structures match other structures.

Councilmember Buckley asked and was informed that the area had been zoned commercial since 1976.

Vice Mayor Dehnert stated that he has stayed in many facilities such as what is being proposed and he believes that the length of stay should be more clearly defined and enforced. He stated that he was hearing that the neighbors concerns are around light, view shed and noise. He noted that the materials stated that generators would not be allowed. He further stated that these parks are usually quiet and peaceful and populated by people who are looking for a peaceful and quiet place to stay. Appreciates the economic benefits to the Town. Would like to work with the owners and encourage them to continue with this development.

Mayor Von Gausig summed up some concerns:

- Quiet time limitation with clear definitions of noise and enforcement
- Vegetation fence or wall
- Fire hydrant placement
- Length of stay
- Traffic

Town Manager Mabery stated that the time frame would be enforced by applicant and that the Town also has a “disturbing the peace” law that becomes a law enforcement issue in any neighborhood.

Applicant, represented by Krishan Kinige from Southwestern Environmental Consultants, discussed topics of concern presented by Council and public:

- Length of stay - they are proposing a stay of six (6) months maximum

- Retaining walls discussion
- Manufactured home term would eventually will be a permanent fixture that cannot be picked up and moved to another place
- Construction materials for home/structures
- Traffic and turn lanes
- Pool size should be 20 feet x 40 feet

**Vice Mayor Dehnert moved for the approval of Gary Clouston's Conditional Use Permit for the Rain Spirit RV Park with the conditions as recommended by the Planning Commission and as amended by Council:**

1. **A building permit shall be issued prior to construction of the buildings included in the proposal.**
2. **Prior to issuance of a building permit, applicant will record deeds and restrictions for this project which include prohibition against tents and camping, additions of canopies or shade structures to RV units, limiting length of stay to six (6) months and restricting noise after 9:00 p.m.**
3. **All lighting shall be fully shielded and meet the requirements of Section Eight of the Zoning Code.**
4. **The applicant shall incorporate a rainwater harvesting plan and a greywater use plan into the final landscape plan.**
5. **The 4-inch fire hydrant shall be installed as shown on the site plan dated 7-31-15 prior to the issuance of a certificate of occupancy.**
6. **The applicant shall protect the fragility of the ravine.**
7. **The pool size shall be limited to 20 feet x 40 feet.**

**Councilmember Bohall seconded the motion.**

Discussion followed regarding the traffic, signage and turn lanes.

Mayor Von Gausig called the question.

**The motion carried 4 to 1 with Councilmember Regner opposing.**

**PUBLIC HEARING REGARDING A CONDITIONAL USE PERMIT APPLICATION FOR A MEDICAL TREATMENT FACILITY AT THE SEDONA WELLNESS-SCHOOL OF AYURVEDA MASSAGE** - a public hearing to gather input from the public regarding a CUP application for a medical treatment facility at the Sedona Wellness-School of Ayurveda Massage (formerly known as the ASIS Massage School) to allow for certified professionals to provide massage,

health and wellness advice within the existing facility. Assessor's Parcel Number 400-07-026F. Address 414 Peace Garden Path (formally 701 South Broadway).

Mr. Joseph Rongo has managed the ASIS Massage School located on the subject property since its construction in 2000. The school operates under a conditional use permit (CUP) granted in 1999. The school has recently undergone a name change to Sedona Wellness-School of Ayurveda Massage.

The school continues to operate within the parameters of the granted CUP. Students at the facility provide massage services to outside clients as part of their training curriculum.

Mr. Rongo is requesting a second conditional use permit to allow teachers, alumni and professional therapists to provide massage and wellness services to clients at the facility.

### **Zoning and Vicinity**

The subject property is zoned R2 – Single Family and Limited Multiple Family Residential. Per Section 3-4.C4 of the Zoning Code, hospitals are a conditional use in this zoning district. It is staff's determination that the proposed health and wellness treatments meets the broadest definition of a hospital as a facility where sick or injured people are given medical treatment.

The property is accessed off of Broadway Street, an arterial road as designated in the 2012 Clarkdale General Plan.

Property to the north of the subject parcel is zoned R2 (Single Family and Limited Multiple Family Residential). Property across Broadway is zoned R1 (Single Family Residential).

The subject property is designated as 'Neighborhood Commercial' in the 2012 Clarkdale General Plan. Neighborhood Commercial is defined as commercial retail and services providing surrounding neighborhoods and residents of Clarkdale with their basic day-to-day needs.

The property already contains an approximately 3,500 square-foot building. No additional construction is proposed related to this CUP request.

### **Application**

The request is to allow medical professionals to provide health and wellness services to customers at the existing massage facility.

### **Internal Agency Review**

The application was sent to the Public Works Department, Police Department and Yavapai County Health Department for review.

No objections were filed regarding this application.

### **Outside Agency Review**

Yavapai County Health Department responded they had no concerns with this application.

The Clarkdale Fire District will treat this as a business occupancy. There are no additional requirements for this type of occupancy.

### **Public participation**

The applicant sent a letter regarding the proposed expansion of services to all property owners within 1,000 feet.

Prior to the Planning Commission's review of this application, public notices were sent to 34 property owners and the property was posted on July 31<sup>st</sup>. A public notice was published in the Verde Independent on August 2, 2015.

On August 18, 2015 the Planning Commission conducted a public hearing on this application. There was no public comment regarding this conditional use permit application.

Mail outs were sent and the property was posted for this Town Council meeting. A public notice was published on Sunday, September 27<sup>th</sup>.

### Analysis

#### Town Regulations

Per Section 5-5 of the Town Zoning Code, the Planning Commission shall make findings on a conditional use permit application based on the following six elements:

7. **Applicable Regulations:** Those conditions necessary to assure compatibility of the development of the land in question will be consistent with the purpose of the Zoning Ordinance, Town of Clarkdale General Plan, other statute, and any ordinance or policies that may be applicable.

**Staff Analysis** – The proposed use is allowed in the R2 District with a conditional use permit. The existing facility has operated at this location for over ten years without any issues.

8. **Bulk Regulations:** The site is adequate in size and topography to accommodate proposed use, population density, building height, lot coverage, setbacks, spaces, landscaping, fences and parking. That these elements are compatible with the general character of development in the vicinity of the proposed conditional use and are adequate to properly relate the proposed use with the existing land uses in the vicinity.

**Staff Analysis** – There will be no changes to the previously approved site plan or building related to this CUP request.

9. **Performance:** That the location, design and operation characteristics of the proposed use are such that it will have minimal adverse impact on the livability, public health, safety, welfare, or convenience of persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general in that the facility, once completed should not interfere with the day-to-day operations of the existing businesses.

**Staff Analysis** – Per the applicant's letter of intent, a large increase of customers as a result of the new services being offered is not anticipated. Student enrollment in the massage school has dropped off, and the applicant hopes the new services being offered would help counter this decrease. Estimated occupancy during hours of operation is 8-26 people, including staff and customers. The maximum number reflects occupancy when school is in session. Hours of operation are 8:30 a.m. to 7:00 p.m., seven days a week. On-site parking is adequate to accommodate the maximum occupancy.

10. **Traffic Impacts:** The provisions for ingress and egress, public streets and traffic circulation are adequate, or can be upgraded through street improvements as a condition of approval.

**Staff Analysis** – No increase in traffic to the site is anticipated.

11. **Landscaping:** Landscaping, and/or fencing of the proposed development, assures that the site development will be compatible with adjoining area and with the intent of Town policies.

**Staff Analysis** – Landscaping is already in place.

12. **Nuisance:** That the proposed use will not create a hazard to persons and property from possible explosion, contamination, fire or flood. That the use will not create a nuisance arising from, but not limited to noise, smoke, odors, dust, vibrations, signage or illumination.

**Staff Analysis** – The proposed expansion of existing services does not create a hazard or nuisance.

**Summary:** In staff's opinion, and with the recommended conditions, the application is in compliance with the required findings for a Conditional Use Permit.

**Future Expansion**

Any expansion of the services proposed under this CUP request would require an additional hearing process. Any expansion proposing additional construction on the site would require design and site plan review in addition to CUP approval.

**Planning Commission Recommendation:**

At their August 18 meeting the Planning Commission unanimously voted to recommend approval of the conditional use permit application with the following recommended conditions:

9. Services provided shall be limited to those described in the Letter of Intent dated 7/14/15.
10. No additional construction shall be associated with this Conditional Use Permit.

Senior Planner Escobar presented information on this agenda item.

Vice Mayor Dehnert noted that the term "medical" would not be appropriate in this discussion but rather "certified massage therapist".

**Mayor Von Gausig opened the discussion to public comment and read a letter written by Ray Selna in support of the application for Conditional Use Permit. There was no further public comment.**

**This is a Public Hearing only, no Council action required.**

**A CONDITIONAL USE PERMIT APPLICATION FOR A MEDICAL TREATMENT FACILITY AT THE SEDONA WELLNESS-SCHOOL OF AYURVEDA MASSAGE** – Discussion and possible action regarding Joseph Rongo's CUP application for a medical treatment facility at the Sedona Wellness-School of Ayurveda Massage (formerly known as the ASIS Massage School) to allow for certified professionals to provide massage, health and wellness advice within the existing facility. Assessor's Parcel Number 400-07-026F. Address 414 Peace Garden Path (formally 701 South Broadway).

Vice Mayor Dehnert stated he had no objection to the application but is concerned about language used in report. Specifically the term "hospitals" and recommended other wording i.e., "wellness treatment facility". Mayor Von Gausig suggested the term "wellness treatment facility".

Escobar explained that the existing conditional use permit restricted services to the students for training and now they would like to expand the services to include non-students.

**Councilmember Buckley moved for the approval of Conditional Use Permit for a Wellness Treatment Facility at the Sedona Wellness-School of Ayurveda Massage with the conditions as described in the staff report.**

1. **Services provided shall be limited to those described in the Letter of Intent dated 7/14/15.**
2. **No additional construction shall be associated with this Conditional Use Permit.**

**Councilmember Bohall seconded the motion and the motion carried unanimously.**

After a five-minute recess, Mayor Von Gausig re-convened the meeting.

**PUBLIC HEARING REGARDING CHANGES TO THE TOWN ZONING CODE  
CHAPTER 2: DEFINITIONS AND CHAPTER 3: ZONING DISTRICTS** – A public hearing to gather input from the public regarding changes to the Town Zoning Code definitions and zoning districts to include adoption of broad categories of uses, reconfiguring and standardizing the permitted uses list and moving some uses from conditional uses to permitted uses and eliminating the Town Center Commercial Zoning District.

The proposed changes to the commercial zoning districts were first presented to Council in July of this year. At that meeting staff was given direction to proceed with the changes as recommended by the Planning Commission except for those changes related to agricultural uses.

The proposed changes are being recommended to improve the consistency of the code and to increase the ease of use. Additionally, several new uses not currently included in the zoning district lists are being brought forward for adoption.

The following is a summary of the proposed changes (**uses are underlined for clarity, new uses not previously allowed in any commercial district are in bold**):

- Add the following uses to the Central Business, Commercial, Neighborhood and Highway Commercial District
  - **Community Gardens**
  - **Farmers Markets**
  - **Park and Ride Facilities**
- Adopt definitions for community supported agriculture and farmers markets.
- Allow alcohol service in restaurants in Highway and Neighborhood Commercial to standardize language across all commercial districts.
- Add **Artist Studios** as a separate, permitted use in Central Business District and Commercial District. Move from conditional use to permitted use in Neighborhood and Highway Commercial District.
- Add **Assisted living facilities including convalescent homes, hospice care and retirement centers** as a permitted use in all commercial districts. (Convalescent and retirement homes are currently a permitted use in the Central Business and Commercial District.)

- Standardize language to Bed and Breakfast Country Inn.
- Add Commercial, Trade or Vocational schools as permitted uses to Neighborhood and Highway Commercial Districts. (This category is currently a permitted use in the Commercial and Central Business District.)
- Consolidate wording for Convenience Stores/Filling Stations and add as a conditional use to all districts.
- Add Funeral Parlors without a crematorium to Central Business and Commercial Districts as a separate category removed from Personal Services and delete wording 'in keeping with the historic Clarkdale tradition' from the Neighborhood Commercial District.
- Delete Microbrewery, with or without food from Neighborhood and Highway Commercial. (This is covered under Manufacturing, production and assembly of boutique consumable products.)
- Add Manufacturing, production, and assembly of boutique consumable products to Neighborhood and Highway Commercial. (This is currently a permitted use in the Commercial and Central Business Districts.)
- Add Museums to Commercial and Central Business Districts. (This is a use we have in the Central Business District that is not specifically listed. Museums are listed as permitted uses in the Neighborhood and Highway Commercial Districts.)
- Add Park and ride facilities as a permitted use in Neighborhood Commercial, Commercial and Highway Commercial Districts. (A park and ride facilities differs from an automobile parking lot in two ways: it must be designed to accommodate a mass transit vehicle drop off/pick up space and cars may be parked for longer periods of time.)
- Add Parking lot as a permitted use to the Neighborhood and Highway Commercial Districts and change language from Automobile parking lot in the Central Business and Commercial Districts.
- Create separate category for Repair shops for household small appliances et. al. in all Commercial Districts.
- Consolidate language for Residential uses into one category including single family and multi-family and eliminate the 'excluding mobile homes and manufactured homes' language for all commercial districts. (Retain the height restrictions in Neighborhood and Highway Commercial.)
- Remove Storage facilities from publicly owned, etc., to separate category in Commercial District as a permitted use.
- Replace Self-storage units with Storage facilities in Highway Commercial and keep as a conditional use.
- Add Convenience stores/ with bulk storage of inflammable materials as a conditional use in Commercial District, add filling station language to this use in Commercial, Highway and Neighborhood Commercial, delete Filling station in Commercial and Highway
- Add child or adult language to Day Care Center (conditional use) in Commercial and Central Business Districts.
- Add Medical Facilities as a conditional use for all commercial districts. (Staff and the Planning Commission are suggesting this be added as a conditional use since the CUP process would allow discussion regarding items specific to a medical facility, such as hazardous material management.)
- Add Public Utilities as a conditional use in Commercial and Highway Districts.
- Add Religious Institutions as a permitted use to all four commercial zoning districts.

- Delete the words 'without bars' from the restaurants and sidewalk cafes category in Neighborhood Commercial and delete the wording 'which do not serve alcohol ...' from the Highway Commercial District.
- Delete Restaurants with bars as a secondary use from Highway Commercial.
- Move Taverns and Bars from a conditional use in Neighborhood and Highway Commercial to a permitted use and consolidate with the restaurant category.
- Delete Treatment facility as conditional use in Highway Commercial. This would be covered under medical facilities.
- Standardize language for wholesale establishments and move from a conditional use in the Highway Commercial District to a permitted use.
- Add the following to the conditional use section of every the Central Business and Commercial Districts: 'Any use not listed but determined by the Community Development Director to be similar in commercial character and use.' and standardize this language for all districts.

### **Town Center Commercial**

In addition to the above changes, staff is recommending the Town Center Commercial Zone be eliminated. This zoning classification was adopted in 2006 at the same time the Highway, Neighborhood and 89A Highway Corridor Overlay Districts were adopted. There is currently no property within Town boundaries with the Town Center Zoning and it is not specifically referenced in the General Plan. It appears to be superfluous to the code and duplicates those uses listed in the Central Business District. With the recommended elimination of the Town Center Commercial District, Section 3-10, the three subsequent commercial districts have been renumbered for consistency.

### **Agricultural Uses**

Staff is requesting more concise direction from Council regarding adding agricultural uses in commercial zones:

- Should agricultural uses be added as permitted uses or conditional uses for all types of crops with adoption of water restrictions?
- Should only vineyards be added as a permitted use or conditional use?
- Should community gardens that incorporate water conservation practices be allowed in all commercial districts?

### **Design and Site Plan Review**

All new commercial development is required to receive design and site plan approval from the Design Review Board. This process not only addresses the look of the project, but through the review process, impacts on surrounding neighbors can be identified and mitigated.

### **Summary**

The changes being proposed to the commercial zoning districts provide clarification to the existing code and should make it easier to use by the public and staff. By combining specific uses, such as dressmaking, into a broader category, such as personal services, there is less likelihood a specific use that may be appropriate will be eliminated or overlooked. The new uses being proposed to be added to the code address current trends in land use.

Senior Planner Escobar presented information on this agenda item.

**Mayor Von Gausig opened the discussion to public comment. There was no public comment.**

**This is a Public Hearing only, no Council action required.**

**A RESOLUTION OF THE MAYOR AND THE TOWN COUNCIL OF THE TOWN OF CLARKDALE, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE TOWN CLERK AND ENTITLED: "ZONING DISTRICT CODE" – Discussion and consideration of Resolution #1507 declaring the "Zoning District Code" as a public record.**

Discussion followed regarding conditional and principal uses for medical facilities. Vice Mayor Dehnert suggested changing the term "medical facilities" to "licensed in-patient and out-patient medical facilities" it would include all medical-type facilities licensed by the State.

**Vice Mayor Dehnert moved to adopt Resolution #1507, A Resolution Of The Mayor And The Town Council Of The Town Of Clarkdale, Arizona, Declaring As A Public Record That Certain Document Filed With The Town Clerk And Entitled: "Zoning District Code" with the following changes: In Central Business District, Item C. Conditional Uses Permitted, add "Licensed In-Patient and Out-Patient Medical Facilities; in the Commercial Zone, adding as a principal use, "Licensed In-Patient and Out-Patient Medical Facilities"; in Neighborhood Commercial, Item C. Conditional Uses Permitted, adding "Licensed In-Patient Medical Facility"; in Highway Commercial, adding as a Principal Use "Licensed In-Patient and Out-Patient Medical Facilities". Councilmember Buckley seconded the motion. The motion passed unanimously.**

**AN ORDINANCE OF THE TOWN OF CLARKDALE, ARIZONA, MAKING CHANGES TO THE TOWN ZONING CODE BY ADOPTING BY REFERENCE THAT CERTAIN DOCUMENT ENTITLED THE "ZONING DISTRICT CODE" REPEALING CONFLICTING ORDINANCES; PROVIDING FOR PENALTIES; AND PROVIDING FOR SEVERABILITY – Discussion and consideration of Ordinance #368, an ordinance adopting by reference Article 3-1 through 3-16 and Section 2-1 titled "Zoning District Code".**

During the October 13, 2015 Council meeting, the Council will first consider the adoption of Resolution #1507 that articulates the details of the "Zoning District Code". If the Council supports the adoption of the "Zoning District Code", and has voted to make it a public record by adopting the previous Resolution, then the adoption of this proposed Ordinance would be the final step in the process to formally adopt the "Zoning District Code".

Town Manager Mabery stated that because the changes were made in the resolution and adopted, it is not required for Council to make the changes again for the ordinance.

**Councilmember Regner moved to adopt Ordinance #368 as amended, An Ordinance Of The Town Of Clarkdale, Arizona, Making Changes To The Town Zoning Code By Adopting By Reference That Certain Document Entitled The "Zoning District Code" Repealing Conflicting Ordinances; Providing For Penalties; and Providing For Severability. Vice Mayor Dehnert seconded the motion and the motion passed unanimously.**

**NOTICE OF INTENT TO SET WASTEWATER RATES – Approval of a Notice of Intent to Set Wastewater Rates.**

At Council's direction, the Town Staff requested funding from WIFA for a new wastewater treatment plant and to work with SEC to complete the design of the new WWTP.

WIFA is an independent agency of the State of Arizona and is authorized to finance the construction, rehabilitation, and/or improvement of drinking water and wastewater. On July 26, 2011 the Town Council approved debt authorization for the new WWTP in the amount of \$5,500,000 during a Special Council Meeting.

The Clean Waters funding application for the WWTP Project was submitted to WIFA on August 18, 2011. WIFA approved the Clean Waters funding application for \$5,500,000.00 at their September 18, 2011 WIFA Board Meeting and the first draw on the WIFA loan was submitted to WIFA on January 5, 2012. The amount to be financed from WIFA would be \$5,500,000.00 which will represent a rate increase of approximately \$25.00 over a five (5) year period to cover the additional debt.

Council approved four previous \$5.00 monthly sewer rate(s) increases which went into effect with the January 2012, 2013, 2014 and 2015 utility billings. A fifth (5<sup>th</sup>) sewer rate increase of \$5.00, which increase the sewer rate to \$53.00 per month is necessary in order to cover the debt service along with operation and maintenance costs for the new plant.

We currently have closed out the WIFA loan, using about \$5,156,000 of the WIFA funding available. Council approved the use of \$660,000 from developer obligations to pay down the principle on July 1, 2014 and provided direction to investigate the savings should WIFA approve another additional payment of \$860,000 from developer obligations prior to July 1, 2016.

During the 2016-2017 budget process we will use the preliminary amortization schedule based on making the additional \$860,000 payment in order to plan additional future rate increases needed for maintenance of the plant.

The Notice of Intent to Impose or Increase Fees or Taxes, as required by A.R.S. 9-499.15, for the fifth (5<sup>th</sup>) slated sewer rate increase was posted on September 7, 2015 in order to comply with providing notice at least sixty days prior to the date the proposed new or increased fee or tax is scheduled to be approved or disapproved at a meeting of the Clarkdale Town Council.

The Notice of Intent to Set Wastewater Rates will satisfy WIFAs initial requirements concerning commitment by the Town of Clarkdale to the repayment of the Clean Waters Loan that the Town has to fund the design and construction of this new WWTP.

The Notice of Intent to Set Wastewater Rates schedules the required public hearing in order to officially consider the wastewater rate increase before Council for discussion and consideration as required by A.R.S. 9-511.01.

September 7, 2015 Post Notice of Intent to Impose or Increase Fees or Taxes  
(60 days prior to action by Council)

- October 13, 2015 Council Adopts Notice of Intent to Set Wastewater Rates at a Regular Council meeting.
- October 13, 2015 File report with data supporting the increase of rates with Town Clerk at least 30 days prior to the Public Hearing.
- October 18, 2015 Public Hearing Notice published in newspaper.  
(Not less than 20 days prior to the public hearing.)
- November 24, 2015 Hold Public Hearing & Consider Adoption of Rates by Resolution.  
(Not less than 30 days after adoption of Notice of Intent.)
- December 24, 2015 Rates become effective. (30 days after the adoption of the Resolution or upon specific future date)

Utilities/Public Works Director Wayne Debrosky presented information to the council on this agenda item. Amended dates on Notice of Intent are Hearing Date of December 8, 2015, earliest date for proposed rate structure to take effect is January 8, 2016, proposed amended wastewater user rate residential would be effective January 8, 2016, and commercial would also be January 8, 2016.

Councilmember Regner asked Debrosky to bring Council up to date on reasons for 5<sup>th</sup> rate increase and possible 6<sup>th</sup> rate increase. Debrosky stated that the 5<sup>th</sup> rate is required due to the reserve amount required by WIFA to be put aside to assure continued operations of Wastewater Plant. The other area that might necessitate a rate increase after this one is due to higher costs than previously anticipated in running the facility. The main cost is electricity. Mabery clarified that there would still be future rate increases but the series of five increases previously presented to Council dealt solely with the debt service. Future requests would be tied to operational expenses. Finance Director Bainbridge informed the Council that the annual electrical bill for the plant is approximately \$75,000.

Vice Mayor Dehenrt asked if there would be a remedy for this high energy usage and Debrosky stated that options were not cost effective at this time but continued efforts to conserve are continuously being reviewed.

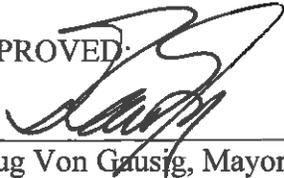
Councilmember Buckley stated he would like to see more exploration in less need for future rate increases as it puts a huge financial strain on a lot of local businesses.

**Councilmember Bohall moved for the approval of the Notice of Intent to Set Wastewater Rates. Vice Mayor Dehnert seconded the motion. The motion passed unanimously.**

**FUTURE AGENDA ITEMS** - Listing of items to be placed on a future council agenda.

**ADJOURNMENT** – Without objection, Mayor Von Gausig adjourned the meeting at 9:05 P.M.

APPROVED:

  
\_\_\_\_\_  
Doug Von Gausig, Mayor

ATTESTED/SUBMITTED:

  
\_\_\_\_\_  
Kathy Bainbridge, Town Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Town Council of the Town of Clarkdale, Arizona held on the 13<sup>th</sup> day of October, 2015. I further certify that meeting was duly called and held and that a quorum was present.

Dated this 10 day of Nov, 2015.

SEAL

  
\_\_\_\_\_  
Kathy Bainbridge, Town Clerk